

CLIFFE WOODS COMMUNITY ASSOCIATION

England & Wales · Charity number 1161737

Details

Status Registered

Legal form CIO

Registered 2015-05-19

Register [View on the Charity Commission register](#)

Contact

Address Parkside
Cliffe Woods
Rochester
ME3 8HX

Phone 01474824367

Email cliffewoodshall@hotmail.co.uk

Website cliffewoodsca.com

Activities

Objects: (1) TO PROMOTE THE BENEFIT OF THE INHABITANTS OF THE CLIFFE WOODS AREA OF BENEFIT WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, AGE, DISABILITY, NATIONALITY, RACE, OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, BY ASSOCIATING TOGETHER THE SAID INHABITANTS AND THE STATUTORY AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS.(2) TO SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE AND TO MAINTAIN AND MANAGE THE SAME IN FURTHERANCE OF THE OBJECTS.(3) TO PROMOTE SUCH OTHER PURPOSES AS ARE CHARITABLE ACCORDING TO THE LAWS OF ENGLAND AND WALES FOR THE BENEFIT OF THE PUBLIC AS MADE FROM TIME TO TIME BE DETERMINED.THE CHARITY SHALL BE NON-PARTY IN POLITICS AND NON-SECRETARIAL IN RELIGION.THE AREA OF BENEFIT SHALL BE THE CLIFFE WOODS WARD OF THE CLIFFE AND CLIFFE WOODS COUNCIL.

Activities: Community centre hires hall to local groups & clubs Organises events for local people

Classification

- **How:** Provides Other Finance, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Education/training
- **Who:** Children/young People, Elderly/old People, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£60,942	£47,665	-	-
2024-03-31	£49,514	£60,721	-	-
2023-03-31	£41,141	£43,400	-	-
2022-03-31	£36,175	£35,841	-	-
2021-03-31	£10,793	£27,322	-	-

Trustees

Name	Role	Appointed
IAN DOWNES	Chair	2015-12-01
CHRISTOPHER JOHN FRIBBINS FRIBBINS		
Denise Andrett Madgwick		2025-11-28
Di Harper		2025-04-01
Fred Harper		2022-12-12
IAIN ANTHONY WALTON		2015-12-01
Kinberley Evans		2024-05-17
Susan McDermid		2015-12-01
Vivienne Walton		2015-12-01

CLIFFE WOODS COMMUNITY ASSOCIATION

England & Wales - Charity number 1161737

Accounts

We continue to operate a community centre for the local and wider community. The main group being the Cliffe Active Retirement Association. We also have many other local groups use the centre for fund raising events, meetings and seminars. We sublet part of the building to a social club an a no profit to us arrangement. We also fund raise with various events Quiz nights, cabaret nights and fetes. We have just started building an extension to the premisses and a complete refurbishment programme to be finished late 2025.

Ian Downes (chair)

Logo

Cliffe Woods Community Association

Management Report

18th September 2025

Prepared by Christopher John Fribbins

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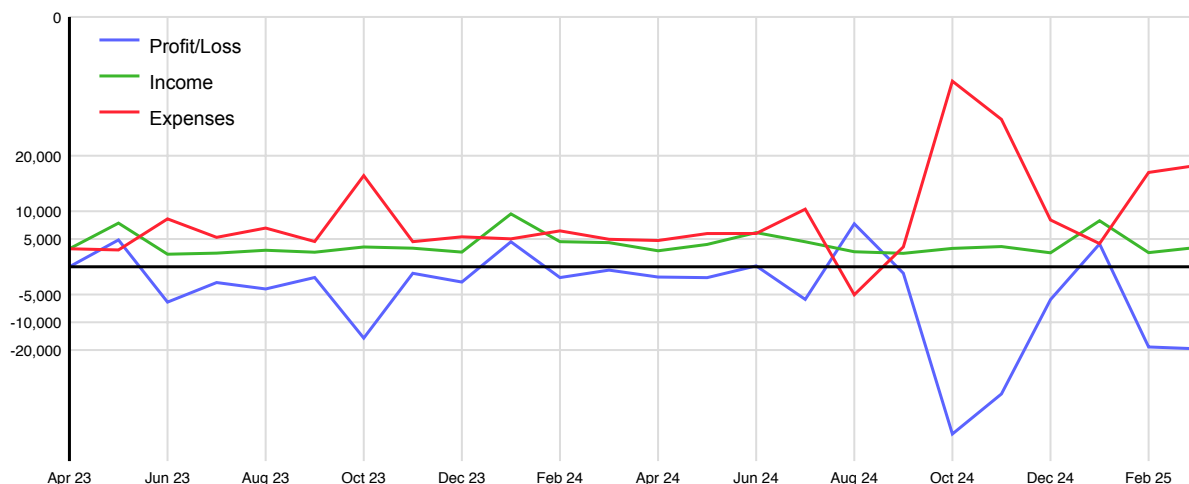
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Executive Summary

