BUSEN MARTIAL ARTS AND SPORTS TRUST

England & Wales · Charity number 1169053

Details

Status	Registered
Legal form	CIO
Registered	2016-09-06
Register	View on the Charity Commission register

Contact

Address	Busen Martial Arts and Sports Trust 244 Stanley Road Twickenham TW2 5NP
Phone	02082968778

Activities

Objects: 3.1 TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF RICHMOND UPON THAMES AND THE SURROUNDING AREA THE PROVISION OF FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION OF INDIVIDUALS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES OR FOR THE PUBLIC AT LARGE IN THE INTERESTS OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING THE CONDITION OF LIFE OF THE SAID INHABITANTS.3.2 THE ADVANCEMENT OF AMATEUR SPORT FOR THE PUBLIC BENEFIT IN PARTICULAR MARTIAL ARTS SUCH AS JUDO AND KARATE AS WELL AS OTHER SPORTS CAPABLE OF PROMOTING HEALTH.

Activities: Busen Martial Arts & Sports Trust is working with London Borough of Richmond upon Thames to build a martial arts and fitness centre to open in September 2022. The new centre located in Stanley Road, Twickenham, will comprise 2 dojo areas and a fitness suite. Core activities will be martial arts and other fitness activities. It will be managed by the charity with a projected turnover of £250,000.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Amateur Sport
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- Richmond Upon Thames

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£431,297	£402,785	-	-
2024-03-31	£261,817	£241,854	-	-
2023-04-01	£78,578	£28,843	-	-
2022-04-01	£0	£0	-	-
2021-04-01	£0	£0	-	-

Trustees

Name	Role	Appointed
COLIN SINCLAIR		2016-09-06
David Keith McSweeney		2024-01-24
Ian Charles Barclay		2021-10-12
Keith Anthony Hourigan		2024-01-09
PROFESSOR ROGER WILLIAM MILLS		2016-09-06
Richard Eves		2025-12-30

Accounts

Busen Martial Arts & Sports Trust CIO

Trustees' Annual Report & Accounts

Year ended 31 March 2025

Charity No: 1169053

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The Trustees present their Annual Report and financial statements of Busen Martial Arts & Sports Trust CIO (also referred to as "Busen Trust" "Trust" or "the Charity") for the year ended 31 March 2025.

1. The Charity is named Busen Martial Arts & Sports Trust. It is a Charitable Incorporated Organisation ("CIO"), and the Charity Registration number is: **1169053**
2. Busen Martial Arts & Sports Trust was granted charitable status in September 2016.
3. The objects of the charity are, through the management of a Martial Arts and Fitness Centre for amateur sport, to:

   a. be a Centre of Excellence for Martial arts, particularly Karate and Judo, providing adults and young people with opportunities ranging from beginner level to international standard.
   b. promote accessible, affordable sport and fitness activities for adults and young people catering for a wide range of different abilities.

   The principal areas of benefit are within the London Borough of Richmond upon Thames ("LBRuT"), however, the facility is available to wider communities reflecting the wider initial support from Sport England, London Marathon Charitable Trust, Hampton Fund and LBRuT.

4. The principal office and website addresses are:

   244 Stanley Road, Twickenham, TW2 5NP

   www.bu-senTrust.org.uk

5. The Trustees who served during the year were as follows:

   Colin Sinclair – Chair of the Board of Trustees
   Roger Mills
   Mark Oakley
   Ian Barclay
   Keith Hourigan
   David McSweeney

6. **Patron and Key advisor to the Trust is as follows:**

   Frank Perry, Chief Instructor, Martial Arts also Head of United Kingdom Seiki Juku Karate Organisation (UKSKO) and the Busen Martial Arts School (9^{th} Dan Karate).

7. **Busen Martial Arts & Fitness Centre Building:** commenced on site in June 2021. In the period April 2024 to March 2025, the following progress was achieved:

   Year to March 2025
   Continued with the commissioning of the Dojo and Gymnasium and installation of additional Sport equipment both fixed and movable along with expansion of the children's Soft Play apparatus enabling the very youngest of children to enjoy the facilities.

The 30-year lease was signed back in January 2023; there remains some 'snagging list' items which are at a manageable level to be able to operate and function fully.

Regular classes were in place for the following activities – Karate, Judo, Gymnastics, Ju-Jitsu, Box fit and Soft Play; Membership was 730 (2024: 483) in total and weekly attendances averaging 1,100 (2024: 761).

Grand Opening 7 March 2024

As reported last year, the Trustees and Management were delighted with the Official Opening of the Centre ably conducted by Richmond Mayor, Councillor Suzette Nicholson, and amongst the dignitaries attending was Sir Vince Cable, Councillor Gareth Roberts, Council Leader and other Council members from Richmond Borough (LBRuT), Michael Dinsdale of the World Karate Federation took the opportunity to also present our Patron with a 9th Dan award. The evening was also treated to various martial art demonstrations culminating with ice breaks by Sensei Joe Perry and Shihan Frank Parry.

8. Funding of the Centre from start up

By way of background, the source of the funding to build the new Martial Arts & Sports Centre at Stanley Road in Teddington is summarised below:-

<u>Capital funding towards the new building £2,082,300 (built and owned by LBRuT):</u>

Busen Martial Arts and Sports Trust	£350,000
Sport England	£250,000
London Marathon Charitable Trust	£200,000
London Borough of Richmond upon Thames	£1,282,300

<u>Funding for equipment towards the new building £100,000:</u>

Busen Martial Arts & Sports Trust	£50,000
Hampton Fund	£50,000

The Trust was also loaned money from the Chair of the Trustees and the Patron, further details of these loans totalling £328,979 (£50,000 and £278,979 respectively) are in Note 9 to the financial statements.

9. Assets of the Charity as of 31 March 2025

a. Leasehold improvements with a carrying value of £322,778 (2024: £294,167) linked to the 30-year lease followed by a 10 year right to renew.
b. Equipment with net book value of £34,643 (2024: £81,413) including, judo mats, sports, fitness and soft play equipment.
c. Financial assets: Trade debtors & prepayments £9,020 (2024:£ 7,770) and a Cash balance £47,368 (2024: £36,600)

10. Risks to the Charity

The Charity exists to deliver its objectives through the management of the Martial Arts & Fitness Centre. Current principal risks identified are:

Demand – if the use of the Centre does not meet with the Trust's minimum targets to operate at, or above, break-even. The second full year of operation has demonstrated that there is strong demand for the Centre's varied programmes, and the Centre is a going concern.

Overhead costs – the recent high inflation has impacted the facility running costs particularly in the areas of utilities and employees; the Trustees keep a watching brief on the overheads and aim to ensure that all costs are covered in order to remain financially resilient. The building is energy efficient, and the best possible tariff has been negotiated with suppliers. The employees are rewarded through competitive fixed salaries plus a modest discretionary bonus typically during holiday periods.

Building maintenance – the buildings are subject to a planned maintenance, however, as with similar such structures they are susceptible to unforeseen defects and plant & machinery failures; regular inspections are carried out and especially so for the health and safety of all in the complex.

People - the Centre's development is dependent on a relatively small number of key officers and Trustees. The last two main risk areas of expertise identified in previous years - Talent and Building management experience - have now been mitigated further with the appointment of Richard Eve as a Trustee in early 2025 and access to HR Consultants as and when needed. Middle management staff are regularly trained to be able to cover in the event of absences at any senior level.

11. Public Benefit Statement

The Centre currently has 730 (2024: 483) members providing around 1,100 (2024: 761) average attendances per week.

The Centre is aiming to achieve 1,000 members and an ambitious 2,500 attendances per week at its seasonal peaks within 5 years of operation, although expects annual averages to be lower than this.

Discounted memberships are available to families on income support, universal credit, free school meals, unemployed and similar hardships.

The Charity is developing a range of socially beneficial programmes including access for children with a wide range of disabilities and exercise referral in conjunction with LBRuT and the NHS.

