
CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

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CASE COMMUNITY TRUST
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REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2025

Trustees	S Baird (resigned 4 July 2025) M Russell R Gray S Patterson A Barnes (nee Jackson) D James V Malone (resigned 15 July 2024) Y St. John J N Young P Crawley (appointed 5 December 2024) M Peters (appointed 10 December 2024)
Company registered number	09360904
Charity registered number	1166966
Registered office	The Lyons Community Centre 33a Mallard Crescent Luton Bedfordshire LU1 4FG
Company secretary	K Collins
Independent auditor	Streets Audit LLP Basepoint Business and Innovation Centre 110 Butterfield Great Marlings Luton LU2 8DL

CASE COMMUNITY TRUST
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TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2025

The Trustees present their annual report together with the audited financial statements of the charity for the 1 April 2024 to 31 March 2025. The Annual Report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual Report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the charity qualifies as small under section 382 of the Companies Act 2006, the Strategic Report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

a. Policies and objectives

The principal objective of the charitable Company as set out in the governing document is the promotion for the public benefit of urban or rural regeneration in areas of social and economic deprivation (and in particular the parishes of Slip End and Caddington).

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Activities undertaken to achieve objectives

The activities to be undertaken to achieve the charitable Company's objectives include:

- the provision of housing for those who are in conditions of need and the improvement of housing in the public sector or in charitable ownership provided that such power shall not extend to relieving any local authorities or other bodies of a statutory duty to provide or improve housing;
- the maintenance, improvement or provision of public amenities;
- the provision or assistance in the provision of community facilities to be available to all sections of the community without distinction including use for meetings, lectures and classes and/or other forms of recreation and leisure time occupations with the object of improving the conditions of life for all those who use the facilities;
- the provision or assistance in the provision of recreational facilities for the public at large and/or those who, by reasons of their youth, age, infirmity or disablement, poverty or social and economic circumstances, have need of such facility;
- the protection or conservation of the environment;
- the creation of training and employment opportunities by the provision of workspace, buildings and/or land for use on favourable terms;
- the provision of financial assistance, technical assistance, or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help in setting up their own business or to existing business; and
- such other means as may from time to time be determined subject to prior consent of the Charity Commission.

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Objectives and activities (continued)

c. Strategies for achieving objectives

Strategies actively deployed during the year under review:

- to own and procure the management of affordable housing;
- to own and manage the community facilities in the short and/or long term (In order to maintain good relations with our immediate neighbours the Trust has established various policies for the use of the Community Centre including setting a cap on the maximum income to be generated in any year);
- to own and maintain a multi-use games area;
- to manage open spaces, footways and cycle ways.
- to work in conjunction with a local provider to agree the routing and frequency of a local bus service and fund the operation of that service; and
- employ and pay full-time and part-time staff (who shall not be trustees) to supervise, organise and carry on the work of the charity and also to advise and assist the board of trustees/directors.

Strategies not actively deployed in the year but considered for the future:

- to more actively manage and reshape our woodland; and
- to repurpose and maintain ancillary buildings within Trust ownership.

General strategies noted as available for use by the board at their discretion:

- to acquire or hire property of any kind, and any interests in or rights over property of any kind;
- to sell, dispose of, let, mortgage or charge any property of the company and to grant licences, options, rights and privileges in respect of, or otherwise deal with, all or any part of the property and rights of the company;
- to construct, maintain and alter buildings or erections; and
- to co-operate and enter into arrangements with any authorities, international, national, local or otherwise.

Achievements and performance

a. Review of activities

The Caddington Woods estate has been fully built out for some time now, although the developers have not yet completely exited the estate in as much as the local authority has not yet adopted the main highway and some open space remains to be legally transferred. The Trust is recognised as a central part of the community, and continues to develop its role both within the estate itself and within the wider community of the two civil parishes.

