

LENHAM COMMUNITY CENTRE

England & Wales · Charity number 1166995

Details

Status Registered

Legal form CIO

Registered 2016-05-09

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

Contact

Address Lenham Community Centre
12 Groom Way
Lenham
Maidstone
ME17 2QT

Phone 01622853800

Email bookings@lenhamcommunitycentre.org.uk

Website www.lenhamcommunitycentre.org.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE TO OPERATE A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF LENHAM AND THE NEIGHBOURHOOD ("AREA OF BENEFIT") WITHOUT DISTINCTION OF SEX OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS AND IN PARTICULAR FOR USE FOR MEETINGS LECTURES AND CLASSES AND FOR OTHER FORMS OF RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE SAID INHABITANTS.

Activities: Providing a Community Centre for the Parish of Lenham & surrounding area

Classification

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

Geography

- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£75,740	£90,035	-	-
2024-12-31	£71,163	£75,176	-	-
2023-12-31	£71,230	£63,414	-	-
2022-12-31	£63,597	£55,189	-	-
2021-12-31	£56,474	£50,704	-	-
2020-12-31	£46,847	£55,818	-	-

Trustees

Name	Role	Appointed
David Needham	Chair	2022-04-11
BARBARA DOMINY		2016-06-13
Barbara Ann Kyprianou		2024-08-12
Christine Godden		2025-07-14
DAVID ABSON		2016-06-13
Edmund Ault		2025-04-12
JULIA ALLEN		2016-06-13
Katrina Hammond		2021-04-12
Luke Wilson		2025-07-14
MARSHALL PETER OSBORNE		2025-01-13
Margaret Baines		2021-02-08
Martyn Simms		2021-02-08
Pat Abson		2025-07-14
RICHARD POWELL		2016-06-13
Rhonda Bailey		2025-07-14
Rosie Hadaway		2025-07-14
Stephanie Richardson		2023-07-16
Vivienne Lawrence		2025-04-14
William Taylor		2016-06-13

LENHAM COMMUNITY CENTRE

England & Wales - Charity number 1166995

Accounts



Trustees' Annual Report for the period

From Period start date **01 January 2025**
To Period end date **31 December 2025**

Charity name: Lenham Community Centre

Charity registration number: 1166995

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	THE OBJECTS OF THE CIO ARE TO OPERATE A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF LENHAM AND THE NEIGHBOURHOOD ("AREA OF BENEFIT") WITHOUT DISTINCTION OF SEX OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS AND IN PARTICULAR FOR USE FOR MEETINGS LECTURES AND CLASSES AND FOR OTHER FORMS OF RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE SAID INHABITANTS.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Hiring of rooms and facilities for different local interest groups, businesses and individuals
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the public benefit guidance. This is specifically reflected in our constitution.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A
Policy on social investment including program related investment	Para 1.38	N/A

Contribution made by volunteers	Para 1.38	The most significant voluntary contributions are by the trustees
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The Charity offers 5 different room for hire including a large Hall with Stage</p> <p>The community centre has been booked on average approximately 70-80 times monthly. These bookings vary between 1 and 8 hours typically.</p> <p>Approximately 40% of our revenue comes from local user groups and local individuals. the rest come from commercial bookings and local Government groups</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

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Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Despite running at a deficit in 2025, the charity is still financially healthy, meeting the reserve policy threshold and with a financial structure to have a balanced income and expenditure in 2026
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held to ensure safe and continuous provision of facilities in a suitable condition for public use, and for emergency repairs / maintenance
Amount of reserves held	Para 1.22	£46396
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Main source of income is from charging for room bookings. A small portion has come from fund raising and grants
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	Principal risks are: <ul style="list-style-type: none"> • Vandalism / Fire / Theft / Accidents • Global pandemic / other health crisis • Significant drop of bookings <ul style="list-style-type: none"> ○ Competition from other local facilities ○ Closure of organisations that are key bookers ○ Loss of key trustees
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation (CIO)
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Members of local organisations that use the community centre are encouraged to become trustees

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Lenham Community Centre
Other name the charity uses	
Registered charity number	111166995
Charity's principal address	12 Groom Way. Lenham, Maidstone, Kent. ME17 2QT

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Marshall Osbourne	Chair of trustees		
2	Julia Allen	Vice Chair		
3	Barbara Ann Kyprianou	Trustee		
4	Stephanie Richardson	Trustee		
5	Katrina Hammond	Management Trustee		
6	Margaret Baines	Trustee		
7	RICHARD POWELL	Trustee		
8	BARBARA DOMINY	Trustee		
9	William Taylor	Trustee		
10	David Needham	Management Trustee		
11	Ian George	Management Trustee		
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	0
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	David William Needham	
Position (eg Secretary, Chair, etc)	Chair of trustees	
Date		