12. The financial statements

These financial statements have been subject to scrutiny by an independent examiner, and his report follows the financial statements which are based on the Charity Commission template for CIOs (referenced CC17) along with the template for Independent Examiners.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and to comply with the Charity's governing document, the Charities Act 2011 and 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 Trustees prepared a Reserves Policy during 2024 now that the Charity is fully established and following a second full year of Charitable Activities the Trustees primary Reserves objective in the foreseeable future remains to grow sufficient funds and capital to be able to finance the Activities and, begin to repay the subordinated loans (see Note 9); the loan repayments will be regularly reviewed balanced by meeting the Charity's principal objectives and, therefore, the Reserves policy recognises that any repayments will have to be done most likely over the medium to long term, subject to the continuing fundraising activities being successful in generating annual surpluses in the meantime.

Approved by the Board of Trustees on **31 December 2025** and signed on its behalf:

…………………………………………..

Colin Sinclair
Chair of the Board of Trustees

Date: **31 December 2025**

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 March 2025

	Notes	Unrestricted Funds £	Restricted Income Funds £	Total 2025 £
Income				
Donations & legacies	3	-	-	-
Charitable activities*	3	431,297	-	431,297
Total income		431,297	-	431,297
Expenditure				
Charitable activities*	4	392,785	10,000	402,785
Total expenditure		392,785	10,000	402,785
Net movement in funds		**38,512**	**(10,000)**	**28,512**
Reconciliation of funds:				
Total funds brought forward 1 April 2024		32,198	37,500	69,698
Total funds carried forward 31 March 2025		**70,710**	**27,500**	**98,210**

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 March 2024

	Notes	Unrestricted Funds £	Restricted Income Funds £	Total 2024 £
Income				
Donations & legacies	3	-	-	-
Charitable activities*	3	261,817	-	261,817
Total income		261,817	-	261,817
Expenditure				
Charitable activities*	4	231,854	10,000	241,854
Total expenditure		231,854	10,000	241,854
Net movement in funds		**29,963**	**(10,000)**	**19,963**
Reconciliation of funds:				
Total funds brought forward 1 April 2023		2,235	47,500	49,735
Total funds carried forward 31 March 2024		**32,198**	**37,500**	**69,698**

*The Charitable activities commenced in January 2023 following occupation of the Martial Arts and Fitness Centre

BALANCE SHEET as at 31 March 2025

	Notes	2025 £	2025 £	2024 £	2024 £
FIXED ASSETS					
Tangible assets	6		357,421		375,580
Total fixed assets			357,421		375,580
CURRENT ASSETS					
Debtors	7	9,020		7,770	
Cash at bank		47,368		36,600	
Total current assets		56,388		44,370	
CREDITORS: amounts due within one year	8	(25,526)		(21,294)	
Net Current assets			30,862		23,076
Total assets less current liabilities			**388,283**		**398,656**
CREDITORS: amounts due after one year	9		(290,073)		(328,958)
NET ASSETS			**98,210**		**69,698**
CHARITY FUNDS					
Restricted income funds	12		27,500		37,500
Unrestricted funds	12		70,710		32,298
TOTAL FUNDS			**98,210**		**69,698**

The financial statements on pages 6 to 13 were approved by the Board of Trustees on **31 December 2025** and signed on its behalf by:

……………………………………..

Colin Sinclair
Chair of Board of Trustees

31 December 2025

1. ACCOUNTING POLICIES

Basis of accounting

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and under the historical cost convention, except as modified for the annual revaluation of fixed asset investments.

Within the definitions of FRS 102, the Charity is a public benefit entity.

The financial statements have also been prepared in accordance with the accounting policies set out in more detail below, to comply with the Charity's governing document, the Charities Act 2011 and 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).

Going concern

The global economy has been significantly impacted by the COVID-19 pandemic, war in the Ukraine, a spike in energy prices and high levels of inflation continue into 2025 albeit they are beginning to recede. This will continue to be a challenging time for our Trustees and the People running the Centre. However, the Trustees have considered the future likely cash flows for the Charity covering a period of at least twelve months from the date of approval of these financial statements, and they are confident that sufficient funding is available to support the on-going activities of the Charity. The financial statements have, therefore, been prepared on a going concern basis.

The financial statements do not include any adjustments that would result should the going concern basis of preparation not be appropriate. In the event that this basis is not appropriate provisions may be required and assets may need to be written down to their recoverable amount with additional liabilities possibly emerging.

Income

General donations and other similar types of voluntary income are brought into account when receivable and donated income is included gross. Donations given for specific purposes are treated as restricted income.

Investment income is accounted for on a receivable basis once the dividend has been declared or the interest has been earned.

Income receivable from charitable activities is recognised as income when earned by the Charity.

Expenditure

All expenditure is accounted for on an accruals basis and is allocated to the Charity's principal activity where the costs can be identified as being directly related to that activity. All costs that cannot be identified as relating directly to the Charity's principal activity are categorised as either support costs or governance costs. Any costs that cannot be specifically categorised are allocated in proportions based upon a suitable ratio applicable to the nature of the cost involved.

Governance costs are the costs associated in running the Charity as a United Kingdom charitable incorporated organisation and specifically include the costs of the external independent examination.

Grants payable are recognised in the period in which the approved offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised only when the conditions attaching to the award are fulfilled. Grants offered subject to conditions, which have not been met at the balance sheet date, are noted as a potential commitment, but are not treated as a liability.

Tangible fixed assets

All tangible assets purchased that have an expected useful economic life that exceeds one year are capitalised and classified as tangible fixed assets. Tangible fixed assets are stated at historical cost less depreciation. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write each asset down to its estimated residual value over its expected useful life, as follows:

Long leasehold property improvements	3.33%	straight line
Fixtures, fittings, and equipment	20.0%	straight line

Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial instruments are therefore classified and accounted for according to the substance of the contractual arrangement as financial assets, financial liabilities, or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its liabilities.

Financial assets and liabilities

The Charity's debtors and creditors that meet the definition of either a financial asset or a financial liability are initially recognised at the transaction value and thereafter are stated at amortised cost using the effective interest method.

Fund accounting

The general fund comprises the accumulated surpluses of unrestricted income over expenditure, which are available for use in furtherance of the general objectives of the Charity.

Restricted funds are funds subject to specific conditions imposed by donors. The purpose and use of the restricted funds are set out in the notes to the financial statements. Amounts unspent at the year-end are carried forward in the balance sheet.

Future Change in Accounting Policies

FRS102 was amended in 2024 with the associated changes in the Charities SORP expected to be effective in 2026; the most likely impact will be the introduction of the long leasehold building onto the Balance Sheet as an asset with a Right Of Use with a corresponding lease liability. Other changes are not expected to be materially different.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

There were no specific judgements, estimates and assumptions that were critical to the preparation of these financial statements.

3. Analysis of Income

Details	Unrestricted funds		Restricted Income funds		TOTAL	TOTAL
	2025	**2024**	**2025**	**2024**	**2025**	**2024**
	£	**£**	**£**	**£**	**£**	**£**
Donation from **Hampton Fund** (Charity no. 211756)	-	-	-	-	-	-
Charitable activities:						
Martial Arts & fitness	276,371	164,464	-	-	276,371	164,464
Gym membership	80,832	46,616	-	-	80,832	46,616
Gymnastics classes	49,975	36,906	-	-	49,975	36,906
Centre hire fees	24,119	13,831	-	-	24,119	13,831
Total income	**431,297**	**261,817**	**-**	**-**	**431,297**	**261,817**

4. Analysis of Expenditure

Details	Unrestricted funds		Restricted Income funds		TOTAL	TOTAL
	2025	**2024**	**2025**	**2024**	**2025**	**2024**
Charitable activities:	**£**	**£**	**£**	**£**	**£**	**£**
Teaching instructors	107,909	90,016	-	-	107,909	90,016
Centre staff costs (note 5)	158,451	55,972	-	-	158,451	55,972
Rent payable	14,749	3,803	-	-	14,749	3,803
Repairs & maintenance	4,544	4,196	-	-	4,544	4,196
Depreciation	13,389	10,302	10,000	10,000	23,389	20,302
Equipment rental	23,966	19,867	-	-	23,966	19,867
Utilities & cleaning	33,112	22,927	-	-	33,112	22,927
Materials	16,750	2,651	-	-	16,750	2,651
IT software & consumables	4,001	7,012	-	-	4,001	7,012
Telephone & internet	2,579	1,731	-	-	2,579	1,731
Advertising & marketing	1,215	6,245	-	-	1,215	6,245
Printing and stationery	2,251	1,236	-	-	2,251	1,236
Training	180	473	-	-	180	473
Accountancy	4,919	2,544	-	-	4,919	2,544
Consultancy	0	1,440	-	-	0	1,440
Insurances	654	1,240	-	-	654	1,240
Bank charges	358	84	-	-	358	84
Charitable donation	75	75	-	-	75	75
Interest	196	-			196	
General	3,487	-			3,487	
Travel	-	40	-	-	-	40
Total expenditure on raising funds	**392,785**	**231,854**	**10,000**	**10,000**	**402,785**	**241,854**

5. Staff costs and numbers

The total staff costs for the year were as follow:-

	2025 £	2024 £
Wages and salaries	144,709	53,574
Social security costs	10,119	1,283
Employers defined contribution pension contributions	3,622	1,115
Total staff costs	**158,451**	**55,972**

	2025 No.	2024 No.
The average number of employees for the year, based on full-time equivalents (FTEs) was as follows:		
Centre manager	1	1
Centre support	3	1.5
	4	2.5

No employee received employee benefits greater than £60,000 (excluding pension costs) in either year.