Report comparing FY 2024 and FY 2025

	FY 2025 (£)	FY 2024 (£)	Variance
Cash			
Cash Flow From Operations			
Cash in	60,942.85	50,561.10	20.5%
Cash out	(132,251.72)	(61,461.07)	(115.2%)
Net cash surplus (deficit)	(71,308.87)	(10,899.97)	(554.2%)
Cash Flow From Financing Activities			
Cash out	(166.75)	(168.85)	1.2%
Net cash surplus (deficit)	(166.75)	(168.85)	1.2%
Cash Flow From Investing Activities			
Net cash surplus (deficit)	(150.00)	(14.40)	(941.7%)
Cash Summary			
Net cash movements	(71,625.62)	(11,083.22)	(546.3%)
Closing cash balance	185,933.36	257,558.98	(27.8%)
Profitability			
Revenue	46,339.53	49,213.76	(5.8%)
Cost of sales	0.00	(150.00)	100%
Gross profit (loss)	46,339.53	49,063.76	(5.6%)
Other income	131.17	150.00	(12.6%)
Administrative expenses	(47,665.13)	(72,509.75)	34.3%
Other expenses	(85,644.17)	(1,657.58)	(5066.8%)
Finance costs	(166.75)	(168.85)	1.2%
Profit (loss)	(87,005.35)	(25,122.42)	(246.3%)
Balance Sheet			
Assets	156,514.43	243,519.78	(35.7%)
Net Assets	156,514.43	243,519.78	(35.7%)
Performance Indicators			
Number of invoices issued	3	3	0%
Average value of invoices	115.00	1,049.67	(89%)
Average credit terms (days)	30.00	15.67	91.5%
Average pay time (days)	26.33	11.33	132.4%

Profit & Loss



Report comparing FY 2024 and FY 2025

	FY 2025 (£)	FY 2024 (£)	Variance
Revenue			
Cliffe Woods Social Club Rent	20,897.50	21,040.00	(0.7%)
Hall Hire	13,327.97	12,508.00	6.6%
PARISH COUNCIL CORONATION GRANT	0.00	2,000.00	(100%)
PARISH COUNCIL DONATION	5,000.00	5,000.00	0%
Total Revenue	39,225.47	40,548.00	(3.3%)
Fund Raising			
Fund Raising Quiz	3,559.06	4,185.91	(15%)
Fund Raising Event	3,555.00	2,035.00	74.7%
Fund Raising Coronation	0.00	2,444.85	(100%)
Total Fund Raising	7,114.06	8,665.76	(17.9%)
Cost of sales			
Hire Deposits Refund	0.00	(150.00)	100%
Total Cost of sales	0.00	(150.00)	100%
Gross Profit	46,339.53	49,063.76	(5.6%)
Administrative expenses			
Salaries			
Salaries	(11,913.10)	(12,102.63)	1.6%
PAYE	(2,617.85)	(2,507.73)	(4.4%)
Total Salaries	(14,530.95)	(14,610.36)	0.5%
Rent and rates			
Rent and rates	(523.94)	(268.80)	(94.9%)
Heat and lighting	(17,382.14)	(20,254.04)	14.2%
Insurance	(2,204.81)	(1,884.86)	(17%)

