

# Woodford Community Centre

**Charitable Incorporated Organisation**  
**Charity Registration Number: 1171494**

## **Annual Report and Financial Statements**

**31 December 2024**

Tandem Accounting Limited  
Chartered Accountants  
17 Heathville Road  
London N19 3AL

# **Woodford Community Centre**

## **Annual Report and Financial Statements For the year ended 31 December 2024 Contents**

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# Woodford Community Centre

## Legal & Administrative Information For the year ended 31 December 2024

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<b>Charity Name</b>	Woodford Community Centre
<b>Charity no.</b>	1171494. The Charity was registered with the Charity Commission on 7 February 2017.
<b>Registered Office</b>	Woodford Community Centre, 71 Abbotsford Gardens, Woodford Green, IG8 9HP.
<b>Governing Document</b>	CIO - Foundation
<b>Objects</b>	<ul style="list-style-type: none"><li>to advance the Christian faith in Woodford, Essex and the surrounding area for the benefit of the public through the holding of regular services, prayer groups and provision of religious instruction for children to encourage and facilitate religious practice by existing followers and enlighten others about the Christian faith;</li><li>to provide facilities for recreation or other leisure time occupation in the interests of social welfare for persons in Woodford, Essex and the surrounding area, who have need of such facilities by reason of their youth, age, infirmity or disablement, poverty or social and economic circumstances with the object of improving the conditions of life for such persons in the same location and elsewhere as the trustees may from time to time think fit including the establishment and operation of one or more community centres to further such purposes; and</li><li>such other charitable purposes as shall, in the opinion of the trustees, further the work of the charity.</li></ul>
<b>Trustees</b>	<p>The Trustees who served during the year or who were serving at the date of this report were:</p> <p>Jeremy Clifton Kong Yee Yap Trevor Newman Martin Hull</p>
<b>Key Management Personnel</b>	Those in charge of planning, directing, controlling, running and operating the Charity, including those members of staff who are the senior management personnel to whom the trustees have delegated significant authority or responsibility in the day-to-day running of the charity, are the Managing Trustees and the Centre Manager.
<b>Bankers</b>	CAF Bank 25 Kings Hill Ave Kings Hill West Malling ME19 4JQ
<b>Independent Examiner</b>	John Helm ACA Tandem Accounting Limited 17 Heathville Road London N19 3AL

# Woodford Community Centre

## Report of the Trustees For the year ended 31 December 2024

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The Trustees submit their report and the financial statements of Woodford Community Centre ("the Charity") for the year ended 31 December 2024. The financial statements have been prepared in the format prescribed by the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP2019 (FRS102)) and the Financial Reporting Standard 102. The legal and administrative information set out earlier in this document forms part of this report.

### **I. Structure, Governance & Management**

#### **I.1. Trustees**

The Board of Trustees, who meet approximately 4 times per annum, are responsible for the strategic direction and policy of the Charity. At present the Board is made up of 3 Trustees from a variety of backgrounds relevant to the work of the Charity. Three of the trustees in the year were also elders of Woodford Evangelical Church CIO, and one of the trustees in the year was also a deacon of Woodford Evangelical Church, which was one of the main users of Prospect Hall in the year under review.

In accordance with the CIO Foundation the number of Trustees shall not be less than three but is not subject to any maximum. New Trustees must be over the age of 18 and subscribe to the Statement of Beliefs set out in the schedule to the memorandum.

The Trustees will ensure that any new Trustees appointed have the necessary skills and experience and that they will receive any necessary training and individual briefings about the Charity's achievements to date, its future plans and their responsibilities.

#### **I.2 Risk Management**

The Trustees acknowledge that they have a responsibility for the identification and proper management of risks faced by the Charity in achieving its primary aims. The Trustees have therefore assessed the major risks to which the Charity is exposed, in particular those relating to the specific operational areas of the Charity and its finances. The Trustees believe that, by monitoring reserve levels, by ensuring that controls exist over key financial systems, and by examining the operational risks faced by the Charity, they have established effective systems and procedures to mitigate those risks.