The Trustees were very grateful again for the volunteering provided by many people in the year under review.

6. Tangible fixed assets

	Leasehold Improvements £	Fittings and Equipment £	Total £
Cost			
At the beginning of the year	300,000	101,654	401,654
Additions	-	5,229	5,229
Reclassification	50,000	(50,000)	-
At the end of the year	**350,000**	**56,883**	**406,883**
Depreciation (*SL= Straight Line basis & %Rate p.a.*)	*3.33% SL*	*20% SL*	
At the beginning of the year	5,833	20,241	26,074
Reclassification	9,722	(9,722)	-
Charge for the year	11,667	11,721	23,388
At the end of the year	**27,222**	**22,240**	**49,462**
Net book value			
At the beginning of the year	294,167	81,413	375,580
At the end of the year	**322,778**	**34,643**	**357,421**

The contribution paid to LBRuT for the Leasehold premises were in two amounts of £300,000 and £50,000 i.e. totalling £350,000 which included improvements, fixed plant and floor coverings. The £50,000 was included within Fittings and Equipment but has been reclassified as Leasehold Improvements during the year to reflect the nature of the expense.

7. DEBTORS

	2025	2024
	£	£
Trade debtors	992	1,573
Prepayments	8,028	6,197
Total	**9,020**	**7,770**

8. CREDITORS DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade creditors	5,345	10,261
Other creditor – UKSKO Karate Association & AJJA	7,673	
Accruals	4,046	1,773
Membership fees in advance	-	2,892
HMRC: PAYE & NIC deductions	7,757	5,843
Pension contributions	705	525
Total	**25,526**	**21,294**

9. CREDITORS DUE AFTER ONE YEAR

	2025	2024
	£	£
Subordinated Loan by Trustee (Colin Sinclair)	45,000	50,000
Subordinated Loan by Patron (Frank Perry)	245,073	278,958
Total	**290,073**	**328,958**

The subordinated loan from the Trustee is interest free and repayable only once sufficient funds are available to commence repayment.

The subordinated loan from the Patron is interest free until repayment of the principal has been made in full; material repayments will only commence once sufficient funds are available to commence repayment and interest at a commercial savings rate will be applied until repayment is made in full. The interest element, if any, represents a contingent liability, and no reliable estimate can be made at this time.

Modest repayments started to be made for the loans in the summer of 2024, subject always to the forward-looking projections. The intention is to continue the repayments on a quarterly basis as a minimum.

10. RESERVES POLICY

The Trustees developed a Reserves Policy during 2024 following the Charity's Activities commencing in January 2023 enabling a view to be taken on likely levels of demand. In the light of the continued utilisation of the facility during 2024/25, the Trustees main focus over the foreseeable future is to remain financially resilient and grow sufficient surplus cash to pay down the subordinated loans which were the critical capital injected to enable the Charity to become fully operational. As detailed in Note 9 the allocation of funds will be balanced by meeting the Charity's objectives thereby recognising the subordinated loan repayments will have to be made over the medium to longer term, subject to the levels of surplus fundraising activities and any donations in the meantime. The continuing financial support provided by these subordinated loans is essential for the Trust to remain a going concern and this Policy will be reviewed annually hereafter.

11. CHARITY FUNDS

Current year 2025

Fund name	Purpose & Restrictions	Balance b/fwd £	Income £	Expenditure £	Balance c/fwd £
Restricted Income Fund: Donation from **Hampton Fund**	To acquire Equipment and fittings (Mats, Punchbags, Seating, Gym equipment)	37,500	-	10,000	27,500
Unrestricted Fund	Finance working capital of Charity Activities	32,198	431,297	392,785	70,710
Total Funds		**69,698**	**431,297**	**402,785**	**98,210**

Prior year 2024

.Fund name	Purpose & Restrictions	Balance b/fwd £	Income £	Expenditure £	Balance c/fwd £
Restricted Income Fund: Donation from **Hampton Fund**	To acquire Equipment and fittings (Mats, Punchbags, Seating, Gym equipment)	47,500	-	10,000	37,500
Unrestricted Fund	Finance working capital of Charity Activities	2,235	261,817	231,854	32,198
Total Funds		**49,735**	**261,817**	**241,854**	**69,698**

12. TRANSACTIONS WITH TRUSTEES AND RELATED PARTIES

Other than the subordinated loans mentioned above, in Note 9, the there were no transactions with Trustees or Related Parties to disclose.

Transactions with the Patron and his Busen Martial Arts School were all at arm's length and the values were for equipment and procurement services totalling £23,862 (2024: £20,000).

The name and logo of Bu'sen Martial Arts has been provided by the Patron on a royalty free basis. The name **Bu'Sen**（武専）emanates from the founding school, Budo Senmon Gakko, for training Japanese Martial Arts based at Butokuden in Kyoto, Japan. The school was the inspiration behind the logos:-

13. Post Balance Sheet Events

The Patron operates a number of Martial Arts Clubs and Associations and, after 40+ years of being resident in Twickenham, LBRuT, the lease at King Street came to an end in June 2025 and the membership of the Busen Club have been offered membership at the Busen Trust.

The Trustees are in the process of agreeing the consideration payable on such a block transfer, however, to enable no disruption, the Patron and the Trustees agreed to open membership, and the Trust has already had the benefit of receiving membership fees from July 2025 onwards.

The current intention is to agree upon the consideration payable to Busen Ltd for the benefit of the increased membership transfer and the whole transaction will be subject to independent scrutiny. No reliable estimate can be made for the consideration that will become payable and full details will be provided in the next Annual Report & Accounts.

Independent Examiner's Report

I report to the Trustees on my examination of the accounts of the Busen Martial Arts & Sports Trust ("the Trust") set out on pages 6 to 14, for the year ended 31 March 2025.

As the charity's Trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission for England and Wales under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mark Jones.

Signed……………………………………….

Mark Jones MAAT
Member of the Association of Accounting Technicians

Date: **31 December 2025**

Accounts

Busen Martial Arts & Sports Trust CIO

Trustees' Annual Report & Accounts

Year ended 31 March 2024

Charity No: 1169053

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   b. promote accessible, affordable sport and fitness activities for adults and young people catering for a wide range of different abilities.

   The principal areas of benefit are within the London Borough of Richmond upon Thames ("LBRuT"), however, the facility is available to wider communities reflecting the wider initial support from Sport England, London Marathon Charitable Trust, Hampton Fund and LBRuT.

4. The principal office and website addresses are:

   244 Stanley Road, Twickenham, TW2 5NP

   www.bu-senTrust.org.uk

5. The Trustees who served during the year were as follows:

   Colin Sinclair – Chair of the Board of Trustees
   Roger Mills
   Mark Oakley
   Ian Barclay
   Keith Hourigan (appointed: 9.1.2024)
   David McSweeney (appointed: 24.1.2024)

6. Patron and Key advisor to the Trust is as follows:

   Frank Perry, Chief Instructor, Martial Arts also Head of United Kingdom Seiki Juku Karate Organisation (UKSKO) and the Busen Martial Arts School (9th Dan Karate)

7. Building of the Busen Martial Arts & Fitness Centre commenced on site in June 2021. In the period April 2023 to March 2024, the following progress was achieved:

   Year to March 2024
   Undertook commissioning of the Dojo and Gymnasium and installation of additional Sport equipment both fixed and movable along with the use of children's Soft Play apparatus enabling the very youngest of children to enjoy the facilities.