Lenham Community Centre

Centre	January	February	March	April	May	June	July	August	September	October	November	December	2025
	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals
INCOME													
Total Bookings	£3,071.50	£5,325.50	£3,530.00	£7,141.00	£6,277.00	£4,657.03	£6,836.00	£5,186.92	£6,575.68	£6,360.81	£6,050.02	£7,398.37	£68,409.83
InPost	£66.58			£225.00	£0.00		£225.00			£225.00			£741.58
Solar FIT		£362.99	£0.00		£0.00								£362.99
Bank Interest	£20.50	£18.29	£11.13	£10.40	£6.28	£514.35	£5.20	£3.16	£3.83	£17.26	£17.87	£15.72	£643.99
Other Income (inc booking deposits)	£138.00	£85.00	£42.50	£42.50	£137.50	£222.00	£68.00	£605.00					£1,340.50
cash bookings	£422.00	£129.55	£287.90	£57.34	£354.23		£254.51						£1,505.53
Fund raising // grants				£735.00				£2.00			£1,850.00	£148.90	£2,735.90
Total Sales	£3,718.58	£5,921.33	£3,871.53	£8,211.24	£6,775.01	£5,393.38	£7,388.71	£5,797.08	£6,579.51	£6,603.07	£7,917.89	£7,562.99	£75,740.32
EXPENDITURE													
Bookings / Finance	£991.20	£2,591.80		£2,261.00	£2,533.00	£2,456.50	£2,286.50	£2,363.00	£2,813.50	£4,267.00	£144.50	£2,074.00	£24,782.00
Caretaker	£764.75	£1,805.50		£1,525.50	£1,194.75	£1,113.75	£980.75	£1,289.25	£951.75	£2,349.00	£94.50	£1,130.25	£13,199.75
Cleaning Services	£917.28	£1,921.92		£873.60	£1,007.16	£961.38	£961.38	£1,007.16	£915.60	£2,014.32		£915.60	£11,495.40
Licences PRS/PPL and Alcohol			£180.00										£180.00
Fire & Security & CCTV			£369.60						£1,070.00	£328.00		£1,284.00	£3,051.60
Fire extinguishers		£263.00											£263.00
Telephone & Internet	£54.91	£445.16	£0.00	£54.91	£474.42		£57.66	£57.66	£474.42		£444.88	£115.32	£2,179.34
Office Costs	£103.17	£100.79	£94.60		£16.99			£91.56	£140.53	£69.40	£31.08	£200.58	£848.70
Insurance & Audit			£30.63				£220.00			£2,701.07			£2,951.70
Out Side Maintenance	£520.00												£520.00
Solar & Fit Payments			£241.98									£729.12	£971.10
Kitchen Equipment									£66.00				£66.00
Postage													£0.00
Gas	£626.19	£644.14	£589.77	£455.49	£307.61	£124.87	£17.29	£20.17	£21.78	£61.89	£351.12	£380.78	£3,601.10
Electric							£3,291.04			£516.35			£3,807.39
Water & Sewage	£144.79		£313.43		£331.46	£173.46	£167.09	£164.37	£225.04	£170.74	£182.74	-£562.70	£1,310.42
Returned deposits	£25.00		£200.00	£173.00		£25.00	£50.00		£50.00	£30.00			£553.00
Waste disposal	£96.42	£77.14	£77.14	£77.14	£96.42	£77.14	£77.14	£96.42	£77.14	£96.42	£77.14	£77.14	£1,002.80
OtherRepairs			£378.17		£64.27	£45.30	£132.70		£38.00				£658.44
Electrical Repairs					£240.00	£19.98							£259.98
Boiler Repairs	£1,582.50										£1,090.54		£2,673.04
Plumbing				£222.54						£1,283.98			£1,506.52
Misc/Contingency			£125.00		£118.80	£0.00		£108.00	£1,830.00	£596.48	£280.50	£280.00	£3,338.78
Equipment Purchases			£1,562.35		£67.61		£4,200.00		£102.96			£559.32	£6,492.24
Defibulator	£72.00		£72.00	£72.00	£72.00	£72.00	£660.12						£1,020.12
Equipment Cleaning??													£0.00
Chatha Hygeiine	£67.64	£55.64	£55.64	£55.64	£55.64	£55.64		£111.28	£55.64	£55.64	£55.64	£55.64	£679.68
Capital Cleaning	£160.17		£311.88	£155.08	£150.12	£133.88	£98.27	£53.75	£230.42	£45.19		£158.80	£1,497.56
Fund Raising Cost													£0.00
Window / gutter cleaning	£210.00						£490.00					£425.00	£1,125.00
Total Expenses	£6,336.02	£7,905.09	£4,602.19	£5,925.90	£6,730.25	£5,258.90	£13,689.94	£5,362.62	£9,062.78	£14,585.48	£2,752.64	£7,822.85	£90,034.66
Profit / Loss	-£2,617.44	-£1,983.76	-£730.66	£2,285.34	£44.76	£134.48	-£6,301.23	£434.46	-£2,483.27	-£7,982.41	£5,165.25	-£259.86	-£14,294.34
running profit/loss	-£2,617.44	-£4,601.20	-£5,331.86	-£3,046.52	-£3,001.76	-£2,867.28	-£9,168.51	-£8,734.05	-£11,217.32	-£19,199.73	-£14,034.48	-£14,294.34	
Month End Balances	January	February	March	April	May	June	July	August	September	October	November	December	Full Year
Cash	£683.52	£813.07	£1,100.97	£1,158.31	£1,512.54	£1,244.57	£1,499.08	£425.73	£565.16	£565.47	£517.97	£144.94	
LPHC - Lloyds Commercial Instant Acce	£22,129.30	£14,147.59	£14,158.72	£9,169.12	£9,175.40	£9,181.51	£4,986.71	£4,989.87	£34,993.70	£32,010.96	£33,878.83	£33,894.55	
LPHC - Lloyds Community Account	£141.01	£3,623.58	£2,756.50	£9,060.78	£9,215.16	£8,810.87	£8,619.19	£8,942.73	£5,915.47	£2,508.19	£6,432.51	£5,741.43	
LCC - Lloyds Charity Account	£3,031.24	£5,417.07	£5,254.46	£6,167.78	£5,697.65	£5,990.04	£36,417.83	£37,598.94	£7,999.67	£6,406.97	£5,827.53	£6,616.06	
NS&I	£32,088.81	£32,088.81	£32,088.81	£32,088.81	£32,088.81	£32,597.05	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
bank+cash balance change / month	-£2,617.44	-£1,983.76	-£730.66	£2,285.34	£44.76	£134.48	-£6,301.23	£434.46	-£2,483.27	-£7,982.41	£5,165.25	-£259.86	-£14,294.34
Total liquid asset / month	£58,073.88	£56,090.12	£55,359.46	£57,644.80	£57,689.56	£57,824.04	£51,522.81	£51,957.27	£49,474.00	£41,491.59	£46,656.84	£46,396.98	

Lenham Community Centre

CIO No 1166995

Accounts for Year Ended 31 December 2025

Statement of assets and liabilities as at 31 December 2025

Monetary Assets	£	31-12-2024
Bank and Cash Balances		
National Savings Bank Investment Account	£0.00	£32,088.81
Lloyds Community Account	£5,741.43	£3,775.20
Lloyds Instant Access	£33,894.55	£24,408.80
Lloyds Charly Account (LCC)	£6,616.06	£156.99
Cash in Hand	£144.94	£261.52
Total Bank and cash	£46,396.98	£60,691.32
Debtors outstanding unpaid lettings		
Liabilities (prepaid lettings charges)	£893.00	£4,512.50
Total	£46,099.98	£84,140.32

Other Non Monetary Assets
 Permanent endowment: Land and buildings used by the charity: Lenham Community Centre - estimated value : £3,070,501.00

Notes to the accounts and statement

Apart from the building all other assets belong to the general purpose fund
 Reconciliation of monetary assets:
 Total balances at 31 December 2024 £84,140.32
 Receipts and payments Account surplus for year -£19,040.34
 Total balances at 31 December 2025 (as above) £46,099.98

Approval of Accounts

Signed on behalf of the management committee

Date: 21/12/26 Name: C Higgins Date: 21/12/26 Name: Dick Needham
 C Higgins (Bookings and Finance Manager) D.W. Needham (Chair of Trustees)

Report of the Independent Examiner

In accordance with Clause 22 of the trust deed, I have examined the accounts of Lenham Community Centre for 12 months to 31 December 2025 together with the charity's accounting records and report that the proper accounting records have been kept and the accounts are in agreement with those records

Date: 21/05/26 Name: Sharon CSI



LENHAM COMMUNITY CENTRE

England & Wales - Charity number 1166995

Accounts



Trustees' Annual Report for the period

From Period start date **01 January 2024**
To Period end date **31 December 2024**

