



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01-04-2024

Period start date To 31-03-2025

Period end date

Charity name: Space Generators

Charity registration number: 1173314

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>1. To relieve unemployment of those in financial and economic need in particular by the</p> <p>provision of facilities and workspace training for employment and advice and other assistance to</p> <p>enable such persons to become self supporting.</p> <p>2. To advance education and training for the public, including physical, formal and informal</p> <p>education as well as artistic education which includes the development of appreciation of art</p> <p>and artistic skills.</p> <p>3. To establish or secure the establishment of a community centre and to maintain or manage or</p> <p>co-operate with any statutory authority in the maintenance and management of such a centre</p> <p>for activities promoted by the charity in furtherance of the above objects.</p>

Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>1. Managed Community Centres in Westminster and City of London</p> <p>2 Hosted education, training events, workshops, exhibitions and conferences</p> <p>3. Worked with local government and private property to identify vacant properties throughout the UK that could be repurposed for community use</p> <p>4 Supported the continue establishment and development of a network of 25 community resilience centres</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Trustees confirm they have had regard to and understand the guidance issued by the charity commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

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

Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<ol style="list-style-type: none"> 1. Increased awareness and communication with public and private entities regarding repurposing of vacant property for community use. 2. Maintained Space Generators charity space in Westminster and the City of London for community use by people of all ages, backgrounds and ethnicities 4. Provided educational, skill share and training workshops to increase the possibility of future employment. 5. Hosted cultural and art events and exhibitions for community residents and for the public's benefit. 6. Continued research and development of Environmental Solutions. 7. Continued to establish, advise and support a network of 25+ UK eco community centres. 8. Hosted webinar series to focused on critical environmental, social and economic issues that received 20,000+ views 9. Updated community centre handbook and training materials.

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Additional information (optional)

You may choose to include further statements where relevant about:

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

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity is in a good financial position
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Aim to hold three months unrestricted future funds to provide for ongoing expenses
Amount of reserves held	Para 1.22	£ 11,688 BPS
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	No funds in deficit
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	There are no uncertainties about the charity continuing as a going concern

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	

		Financial Review
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are appointed for a term of 7 years by a resolution passed at a properly convened meeting of the charity trustees.

Additional information (optional)

You may choose to include further statements where relevant about:

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

Other		

Reference and Administrative details

Charity name	Space Generators
Other name the charity uses	none
Registered charity number	1173314
Charity's principal address	58 Compton St London W1D 4UF

Names of the charity trustees who manage the charity

		Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
	1	Peter Barry	Chair		
	2	Linda Lowrance			
	3	Debra Whiteside			
	4				
	5				
	6				
	7				
	8				
	9				
	10				
	11				
	12				
	13				
	14				
	15				
	16				
	17				
	18				
	19				
	20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

[illegible]

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

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

Exemptions from disclosure

Reason for non-disclosure of key personnel details

None

Other optional information

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Declarations

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

Signed on behalf of the charity's trustees

Signature(s) Peter Barry



Full name(s) Peter Barry

Position (eg
Secretary, Chair,
etc)

Chair

Date 27-01-2026



CHARITY COMMISSION
FOR ENGLAND AND WALES

Space Generators

No (if any)
1172314

Receipts and payments accounts

CC16a

For the period
from

To

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Turnover	61,343	-	-	61,343	88,276
Bank Interest	-	-	-	-	-
Donations and grants	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	61,343	-	-	61,343	88,276
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	61,343	-	-	61,343	88,276
A3 Payments					
Project costs	2,236	-	-	2,236	3,875
Business rates	24,666	-	-	24,666	49,518
Volunteers expenses	3,540	-	-	3,540	12,590
Insurance	1,888	-	-	1,888	943
bank Charges	208	-	-	208	33
IT and social media	3,793	-	-	3,793	1,560
Motor and Travel	6,153	-	-	6,153	6,092
Office Equipment	1,341	-	-	1,341	1,868
Repairs and Maintenance	3,260	-	-	3,260	6,754
Misc office costs	67	-	-	67	-
Accountancy	978	-	-	978	690
Other consultancy	283	-	-	283	9,210
Management costs	6,600	-	-	6,600	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	55,011	-	-	55,011	93,133
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	55,011	-	-	55,011	93,133
Net of receipts/(payments)	6,333	-	-	6,333	- 4,857
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	5,355	-	-	5,355	10,212
Cash funds this year end	11,688	-	-	11,688	5,355

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Tridos	11,511	-	-
	Coldo	177	-	-
		-	-	-
	Total cash funds	11,688	-	-

(agree balances with receipts and payments account(s))


	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Peter Barry	27/01/2026

Brookfield & Co

Chartered Accountants

J A Brookfield B Comm ACA ATII

Independent Examiners' Report

Report of the Independent Examiner to the Trustees of SPACE GENERATORS

For the year ended 31 March 2025

We report on the financial statements for the year ended 31 March 2024 which are set out on pages 1 and 2 which have been prepared on a receipts and payments basis, disclosing a surplus of Receipts over Payments of £6,333 and cash funds at the end of the year of £11,688.

Respective responsibilities of the Board of Trustees and Independent Examiner

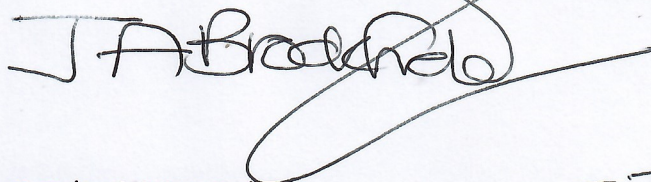
The Board of Trustees is responsible for the preparation of the financial statements. It is our responsibility to form an independent opinion, based on our work, on those statements and to report our opinion to you.

Basis of Independent Examiner's Report

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, seeking explanations from the Board of Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently we do not express an audit opinion on the view given by these accounts.

Independent Examiners Statement

In connection with our examination, no matter has come to our attention which gives us a reasonable cause to believe that in any material aspects the requirements to keep the accounting records in accordance with the Charity legislation and to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the legislation have not been met or to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Signed by J A Brookfield, as senior statutory auditor
on behalf of

Brookfield & Co
Chartered Accountants
Registered auditors
18 Concanon Rd

27 January 2026