   The Building 'snagging list' was worked through, following the signing of the 30-year lease in January 2023, and it is now down to a more manageable level to be able to operate and function fully.

   Regular classes were in place for the following activities – Karate, Judo, Gymnastics, Ju-Jitsu, Box fit and Soft Play; Membership was 483 (2023: 229) in total and weekly attendances averaging 761 (2023:463).

March 2024
The Trustees and Management were delighted with the Official Opening of the Centre ably conducted by Richmond Mayor, Councillor Suzette Nicholson, and amongst the dignitaries attending was Sir Vince Cable, Councillor Gareth Roberts, Council Leader and other Council members from Richmond Borough (LBRuT), Michael Dinsdale of the World Karate Federation took the opportunity to also present our Patron with a 9th Dan award. The evening was also treated to various martial art demonstrations culminating with a double ice break by Sensei Joe Perry and Shihan Frank Parry.

8. Funding of the Centre from start up

By way of background, the source of the funding to build the new Martial Arts & Sports Centre at Stanley Road in Teddington is summarised below:-

Capital funding towards the new building (built and owned by LBRuT):

Busen Martial Arts and Sports Trust	£350,000
Sport England	£250,000
London Marathon Charitable Trust	£200,000
London Borough of Richmond upon Thames	£1,282,300

Funding for equipment towards the new building:

Busen Martial Arts & Sports Trust	£50,000
Hampton Fund	£50,000

The Trust was loaned money from the Chair of the Trustees and the Patron, further details are in Note 9 to the financial statements.

9. Assets of the Charity as of 31 March 2024

    a. Leasehold improvements with a carrying value of £294,167 (2023: £297,500) linked to the 30-year lease followed by a 10 year right to renew.
    b. Equipment with net book value of £81,413 (2023: £74,548) including, judo mats, sports, fitness and soft play equipment.
    c. Financial assets: Trade debtors £7,770 (2023:£232) and a Cash balance £36,600 (2023: £18,870)

10. Risks to the Charity

    The Charity exists to deliver its objectives through the management of the Martial Arts & Fitness Centre. Current principal risks identified are:

    Demand – if the use of the Centre does not meet with the Trust's minimum targets to operate at, or above, break-even. The first 15 months of operation demonstrated that there is strong demand for the Centre's programmes and the Centre is a going concern.

    Overhead costs - particularly with regard to Staff and Energy costs, especially in future periods following the Budget of November 2024 and the increases in national insurance costs effective from April 2025. The building is very energy efficient, and the best possible tariff has been negotiated with suppliers.

    Building defects - LBRuT accepted Practical Completion, and the Trust signed the lease and took possession of the building although there were a number of defects and a large number of snagging items.

    People - the Centre's development is dependent on a relatively small number of key officers and Trustees. The last two main risk areas of expertise identified last year, Talent and Building management experience, have now been mitigated further with the proposed appointment of Richard Eve as a Trustee in 2025 and access to HR Consultants as and when needed. Middle management staff will be trained to be able to also cover in the event of absences at any senior level.

11. Public Benefit Statement

    The new Centre currently has 483 (2023: 229) members providing 761 (2023: 463) average attendances per week; 2023/24 was a full year.

    The Centre is aiming to achieve 1000 members and 2500 attendances per week at its seasonal peaks within 5 years of operation, although expects annual averages to be lower than this.

    Discounted memberships are available to families on income support, universal credit, free school meals, unemployed and similar hardships.

    The Charity is developing a range of socially beneficial programmes including access for children with a wide range of disabilities and exercise referral in conjunction with LBRuT and the NHS.

12. The financial statements have been subject to scrutiny by an independent examiner and his report follows the financial statements which are based on the Charity Commission template for CIOs (referenced CC17) along with the template for Independent Examiners.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and to comply with the Charity's governing document, the Charities Act 2011 and 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 Trustees prepared a Reserves Policy during 2024 now that the Charity is fully established and following a full year of Charitable Activities the Trustees primary Reserves objective in the foreseeable future is to grow sufficient funds and capital to be able to finance the Activities and, begin to repay the subordinated loans (see Note 9); the loan repayments will be regularly reviewed balanced by meeting the Charity's principal objectives and, therefore, the Reserves policy recognises that any repayments will have to be done most likely over the medium to long term, subject to the continuing fundraising activities being successful in generating annual surpluses in the meantime.

Approved by the Board of Trustees on 25th January 2025 and signed on its behalf:

…………………………………………..

Colin Sinclair
Chair of the Board of Trustees

Date: **25 January 2025**

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 March 2024

	Notes	Unrestricted Funds £	Restricted Income Funds £	Total 2024 £
Income				
Donations & legacies	3	-	-	-
Charitable activities*	3	261,817	-	261,817
Total income		261,817	-	261,817
Expenditure				
Charitable activities*	4	231,854	10,000	241,854
Total expenditure		231,854	10,000	241,854
Net movement in funds		**29,963**	**(10,000)**	**19,963**
Reconciliation of funds:				
Total funds brought forward 1 April 2022		2,235	47,500	49,735
Total funds carried forward 31 March 2023		**32,198**	**37,500**	**69,698**

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 March 2023

	Notes	Unrestricted Funds £	Restricted Income Funds £	Total 2023 £
Income				
Donations & legacies	3		50,000	50,000
Charitable activities*	3	28,578		28,578
Total income		28,578	50,000	78,578
Expenditure				
Charitable activities*	4	26,343	2,500	28,843
Total expenditure		26,343	2,500	28,843
Net movement in funds		**2,235**	**47,500**	**49,735**
Reconciliation of funds:				
Total funds brought forward 1 April 2022		-	-	-
Total funds carried forward 31 March 2023		**2,235**	**47,500**	**49,735**

*The Charitable activities commenced in January 2023 following occupation of the Martial Arts and Fitness Centre

BALANCE SHEET as at 31 March 2024

	Notes	2024 £	2024 £	2023 £	2023 £
FIXED ASSETS					
Tangible assets	6		375,580		372,048
Total fixed assets			375,580		372,048
CURRENT ASSETS					
Debtors	7	7,770		232	
Cash at bank		36,600		18,870	
Total current assets		44,370		19,102	
CREDITORS: amounts due within one year	8	(21,294)		(12,436)	
Net Current assets			23,076		6,666
Total assets less current liabilities			**398,656**		**378,714**
CREDITORS: amounts due after one year	9		(328,958)		(328,979)
NET ASSETS			**69,698**		**49,735**
CHARITY FUNDS					
Restricted income funds	12		37,500		47,500
Unrestricted funds	12		32,298		2,235
TOTAL FUNDS			**69,698**		**49,735**

The financial statements on pages 6 to 13 were approved by the Board of Trustees on **25 January 2025** and signed on its behalf by:

………………………………………..

Colin Sinclair
Chair of Board of Trustees

25 January 2025

1. ACCOUNTING POLICIES

Basis of accounting

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and under the historical cost convention, except as modified for the annual revaluation of fixed asset investments.

Within the definitions of FRS 102, the Charity is a public benefit entity.

The financial statements have also been prepared in accordance with the accounting policies set out in more detail below, to comply with the Charity's governing document, the Charities Act 2011 and 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).

Going concern

The global economy has been significantly impacted by the COVID-19 pandemic, war in the Ukraine, a spike in energy prices and high levels of inflation continue into 2025. This will continue to be a challenging time for our Trustees and the People running the Centre. However, the Trustees have considered the future likely cash flows for the Charity covering a period of at least twelve months from the date of approval of these financial statements, and they are confident that sufficient funding is available to support the on-going activities of the Charity. The financial statements have, therefore, been prepared on a going concern basis.

The financial statements do not include any adjustments that would result should the going concern basis of preparation not be appropriate. In the event that this basis is not appropriate provisions may be required and assets may need to be written down to their recoverable amount with additional liabilities possibly emerging.

Income

General donations and other similar types of voluntary income are brought into account when receivable and donated income is included gross. Donations given for specific purposes are treated as restricted income.

Investment income is accounted for on a receivable basis once the dividend has been declared or the interest has been earned.

Income receivable from charitable activities is recognised as income when earned by the Charity.