In the financial year under review, it has:

- continued to refine the organisational structure, policies and procedures. The full suite of policies have been reviewed and a programme is in place to update where deemed necessary in the next year.;
- engaged with various hirers to ensure that a rich and varied mix of activities take place at the Community Centre and promoted both the building and the activities within to the wider community;
- liaised with the Parish Councils of both Slip End and Caddington and the local authority (Central Bedfordshire);
- sustained the bus service as an all-day, 6 days per week, service and maintained a dialogue with the volunteer Bus Users Group in the area;
- continued our maintenance of the play area, multi-use games area and the woodland in the ownership of CaSE. Our stewardship of these areas encompasses making sure they are kept safe and attractive but also considering future opportunities for enhancement;
- reviewed and adopted revised rental rates for the Trust owned properties and also for use of the Community Centre facilities;

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Achievements and performance (continued)

- carried out remedial work to address poor garden drainage on a number of the Trust owned properties;
- further development of our working relationship with the managing agent (Central Bedfordshire Council's "LetsRent" private lettings team) to look after our forty-six rental properties on the estate and the tenants living in those properties.

b. Fundraising activities and income generation

The trust owns a total of 46 residential properties, in line with the original intentions. As the estate is now fully built out, our housing stock portfolio is considered to be complete.

Income generation is primarily from affordable housing donated to the charitable Company. The total amount received from rental income was £454,609 (2024: £454,602).

The secondary source of income is the hire charges generated by the Lyons Community Centre, which totalled £78,164 (2024: £79,959). The trust also rebills the cost of the Saturday service on the 230 bus to Central Bedfordshire Council, receiving support totalling £23,687 (2024: £21,789).

c. Investment policy and performance

As set out in the governing document, the charitable Company can invest the monies of the charitable Company not immediately required for its objectives in investments, securities or property as may be thought fit.

As reported previously the trust have continued to place retained cash in a selection of reserve accounts and notice-required deposits to generate interest on the cash balances held. The value of cash held in these accounts at the balance sheet date was £752,672 (2024 £784,940).

Subsidiary companies can also be established to assist or act as agents for the Company and can acquire and hold shares, stocks, debentures, debenture stock or other securities or obligations of any other company. Currently no option has been activated to make use of this provision.

Financial review

a. Going concern

Usage of the Community Centre is now well established, and the Trust no longer needs to focus on building hire income but rather on the mix of different hirers that we are able to attract whilst maintaining steady income levels.

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

b. Reserves policy

The charitable Company will hold sufficient reserves to meet its needs.

The total reserves held by the charity at 31 March 2025 were £19,133,736 (2024: £19,463,059). Of these reserves, there is a designated fund of £18,361,618 (2024: £18,650,255) which relates to investment properties and other tangible fixed assets donated. The remaining level of free reserves are £772,116 (2024: £812,804).

The Trustees have acknowledged that a minimum level of free reserves is required against unfunded salaries / core running costs in a period of recovery should there be a significant incident which impacts on income. The appropriate level of reserves is considered to be up to one year of relevant costs which has been assessed at £70,000 (2024: £85,000).

The Trust is aware in its medium-term planning that it has discreet projects which may well require significant funding when implemented, which are:

- Overhaul of the woodland area, consideration of removal of old or damaged trees whilst also considering fresh plantings;
- Renovation or removal of the old perimeter fence around the estate;
- Refurbishment and repurposing of the redundant brick buildings nearer the northern entrance to the estate.

Whilst the Board has not created any named restricted reserves to fund these projects, it is acknowledged that they are likely to create a significant draw against the general reserve when these projects are progressed. The accumulation of an increased balance on the general reserve is not considered excessive and will be smoothed out in the medium term.

In addition to the major projects cited above, it is also acknowledged that our income generating assets (the housing stock and the Community Centre) are anticipated to have long lives and will require refurbishment or repair in due course which goes beyond day-to-day budgets for maintenance, for which accumulation of a reserve is entirely appropriate.

c. Principal funding

The initial principal funding of the charitable company was by way of donations received from General Motors and Redrow plc. Subsequently, certain affordable housing units built by Redrow plc were donated into the charitable Company in three tranches during earlier years. Rental income from these houses will be used to meet the charitable Company's objectives.