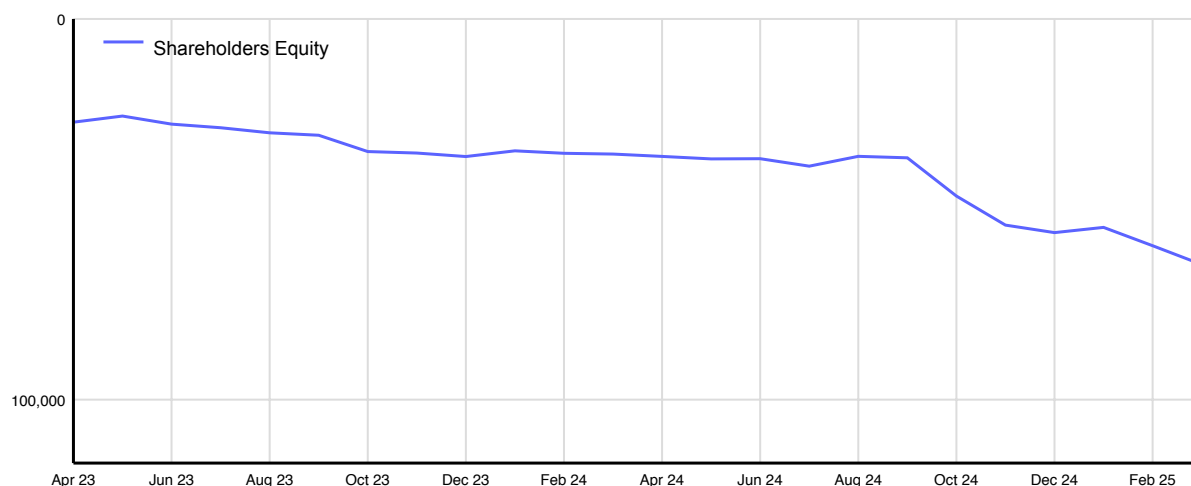
Profit & Loss

	FY 2025 (£)	FY 2024 (£)	Variance
Water & Sewage	12,045.31	(14,646.20)	182.2%
Total Rent and rates	(8,065.58)	(37,053.90)	78.2%
Communications			
Telephone	0.00	(111.60)	100%
Total Communications	0.00	(111.60)	100%
General administration			
General admin	(77.47)	0.00	-
Cleaning	(1,558.21)	(538.61)	(189.3%)
Computer Software	(877.44)	(368.40)	(138.2%)
Total General administration	(2,513.12)	(907.01)	(177.1%)
Professional fees			
Inspection Fees	(919.31)	(1,688.85)	45.6%
Total Professional fees	(919.31)	(1,688.85)	45.6%
Entertainment			
Entertainment Licence	0.00	(187.24)	100%
Total Entertainment	0.00	(187.24)	100%
Depreciation			
Land & property dep	(15,436.07)	(14,053.60)	(9.8%)
Fixtures & fittings dep	(93.66)	0.00	-
Total Depreciation	(15,529.73)	(14,053.60)	(10.5%)
Repairs and maintenance			
Repairs and maintenance	(5,966.44)	(3,897.19)	(53.1%)
Total Repairs and maintenance	(5,966.44)	(3,897.19)	(53.1%)
Advertising			
Advertising	(140.00)	0.00	-
Total Advertising	(140.00)	0.00	-
Total Administrative Expenses	(47,665.13)	(72,509.75)	34.3%
Finance costs			
Finance expense			
Bank charges	(166.75)	(168.85)	1.2%
Total Finance expense	(166.75)	(168.85)	1.2%
Operating Profit	(1,492.35)	(23,614.84)	93.7%
Other income			
Other income	131.17	150.00	(12.6%)
Total Other income	131.17	150.00	(12.6%)
Other expenses			
Hall Development			
Hall Development	(84,220.56)	0.00	-

Profit & Loss

	FY 2025 (£)	FY 2024 (£)	Variance
Total Hall Development	(84,220.56)	0.00	-
Events			
PARISH COUNCIL CORONATION GRANT	0.00	(1,488.89)	100%
Fund Raising Event	(1,423.61)	(168.69)	(743.9%)
Total Events	(1,423.61)	(1,657.58)	14.1%
Profit Before Tax	(87,005.35)	(25,122.42)	(246.3%)
Net Profit	(87,005.35)	(25,122.42)	(246.3%)