Charity name: Lenham Community Centre

Charity registration number: 1166995

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	THE OBJECTS OF THE CIO ARE TO OPERATE A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF LENHAM AND THE NEIGHBOURHOOD ("AREA OF BENEFIT") WITHOUT DISTINCTION OF SEX OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS AND IN PARTICULAR FOR USE FOR MEETINGS LECTURES AND CLASSES AND FOR OTHER FORMS OF RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE SAID INHABITANTS.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Hiring of rooms and facilities for different local interest groups, businesses and individuals
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the public benefit guidance. This is specifically reflected in our constitution.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A
Policy on social investment including program related investment	Para 1.38	N/A

Contribution made by volunteers	Para 1.38	The most significant voluntary contributions are by the trustees
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The community centre has been booked on average approximately 75 times monthly. These bookings vary between 1 and 8 hours typically.</p> <p>Approximately 40% of our revenue comes from local user groups and local individuals. the rest come from commercial bookings and local Government groups</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

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Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity has reduced its reserves from £67.13k to £64.06k largely as revenue hasn't kept up with increasing running costs. The trustees are committed to reviewing hiring charges in mid 2025 to mitigate this imbalance
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held to ensure safe and continuous provision of facilities in a suitable condition for public use, and for emergency repairs / maintenance
Amount of reserves held	Para 1.22	£64065
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Main source of income is from charging for room bookings. A small portion has come from fund raising
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	Principal risks are: <ul style="list-style-type: none"> • Vandalism / Fire / Theft / Accidents • Global pandemic / other health crisis • Significant drop of bookings <ul style="list-style-type: none"> ○ Competition from other local facilities ○ Closure of organisations that are key bookers ○ Loss of key trustees
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation (CIO)
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Members of local organisations that use the community centre are encouraged to become trustees

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Lenham Community Centre
Other name the charity uses	
Registered charity number	111166995
Charity's principal address	12 Groom Way. Lenham, Maidstone, Kent. ME17 2QT

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Marshall Osbourne	Chair of trustees		
2	Julia Allen	Vice Chair		
3	Barbara Ann Kyprianou	Trustee		
4	Stephanie Richardson	Trustee		
5	Katrina Hammond	Management Trustee		
6	Margaret Baines	Trustee		
7	RICHARD POWELL	Trustee		
8	BARBARA DOMINY	Trustee		
9	William Taylor	Trustee		
10	David Needham	Management Trustee		
11	Ian George	Management Trustee		
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	0
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

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Full name(s)

David William Needham

David William Needham	
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Position (eg Secretary,
Chair, etc)

Chair of trustees (since 01-01-
2025)

Chair of trustees (since 01-01- 2025)	
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Date

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#NAME?	January	February	March	April	May	June	July	August	September	October	November	December	Totals	% of sales	*Q2:S12udg	Budget Diff
Centre																
Budget 2024																
Local Bookings	1,114	1,100	1,223	1,400	1,536	1,300	1,500	1,500	800	685	1,800	1,300	15,258	21.44	19,000	-3,742
Private Bookings	1,000	900	1,200	1,400	750	900	807	1,200	800	1,500	1,800	1,200	13,457	18.91	16,600	-3,143
Commercial Bookings	1,000	700	2,000	1,200	600	900	750	500	800	1,250	1,250	1,250	12,200	17.14	14,200	-2,000
KGC & Govt Agency	1,000	800	1,200	1,200	500	900	800	1,200	500	1,200	1,200	1,200	11,700	16.44	14,300	-2,600
New Bookings	100	455	500	500	500	500	580	550	311	600	1,100	200	5,896	8.29	6,000	-104
Solar FIT	0	450	0	0	909	0	0	1,620	0	308	1,204	0	4,491	6.31	4,300	191
Other Income	300	300	650	396	300	290	300	257	300	1,000	4,000	68	8,161	11.47	4,800	3,361
Total Sales	4,514	4,705	6,773	6,096	5,095	4,790	4,737	6,827	3,511	6,543	12,354	5,218	71,163	10.00	79,200	
Cost of Sales																
Carpetaker	672	925	966	924	794	862	828	966	817	794	1017	937	10,502	14.76	11,500	-998
Cleaning Services	840	924	924	761	961	961	874	970	917	917	960	917	10,926	15.35	11,750	-824
Licences PRS & Timks	0	0	319	0	0	0	0	0	0	0	0	0	319	0.45	550	-231
Fire & Security & CCTV	0	550	100	264	0	0	0	0	108	114	976	0	2,112	2.97	2,100	12
Telephone & Internet	52	341	104	55	420	54	55	416	0	55	474	0	2,026	2.85	600	1,426
Office Costs	29	57	159	34	280	169	103	34	0	424	38	245	1,572	2.21	1,200	372
Insurance & Audit	0	0	0	200	0	0	0	0	0	2116	0	0	2,316	3.25	2,550	-234
Admin Wages	923	950	961	858	1085	856	802	1097	1062	661	1080	968	11,303	15.88	14,200	-2,897
Total Cost of sales	2,516	3,747	3,533	3,096	3,540	2,902	2,662	3,483	2,904	5,081	4,545	3,067	41,076	57.72	44,450	-3,374
Gross Profit	1,998	958	3,240	3,000	1,555	1,888	2,075	3,344	607	1,462	7,809	2,151	30,087	0.00	30,087	-3,374
% gross margin	44	20	48	49	31	39	44	49	17	22	63	41	42	%		
Less EXPENSES																
Out Side Maintenance	360	0	0	520	650	520	520	650	520	520	650	520	5,430	7.63	2,800	2,630
Solar & Fit Payments	0	0	300	0	0	606	0	0	1,080	0	0	804	2,790	3.92	2,900	-110
Kitchen Equipment	0	504	250	0	0	31	0	0	0	0	0	56	841	1.18	1,000	-159
Post	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	180	-180
Gas	524	602	453	485	342	81	19	20	21	19	398	502	3,466	4.87	4,200	-734
Electric	286	222	260	218	158	120	92	98	92	200	306	0	2,052	2.88	3,000	-948
Water & Sewage	56	161	0	275	24	0	323	47	72	218	54	111	1,341	1.88	1,200	141
Deposits	49	100	75	150	26	93	25	0	67	0	75	25	685	0.96	200	485
Cleaning Materials	0	0	79	7	0	0	0	0	0	0	0	0	86	0.12	900	-814
Waste Disposal	78	96	77	89	96	77	77	96	77	77	96	77	1,013	1.42	1,020	-7
Other Repairs CCTV/Intruder	0	0	258	150	0	0	275	15	0	935	0	200	1,833	2.58	1,800	33
Electrical Repairs	0	144	0	0	337	132	0	0	0	0	0	100	713	1.00	1,200	-487
Gas Repairs	213	0	0	0	0	0	0	0	0	0	0	734	1.33	2,250	-1,303	
Plumbing	0	0	50	0	0	0	0	0	0	213	0	0	263	0.37	600	-337
Miss/Continue	20	5	867	2,827	450	102	19	48	0	160	3	100	4,601	6.47	1,200	3,401
Equipment Purchases	0	0	0	13	129	0	0	0	0	0	0	4,200	6.10	2,000	2,342	
Defibrillator	145	73	0	72	144	0	144	0	72	150	0	144	944	1.33	864	80
Equipment Cleaning	0	0	0	0	0	0	0	0	0	0	0	55	55	1,000	-945	
Chartha	57	56	56	55	56	56	69	56	56	56	56	28	657	0.92	960	-303
Capital Cleaning	115	116	115	116	120	115	115	130	124	136	0	175	1,377	1.93	1,500	-123
Fund Raising Cost	250	0	64	350	0	0	0	0	0	0	0	0	664	0.93	500	164
Total Expenses	2,153	2,079	2,904	5,327	2,532	1,933	1,678	1,160	2,181	2,684	1,638	7,831	34,100	47.92	26,882	-15,333
Profit (before tax)	4,669	5,826	6,437	8,423	6,072	4,835	4,340	4,643	5,085	7,765	6,183	10,898	75,176			
	-155	-1,121	336	-2,327	-977	-45	397	2,184	-1,574	-1,222	6,171	-5,680	-3,968	-5.58%		-4,013
Working capital																
Costs	12,145	12,145	11,024	11,360	9,033	8,056	8,011	8,408	10,592	9,018	7,796	13,967	8,287	71,163	75,176	-4,013
Expenses																
Profit / Loss																
Cashflow	12,145	11,024	11,360	9,033	8,056	8,011	8,408	10,592	9,018	7,796	13,967	8,287	71,163	75,176	-4,013	