Structure, governance and management

a. Constitution

The company is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 18 December 2014. The Company's charitable number is 1166966 and its registered company number is 09360904. The charitable Company is registered at the following address:

The Lyons Community Centre
33a Mallard Crescent
Caddington, Luton
Bedfordshire
LU1 4FG

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Structure, governance and management (continued)

b. Methods of appointment or election of Trustees

The management of the charitable Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association.

The Trust has now completed the "transitional period", such that the Board shall now consist of at least three and not more than eleven individuals comprised as follows:

- up to two Central Bedfordshire Council trustees;
- one Slip End Parish Council trustee;
- one Caddington Parish Council trustee; and
- up to seven community trustees.

The charitable Company must ensure that the community trustees shall at all times be in the majority. Trustees are nominated by the different groups mentioned above and the period of appointment is decided at this time. The appointment becomes effective when it is given in writing to the Chair.

The trustees put forward by Central Bedfordshire Council or either of the two Parish Councils will not be subject to the retirement by rotation provisions set out in the Act and shall continue to act as a trustee until:

- a new trustee has been nominated in their place;
- they have reached the end of the period of appointment; or
- they resign or are disqualified or removed pursuant to the Articles.

The groups are entitled to remove a trustee by serving written notice to the Chair.

Local authority groups shall not cause the Company to be a "controlled" or "connected entity" for the purposes of the Local Government and Housing Act 1989 or the Local Government and Public Involvement in Health Act 2007.

Any person who is willing to act as community trustee, and is permitted by law and the Articles to do so, may be appointed by:

- ordinary resolution; or
- decision of the trustees.

In selecting persons to be appointed as community trustees, the Trustees will take into consideration the benefits of appointing a person who is able to, by virtue of their personal or professional qualifications, make a contribution to the pursuit of the objectives or the management of the charitable Company.

Trustees will follow best practice in relation to trustee recruitment, including any guidance issued by the Charity Commission from time to time and will ensure that the process includes an open advert placed on community notice boards in the Parishes of Slip End and Caddington, as well as local community facilities.

Community trustees may be re-appointed by the Board at the end of each term of office.

c. Policies adopted for the induction and training of Trustees

Trustees are inducted and trained on a one-on-one basis within a standard framework according to their needs and experience.

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Structure, governance and management (continued)

d. Organisational structure and decision-making policies

The business of the charitable Company shall be managed by the board of Trustees who may pay all expenses incurred in the formation of the charitable Company, and may exercise such powers of the charitable Company as required.

The board will meet at least four times in a calendar year. Decisions will be made by a majority of the votes.

The Trustees shall elect a Chair who shall hold office until the board meeting following the first anniversary of his appointment unless, by a majority vote, he is removed before that time. The Trustees are permitted to re-elect the existing Chair or select another trustee to act as Chair.

The Trustees may appoint one or more sub-committees consisting of at least one trustee for the purpose of making an inquiry or supervising or performing any function or duty which in the opinion of the board would be more conveniently undertaken or carried out by a sub-committee.

The Trustees who served during the year were as follows:

Steven Baird (resigned 4 July 2025)
Alison Barnes (née Jackson)
Robert Gray
Debbie James
Victoria Malone (resigned 15 July 2024)
Simon Patterson
Mark Russell
Yasmin St.John
J Nigel Young
Philip Crawley (appointed 5 December 2024)
Mark Peters (appointed 10 December 2024))

e. Principal risks and uncertainties

The Trustees have updated the 'Risk Register' which has assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

f. Financial risk management

The Trustees have updated the Risk Register which has assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

These include:

- Preparation of an annual budget, plus regular consideration of financial results and monitoring those results against budgets.
- Monitoring and review of the performance of our managing agent in dealing with our residential properties and the tenants.
- Policies for the Health and Safety of all people at the Lyons Community Centre, including staff, hirers and their customers or guests and all other visitors.
- Contingency plans in the event of major disruptive events.

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Plans for future periods

The Community Centre now has a diverse range of regular bookers and irregular hirers, and the Trust is keen to maintain this variety of different uses.

The appointment of a new Trust Manager has been key to the ongoing review and enhancement of how the Trust functions and supporting the Board in their governance role.