Expenditure

All expenditure is accounted for on an accruals basis and is allocated to the Charity's principal activity where the costs can be identified as being directly related to that activity. All costs that cannot be identified as relating directly to the Charity's principal activity are categorised as either support costs or governance costs. Any costs that cannot be specifically categorised are allocated in proportions based upon a suitable ratio applicable to the nature of the cost involved.

Governance costs are the costs associated in running the Charity as a United Kingdom charitable incorporated organisation and specifically include the costs of the external independent examination.

Grants payable are recognised in the period in which the approved offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised only when the conditions attaching to the award are fulfilled. Grants offered subject to conditions, which have not been met at the balance sheet date, are noted as a potential commitment, but are not treated as a liability.

Tangible fixed assets

All tangible assets purchased that have an expected useful economic life that exceeds one year are capitalised and classified as tangible fixed assets. Tangible fixed assets are stated at historical cost less depreciation. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write each asset down to its estimated residual value over its expected useful life, as follows:

Long leasehold property improvements	3.33%	straight line
Fixtures, fittings, and equipment	20.0%	straight line

Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial instruments are therefore classified and accounted for according to the substance of the contractual arrangement as financial assets, financial liabilities, or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its liabilities.

Financial assets and liabilities

The Charity's debtors and creditors that meet the definition of either a financial asset or a financial liability are initially recognised at the transaction value and thereafter are stated at amortised cost using the effective interest method.

Fund accounting

The general fund comprises the accumulated surpluses of unrestricted income over expenditure, which are available for use in furtherance of the general objectives of the Charity.

Restricted funds are funds subject to specific conditions imposed by donors. The purpose and use of the restricted funds are set out in the notes to the financial statements. Amounts unspent at the year-end are carried forward in the balance sheet.

Future Change in Accounting Policies

FRS102 was amended in 2024 with the associated changes in the Charities SORP expected to be effective in 2026; the most likely impact will be the introduction of the long leasehold building onto the Balance Sheet as an asset with a Right Of Use with a corresponding lease liability. Other changes are not expected to be materially different.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

There were no specific judgements, estimates and assumptions that were critical to the preparation of these financial statements.

3. Analysis of Income

Details	**Unrestricted funds**		**Restricted Income funds**		**TOTAL**	**TOTAL**
	2024	**2023**	**2024**	**2023**	**2024**	**2023**
	£	**£**	**£**	**£**	**£**	**£**
Donation from Hampton Fund (Charity no. 211756)	-	-	-	50,000	-	50,000
Charitable activities:						
Martial Arts	164,464	16,448	-	-	164,464	16,448
Gym membership	46,616	9,071	-	-	46,616	9,071
Gymnastics classes	36,906	3,059	-	-	36,906	3,059
Other	13,831	-	-	-	13,831	-
Total income	**261,817**	**28,578**	**-**	**50,000**	**261,817**	**78,578**

4. Analysis of Expenditure

Details	**Unrestricted funds**		**Restricted Income funds**		**TOTAL**	**TOTAL**
	2024	**2023**	**2024**	**2023**	**2024**	**2023**
Charitable activities:	**£**	**£**	**£**	**£**	**£**	**£**
Teaching instructors	90,016	7,915	-	-	90,016	7,915
Centre staff costs (note 5)	55,972	7,530	-	-	55,972	7,530
Rent payable	3,803	-	-		3,803	-
Repairs & maintenance	4,196	1,250	-	-	4,196	1,250
Depreciation	10,302	3,271	10,000	2,500	20,302	5,771
Equipment rental	19,867	-	-	-	19,867	-
Utilities & cleaning	22,927	-	-		22,927	-
Materials	2,651	204	-	-	2,651	204
IT software & consumables	7,012	4,140	-	-	7,012	4,140
Telephone & internet	1,731	203	-	-	1,731	203
Advertising & marketing	6,245	783	-	-	6,245	783
Printing and stationery	1,236	57	-	-	1,236	57
Training	473	-	-	-	473	-
Accountancy	2,544	800	-	-	2,544	800
Consultancy	1,440	-	-	-	1,440	-
Insurances	1,240	133	-	-	1,240	133
Bank charges	84	57	-	-	84	57
Charitable donation	75	-	-	-	75	-
Travel	40	-	-	-	40	-
Total expenditure on raising funds	**231,854**	**26,343**	**10,000**	**2,500**	**241,854**	**28,843**

5. Staff costs

The Centre staff were subcontracted for the period to March 2023 from Busen Martial Arts School. Full time employees were recruited in April 2023. The Trustees were very grateful again for the volunteering provided by many people in the year under review and the initial period when opening the Centre back in January 2023 followed by the Official Opening in March 2024..

6. Tangible fixed assets

	Leasehold Improvements £	Fittings and Equipment £	Total £
Cost			
At the beginning of the year	300,000	77,819	377,819
Additions	-	23,835	23,835
At the end of the year	**300,000**	**101,654**	**401,654**
Depreciation (*SL= Straight Line basis & %Rate p.a.*)	*3.33% SL*	*20% SL*	
At the beginning of the year	2,500	3,271	5,771
Charge for the year	3,333	16,970	20,303
At the end of the year	**5,833**	**20,241**	**26,074**
Net book value			
At the beginning of the year	297,500	74,548	372,048
At the end of the year	**294,167**	**81,413**	**375,580**

7. DEBTORS

	2024 £	**2023 £**
Trade debtors	1,573	232
Prepayments	6,197	-
Total	**7,770**	**232**

8. CREDITORS DUE WITHIN ONE YEAR

	2024 £	**2023 £**
Trade creditors	10,261	3,501
Accruals	1,773	7,430
Membership fees in advance	2,892	1,505
HMRC: PAYE deductions	5,843	-
Pension contributions	525	-
Total	**21,294**	**12,436**

9. CREDITORS DUE AFTER ONE YEAR

	2024	2023
	£	£
Subordinated Loan by Trustee (Colin Sinclair)	50,000	50,000
Subordinated Loan by Patron (Frank Perry)	278,958	278,979
Total	**328,958**	**328,979**

The subordinated loan from the Trustee is interest free and repayable only once sufficient funds are available to commence repayment.

The subordinated loan from the Patron is interest free until repayment of the principal is in full; material repayments will only commence once sufficient funds are available to commence repayment and interest at a commercial savings rate will be applied until repayment is made in full. The interest element, if any, represents a contingent liability, and no reliable estimate can be made at this time.

After the year end, modest repayments started to be made for the loans in the summer of 2024, subject always to the forward-looking projections. The intention is to continue the repayments on a quarterly basis.

10. TRANSACTIONS WITH TRUSTEES AND RELATED PARTIES

Other than the subordinated loans mentioned above, in Note 9, the there were no transactions with Trustees or Related Parties to disclose.

Transactions with the Patron and his Busen Martial Arts School were all at arm's length and the values were for services totalling £20,000 (2023: £6,000) which was not paid for until after the year end.

The name and logo of Bu'sen Martial Arts has been provided by the Patron on a royalty free basis.

11. RESERVES POLICY

The Trustees developed a Reserves Policy during 2024 following the Charity's Activities commencing in January 2023 enabling a view to be taken on likely levels of demand. In the light of the excellent utilisation of the facility during 2024, the Trustees main focus over the foreseeable future is to grow sufficient surplus funds to pay down the subordinated loans which were the critical capital injected to enable the Charity to become fully operational. As detailed in Note 9 The allocation of funds will be balanced by meeting the Charity's objectives thereby recognising the subordinated loan repayments will have to be done over the medium to long term, subject to the levels of surplus fundraising activities and any donations in the meantime. The continuing financial support provided by these subordinated loans is essential for the Trust to remain a going concern and this Policy will be reviewed annually hereafter.

12. CHARITY FUNDS

Current year 2024

Fund name	Purpose & Restrictions	Balance b/fwd £	Income £	Expenditure £	Balance c/fwd £
Restricted Income Fund: Donation from Hampton	To acquire Equipment and fittings (Mats, Punchbags, Seating, Gym equipment)	47,500	-	10,000	37,500
Fund Unrestricted Fund	Finance working capital of Charity Activities	2,235	261,817	231,854	32,198
Total Funds		**49,735**	**261,817**	**241,854**	**69,698**

Prior year 2023

.Fund name	Purpose & Restrictions	Balance b/fwd £	Income £	Expenditure £	Balance c/fwd £
Restricted Income Fund: Donation from Hampton	To acquire Equipment and fittings (Mats, Punchbags, Seating, Gym equipment)	-	50,000	2,500	47,500
Fund Unrestricted Fund	Finance working capital of Charity Activities	-	28,578	26,343	2,235
Total Funds		**-**	**78,578**	**28,843**	**49,735**

Independent Examiner's Report

I report to the Trustees on my examination of the accounts of the Busen Martial Arts & Sports Trust ("the Trust") set out on pages 6 to 13, for the year ended 31 March 2024.