LENHAM COMMUNITY CENTRE
Charitable Incorporated Organisation
No 1166995
ACCOUNTS FOR YEAR ENDED 31 DECEMBER 2024

2 STATEMENT OF ASSETS & LIABILITIES AS AT 31 DECEMBER 2024

	£	31/12/2023
MONETARY ASSETS		
Bank & Cash Balances		
National Savings Bank Investment Account	32,088.81	31,842.45
New Lloyds Account	3,700.20	3,879.54
Lloyds Bank Instant Access Account	24,408.80	28,658.99
Lloyds Bank Treasurers Account	156.99	18.13
Cash in Hand	261.52	240.26
	60,616.32	64,639.37
Debtors Outstanding Lettings	4,512.50	4,111.00
Liabilities: Letting Charges Prepaid	(1,063.50)	(1,620.00)
	£ 64,065.32	£ 67,130.37

NON-MONETARY ASSETS

Permanent endowment:

Land & Buildings used by the Charity: Lenham Community Centre

Other assets (non endowed)

-held for functional use by the charity-

Piano, tables, chairs, kitchen equipment etc.
(all in good condition and 1 - 30 years old).

3 NOTES TO THE ACCOUNTS & STATEMENT

Funds of the Charity:

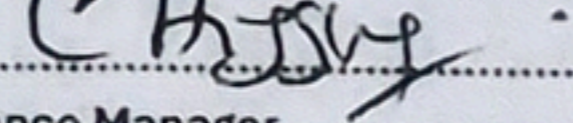
Apart from the hall, all other assets belong to the general purposes fund.

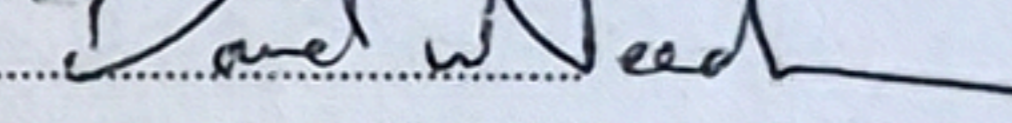
Reconciliation of monetary assets:-

Total balances at 31 December 2023	67,130.37	
Receipts & Payments Account Surplus for Year	(3065.05)	
Total balances at 31 December 2024 (as above)	£64,065.32	

4 APPROVAL OF THE ACCOUNTS

Signed on behalf of the Management Committee:

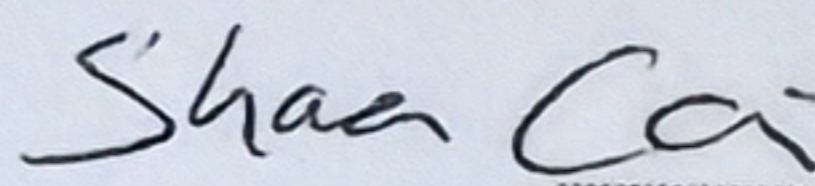
Date: 13th January 2025..... 
 C Higgins Booking and Finance Manager
 in the absence of Ian George

Date: 13th January 2025..... 
 D.W. Needham (Chairman)

5 REPORT OF THE INDEPENDENT EXAMINER

In accordance with Clause 22© of the Trust Deed. I have examined the Accounts of Lenham Community Centre for 12 Months to 31st December 2024 together with the charity's accounting records and report that proper accounting records have been kept and the Accounts are in agreement with those records.

SHAREN CAIN FCCA


14th March 2025

LENHAM COMMUNITY CENTRE

England & Wales - Charity number 1166995

Accounts

Lenham Community Centre.

Annual General Meeting, Chairmans Report.

Monday 8th April 2024

This evening I would like to welcome you all to the 20th Annual General Meeting of Lenham Community Centre. I thank you all for your support over the last 20 years This year we received the resignation of Carol Robinson Mrs Mr Kieth Varney & Niel Rouse I thank them all for the support they has given both the Community Centre and the Village over many years. We have welcomed Steph Richardson who has agreed to become trustees of our charity.

I would like to take just a few minutes to review our last 20 years.

In 2004 the Parish Council were concerned we would not be able to support ourselves financially and would depend on others to give financial support but over the last 20 years we have worked with the Parish Council and others to make sure we remain viable and to provide a service for all the residents of Lenham, and we welcome all the new families who have come to live here over the past 2 to 3 years.

In 2004 our main concern was that we had agreed to pay £1000 per year to finance the £250,000 the Parish had raised from the Public Loan Board, this debt was paid off in 2015 from proceeds of the sale of land in Groom Way

We also started negotiations to close the original trust deed and move to a C.I.O trust deed, this venture was not without difficulties. But with help from Jonathon Dawson, we completed the transfer which gave the trustees better protection.

The Solar panels were installed in 2015 and we have benefitted from free electricity during daylight hours. The Community Centre, St Edmunds Centre, and Charing Heath Memorial Hall all benefit from taking an equal share of the Feed in Tariff.

I have today received a card from our previous chairman Roy Gill, congratulating us all on our 20th anniversary.