### **2. Activities & Strategies**

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities. The Charity manages:

- a community hall, hired by a variety of community and leisure organisations. The hall is managed under a lease from the London Borough of Redbridge.
- a freehold residential property adjacent to the community hall, which, during the last six months of the year, was occupied by the Pastor of Woodford Evangelical Church and his family under a lease agreement at a rent of £300 per calendar month. Woodford Evangelical Church is based at Prospect Hall, Woodford Green and is involved in several community projects and activities.

### **3. Achievements and Performance**

During the year of 2024, an increasing number of organisations regularly hired the premises on a weekly basis. One hirer, Rising Stars Nursery & Pre-school, established in February 2017, signed a new licence agreement in January 2024 with Woodford Community Centre, which will provide a steady income revenue. Sensible price structuring has allowed many regular hirers of the community centre to thrive and become profitable businesses, which in turn has seen Prospect Hall become a hub of regular and diverse community activity 7-days a week throughout the year and has enabled Woodford Community Centre to continue to grow its revenue and reinvest in the premises and operation costs. In addition, the premises were hired for one-off events by both individuals and organisations.

One significant challenge during the year of 2024 was the high repair and refurbishment costs for both Prospect Hall and for the freehold residential property, with costs reaching £47,037 (2023: £26,850) for the year.

# Woodford Community Centre

## Report of the Trustees For the year ended 31 December 2024

The principal objective of Woodford Community Centre is the advancement of the Christian faith. During the year Woodford Evangelical Church was one of the main users of Prospect Hall. The activities of Woodford Evangelical Church include its Sunday services, a parent & toddler group, and a weekly community café. The property was let out for rental income through a letting agent acting on behalf of Woodford Community Centre from November 2023 to June 2024. From 1 July 2024, the property was occupied by the Woodford Evangelical Church Pastor and family, in line with the principal objective of Woodford Community Centre to provide accommodation to a church Pastor or worker.

During the year Woodford Community Centre invested £21,862 (2023: £6,849) in various repairs and maintenance projects, most notably significant painting, carpeting and wood floor restoration works of Prospect Hall. Woodford Community Centre also invested £25,295 in repairs and refurbishment of the residential property between June 2023-June 2024.

The London Borough of Redbridge and Woodford Community Centre Charitable Incorporated Organisation (CIO), signed and entered into a lease agreement to the premises of Prospect Hall on 19<sup>th</sup> April 2017. The tenancy of Prospect Hall, and all rights and obligations in managing the property, transferred from Woodford Community Centre Limited to Woodford Community Centre CIO upon the commencement of the new lease. The lease is 10 years in length. A break clause was inserted into the lease agreement, allowing both Woodford Community Centre CIO and London Borough of Redbridge the mechanism to break the lease agreement at any time once completion of 5 years of the lease has elapsed (18<sup>th</sup> April 2023).

### 4. Financial Review

The Charity's main source of funding is income from the letting of the community hall facilities.

The Statement of Financial Activities and Balance Sheet can be found on pages 7 and 8 respectively. The Charity's reserves decreased by £23,726 (2023: increased by £3,140) during the year. The balance sheet shows total net assets of £536,517 (2023: £560,243).

### Reserves Policy

The Trustees consider that it is appropriate to hold free reserves equivalent to 6 months' worth of ongoing expenditure. The Trustees are of the opinion that this provides sufficient flexibility to cover temporary shortfalls in incoming resources and will allow the Charity to cope and respond to unforeseen emergencies whilst specific action plans are implemented. At 31 December 2024 the Charity had net free reserves of £20,318 (2023: £44,622) as follows:

	2024 £	2023 £
<b>Total reserves</b>	<b>536,517</b>	<b>560,243</b>
Less: tangible fixed assets	(600,844)	(600,266)
Add: loan (although stated within current liabilities, will only begin to be repaid when funds become available)	84,645	84,645
<b>Free reserves</b>	<b>20,318</b>	<b>44,622</b>
<b>Free reserves requirement:</b>		
6 month's budgeted routine expenditure	40,000	40,000

The trustees are aware that the current level of free reserves falls short of the reserves policy target. They are actively budgeting for future surpluses to reduce this shortfall and bring reserves in line with the policy over time.