In 2023, the bus service was relaunched with a much more comprehensive and predictable service; this continued without modification into 2024 and following consultation minor timing changes are to be introduced early next year.

With all of our anticipated properties now in the ownership of the Trust, we are looking at our relationship with the managing agents and also our tenants to see how we can make this more efficient for all involved and continue to foster a positive sense of community.

Following a comprehensive survey and review of the Trust owned woodland remedial work is scheduled to be completed early next year to address the issues identified.

Options for renovation / use of the derelict buildings are expected to be put to the Board by the end of the year.

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the charity for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

CASE COMMUNITY TRUST
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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Disclosure of information to auditor

Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditor is unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Auditor

The auditor, Streets Audit LLP, has indicated his willingness to continue in office. The designated Trustees will propose a motion reappointing the auditor at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:



R Gray

Chair

Date:

12 October 2025

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CASE COMMUNITY TRUST

Opinion

We have audited the financial statements of Case Community Trust (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

CASE COMMUNITY TRUST
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INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CASE COMMUNITY TRUST (CONTINUED)

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditor's Report thereon. The Trustees are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

CASE COMMUNITY TRUST
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INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CASE COMMUNITY TRUST (CONTINUED)

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the company and sector in which it operates;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Companies Act 2006, taxation legislation, data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditor's Report.

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.

CASE COMMUNITY TRUST
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INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CASE COMMUNITY TRUST (CONTINUED)

Streets Audit LLP

Streets Audit LLP

Chartered Accountants and Statutory Auditor
Basepoint Business and Innovation Centre
110 Butterfield
Great Marlings
Luton
LU2 8DL

Date: 05/11/2025

Streets Audit LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

CASE COMMUNITY TRUST
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STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2025

	Note	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income from:				
Donations and legacies	3	23,687	23,687	21,789
Charitable activities	4	78,164	78,164	93,949
Investments	5	479,365	479,365	461,270
Total income		581,216	581,216	577,008
Expenditure on:				
Raising funds	6	188,045	188,045	99,044
Charitable activities	7	467,496	467,496	491,931
Total expenditure		655,541	655,541	590,975
Net movement in funds before other recognised gains/(losses)		(74,325)	(74,325)	(13,967)
Other recognised gains/(losses):				
(Losses)/gains on revaluation of Investment Property		(255,000)	(255,000)	176,500
Net movement in funds		(329,325)	(329,325)	162,533
Reconciliation of funds:				
Total funds brought forward		19,463,059	19,463,059	19,300,526
Net movement in funds		(329,325)	(329,325)	162,533
Total funds carried forward		19,133,734	19,133,734	19,463,059

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 18 to 31 form part of these financial statements.

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)
REGISTERED NUMBER: 09360904

BALANCE SHEET
AS AT 31 MARCH 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	12	961,618	995,255
Investment property	13	17,400,000	17,655,000
		<u>18,361,618</u>	<u>18,650,255</u>
Current assets			
Debtors	14	66,590	74,697
Cash at bank and in hand		776,376	814,124
		<u>842,966</u>	<u>888,821</u>
Current liabilities			
Creditors: amounts falling due within one year	15	(70,850)	(76,017)
Net current assets		<u>772,116</u>	<u>812,804</u>
Total assets less current liabilities		<u>19,133,734</u>	<u>19,463,059</u>
Net assets excluding pension asset		<u>19,133,734</u>	<u>19,463,059</u>
Total net assets		<u><u>19,133,734</u></u>	<u><u>19,463,059</u></u>

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)
REGISTERED NUMBER: 09360904

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2025

	Note	2025 £	2024 £
Charity funds			
Restricted funds	16	-	-
Unrestricted funds	16	19,133,734	19,463,059
Total funds		19,133,734	19,463,059

The entity was entitled to exemption from audit under section 477 of the Companies Act 2006.


The members have not required the entity to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

However, an audit is required in accordance with section 144 of the Charities Act 2011.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



R Gray

Chair

Date: 14th October 2025

The notes on pages 18 to 31 form part of these financial statements.