It is also time to remember the people who have supported us during not only the last 20 years but also the 5 years it took to plan and build Lenham Community Community Centre.

Roy Gill who was Chairman until 2005, Mr Andrew Barr (Chairman Lenham Parish Council, Mr Harry Appleton, Mr Nigel Watson, David Abson, Richard Epps Tony & Carol Robinson, Michael & Betty Clark, Margaret Mitchell, Ron Beale, Sir Stanly Bruce Lochart leader of Kent County Council, Mr Derek Williamson Finance director of MBC, Mr John & David Bailey and many others in the Village and beyond who gave both their time and money to make this project come to fruition and of course our treasurer Ian George & my vice Chairman Julia Allen who both continue to give me there support.

I would also give a special mention to Lenham W.I who in 2001 when asked if they would support the building of a new Village Hall responded by saying “We only want a new fridge”, they got their new fridge and have given Community Centre their wholehearted support over the last 20 years. I am sure I have missed some people out but I have not forgotten that this was a village project and many people made a positive contribution

Over the last year clubs and societies that use the Community Centre continue to contribute successfully to village life.

Mrs Vivienne Lawrence has handed over the reins of the Ballet School to Erica and continues to offer a full range of classes for the residents of Lenham and the wider area. The Film Club continue to provide a wide choice of films and the audience numbers attending have consistently averaged around 60-70 persons. Lenara continues to provide a range of activities for the residents of Lenham and we appreciate the support they give to the Community Centre. The Badminton & Feathers clubs also provide the facilities for these activities to continue in Lenham on Monday & Tuesday evenings. Lenham Gardening Club and the Lenham W.I continue to enjoy good support, and we look forward to another successful Garden Show in the Autumn.

During the year we have upgraded the telephone and broadband service to the new digital system, and we have also updated the fire and access alarm system. We have also upgraded the sound system and replaced the microphones which also includes a new microphone that plugs directly into the control unit. The Film Club have upgraded the speakers in the main hall. The Water boiler in the Kitchen has been replaced.

Over the Easter weekend, the Main Hall floor was refurbished, and we apologise for the smell which should soon fade as the new surface settles down. The work we have undertaken over the past year we hope shows the users of the hall that we do endeavour to provide a facility that keeps up with modern technology.

I thank Carole for the work she has done to administer the smooth running of the Community Centre. And to Lynn who has agreed to step in when Carole has time off. I also thank Julia Allen who has supported me as Vice-Chairman and took charge in January & February this year. I thank Ian for all the work he undertakes as treasurer, and Nigel for all the work he does in assisting Carol in the day-to-day running of the Community Centre. Last but not least Nathen Beale for keeping the centre clean.

This year we are be celebrating our 20th anniversary on the 20th of April and we have booked Ian Gallager to entertain us with tributes to Frank Sinatra & Mark Monroe and others. Tickets are £14.00 each and bring your own Nibbles and Drinks.

I am sure I have not acknowledged all the help and support that many people have given us to make sure that the community centre will continue to support all the groups and societies as well as the residents of Lenham. I will close by saying thank you all for the work and support you have given to the success of Lenham Community Centre during 2023.

Thank You.

Nick Osborne,
Chairman.

LENNAM COMMUNITY CENTRE

Charitable Incorporated Organisation

No. 1166995

ACCOUNTS FOR YEAR ENDED 31 DECEMBER 2023

1. RECEIPTS & PAYMENTS ACCOUNT

	£	2022
SUMMARY OF RECEIPTS:		
RECEIPTS FROM OPERATING ACTIVITIES		
Hiring Charges for use of Community Centre	56,939.50	62,627.25
Use of Kitchen & Car Park	624.00	665.00
Room Set Up	3,630.00	1,667.50
Equipment Hire	2,406.00	1,450.00
Interest on Overdue Accounts	3.86	10.50
Other Services	286.70	258.30
	63,493.06	
RECEIPTS FROM FUND RAISING ACTIVITIES:	0.00	0.00
RECEIPTS FROM VOLUNTARY SOURCES		
Donations & Bequests	3,438.50	2,678.70
ELECTRIC FEE-IN TARIFF	4,086.35	4,225.28
INVESTMENT RECEIPTS		
Joyce Bank Interest	182.47	7.33
National Savings Account Interest	29.61	3.18
	212.08	
Maldstone BC Grant	0.00	0.00
TOTAL RECEIPTS	71,230.09	63,597.02
SUMMARY OF PAYMENTS:		
PAYMENTS FOR OPERATING ACTIVITIES		
Repairs & Maintenance	8,467.07	7,265.78
Insurance	2,057.73	2,005.37
Post/Stationery	514.38	532.86
Electricity	2,072.27	2,442.82
Gas	3,278.51	2,406.98
Water	469.76	389.52
Sewage	756.00	509.31
Fire & Security	3,807.59	2,830.26
Room Set Up	6,205.80	5,475.00
Defibrillator	790.50	854.00
Phone Bill	1,363.10	626.99
Office Expenses	12,059.55	9,476.02
Licences	471.62	263.94
Audit Fee	200.00	200.00
Cleaning Materials	2,136.82	1,682.99
Cleaning Services	11,571.98	9,916.42
Waste Disposal	927.45	973.79
Miscellaneous	231.00	117.00
	67,369.46	
PAYMENTS FOR OTHER PURPOSES		
Fund Raising Costs	0.00	0.00
Electric Fee-in Tariff	2,724.20	2,916.82
Equipment Purchases/Projects	3,320.17	4,153.74
	6,044.37	
TOTAL PAYMENTS	63,413.83	55,189.11
(SURPLUS/DEFICIT) FOR YEAR	£7,816.26	£8,407.91

LENHAM COMMUNITY CENTRE

Charitable Incorporated Organisation

No. 1166995

ACCOUNTS FOR YEAR ENDED 31 DECEMBER 2023

2. STATEMENT OF ASSETS & LIABILITIES AS AT 31 DECEMBER 2023

	£	31/12/2022
MONETARY ASSETS		
Bank & Cash Balances:		
National Savings Bank Investment Account	31,842.45	31,812.84
New Lloyds Account	3,879.54	3,638.50
Lloyds Bank Instant Access Account	28,658.99	17,119.87
Lloyds Bank Treasuries Account	18.13	234.49
Cash In Hand	240.26	970.37
	<u>64,639.37</u>	<u>53,776.16</u>
Debtors: Outstanding Lettings	4,111.00	6,441.95
Liabilities: Letting Charges Prepaid	<u>(1,620.00)</u>	<u>(904.00)</u>
	<u>£67,130.37</u>	<u>£59,314.11</u>

NON-MONETARY ASSETS

Permanent endowment:

Land & Buildings used by the Charity: Lenham Community Centre

Other assets (non endowed):

-held for functional use by the charity-

Furniture & equipment in hall as per inventory (costs unknown):

Piano, tables, chairs, kitchen equipment etc:

(all in good condition and 1 - 30 years old).