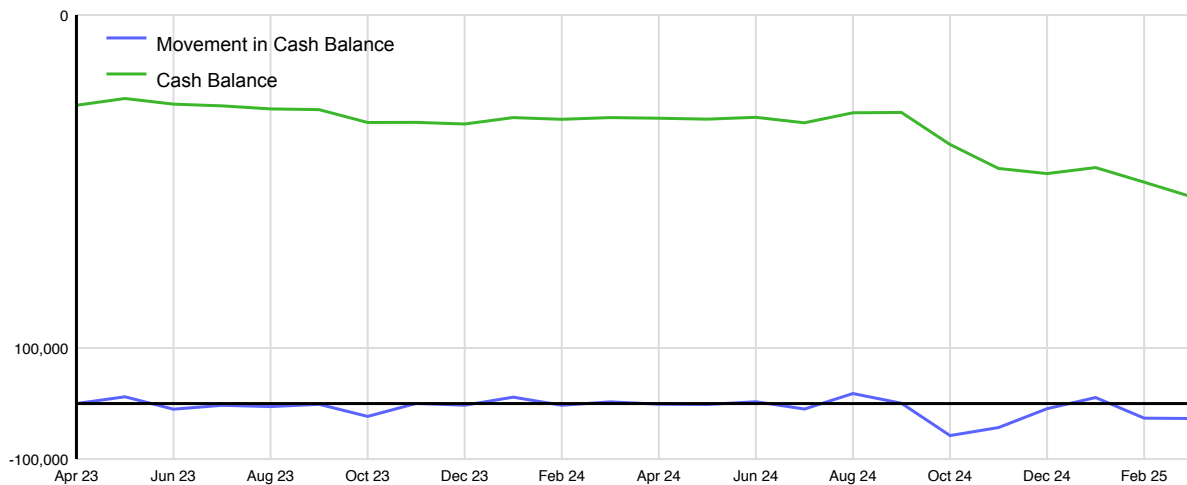
Balance Sheet



Report comparing FY 2024 and FY 2025

	FY 2025 (£)	FY 2024 (£)	Variance
Non current assets			
Fixed assets			
Fixtures & fittings	164.40	14.40	1041.7%
Total Fixed assets	164.40	14.40	1041.7%
Accumulated depreciation			
Land & property acc dep	(29,489.67)	(14,053.60)	(109.8%)
Fixtures & fittings acc dep	(93.66)	0.00	-
Total Accumulated depreciation	(29,583.33)	(14,053.60)	(110.5%)
Current assets			
Cash			
HSBC Current	6,443.60	16,474.72	(60.9%)
HSBC SP	179,489.76	241,084.26	(25.5%)
Total Cash	185,933.36	257,558.98	(27.8%)
Net Assets	156,514.43	243,519.78	(35.7%)
Equity			
Retained earnings	243,519.78	268,642.20	(9.4%)
Net profit	(87,005.35)	(25,122.42)	(246.3%)
Total Equity	156,514.43	243,519.78	(35.7%)
Shareholders Equity	156,514.43	243,519.78	(35.7%)

Cash Flow



Report comparing FY 2024 and FY 2025

	FY 2025 (£)	FY 2024 (£)	Variance
Revenue			
Cliffe Woods Social Club Rent	20,897.50	21,040.00	(0.7%)
Hall Hire	13,427.97	12,658.00	6.1%
PARISH COUNCIL CORONATION GRANT	0.00	2,000.00	(100%)
PARISH COUNCIL DONATION	5,000.00	5,000.00	0%
Total Revenue	39,325.47	40,698.00	(3.4%)
Fund Raising			
Fund Raising Event	3,555.00	2,035.00	74.7%
Fund Raising Quiz	3,559.06	4,185.91	(15%)
Fund Raising Coronation	0.00	2,444.85	(100%)
Total Fund Raising	7,114.06	8,665.76	(17.9%)
Other income			
Other income	14,503.32	1,197.34	1111.3%
Total Other income	14,503.32	1,197.34	1111.3%
Total Income	60,942.85	50,561.10	20.5%
Cost of sales			
Hire Deposits Refund	0.00	(150.00)	100%
Cost of sales	(100.00)	0.00	-
Total Cost of sales	(100.00)	(150.00)	33.3%
Administrative expenses			
Rent and rates			
Heat and lighting	(17,382.14)	(20,592.31)	15.6%
Rent and rates	(523.94)	(268.80)	(94.9%)