CASE COMMUNITY TRUST
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STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	2024 £
Cash flows from operating activities		
Net cash used in operating activities	(27,453)	34,175
Cash flows from investing activities		
Purchase of tangible fixed assets	(10,295)	(3,321)
Proceeds from sale of investments	-	145,222
Net cash (used in)/provided by investing activities	(10,295)	141,901
Cash flows from financing activities		
Net cash provided by financing activities	-	-
Change in cash and cash equivalents in the year	(37,748)	176,076
Cash and cash equivalents at the beginning of the year	814,124	638,048
Cash and cash equivalents at the end of the year	776,376	814,124

The notes on pages 18 to 31 form part of these financial statements

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

1. General information

Case Community Trust (company number: 09360904), having its registered office and trading address at The Lyons Community Centre, 33a Mallard Crescent, Caddington, Luton, Bedfordshire, LU1 4FG, is a private charitable company limited by guarantee, incorporated in England and Wales.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Case Community Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income included grants and income from investments which included rental income.

Grants are included in the Statement of Financial Activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income from investments is recognised to the extent that it is possible that the economic benefits will flow to the charity and the turnover can be reliably measured. Income is measured as the fair value of the consideration received or receivable.

Incoming resources from charitable trading activity is accounted for in the period in which it is receivable being when the hire of the community centre takes place.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies (continued)

2.3 Expenditure (continued)

Expenditure on raising funds includes all expenditure incurred by the charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.5 Tangible fixed assets and depreciation

Tangible fixed assets costing £250 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

Long life assets	-	4% straight line
Fixtures and fittings	-	30% reducing balance
Electrical equipment	-	40% reducing balance

2.6 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.7 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of six months or less from the date of acquisition or opening of the deposit or similar account.

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies (continued)

2.8 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2.9 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.10 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2025 £	Total funds 2025 £	<i>Total funds 2024 £</i>
Local council grants	23,687	23,687	21,789
	<hr/>	<hr/>	<hr/>
<i>Total 2024</i>	21,789	21,789	
	<hr/>	<hr/>	

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

4. Income from charitable activities

	Unrestricted funds 2025 £	Total funds 2025 £	<i>Total funds 2024 £</i>
Income from community centre lettings	78,164	78,164	79,959
Other income	-	-	13,990
	<u>78,164</u>	<u>78,164</u>	<u>93,949</u>
<i>Total 2024</i>	<u><u>93,949</u></u>	<u><u>93,949</u></u>	

5. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £	<i>Total funds 2024 £</i>
Local investment property income	454,609	454,609	454,602
Interest income	24,756	24,756	6,668
	<u>479,365</u>	<u>479,365</u>	<u>461,270</u>
<i>Total 2024</i>	<u><u>461,270</u></u>	<u><u>461,270</u></u>	

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

6. Investment management costs

	Unrestricted funds 2025 £	Total funds 2025 £	<i>Total funds 2024 £</i>
Management fees	65,162	65,162	64,305
Repairs and maintenance	122,883	122,883	34,739
	<u>188,045</u>	<u>188,045</u>	<u>99,044</u>
<i>Total 2024</i>	<u>99,044</u>	<u>99,044</u>	

7. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2025 £	Total 2025 £	<i>Total 2024 £</i>
Facilities management	61,106	61,106	71,980
Community centre	101,700	101,700	98,275
Bus services	200,700	200,700	174,938
Support costs	103,990	103,990	146,738
	<u>467,496</u>	<u>467,496</u>	<u>491,931</u>
<i>Total 2024</i>	<u>491,931</u>	<u>491,931</u>	

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

8. Analysis of expenditure by activities

	Activities undertaken directly 2025 £	Support costs 2025 £	Total funds 2025 £	Total funds 2024 £
Facilities management	61,106	-	61,106	71,980
Community centre	101,700	-	101,700	98,275
Bus services	200,700	-	200,700	174,938
Support costs	-	103,990	103,990	146,738
	<u>363,506</u>	<u>103,990</u>	<u>467,496</u>	<u>491,931</u>
<i>Total 2024</i>	<u>345,193</u>	<u>146,738</u>	<u>491,931</u>	