3. NOTES TO THE ACCOUNTS & STATEMENT

Funds of the Charity:

Apart from the hall, all other assets belong to the general purposes fund.

Reconciliation of monetary assets-

Total balances at 31 December 2022	59,314.11	
Receipts & Payments Account Surplus for Year	<u>7,816.26</u>	
Total Balances at 31 December 2023 (as above)		<u>£67,130.37</u>

4. APPROVAL OF THE ACCOUNTS

Signed on behalf of the Management Committee:

Date: 8th January 2024


I. George (Treasurer)

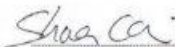
Date: 8th January 2024


M.P. Osborn (Chairman)

5. REPORT OF THE INDEPENDENT EXAMINER

In accordance with Clause 22(c) of the Trust Deed, I have examined the Accounts Of Lenham Community Centre for 12 Months to 31st December 2023 together with the charity's accounting records, and report that proper accounting records have been kept and the Accounts are in agreement with those records.

SHAREN CAIN FCCA



14th March 2024

LENHAM COMMUNITY CENTRE

England & Wales - Charity number 1166995

Accounts

Lenham Community Centre.

Annual General Meeting, Chairmans Report.

Monday 3rd April 2023.

This evening I would like to welcome you all to the 19th Annual General Meeting of Lenham Community Centre.

This year we received the resignation of Mrs Jenny Lloyd, I thank her for the support she has given both the Community Centre and the Village over many years.

During the last year as we have been able to operate with minimal covid19 restrictions the organizations have returned some with increased numbers.

I understand that because of the pandemic elderly people across the country are reluctant to leave their homes and so this has impacted bookings, I acknowledge the efforts of all groups that have encouraged all our residents to come back and enjoy the safe environment the Community Centre is able to provide.

During the last year, Carole Higgins has become our full-time secretary and administrator and with Lynn Humphreys acting as backup for holidays and any sickness.

The ballet school has just performed their first show in three years this was well supported and filled the hall for the complete weekend we should acknowledge the work that Vivien & Erica put in to make the Ballet School a success.

Mothers & Toddlers are now enjoying good numbers and I thank Dave Kip who has volunteered to help the organization.

The film club are having a successful season and the numbers continue to grow, In February we were sorry to hear of the death of Jim Myers who was a founding member of the Club.

The Community Centre was delighted to host the Honywood & Douglas Charity celebrations to commemorate 400 years of providing homes for local people.

Maidstone Borough Council, Kent County Council, and Kent Association of Parish Councils have continued to use the centre for their meetings, which brings in well-needed funds.

LENARA who runs the line dancing, short mat bowls, Zumba and pétanque provide activities for a range of interests in our community and I thank the Lenara committee for their support.

During the year the gardening club held a successful autumn show in spite of a very dry summer which resulted in a reduced number of produce on show.

This is just a few of the clubs and societies that use the centre and as trustees, we thank all of the organizations for supporting the Community Centre.

During the year we received notice that the Lenham Medical centre had applied for planning permission to extend the building, without any provision for increased car parking. The Community Centre objected to the expansion without addressing the problem of car parking in and around Groom Way.

As part of the planning application, we have suggested the area of land we own at the east end of the car park could be utilised to provide additional parking for 25 to 30 cars.

The owners of the Medical Centre have refused this offer.

The trustees are still examining the proposal to upgrade our heating control system we now have an estimate for this work of £7500. We are applying for a grant from Maidstone Prosperity Fund. This could result in a saving of 30% - 50%.of our energy use. The Committee are also hoping to take advantage of the offer to upgrade our telephone line to a digital connection, this will enable us to monitor both the fire alarm and intruder alarms locally just using one phone line instead of the 2 that we currently use this would result in a saving of £150.00 a month.

We are awaiting an estimate to update the access alarms.

During the Year we have upgraded the range cooker which has been appreciated by the users of the Kitchen

I thank Nathan Beale for keeping the centre clean and tidy,

Also, Nigel our caretaker has continues to be a great help to the day-to-day running of the centre and Ian our treasurer for his efforts in ensuring that the Community Centre's finances remain sound for the foreseeable future.

I thank Carole for the work she has done to administer the smooth running of the Community Centre. And to Lynn for joining us.

I also thank Julia Allen who has supported me as Vice-Chairman and will take charge in January & February next Year.

As next year we will be celebrating our 20th anniversary and during the year we should consider a special event to acknowledge the success of the last 20 years, unfortunately, I will be in New Zealand on the 12th of February next year.

I am sure I have not acknowledged all the help and support that many people have given us to make sure that the community centre will continue to support all the groups and societies as well as the residents of Lenham. I will close by saying thank you all for the work and support you have given to the success of Lenham Community Centre during 2022

Thank You.

Nick Osborne,
Chairman.

LENHAM COMMUNITY CENTRE

Charitable Incorporated Organisation

No. 1166995

ACCOUNTS FOR YEAR ENDED 31 DECEMBER 2022**1. RECEIPTS & PAYMENTS ACCOUNT**

	£	2022
SUMMARY OF RECEIPTS:		
RECEIPTS FROM OPERATING ACTIVITIES		
Hiring Charges for use of Community Centre	52,627.25	33,343.50
Use of Kitchen & Car Park	885.00	320.00
Room Set Up	1,867.50	697.50
Equipment Hire	1,455.00	420.00
Interest on Overdraft Accounts	10.50	0.00
Other Services	296.30	40.00
	<u>56,981.55</u>	
RECEIPTS FROM FUND RAISING ACTIVITIES	0.00	0.00
RECEIPTS FROM VOLUNTARY SOURCES		
Donations & Requests	2,679.70	1,600.00
ELECTRIC FEED IN TARIFF	4,225.26	3,431.37
INVESTMENT RECEIPTS		
Lloyds Bank Interest	7.33	0.98
National Savings Account Interest	3.18	227.38
	<u>10.51</u>	
Malden EC Grant	0.00	16,263.00
TOTAL RECEIPTS	<u>63,597.02</u>	<u>56,473.74</u>
SUMMARY OF PAYMENTS:		
PAYMENTS FOR OPERATING ACTIVITIES		
Repairs & Maintenance	7,265.76	6,002.29
Insurance	2,005.37	1,615.42
Post/Stationery	532.96	228.72
Electricity	2,442.62	1,993.00
Gas	2,406.98	3,341.34
Water	369.52	257.62
Sewage	500.31	395.54
Fire & Security	2,830.28	3,592.19
Room Set Up	5,415.00	4,780.00
Defibrillator	584.00	664.00
Phone Bill	528.59	2.56
Office Expenses	0,875.02	10,534.00
Loans	363.94	297.76
Audit Fee	250.00	185.00
Cleaning Materials	1,992.99	551.22
Cleaning Services	0,916.42	11,941.58
Waste Disposal	873.75	845.62
Miscellaneous	117.00	315.07
	<u>48,218.55</u>	
PAYMENTS FOR OTHER PURPOSES		
Fund Raising Costs	0.00	0.00
Electric Feed-in Tariff	2,816.62	2,287.58
Equipment Purchases/Projects	4,153.74	302.88
	<u>6,970.56</u>	
TOTAL PAYMENTS	<u>55,189.11</u>	<u>50,703.72</u>
SURPLUS(DEFICIT) FOR YEAR	<u>£8,407.91</u>	<u>£5,770.02</u>