Cash Flow

	FY 2025 (£)	FY 2024 (£)	Variance
Insurance	(2,204.81)	(1,884.86)	(17%)
Water & Sewage	(2,326.84)	(14,646.20)	84.1%
Total Rent and rates	(22,437.73)	(37,392.17)	40%
Professional fees			
Inspection Fees	(919.31)	(1,688.85)	45.6%
Total Professional fees	(919.31)	(1,688.85)	45.6%
Salaries			
Salaries	(11,913.10)	(12,166.63)	2.1%
PAYE	(2,617.85)	(2,507.73)	(4.4%)
Total Salaries	(14,530.95)	(14,674.36)	1%
General administration			
Cleaning	(1,558.21)	(474.61)	(228.3%)
Computer Software	(877.44)	(649.20)	(35.2%)
General admin	(77.47)	0.00	-
Total General administration	(2,513.12)	(1,123.81)	(123.6%)
Repairs and maintenance			
Repairs and maintenance	(5,966.44)	(4,475.46)	(33.3%)
Total Repairs and maintenance	(5,966.44)	(4,475.46)	(33.3%)
Entertainment			
Entertainment Licence	0.00	(187.24)	100%
Total Entertainment	0.00	(187.24)	100%
Communications			
Telephone	0.00	(111.60)	100%
Total Communications	0.00	(111.60)	100%
Advertising			
Advertising	(140.00)	0.00	-
Total Advertising	(140.00)	0.00	-
Other expenses			
Events			
PARISH COUNCIL CORONATION GRANT	0.00	(1,488.89)	100%
Fund Raising Event	(1,423.61)	(168.69)	(743.9%)
Total Events	(1,423.61)	(1,657.58)	14.1%
Hall Development			
Hall Development	(84,220.56)	0.00	-
Total Hall Development	(84,220.56)	0.00	-
Funds Generated From Operations	(71,308.87)	(10,899.97)	(554.2%)
Finance costs			
Finance expense			
Bank charges	(166.75)	(168.85)	1.2%
Total Finance expense	(166.75)	(168.85)	1.2%

Cash Flow

	FY 2025 (£)	FY 2024 (£)	Variance
Financing Cash Flow	(71,475.62)	(11,068.82)	(545.7%)
Non current assets			
Fixed assets			
Fixtures & fittings	(150.00)	(14.40)	(941.7%)
Total Fixed assets	(150.00)	(14.40)	(941.7%)
Investing Cash Flow	(71,625.62)	(11,083.22)	(546.3%)
Total After Drawings	(71,625.62)	(11,083.22)	(546.3%)
Net Cash Movements	(71,625.62)	(11,083.22)	(546.3%)
Cash Balance			
Cash Flow	(71,625.62)	(11,083.22)	(546.3%)
Total Cash Balance	185,933.36	257,558.98	(27.8%)

Aged Debtors

Not enough data to build aged-debtors Chart

Not enough data to build aged-debtors Report

Aged Creditors

Not enough data to build aged-creditors Chart

Not enough data to build aged-creditors Report

Dear Ian

We are writing to advise that we have examined the accounts of the above (without carrying out an audit) and confirm the accounts agree to the underlying records.

Yours sincerely

Adrian Morris
Adrian Morris ACA
Walderslade Accounting Services Ltd
Unit 20 Hopewell Business Centre
105 Hopewell Drive
Chatham
Kent ME5 7DX
Tel 01634 309440
Fax 01634 309441

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CLIFFE WOODS COMMUNITY ASSOCIATION

England & Wales - Charity number 1161737

Accounts

Report for year 23 – 24

Our hall hire was down mainly due to cost of living. Cost of electricity contributed a lot to running costs coupled with staff salaries. We are looking forward to the completion of community centre improvements including expansion modernisation and insulation.

This should help us in the future years being a viable part of the community.