As the charity's Trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission for England and Wales under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mark Jones.

Signed……………………………………….

Mark Jones MAAT
Member of the Association of Accounting Technicians

Date: **25 January 2025**

BUSEN MARTIAL ARTS AND SPORTS TRUST

England & Wales - Charity number 1169053

Accounts

Busen Martial Arts & Sports Trust CIO

Trustees' Annual Report & Accounts

Year ended 31 March 2023

Charity No: 1169053

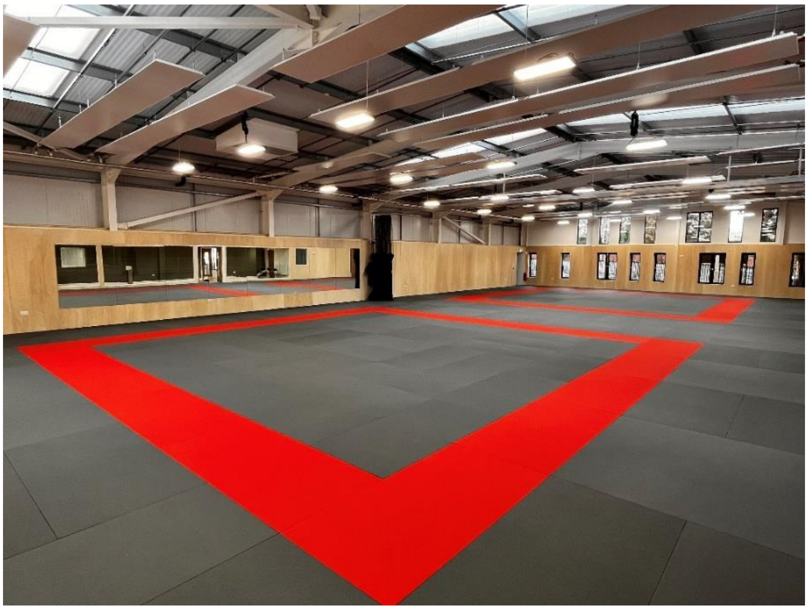


TABLE OF CONTENTS

The Trustees present their report and, for the first time of being required, the financial statements of Busen Martial Arts & Sports Trust CIO (also referred to as "Busen Trust" or "the Charity") for the year ended 31 March 2023.

1. The Charity is named Busen Martial Arts & Sports Trust. It is a Charitable Incorporated Organisation ("CIO"), and the Charity Registration number is: **1169053**

2. Busen Martial Arts & Sports Trust was granted charitable status in September 2016.

3. The objects of the charity are, through the management of a Martial Arts and Fitness Centre for amateur sport, to:

   a. be a Centre of Excellence for Martial arts, particularly Karate and Judo, providing adults and young people with opportunities ranging from beginner level to international standard.
   b. promote accessible, affordable sport and fitness activities for adults and young people catering for a range of different abilities.

   The principal areas of benefit within the London Borough of Richmond upon Thames ("LBRuT"), however, the facility is available to wider communities reflecting the wider initial support from Sport England, London Marathon Charitable Trust, Hampton Fund and LBRuT.

4. The principal office and website addresses are:

   244 Stanley Road, Twickenham, TW2 5NP

   www.bu-sentrust.org.uk

5. The trustees who served during the year were as follows:

   Colin Sinclair - Chair
   Roger Mills
   Mark Oakley
   Ian Barclay

6. Patron and Key advisor to the trust is as follows:

   Frank Perry, Chief Instructor, Martial Arts also Head of United Kingdom Seiki Juku Karate Organisation (UKSKO) and the Busen Martial Arts School

7. Building of the Busen Martial Arts & Fitness Centre commenced on site in June 2021. In the period April 2022 to March 2023, the following progress was achieved:

   December 2022
   Project achieved 'practical completion' and was handed over from the contractor to the landowner, the LBRuT:

   January 2023
   Lease signed between LBRuT and Busen Martial Arts & Sports Trust on terms of 30 years plus right of renewal for an additional 10 years. Signing of the lease enabled the Trust to take occupation of the site.

   January 2023
   Open weekend held 7-8th January attracting over 1000 attendances.

9th January – centre programmes launched for the Dojo & fitness suite.

March 2023
Regular classes in place for the following activities – Karate, Judo, Gymnastics, Ju-Jutsu, Boxfit.

Membership 229 in total and weekly attendances averaging 463.

8. Funding of the centre from start up

<u>Capital funding towards the new building (built and owned by LBRuT):</u>

Busen Martial Arts and Sports Trust	£350,000
Sport England	£250,000
London Marathon Charitable Trust	£200,000
London Borough of Richmond upon Thames	£1,282,300

<u>Funding for equipment towards the new building:</u>

Busen Martial Arts & Sports Trust	£50,000
Hampton Fund	£50,000

9. Assets of the Charity as of 31 March 2023

   a. Leasehold improvements with a carrying value of £322,603 linked to the 30-year lease followed by a 10 year right to renew.
   b. Equipment carrying value £49,445 including, judo mats, sports equipment, fitness equipment.
   c. Financial assets: Trade debtors: £263 and Cash: £18,870

10. Risks to the Charity

The Charity exists to deliver its objectives through the management of the Martial Arts & Fitness Centre. Current principal risks are:

Demand - for use of the centre does not meet with the trust's projections. The first 3 months of operation demonstrate that there is strong demand for centre programmes and the centre is solvent.

Running costs - particularly with regard to energy costs. This has been allowed for in the business plan. The building is extremely energy efficient, and the best possible tariff has been negotiated with suppliers.

Building defects - LBRuT accepted Practical Completion and the Trust signed the lease and took possession of the building although there were a number of defects and a large number of snagging items. We will need to put pressure on the Council and the Contractors to quickly rectify these items in order to ensure that our operation of the centre is not compromised.

People - the Centre's development is dependent on a relatively small number of key officers and trustees. As a matter of urgency, it is essential that the Charity increases the number and skills of trustees, particularly with regard to financial, HR and building management experience. Middle management staff will be trained to be able to cover in the event of absences at senior level.

11. Public Benefit Statement

The new Centre currently has 229 members providing 463 average attendances per week.

The Centre is aiming to achieve 1000 members and 2500 attendances per week.

Discounted memberships are available to families on income support, universal credit, free school meals, unemployed and similar hardships.

The Charity is developing a range of socially beneficial programmes including access for children with disabilities (e.g. autism) and exercise referral in conjunction with LBRuT and the NHS.

12. The financial statements have been subject to scrutiny by an independent examiner and his report follows the financial statements which are based on the Charity Commission template for CIOs (referenced CC17) along with the template for Independent Examiners.

    The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and to comply with the Charity's governing document, the Charities Act 2011 and 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 trustees do not have a Reserves Policy finalised, as yet, and this fact is also referred to in the accounts (Note 11); the Trustees will develop a Reserves Policy during 2024 now that the Charity is established and with a view to grow sufficient funds and capital to repay the subordinated loans (see Note 9) balanced by meeting the Charity's objectives thereby recognising this will have to be done over the medium to long term, subject to the successful fundraising activities in the meantime.

Approved by the Board of Trustees on 29th January 2024 and signed on its behalf:

…………………………………………..