### 5. Plans for Future Periods

The Charity plans to continue improvements to interior lighting of the building, and exterior fabric in 2025 if budget allows.

# Woodford Community Centre

## Report of the Trustees For the year ended 31 December 2024

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### 6. Responsibilities of Trustees for the Financial Statements

The Trustees are responsible for preparing the report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice. Charity law in England and Wales requires the Trustees to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period.

In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles of the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the activities of the Charity will continue.

The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enables them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the governing document. The Trustees are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The Trustees are responsible for the maintenance and integrity of the Charity and financial information included in the Charity's website.

### 7. Approval

The report of the Trustees was approved by the Trustees on 30 October 2025 and signed on their behalf by:



**Jeremy Clifton**  
Trustee

## Woodford Community Centre

### Report of the Independent Examiner to the Trustees of the Woodford Community Centre For the year ended 31 December 2024

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I report on the financial statements of the Woodford Community Centre charitable incorporated organisation ("the CIO") for the year ended 31 December 2024, which are set out on pages 7 to 14.

#### **Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act"). I report in respect of my examination of the CIO's accounts carried out under section 145 of the 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.

It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

#### **Basis of independent examiners' report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

#### **Independent examiner's statement**

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.



**John Helm ACA**  
**30 October 2025**

# Woodford Community Centre

## Statement of Financial Activities For the year ended 31 December 2024

	Note	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total 2024 £	Total 2023 £
<b>Income from:</b>	2				
Donations and legacies		-	-	-	12,500
Charitable activities		111,251	-	111,251	100,252
Investments		1,071	-	1,071	681
Other		296	-	296	849
<b>Total income</b>		<b>112,618</b>	<b>0</b>	<b>112,618</b>	<b>114,282</b>
<b>Expenditure on:</b>					
Charitable activities	3	136,344	-	136,344	111,142
<b>Total expenditure</b>		<b>136,344</b>	<b>0</b>	<b>136,344</b>	<b>111,142</b>
<b>Net (expenditure) / income before tax</b>	4	<b>(23,726)</b>	<b>0</b>	<b>(23,726)</b>	<b>3,140</b>
Tax payable	5	-	-	-	-
<b>Net (expenditure) / income after tax</b>		<b>(23,726)</b>	<b>0</b>	<b>(23,726)</b>	<b>3,140</b>
Other recognised gains and losses		-	-	-	-
<b>Net movement in funds</b>		<b>(23,726)</b>	<b>0</b>	<b>(23,726)</b>	<b>3,140</b>
<b>Total funds brought forward</b>		<b>560,243</b>	<b>-</b>	<b>560,243</b>	<b>557,103</b>
<b>Total funds carried forward</b>		<b>536,517</b>	<b>0</b>	<b>536,517</b>	<b>560,243</b>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above.



## Woodford Community Centre

### Balance Sheet

As at 31 December 2024

	Note	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total 2024 £	Total 2023 £
<b>Fixed Assets</b>					
Tangible fixed assets	6	600,844	-	600,844	601,266
		600,844	0	600,844	601,266
<b>Current Assets</b>					
Debtors	7	6,282	-	6,282	9,657
Cash At Bank And In Hand		47,765	-	47,765	43,963
		54,047	0	54,047	53,620
<b>Creditors - Amounts Falling Due Within One Year</b>	8	118,374	-	118,374	94,643
<b>Net Current Liabilities</b>		(64,327)	0	(64,327)	(41,023)
<b>Net Assets</b>		<b>536,517</b>	<b>0</b>	<b>536,517</b>	<b>560,243</b>
<b>Represented By:</b>					
Unrestricted Income Funds		536,517	0	536,517	560,243
<b>Total Funds</b>		<b>536,517</b>	<b>0</b>	<b>536,517</b>	<b>560,243</b>

The financial statements were approved by the Trustees on 30 October 2025 and signed on their behalf by:

*Yap Kong Yee*

**Kong Yee Yap**  
Trustee

# Woodford Community Centre

## Notes to the Financial Statements For the year ended 31 December 2024

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### **I. Accounting Policies**

Woodford Community Centre is a charitable incorporated organisation in the United Kingdom. The registered office address is 71 Abbotsford Gardens, Woodford Green, IG8 9HP.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### **Basis of accounting**

The financial statements have been prepared in accordance with the Charities Statement of Recommended Practice (Charities SORP 2019 (FRS 102)), the Charities Act 2011 and the Companies Act 2006. The financial statements are drawn up on the historical cost basis of accounting with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these financial statements.