LENHAM COMMUNITY CENTRE

England & Wales - Charity number 1166995

Accounts

LENHAM COMMUNITY CENTRE

**Charitable Incorporated Organisation
No. 1166995**



Accounts for Year Ended 31/12/2020

LENHAM COMMUNITY CENTRE
Charitable Incorporated Organisation
No. 1166995
ACCOUNTS FOR YEAR ENDED 31 DECEMBER 2020

1. RECEIPTS & PAYMENTS ACCOUNT

	£	[2019]
SUMMARY OF RECEIPTS:		
<u>RECEIPTS FROM OPERATING ACTIVITIES</u>		
Hiring Charges for use of Community Centre	26,939.00	52,463.50
Use of Kitchen & Car Park	305.00	1,470.00
Ancillary Services	562.50	1,553.90
Hire of Equipment	325.00	965.00
	28,131.50	
<u>RECEIPTS FROM FUND RAISING ACTIVITIES</u>	0.00	310.00
<u>RECEIPTS FROM VOLUNTARY SOURCES</u>		
Donations & Bequests	2,059.03	5,012.78
<u>ELECTRIC FEED IN TARIFF</u>	3,733.32	3,883.00
<u>INVESTMENT RECEIPTS</u>		
Lloyds Bank Interest	4.24	7.44
National Savings Account Interest	250.65	225.58
	254.89	
Maidstone BC Grant	12,668.00	0.00
TOTAL RECEIPTS	46,846.74	65,891.20
SUMMARY OF PAYMENTS:		
<u>PAYMENTS FOR OPERATING ACTIVITIES</u>		
Repairs & Maintenance	9,927.84	6,149.60
Insurance	1,576.80	1,568.50
Wages	459.58	9,902.99
Post/Phone/Stationery	435.71	598.62
Electricity	2,035.65	2,729.76
Gas	3,401.23	2,219.39
Water	210.81	513.18
Sewage	319.79	1,033.63
Fire & Security	2,840.57	4,018.60
Room Set Up	3,425.00	3,476.25
Defibrillator	864.00	398.00
Phone Bill	653.01	507.85
Accounting Systems	0.00	234.00
Office Expenses	9,673.46	1,473.29
Licences	342.30	715.46
Audit Fee	185.00	185.00
Cleaning Materials	1,759.25	2,250.71
Cleaning Services	14,410.56	17,134.24
Waste Disposal	709.61	811.84
Miscellaneous	98.99	90.90
	53,329.16	
<u>PAYMENTS FOR OTHER PURPOSES</u>		
Fund Raising Costs	0.00	248.00
Electric Feed-In Tariff	2,488.84	2,589.04
Equipment Purchases/Projects	0.00	11,945.05
	2,488.84	
TOTAL PAYMENTS	55,818.00	70,793.90
<u>(DEFICIT) FOR YEAR</u>	(£8,971.26)	(£4,902.70)

LENHAM COMMUNITY CENTRE
Charitable Incorporated Organisation
No. 1166995
ACCOUNTS FOR YEAR ENDED 31 DECEMBER 2020

2. STATEMENT OF ASSETS & LIABILITIES AS AT 31 DECEMBER 2020

	£	31/12/2019
MONETARY ASSETS		
Bank & Cash Balances:		
National Savings Bank Investment Account	31,582.28	31,331.63
New Lloyds Account	4,058.46	5,381.68
Lloyds Bank Instant Access Account	7,665.96	12,003.19
Lloyds Bank Treasurers Account	243.96	1,019.20
Nat West Cheque Account	3.89	3.89
Cash In Hand	139.38	229.10
	<u>43,693.93</u>	<u>49,968.69</u>
Debtors: Outstanding Lettings	3,070.50	5,894.00
Liabilities: Letting Charges Prepaid	<u>(1,628.25)</u>	<u>(1,755.25)</u>
	<u>£45,136.18</u>	<u>£54,107.44</u>

NON-MONETARY ASSETS

Permanent endowment:

Land & Buildings used by the Charity: Lenham Community Centre

Other assets (non endowed):

-held for functional use by the charity-

Furniture & equipment in hall as per inventory (costs unknown);
Piano, tables, chairs, kitchen equipment etc.
(all in good condition and 1 - 30 years old).

3. NOTES TO THE ACCOUNTS & STATEMENT

Funds of the Charity:

Apart from the hall, all other assets belong to the general purposes fund.

Reconciliation of monetary assets:-

Total balances at 31 December 2019	54,107.44	
Receipts & Payments Account Deficiency for Year	<u>(8,971.26)</u>	
Total Balances at 31 December 2019 (as above)		<u>£45,136.18</u>

4. APPROVAL OF THE ACCOUNTS

Signed on behalf of the Management Committee:

Date: 11th January 2021

I. GEORGE (Treasurer)

Date: 11th January 2021

M.P Osborne (Chairman)

5. REPORT OF THE INDEPENDENT EXAMINER

In accordance with Clause 22(c) of the Trust Deed, I have examined the Accounts Of Lenham Community Centre for 12 Months to 31st December 2020 together with the charity's accounting records, and report that proper accounting records have been kept and the Accounts are in agreement with those records.