Colin Sinclair
Chair of Trustees

Date: **29 January 2024**

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 March 2023

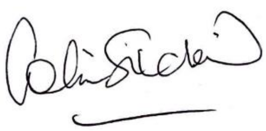
	Notes	Unrestricted Funds £	Restricted Income Funds £	Total 2023 £	Total 2022 £
Income					
Donations & legacies	3		50,000	50,000	-
Charitable activities*	3	28,578		28,578	-
Total income		28,578	50,000	78,578	-
Expenditure					
Charitable activities*	4	26,343	2,500	28,843	
Total expenditure		26,343	2,500	28,843	-
Net movement in funds		**2,235**	**47,500**	**49,735**	**-**
Reconciliation of funds:					
Total funds brought forward 1 April 2022		-	-	-	-
Total funds carried forward 31 March 2023		**2,235**	**47,500**	**49,735**	**-**

*The Charitable activities commenced in January 2023 following occupation of the Dojo and Fitness Centre

BALANCE SHEET as at 31 March 2023

	Notes	Unrestricted funds £	Restricted Income funds £	Total 2023 £	Total 2022 £
FIXED ASSETS					
Tangible assets	6	324,548	47,500	372,048	-
Total fixed assets		324,548	47,500	372,048	-
CURRENT ASSETS					
Debtors	7	232	-	232	-
Cash at bank		18,870	-	18,870	167,600
Total current assets		19,102	-	19,102	167,600
CREDITORS: amounts due within one year	8	(12,436)	-	(12,436)	-
Net Current assets		6,666	-	6,666	-
Total assets less current liabilities		**331,214**	**47,500**	**378,714**	**167,600**
CREDITORS: amounts due after one year	9	(328,979)	-	(328,979)	(167,600)
NET ASSETS		**2,235**	**47,500**	**49,735**	**-**
CHARITY FUNDS					
Restricted income funds	12	-	47,500	47,500	-
Unrestricted funds	12	2,235	-	2,235	-
TOTAL FUNDS		**2,235**	**47,500**	**49,735**	**-**

The financial statements on pages 5 to 11 were approved by the Board of Trustees on **29 January 2024** and signed on its behalf by:



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Colin Sinclair, Chair of Trustees
29 January 2024

1. ACCOUNTING POLICIES

Basis of accounting

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and under the historical cost convention, except as modified for the annual revaluation of fixed asset investments.

Within the definitions of FRS 102, the Charity is a public benefit entity.

The financial statements have also been prepared in accordance with the accounting policies set out in more detail below, to comply with the Charity's governing document, the Charities Act 2011 and 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).

Going concern

The global economy has been significantly impacted by the COVID-19 pandemic, war in the Ukraine, a spike in energy prices and high levels of inflation. This will be a challenging time for our Trustees and the People running the Centre. However, the Trustees have considered the future likely cash flows for the Charity covering a period of at least twelve months from the date of approval of these financial statements, and they are confident that sufficient funding is available to support the on-going activities of the Charity. The financial statements have therefore been prepared on a going concern basis.

The financial statements do not include any adjustments that would result should the going concern basis of preparation not be appropriate. In the event that this basis is not appropriate provisions may be required and assets may need to be written down to their recoverable amount.

Income

General donations and other similar types of voluntary income are brought into account when receivable and donated income is included gross. Donations given for specific purposes are treated as restricted income.

Investment income is accounted for on a receivable basis once the dividend has been declared or the interest has been earned.

Income receivable from charitable activities is recognised as income when earned by the Charity.

Expenditure

All expenditure is accounted for on an accruals basis and is allocated to the Charity's principal activity where the costs can be identified as being directly related to that activity. All costs that cannot be identified as relating directly to the Charity's principal activity are categorised as either support costs or governance costs. Any costs that cannot be specifically categorised are allocated in proportions based upon a suitable ratio applicable to the nature of the cost involved.

Governance costs are the costs associated in running the Charity as a United Kingdom charitable incorporated organisation and specifically include the costs of the external independent examination.

Grants payable are recognised in the period in which the approved offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised only when the conditions attaching to the award are fulfilled. Grants offered subject to conditions, which have not been met at the balance sheet date, are noted as a potential commitment, but are not treated as a liability.

Tangible fixed assets

All tangible assets purchased that have an expected useful economic life that exceeds one year are capitalised and classified as tangible fixed assets. Tangible fixed assets are stated at historical cost less depreciation. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write each asset down to its estimated residual value over its expected useful life, as follows:

Long leasehold property improvements	3.33%	straight line
Fixtures, fittings, and equipment	20.0%	straight line

Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial instruments are therefore classified and accounted for according to the substance of the contractual arrangement as financial assets, financial liabilities, or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its liabilities.

Financial assets and liabilities

The Charity's debtors and creditors that meet the definition of either a financial asset or a financial liability are initially recognised at the transaction value and thereafter are stated at amortised cost using the effective interest method.

Fund accounting

The general fund comprises the accumulated surpluses of unrestricted income over expenditure, which are available for use in furtherance of the general objectives of the Charity.

Restricted funds are funds subject to specific conditions imposed by donors. The purpose and use of the restricted funds are set out in the notes to the financial statements. Amounts unspent at the year-end are carried forward in the balance sheet.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

There were no specific judgements, estimates and assumptions that were critical to the preparation of these financial statements.

3. Analysis of Income

Details	**Unrestricted funds £**	**Restricted Income funds £**	**2023 £**	**2022 £**
Donation from Hampton Fund (Charity no. 211756)	-	50,000	50,000	-
Charitable activities:				
Martial Arts	16,448	-	16,448	-
Gym membership	9,071	-	9,071	-
Gymnastics classes	3,059	-	3,059	-
Total income	**28,578**	**50,000**	**78,578**	**-**

4. Analysis of Expenditure

Details	Unrestricted funds £	Restricted Income funds £	2023 £	2022 £
Charitable activities:				
Teaching instructors	7,915	-	7,915	-
Centre staff (note 5)	7,530	-	7,530	-
IT software & consumables	4,140	-	4,140	-
Repairs & maintenance	1,250	-	1,250	-
Accountancy & independent examination	800	-	800	-
Advertising & marketing	783	-	783	-
Materials	204	-	204	-
Telephone & internet	203	-	203	-
Insurances	133	-	133	-
Bank charges	57	-	57	-
Printing and stationery	57	-	57	-
Depreciation	3,271	2,500	5,771	-
Total expenditure on raising funds	**26,343**	**2,500**	**28,843**	**-**

5. Staff costs

The Centre staff were subcontracted for the period to March 2023 from Busen Martial Arts School. Full time employees were recruited in April and payroll details will be provided future annual reports & accounts. The Trustees were grateful for a large amount of volunteering provided by several people in the first short period to open the Dojo and Gym in January 2023.

6. Tangible fixed assets

	Leasehold Improvements £	Fittings and Equipment £	Total £
Cost			
At the beginning of the year	-	-	-
Additions	300,000	77,819	377,819
Disposals	-	-	-
At the end of the year	**300,000**	**77,819**	**377,819**
Depreciation (*SL= Straight Line basis & %Rate p.a.*)	*3.33% SL*	*20% SL*	
At the beginning of the year	-	-	-
Charge for the year	2,500	3,271	5,771
Disposals	-	-	-
At the end of the year	**2,500**	**3,271**	**5,771**
Net book value			
At the beginning of the year	-	-	-
At the end of the year	**297,500**	**74,548**	**372,048**

7. DEBTORS

	2023 £	2022 £
Trade debtors	232	-
Total	**232**	**-**

8. CREDITORS DUE WITHIN ONE YEAR

	2023 £	2022 £
Trade creditors	3,501	-
Accruals	7,430	-
Membership fees in advance	1,505	-
Total	**12,436**	**-**

9. CREDITORS DUE AFTER ONE YEAR

	2023 £	2022 £
Subordinated Loan by Trustee (Colin Sinclair)	50,000	-
Subordinated Loan by Patron (Frank Perry)	278,979	
Total	**328,979**	**-**

The subordinated loan from the Trustee is interest free and repayable only once sufficient funds are available to commence repayment.

The subordinated loan from the Patron is interest free until repayment commences; repayment will only commence once sufficient funds are available to commence repayment and interest at a commercial savings rate will be applied until repayment is made in full. The interest element represents a contingent liability, and no reliable estimate can be made at this time.

10. TRANSACTIONS WITH TRUSTEES AND RELATED PARTIES

Other than the subordinated loans mentioned above, in Note 9, the there were no transactions with Trustees or Related Parties to disclose.

Transactions with the Patron and his Busen Martial Arts School were all at arm’s length and the values were for services totalling £6,000 which was not paid for until after the year end.

A short-term loan for £20,000 was received from and repaid to Busen Ltd in February 2023.

The name and logo of Busen Martial Arts has been provided on a royalty free basis.