The Charity meets the definition of a public benefit entity under FRS 102.

#### **Going Concern**

There are no material uncertainties about the charity's ability to continue as a going concern and accordingly the accounts have been drawn up on a going concern basis.

#### **Income recognition**

Voluntary income and donations (including legacies) are accounted for once the Charity has entitlement to the income, it is probable the income will be received, and the amount of income receivable can be reliably measured. Income from the recovery of tax on gift aided donations is accounted for in the period to which the relevant donation is received. Grant income is recognised on a receivable basis.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the bank.

No amounts have been included in the financial statements for services donated by volunteers.

#### **Expenditure recognition**

Expenditure is accrued as soon as a liability is considered probable, and the amount of obligation can be measured reliably. Longer term liabilities are discounted to present value. The Charity is not registered for VAT and accordingly expenditure includes VAT where appropriate.

Charitable expenditure includes those costs in fulfilling the Charity's principal objects, as outlined in the Report of the Trustees. This includes governance costs. Governance costs are those incurred in connection with the administration of the Charity and compliance with constitutional and statutory requirements, which tasks are undertaken mainly by the Trustees. Governance costs also include costs relating to statutory independent examination and legal fees.

The Charity contributes to certain employees' personal pension plans. These are defined contribution schemes, the assets of which are held separately from those of the charity. The cost in the accounts is the amount of contributions paid and payable during the period.

#### **Taxation**

The Company is a Registered Charity and is therefore exempt from taxation under the Income and Corporation Taxes Acts.

# Woodford Community Centre

## Notes to the Financial Statements For the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Tangible Fixed Assets

- Fixtures & fittings. Depreciation is provided to write off the cost, less estimated residual values, of fixtures and fittings with a cost of £400 or more, over their expected useful lives at a rate of 25% per annum straight line
- Freehold property. Freehold property is included at fair value. Depreciation is not provided on freehold property as the estimated residual value is considered to be the same or higher than the carrying value of the property in the accounts.

#### Funds Structure

Unrestricted income comprises those funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors, or which have been raised by the Charity for specific purposes.

### 2. Income

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total 2024 £	Total 2023 £
<b>Voluntary Income</b>				
Donations	-	-	-	12,500
<b>Charitable activities</b>				
Community Centre Hire Fees	111,251	-	111,251	100,252
<b>Investment income</b>				
Bank interest	1,071	-	1,071	681
<b>Other income</b>	296	-	296	849
	<u>112,618</u>	<u>0</u>	<u>112,618</u>	<u>100,933</u>

### 3. Expenditure – Charitable Activities

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total 2024 £	Total 2023 £
Staff costs (see below)	18,835	-	18,835	15,554
Premises costs	111,315	-	111,315	89,844
Office costs	5,150	-	5,150	4,784
Governance costs	1,044	-	1,044	960
	<u>136,344</u>	<u>0</u>	<u>136,344</u>	<u>111,142</u>

# Woodford Community Centre

## Notes to the Financial Statements For the year ended 31 December 2024

### 3. Expenditure – Charitable Activities (continued)

#### Staff Costs

Included within expenditure are the following staff costs:

	<b>Total 2024 £</b>	<b>Total 2023 £</b>
Wages and salaries	17,665	15,554
Employer National Insurance	984	907
Employment allowance	(984)	(907)
Pension contributions	1,170	-
	<b>18,835</b>	<b>15,554</b>
Of which the following wages were in respect of Key Management Personnel	<b>18,835</b>	<b>15,554</b>

The average number of employees of the Charity in the year was 1 (2023: 1). The Trustees receive no remuneration for their services to the charity, nor were they reimbursed for any out of pockets expenses.