SHAREN CAIN FCCA

Sharen Cain

14th March 2021

LENHAM COMMUNITY CENTRE

Charitable Incorporated Organisation

No. 1166995

ANALYSIS OF BOOKINGS 12 MONTHS ENDED 31 DECEMBER 2020

NAME	BALANCE 31/12/19	LETTINGS for 12 Months	OTHER Services	PAYMENTS for 12 Months	BALANCE 31/12/20	O/S LETTINGS	PRE- PAID
Local Society 2019	280.00	0.00	0.00	(280.00)	0.00	0.00	0.00
Local Society 2020	0.00	2,249.00	20.00	(2,304.00)	(35.00)	65.00	(100.00)
Badminton	40.00	380.00	0.00	(420.00)	0.00	0.00	0.00
Ballet School	330.00	2,790.00	0.00	(2,888.00)	232.00	232.00	0.00
Bridge Club	0.00	360.00	0.00	(432.00)	(72.00)	0.00	(72.00)
Feathers Badminton	40.00	380.00	0.00	(400.00)	20.00	20.00	0.00
Film Club	0.00	158.00	55.00	(213.00)	0.00	0.00	0.00
LenARA	232.00	1,284.00	0.00	(1,516.00)	0.00	0.00	0.00
Lenham Parish Council	197.50	613.50	45.00	(715.00)	141.00	141.00	0.00
Lenham Women's Institute	0.00	300.00	100.00	(460.00)	(60.00)	0.00	(60.00)
Pathways Church	144.00	522.00	0.00	(666.00)	0.00	0.00	0.00
Quilters & Stitchers	(142.00)	349.00	0.00	(249.00)	(42.00)	8.00	(50.00)
Young at Heart	(50.00)	30.00	0.00	0.00	(20.00)	0.00	(20.00)
Baby & Toddler	0.00	312.00	0.00	(312.00)	0.00	0.00	0.00
Private Bookings 2019	115.00	0.00	0.00	(115.00)	0.00	0.00	0.00
Private Bookings 2020	(236.25)	352.00	25.00	(180.75)	(40.00)	0.00	(40.00)
Ed Ault	91.00	3,188.50	0.00	(2,842.00)	437.50	437.50	0.00
Government Agencies 2019	658.00	0.00	0.00	(658.00)	0.00	0.00	0.00
Government Agencies 2020	(300.00)	5,211.00	255.00	(4,310.00)	856.00	1096.00	(240.00)
East Kent Training	396.00	2,380.00	40.00	(2,636.00)	180.00	180.00	0.00
Kent NHS Trust	1,985.00	2,352.00	440.00	(4,645.00)	132.00	132.00	0.00
Mid Kent Training	72.00	120.00	0.00	(192.00)	0.00	0.00	0.00
Kent County Council	617.50	1,428.00	67.50	(1,354.00)	759.00	759.00	0.00
Commercial Bookings 2019	465.00	10.00	0.00	(475.00)	0.00	0.00	0.00
Commercial Bookings 2020	(967.00)	1,332.00	145.00	(1,122.00)	(612.00)	0.00	(612.00)
Pilates	114.00	380.00	0.00	(494.00)	0.00	0.00	0.00
Tai Chi	57.00	458.00	0.00	(515.00)	0.00	0.00	0.00
Commercial Bookings 2021	0.00	0.00	0.00	(434.25)	(434.25)	0.00	(434.25)
TOTAL	£4,138.75	£26,939.00	£1,192.50	(£30,828.00)	£1,442.25	£3,070.50	(£1,628.25)

Lenham Community Centre.

Annual General Meeting

Monday 17th May 2021.

Tonight I would like to welcome you all to the Annual General Meeting of Lenham Community Centre and as this is the first meeting that we have been able to get together for over year I thank you for attending.

This year has been like no other that we have experienced since we opened in 2004. I would like to give you a summary of the decisions we have had to make over the past year to make sure that at the end of the pandemic we will be able to continue to provide a viable facility for all our residents.

At the first lockdown it was a worry on how the hall would cope with a long period of no income, as a guide it cost £1000 a week to run Lenham Community Centre. In March last year after we were ordered to close, the decision was taken to review how this was going to affect the viability of the Community Centre and we had some difficult decisions to make, but to lock the doors and all go home it was decided this would not be an option, therefore during the pandemic we were able to offer the NHS a venue for limited training sessions, also we set up a system where we offered training on line using the Zoom facility for people working alone, although we had to open the hall at times with just one person in attendance, however this proved a success.

At the beginning of the Pandemic our finances were in a favourable state with our capital fund standing at £31,000 and a working capital of around £20,000.

In the long term it was considered that it would be between 2022/23 before we would return to a profitable situation.

Over the years 2020/21 it was envisaged that without grant funding we would have a deficit in the region of £25 to £35 thousand pounds.

In March 2020 it was agreed that until further notice Teresa would work from home until it was deemed safe for her to return to work, we also decided to ask Nigel Turner and Nathen Beale to continue with their duties to enable the centre to operate and provide a service to those who relied on our facilities, this system has worked very well, and I thank Teresa, Nigel & Nathan for the effort they have put in.

As you will see later from Ian, in our accounts for the year 2020 we had a deficit of £8971 this despite receiving a government grant of £12,688, we had agreed at the start of the second lockdown to continue with the arrangement with our staff, and at the start of 2021 it was projected that we would again lose in the region of £10,000 to £15,000 without further grant funding, but since January we have successfully applied and secured further grants of £16,338 and with this I am confident that without further disruption we could break even by the end of this year.

Over the period 2020/21 we have received total government grants of £29,051.

But I do urge caution as we do not know if there will be further restrictions as we go into Autumn and Winter, but unless the worst happens, we should be in a good position to face 2022 with confidence.

As from today the 17th May we have reopened the centre with each room operating at 50% capacity except the main hall, this will have a maximum of 60 people and will continue until 21st June when unless further restrictions are agreed we should be able to offer all our hirers unrestricted access to all our facilities.

After this date I expect that we will have to endure some restrictions for perhaps another 12 to 18 months but this will depend on a successful vaccination program continuing.

Going forward we should all be aware that the village is going to double in size over the next 10 years this will give us opportunities to strengthen the clubs and societies that already exist in the village and to promote further facilities as the population increases, we must be ready to welcome all new residents to the Parish, so they are able to enjoy the facilities we are able to offer.

John Bailey has donated an area of land to enlarge the carpark he also paid all the legal fees. We will have to raise the money to develop this or to come to an arrangement with the developers

During the winter we had the front doors of the building vandalized resulting in a bill for £255 to replace the glass, I thank Mrs Viv Lawrence for her contribution towards this cost.

This year we welcome 2 new trustees to our team, from the Gardening Club, Margaret Bains and from the Parish Council Kate Hammond who as required by our constitution has joined the management committee.

I would like to thank my Vice Chairman David Abson for the support he has given me over this difficult period, also I thank Teresa for the work she has carried out over the last year and for upgrading our IT and booking system.

I thank Nathan for the work he has undertaken to keep the centre clean and tidy, Also to Nigel who has taken on the role of caretaker he has become an important member of our team, also Ian our treasurer for his efforts in making sure that the Community Centre's finances remain sound when the pandemic ends.

In June hopefully we will welcome back Sheila Mill to make sure all the kitchen equipment is cleaned monthly, also to Julia Allen who keeps our IT running smoothly. I am sure I have not acknowledged all the help and support that many people have given us to make sure that the community centre will after this pandemic continue to operate successfully, we all continue to work together to provide a community Centre that all the residents of Lenham can be proud of. I will close by saying you have all been missed during this period and thanking you all for your help and support over the last year.

Thank You.

Nick Osborne,
Chairman