Analysis of direct costs

	Facilities managemen t 2025 £	Community centre 2025 £	Bus services 2025 £	Total funds 2025 £	Total funds 2024 £
Staff costs	-	39,474	-	39,474	39,913
Insurance	209	236	-	445	445
Landscape management	56,618	-	-	56,618	67,492
Centre operation	-	22,319	-	22,319	16,220
Depreciation	4,279	39,653	-	43,932	45,272
Bus Service	-	-	200,700	200,700	174,938
Legal and profesional	-	18	-	18	913
	<u>61,106</u>	<u>101,700</u>	<u>200,700</u>	<u>363,506</u>	<u>345,193</u>
<i>Total 2024</i>	<u>71,980</u>	<u>98,275</u>	<u>174,938</u>	<u>345,193</u>	

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

8. Analysis of expenditure by activities (continued)

Analysis of support costs

	Support costs 2025 £	Total funds 2025 £	<i>Total funds 2024 £</i>
Staff costs	45,491	45,491	3,235
Insurance	1,065	1,065	1,009
Council tax	103	103	103
Legal and profesional	4,123	4,123	63,643
Auditors' remuneration	12,600	12,600	13,030
Trust insurance	1,618	1,618	1,273
Sundry expenses	6,612	6,612	3,438
Marketing & webhosting	4,062	4,062	3,764
Office and stationery	4,728	4,728	5,184
Volunteer training and expenses	724	724	780
Repairs and maintenance	10,460	10,460	2,742
Heat and light	7,939	7,939	9,057
Consultancy fees	4,465	4,465	39,480
	<u>103,990</u>	<u>103,990</u>	<u>146,738</u>
<i>Total 2024</i>	<u>146,738</u>	<u>146,738</u>	

9. Auditor's remuneration

	2025 £	<i>2024 £</i>
Fees payable to the charity's auditor for the audit of the charity's annual accounts	<u>6,750</u>	<u>6,500</u>

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

10. Staff costs

	2025 £	2024 £
Wages and salaries	81,224	42,429
Social security costs	1,976	-
Contribution to defined contribution pension schemes	1,765	719
	<u>84,965</u>	<u>43,148</u>

The average number of persons employed by the charity during the year was as follows:

	2025 No.	2024 No.
Employees	<u>4</u>	<u>4</u>

No employee received remuneration amounting to more than £60,000 in either year.

11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2024 - £NIL).

During the year ended 31 March 2025, no Trustee expenses have been incurred (2024 - £NIL).

12. Tangible fixed assets

	Long life assets £	Fixtures and fittings £	Electrical equipment £	Total £
Cost or valuation				
At 1 April 2024	1,131,968	32,186	28,161	1,192,315
Additions	-	6,655	3,640	10,295
Disposals	-	(709)	-	(709)
At 31 March 2025	<u>1,131,968</u>	<u>38,132</u>	<u>31,801</u>	<u>1,201,901</u>

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

12. Tangible fixed assets (continued)

	Long life assets £	Fixtures and fittings £	Electrical equipment £	Total £
Depreciation				
At 1 April 2024	157,111	22,272	17,677	197,060
Charge for the year	34,279	4,463	5,190	43,932
On disposals	-	(709)	-	(709)
At 31 March 2025	<u>191,390</u>	<u>26,026</u>	<u>22,867</u>	<u>240,283</u>
Net book value				
At 31 March 2025	<u>940,578</u>	<u>12,106</u>	<u>8,934</u>	<u>961,618</u>
At 31 March 2024	<u>974,857</u>	<u>9,914</u>	<u>10,484</u>	<u>995,255</u>

Included within Freehold property is freehold land at a cost of £150,000 (2024: £150,000) which is not depreciated.

13. Investment property

	Freehold investment property £
Valuation	
At 1 April 2024	17,655,000
Surplus on revaluation	(255,000)
At 31 March 2025	<u>17,400,000</u>

The value of the properties have been considered by the Trustess in reference to external valuations and market data.