Ian Downes Chair trustees

Cliffe Woods Community Association
Charity No. 1161737
Balance Sheet as at 31st March 2024

	2023/2024		2022/2023	
Fixed Assets				
Hall		306,624		306,624
Furniture & Equipment	1,248		1,386	
Purchased during Year	14		0	
	<u>1,262</u>		<u>1,386</u>	
Less Depreciation	138		138	
	<u>1,124</u>		<u>1,248</u>	
Total Fixed Assets		<u>307,748</u>		<u>307,872</u>
Current Assets				
Sundry Debtors	0		0	
Less Sundry Creditors	<u>0</u>	0	<u>0</u>	575
Bank	45,382		45,016	
Current Account	16,475		25,972	
Special Projects Account	241,084		242,670	
Cash	<u>0</u>		<u>0</u>	
		257,559		268,642
Total Current Assets		257,559		269,217
		<u>565,307</u>		<u>577,089</u>
Represented by		577,089		577,800
Surplus Deficit for the Year		<u>-11,782</u>		<u>-711</u>
		<u>565,307</u>		<u>577,089</u>

Cliffe Woods Community Association
Charity No. 1161737
Profit & Loss Account Year end 2024

Income	2023/2024	2022/2023
Hall Hire	12,508	14,898
Social Club Rent	21,040	13,750
Other Income	-	268
Grants	300	0
Parish Council Coronation Grant	2,000	0
Parish Council Annual Revenue Grant	5,000	5,000
Fund Raising	8,666	7,225
	<u>49,514</u>	<u>41,141</u>
Expenditure		
Rates	269	666
Staff Salaries	14,611	11,234
Hall Maintenance	3,897	1,273
Cleaning	538	240
Hall Development	1,689	1,074
Heat & Lighting	20,554	10,651
Water & Sewage	14,646	10,986
Insurance	1,884	1,849
General Admin	-	305
Computer Software	368	79
Subscriptions	-	209
Accountancy	-	132
Fund Raising	1,658	3,733
Sundries	-	0
Licence	187	0
Printing Postage & Stationery	-	0
Telephone	112	95
Bank Charges	169	160
Depreciation	139	139
	<u>60,721</u>	<u>42,825</u>
Excess Income over Expenditure	<u>- 11,207</u>	<u>-1,684</u>

On 13 Jan 2025, at 10:08, Nicholas Cherry 

Hi Chris,

Thank you for sending this through.

This looks correct now.

Kind regards

Nicholas

Walderslade Accounting Services Ltd.
Unit 20 Hopewell Business Centre
105 Hopewell Drive
Chatham
Kent ME5 7DX

CLIFFE WOODS COMMUNITY ASSOCIATION

England & Wales - Charity number 1161737

Accounts

Cliffe Woods Community Association
Registered Charity Number 1161737

Parkside, Cliffe Woods, Rochester, Kent ME3 8HX

cliffewoodshall@hotmail.co.uk

Report to Charity Commission 2022 – 2023

We are in the progress of building extensions to the community centre and are awaiting planning permission. We will then start to embark on a large plan of refurbishment, insulation, and improved facilities. We have suffered a small operating loss this year mainly due to water leakage problems and maintenance work coupled with post covid lower hall hire income.

Ian Downes (chair Trustees)

Cliffe Woods Community Association
Charity No. 1161737
Balance Sheet as at 31st March 2023

	2022/2023		2012/2022
Fixed Assets			
Hall	306624		306624
Furniture & Equipment	1386		1539
Purchased during Year	<u>0</u>		<u>0</u>
	1386		1539
Less Depreciation	<u>138</u>		<u>153</u>
	1248		1386
Total Fixed Assets	<u>307872</u>		<u>308010</u>
Current Assets			
Sundry Debtors	0		240
Less Sundry Creditors	<u>0</u>	-639	<u>240</u>
			-240
Bank	#####	Statement	#####
Current Account	25972	31279.97	31033
Special Projects Account	242670	239237	239273
Cash	<u>0</u>		<u>58</u>
	268642		270364
Total Current Assets	268003		270124
	<u>575875</u>		<u>578134</u>
Represented by	578134		577800
Surplus Deficit for the Year	<u>-2259</u>		<u>334</u>
	<u>575875</u>		<u>578134</u>

On 05/02/2024 09:18, Nicholas Cherry wrote:

Hi Chris,

Yes, that looks good to me.