### 4. Net Income

Net income is stated after charging:

	<b>Total 2024 £</b>	<b>Total 2023 £</b>
Depreciation – owned assets	422	422
Independent Examiner's remuneration	1,044	960
	<b>1,466</b>	<b>1,382</b>

### 5. Taxation

As a charity, Woodford Community Centre is exempt from tax on income and gains falling within the provisions of the Corporation Taxes Act 2010 or the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen on the Charity.

## Woodford Community Centre

### Notes to the Financial Statements For the year ended 31 December 2024

#### 6. Tangible Fixed Assets

	Freehold land & building £	Fixtures, fittings & equipment £	Total £
<b>Cost</b>			
At 1 January 2024	600,000	8,279	608,279
Additions	-	-	-
Revaluation	-	-	-
Disposals	-	-	-
At 31 December 2024	600,000	8,279	608,279
<b>Depreciation</b>			
At 1 January 2024	-	7,013	7,013
Charge for Year	-	422	422
Disposals	-	-	-
At 31 December 2024	0	7,435	7,435
<b>Net Book Value</b>			
At 31 December 2024	600,000	844	600,844
At 31 December 2023	600,000	1,266	601,266

The freehold property is the house at 24 Ewanrigg Terrace, Woodford Green, Essex, IG8 7QJ. It was originally stated at cost and has been revalued at 31 December 2021 by the Trustees using local house prices as comparators. The shorthold tenancy agreement terminated on 1 July 2024. The property was then occupied by the pastor of Woodford Evangelical Church and his family under a lease agreement at a rent of £300 per calendar month.

The Charity operates the community centre at the premises of Prospect Hall in Prospect Road, Woodford Green, Essex under a lease from the London Borough of Redbridge, which owns the freehold. As the lease that Woodford Community Centre has is short, no expenditure in the year on the premises has been capitalised as fixed assets.

#### 7. Debtors

	2024 £	2023 £
Prepayments	961	5,922
Lettings receivable	2,368	-
Accounts receivable	2,953	3,735
	<b>6,282</b>	<b>9,657</b>

# Woodford Community Centre

## Notes to the Financial Statements For the year ended 31 December 2024

### 8. Creditors - Amounts Falling Due Within One Year

	2024 £	2023 £
Lettings deposits	3,986	3,865
Loan	84,645	84,645
Other creditors including taxation and social security	16,391	1,575
Accruals and deferred income	13,352	4,558
	<b>118,374</b>	<b>94,643</b>

The loan is not interest bearing and is repayable when funds permit.

### 9. Restricted Funds

There were no restricted fund transactions or balances in the year.

Prior year	At 1 January 2023 £	Income £	Expenditure £	Gains/ (losses) £	Transfers £	At 31 December 2023 £
House refurbishment fund	-	12,500	(12,500)	-	-	0

### 10. Operating Lease Commitments

The total future minimum lease payments under non-cancellable operating leases are payable:

	2024 £	2023 £
Not later than one year	15,000	15,000
Later than one year and not later than five years	18,250	33,250
	<b>33,250</b>	<b>48,250</b>

The commitment is in relation to a lease with Redbridge Council for the community centre. The 10-year lease, which had a 5-year break clause at 19 April 2022 requires the charity to invest £148k in the fabric of the building over a period, which ends at the 5-year break clause. Amounts in excess of £148k have already been invested by the charity and the predecessor charity.

### 11. Related Party Transactions

Trevor Newman, a trustee, received remuneration totalling £12,933 (2023: £15,554) in respect of his employment as Centre Manager. Trevor resigned from this position with last employment on 1<sup>st</sup> November 2024.

## **Woodford Community Centre**

### **Notes to the Financial Statements For the year ended 31 December 2024**

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#### **11. Related Party Transactions (continued)**

As mentioned in the Trustees' Report three of the trustees (Jeremy Clifton, Kong Yee Yap and Martin Hull) were also trustees of Woodford Evangelical Church CIO during 2024. Woodford Evangelical Church used the community centre and paid rent totalling £18,000 (2023: £18,000).

During the year, the Trustees made no donations (2023: £nil) to the charity.