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

14. Debtors

	2025 £	2024 £
Due within one year		
Trade debtors	51,596	59,549
Other debtors	2,523	4,007
Prepayments and accrued income	12,471	11,141
	<u>66,590</u>	<u>74,697</u>

15. Creditors: Amounts falling due within one year

	2025 £	2024 £
Trade creditors	29,305	28,911
Other taxation and social security	3,433	-
Other creditors	8,340	8,606
Accruals and deferred income	29,772	38,500
	<u>70,850</u>	<u>76,017</u>

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

16. Statement of funds

Statement of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2025 £
Unrestricted funds						
General Funds	812,804	581,216	(611,609)	(10,295)	-	772,116
Designated social investments fund	17,655,000	-	-	-	(255,000)	17,400,000
Designated other assets fund	995,255	-	(43,932)	10,295	-	961,618
	<u>19,463,059</u>	<u>581,216</u>	<u>(655,541)</u>	<u>-</u>	<u>(255,000)</u>	<u>19,133,734</u>

Statement of funds - prior year

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2024 £
Unrestricted funds						
General Funds	819,228	577,008	(556,697)	(26,735)	-	812,804
Designated social investments fund	17,478,500	-	-	-	176,500	17,655,000
Designated other assets fund	1,002,798	-	(34,278)	26,735	-	995,255
	<u>19,300,526</u>	<u>577,008</u>	<u>(590,975)</u>	<u>-</u>	<u>176,500</u>	<u>19,463,059</u>

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

17. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	961,618	961,618
Investment property	17,400,000	17,400,000
Current assets	842,966	842,966
Creditors due within one year	(70,850)	(70,850)
Total	19,133,734	19,133,734

Analysis of net assets between funds - prior year

	<i>Unrestricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Tangible fixed assets	995,255	995,255
Investment property	17,655,000	17,655,000
Current assets	888,821	888,821
Creditors due within one year	(76,017)	(76,017)
Total	19,463,059	19,463,059

18. Reconciliation of net movement in funds to net cash flow from operating activities

	2025 £	2024 £
Net expenditure for the year (as per Statement of Financial Activities)	(74,325)	(13,967)
Adjustments for:		
Depreciation charges	43,932	45,271
Decrease/(increase) in debtors	8,107	(3,580)
Increase/(decrease) in creditors	(5,167)	6,451
Net cash provided by/(used in) operating activities	(27,453)	34,175

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

19. Analysis of cash and cash equivalents

	2025 £	2024 £
Cash in hand	776,376	814,124
Total cash and cash equivalents	776,376	814,124

20. Analysis of changes in net debt

	At 1 April 2024 £	Cash flows £	At 31 March 2025 £
Cash at bank and in hand	814,124	(37,748)	776,376
	814,124	(37,748)	776,376

21. Contingent liabilities

At the reporting date the Charity was part of an outstanding legal case. This case could result in a liability payable by the Charity, however at this point it is not possible to reliably estimate any liability arising from the case, nor predict the outcome of the case. It should be noted that whatever the outcome of the case it will have no impact on the Charity ability to continue in the future.

CASE COMMUNITY TRUST
(A Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

22. Related party transactions

During the year, the Charity has engaged the services of Village Garden Services Limited for ongoing maintenance services totalling £53,711 (2024: £65,830). One of the Trustees, M.Russell, is a director of this company. The transactions were at arms length.

At 31 March 2025 there was no outstanding balance included within trade creditors (2024: £4,324).

During the year, the Charity received income from Embrace & Encourage Education CIC for room hire totalling £19,994 (2024: £17,999). One of the Trustees, D James, is a director of this company. The transactions were undertaken at an arms length.

At 31 March 2025 there was no outstanding balance included within trade debtors (2024: £Nil).

During the year, the Charity paid R.VOS Productions Ltd for promotional work totalling £556 (2024: £Nil). The director of this company is the son of the Charity's Trust Manager and Company Secretary. The transactions were undertaken at an arms length.

At 31 March 2025 there was no outstanding balance included within trade creditors (2024: £Nil).

During the year, one of the Trustees, D James, was invoiced by the charity for rent of £12,180, this was in relation to one of the properties held within Investment Properties on the Balance Sheet. The transactions were undertaken at an arms length.

At 31 March 2025 there was a balance of £1,027 included within trade debtors (2024: £Nil).