Adrian is not in work this week. If you submit the accounts yourself, I would say they are ready.

Kind regards

Nicholas

Walderslade Accounting Services Ltd.

Unit 20 Hopewell Business Centre

105 Hopewell Drive

Chatham

Kent ME5 7DX

Tel: 01634 309440

Fax: 01634 309441

Web: www.wasltd.co.uk

Email: nicholas@wasltd.co.uk

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Registered address 81 Boxley Road, Walderslade, Chatham, Kent ME5 9LJ

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CLIFFE WOODS COMMUNITY ASSOCIATION

England & Wales - Charity number 1161737

Accounts

Cliffe Woods Community Association
Registered Charity Number 1161737

Parkside, Cliffe Woods, Rochester, Kent ME3 8HX

cliffewoodshall@hotmail.co.uk

A slow recovery after Covid lockdowns. We are back to operating profitability, but with looming energy cost increases and general inflation we are looking to improve our control of outgoings. We are still waiting for approval of our outstanding an planning application regarding improvements to our building.

Ian Downes. Chair

Ciffe Woods Community Association
Charity No: 1161737
Profit & Loss Account Year end 2022

	2021/2022	2020/2021
Income		
Hall Hire	16219	1188
Social Club Rent	11859	4455
Other Income	0	
Grants	7500	5150
Special Projects	597	0
	<u>36175</u>	<u>10793</u>
 Expenditure		
Rates	340	0
Staff Salaries	7705	6613
Hall Maintenance	3327	11699
Heating oil Water	12653	6829
Insurance	1228	1210
PPE	0	199
Depreciation	153	171
Accountancy	120	120
Sundries	194	295
Licence	0	0
Printing Postage & Stationary	191	102
Telephone	0	84
Planning Costs	9952	0
Bank Charges	-23	0
	<u>35841</u>	<u>27322</u>
 Excess Income over Expenditure	 <u>334</u>	 <u>-16529</u>

WALDESLADE ACCOUNTING SERVICES LTD

UNIT 20, HOPEWELL BUSINESS CENTRE, 105 HOPEWELL DRIVE,
CHATHAM, KENT ME5 7DX.

Telephone (01634) 309440 Facsimile (01634) 309441

Website Address: www.wasltd.co.uk e-mail: info@wasltd.co.uk

Our Ref: AWM/JQ/1312

27th November 2018

Mr I. Downes
Cliffe Woods Community Association
Parkside
Cliffe Woods
Rochester
Kent ME3 8HX

Dear Mr Downes

Re: Cliffe Woods Community Association

We are writing to confirm that we formulated the Balance Sheet for 2017/2018 for Cliffe Woods Community Association (charity number 1161737).

Yours sincerely



A W Morris
Accountant

CLIFFE WOODS COMMUNITY ASSOCIATION

England & Wales - Charity number 1161737

Accounts

Cliffe Woods Community Association
Registered Charity Number 1161737

Parkside, Cliffe Woods, Rochester, Kent ME3 8HX

cliffewoodshall@hotmail.co.uk

Report for year 2020 – 2021

A year of covid restrictions in which income was down. We made a trading loss mainly because we had a lot of expense with maintenance work, that was carried out with centre closed for most of the year. We have had preliminary work done on plans for hall upgrade.

Ian Downes (chair of trustee's)

Cliffe Woods Community Association
Charity No: 1161737
Profit and Loss Account year end 2021

	2020/2021	2019/2020
Income		
Social Club Rent	4455	15600
Hall Hire	1188	14605
Grants	5150	5150
Special Projects	0	5998
Other Income -Sale of Land	0	197287
	<u>10793</u>	<u>238640</u>
Expenditure		
Rates		1310
Staff Salaries	6613	11611
Hall Maintenance	11699	1853
Heating oil Water	6829	14952
Insurance	1210	1127
PPE	199	
Depreciation	171	104
Accountancy	120	190
Sundries	295	120
Licence	0	805
Printing Postatge & Stationary	102	382
Telephone	84	42
	<u>27322</u>	<u>32496</u>
Excess Income over Expenditure	<u>-16529</u>	<u>206144</u>