11. RESERVES POLICY

The Trustees will develop a Reserves Policy during 2024 now that the Charity is established and with a view to grow sufficient funds and capital to repay the subordinated loans detailed in Note 9 balanced by meeting the Charity's objectives thereby recognising this will have to be done over the medium term, subject to fundraising activities in the meantime.

12. CHARITY FUNDS

Current year

Fund name	Purpose & Restrictions	Balance b/fwd £	Income £	Expenditure £	Balance c/fwd £
Restricted Income Fund: Donation from Hampton	To acquire Equipment and fittings (Mats, Punchbags, Seating, Gym equipment)	-	50,000	2,500	47,500
Fund Unrestricted Fund	Finance working capital of Charity Activities	-	28,578	26,343	2,235
Total Funds		**-**	**78,578**	**28,843**	**49,735**

Prior year

There was no Funds in prior years.

Independent Examiner's Report to the Trustees

I report to the trustees on my examination of the accounts of the Busen Martial Arts & Sports Trust ("the Trust") set out on pages 5 to 11, for the year ended 31 March 2023.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mark Jones
Signed…………………………………………

Mark Jones MAAT
Member of the Association of Accounting Technicians

Date: **29 January 2024**

BUSEN MARTIAL ARTS AND SPORTS TRUST

England & Wales - Charity number 1169053

Accounts

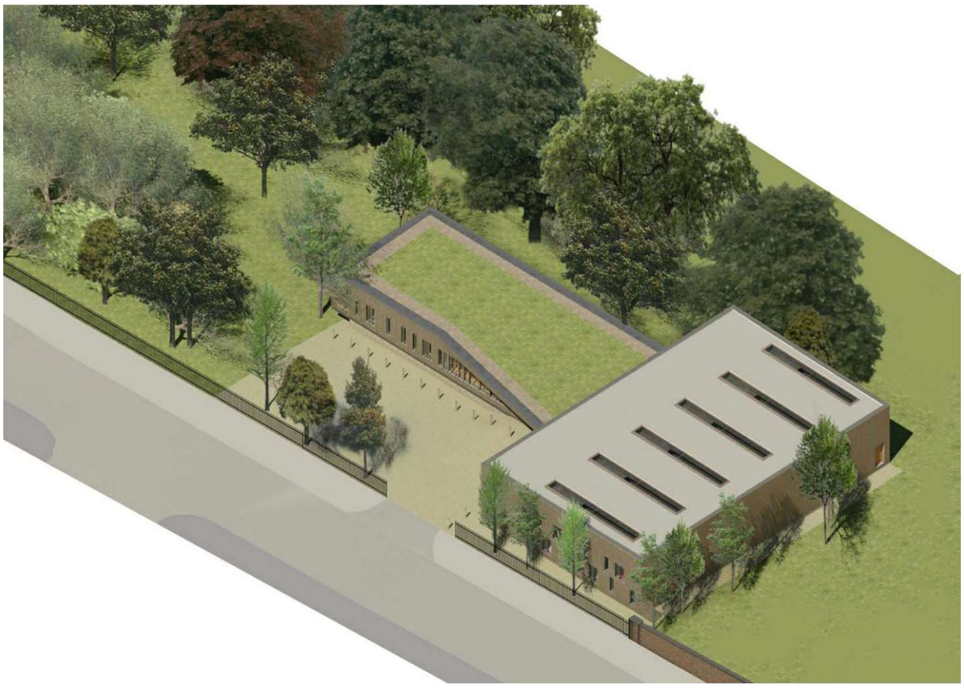
ANNUAL REPORT

2020/2021

Trustees of Busen Martial Arts & Sports Trust

Charitable Incorporated Organisation

Charity No: 1169053



Annual Report of the Trustees of Busen Martial Arts & Sports Trust
for the period 1 April 2020 to 31 March 2021

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1. The Charity is named Busen Martial Arts & Sports Trust. The Trust's Charity Registration number is 1169053.

2. The principal office of the trust is c/o Walker Morris LLP, King's Court, 12 King Street, Leeds, LS1 2HL.

3. The current trustees are as follows:

   Colin Sinclair, Chair
   Roger Mills
   Mark Oakley
   Ian Barclay

4. Key advisor to the trust is as follows:

   Frank Perry, Chief Instructor, Martial Arts

5. The objects of the charity are, through the management of a Martial Arts and Fitness Centre for amateur sport, to:

   - Promote accessible, affordable sport and fitness activities for adults and young people catering for a range of different abilities.

   - Be a Centre of Excellence for martial arts, particularly Karate and Judo, providing adults and young people with opportunities ranging from beginner level to international standard.

6. Busen Martial Arts & Sports Trust was granted charitable status in September 2016.

7. In October 2016, the Charity entered into an Agreement to Lease with the London Borough of Richmond upon Thames, with the purpose of building a new Martial Arts and Fitness Centre at a site owned by Richmond Council in Stanley Road, Twickenham. The Agreement to Lease included commitments by the Charity and Richmond Council including the following:

   - Busen Martial Arts & Sports Trust to contribute £450,000 towards the capital costs of the new centre, with the balance of capital funding committed by Richmond Council, Sport England and the London Marathon Charitable Trust. Busen Martial Arts and Sports Trust is additionally committed to funding the costs of fit out and equipment for the new centre.

- Richmond Council to let and manage the building contract with work to be completed by a long stop date of September 2017.

- Busen Martial Arts & Sports Trust to be granted a 30 year lease with a right to renew for a further 10 years, with the lease coming into operation on the handover of the building to Busen on completion of the building works.

8. Limited progress was made on this project during 2016/17, 2017/18 and 2018/19. During 2018/19, the project was re-costed by the Council's Quantity Surveyors and a funding gap of £867,300 was identified.

   In September 2019, the Council's Finance, Policy & Resources Committee agreed to fund the outstanding £867,300 in order to progress the project.

9. From October 2019 to March 2020, the Council's Quantity Surveyor reappraised building design and specification with a review to retendering the project

10. In the period April 2020 to March 2021, the following progress was achieved:

April 2020	- Project retendered
June 2020	- Return of tenders
July 2020	- Tender analysis
November 2020	- Building contract signed between London Borough of Richmond upon Thames and Woodland Commercial Ltd
January to April 2021	- Awaiting Network Rail approval to commence construction

11. The proposed timescale for the project is now as follows:

July 2021	- Commencement of building works
May 2022	- Completion of building works
June 2022	- Handover of building to Busen Martial Arts & Sports Trust and signing of lease between London Borough of Richmond upon Thames and Busen Martial Arts & Sports Trust
July/August 2022	- Installation of sport and fitness equipment and office furniture
September 2022	- Formal opening of the new centre.

12. Financial Matters

   <u>Capital funding towards the new building</u>

- Busen Martial Arts & Sports Trust	£450,000
- Sport England	£250,000
- London Marathon Charitable Trust	£150,000
- London Borough of Richmond upon Thames	£1,282,300

Revenue Funding

Busen Martial Arts & Sports Trust will begin trading once the new centre is completed.

13. Assets of the Charity

- Agreement to Lease.
- 30 year lease with 10 year right to renew to be signed on handover / completion of the new centre.
- Offers of capital funding listed above.

14. Risks to the Charity

The Charity exists to deliver its objectives through the management of a new centre. Current risks are real and are:

- The Council fails to fulfil its commitment as set out in the signed Agreement to Lease. This now seems a minimal risk given that the building is now under construction.

- Project costs rise with inflation such that there is insufficient capital funding available to cover these costs. Given that in the last year the tendering process has been completed, the contract signed and a programme of works drawn up, this is now a minimal risk.

- The contractor is unable to complete the project. Given increased raw material costs and supply concerns post Brexit and in a Covid era, this poses some risk. However, the risk will be diminished as the project progresses.

- Funders including Sport England and the London Marathon Charitable Trust, withdraw their funding due to the delay in progressing the build. Given recent progress, including increased Council funding and progress with retendering the project, withdrawal of funding seems increasingly unlikely.

- Effects of Covid. There are currently no restrictions on the operation of indoor sports and fitness facilities due to Covid. The business plan for the centre is constantly being adjusted to take account of restrictions imposed by Covid, including class sizes, spectator use of the centre etc.

Signed: ____

Colin Sinclair, Chair of Trustees
Busen Martial Arts & Sports Trust