

REGISTERED CHARITY NUMBER: 1184713

JETTY LANE C.I.O

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st JULY 2025**

JETTY LANE C.I.O

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for the Year Ended 31st July 2025**

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JETTY LANE C.I.O

REFERENCE AND ADMINISTRATIVE DETAILS for the Year Ended 31st July 2025

Registered Charity number:

1184713

Registered Address:

Jetty Lane C.I.O

31 Hilly Fields

Woodbridge

Suffolk

IP12 4DX

Trustees:

Caroline Rutherford (Chair)

Cordelia Richman

Susan Gray

Carl Stickley

Deborah Alexander (Treasurer)

JETTY LANE C.I.O

REPORT OF THE TRUSTEES for the Year Ended 31st July 2025

The Trustees present their annual report together with the financial statements of Jetty Lane C.I.O for the year ended 31st July 2025. The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

STRUCTURE, GOVERNANCE AND MANAGEMENT

OBJECTIVES AND ACTIVITIES

To further or benefit the residents of Woodbridge and the neighbourhood, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents.

STATUTORY DECLARATION

The Trustees of Jetty Lane C.I.O confirm that they have paid due regard to the guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.

RECRUITMENT AND APPOINTMENT OF TRUSTEES

The minimum number of Trustees is three, there is no maximum. Apart from the Founder Trustees, every Trustee must be appointed for a term of three years by a resolution passed at a properly convened meeting of the charity Trustees. In selecting individuals for appointment as charity Trustees, the Trustees have regard to the skills, knowledge and experience needed for the effective administration of Jetty Lane CIO. We currently recruit on the basis of recommendation and advertise on our website. Once potential new Trustees are identified a formal interview process takes place.

TRUSTEE INDUCTION AND TRAINING

A formal process takes place where background information is provided in the form of the previous year's annual report and financial statements, minutes of meetings of the Trustees in the previous year and a copy of the Governing Document (Constitution).

ACHIEVEMENT AND PERFORMANCE

The activities of the charity for the year 01/08/2024 - 31/07/2025.

Jetty Lane trustees continued to meet on a monthly basis throughout this year.

In December 2024 we found out that our planning application had been approved. We clearly have a lot of support generally in the community and from official consultees: the Design Out Crime Officer @suffolkpolice and the East Suffolk Design and Heritage Officer @eastsuffolkcouncil made particularly positive and thoughtful comments. No one objected to our plans.

We worked with our new partner a national nursery provider, who were going to move into and run the nursery in the new development. As 2025 progressed, however, we realised that our aims and values as a charity, set up to benefit the residents of Woodbridge, differed too much to those of the provider. We take our duties as Trustees seriously and keep the needs and wants of children and young people in this community at the forefront of everything we do. We came to realise that our partner, who would have funded the build, does not share the same ethos as us. We therefore started to take legal advice from Birketts LLP. We ended the year in an uncertain way, with a planning application but disillusioned with our partner.

This aside, a Cost of Living Community Grant was given to Jason Alexander of Rubbish Walks in partnership with Jetty Lane to run a Breakfast Club and Swap Shop at The Pod. These were held on Friday and Saturday mornings for 40 weeks through the 2024 - 25 winter.

In January we were delighted that Cordelia Richman, one of our founding trustees, won the Potter Cup, awarded by Woodbridge Town Council, for services to the community. Cordelia also recorded a short piece about Jetty Lane and this was broadcast on BBCRadio4 'The World at One' on 12/03/2025. Jetty Lane was chosen as Woodbridge Women's Institute's Charity of the Year.

We held a consultation at Woodbridge Library, and questionnaires were completed by 82 5 to 24 year olds, to find out their thoughts on our plans. Overwhelmingly the feedback was that local young people wanted more creative opportunities namely, painting, drawing, printmaking, colouring and collage. The feedback also stated the need for more mental health support. We also ran a consultation of adults who work with children and young people. They were delighted to hear that we were considering providing facilities for creative activities and agreed that there is a great need.

The data we gathered suggested that daytime activities for home-schooled children, after-school clubs, regular weekday evening sessions, weekend sessions, events during school holidays and one-off or seasonal events would all be well attended, as well as clearly differentiating the Hub from other community facilities in this area. These results were instrumental in informing our decisions about what facilities to provide inside the building and trustees decided to brand Jetty Lane as a Creative Youth Hub.

Trustees agreed to accept a donation of a Colombian Printing Press from artist Bob Aldous and to create an Art Studio to put it in. A strong decision was made to provide facilities which will allow arts, culture and wellbeing activities to take place. The data we have gathered suggests that this will be very popular amongst children & young people in this area as well as clearly differentiating the Hub from other community facilities in this area.

Our Agreement for Lease with Suffolk County Council was finally signed and our temporary planning permission for the 'Pods' currently on site was extended for another 5 years (although we very much intend for the permanent buildings to be up before then).

We ended the year at a low point with our partner, but with a clear and strengthened vision of what we want to achieve.

JETTY LANE C.I.O

REPORT OF THE TRUSTEES for the Year Ended 31st July 2025

FINANCIAL REVIEW

RESERVES POLICY

As at July 2025, we had a clear picture of the funds available, running costs and funds required. Monthly running costs for crucial spend continued to be low and we had sufficient funds to cover over 12 months of operations. We had budget plans and cash flow in place and were monitoring spend on legal fees and project management.

The reserves policy will be updated once we move to the construction stage of the project as cash flow will be of significant importance then.

The free reserves at the year-end were £11916.

RISK MANAGEMENT

The biggest risk faced by Jetty Lane previously was the reduced ability to raise funds needed for the construction. In 2024 -25 trustees faced head-on the risk that our relationship with the national Nursery Provider would not come to fruition. After weighing up options and taking advice from trusted associates, we considered it a greater risk to go ahead with a partner that did not align with our charitable values.

The Trustees are fully covered by insurance, fulfil our charitable objectives to the best of our ability and are compliant with relevant regulations.

GOING CONCERN

The trustees have engaged with The Council of Reference group and based on the findings, the trustees have reasonable expectation that the charity has sufficient financial and capital reserves to continue as a going concern and have therefore prepared the financial statements on the going concern basis.

Coming to an end of the relationship with the Nursery Provider was a low point for trustees however we were united as a team and felt firm in our resolve that we were doing the right thing for the charity. We continued to feel positive that we would eventually succeed in redeveloping the site.

JETTY LANE C.I.O

REPORT OF THE TRUSTEES for the Year Ended 31st July 2025

STATEMENT OF TRUSTEES' RESPONSIBILITIES

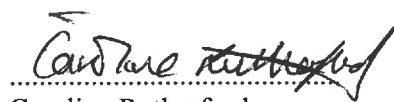
The Trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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



Caroline Rutherford
Chair of Trustees
Date: 21st May 2026

JETTY LANE C.I.O

STATEMENT OF FINANCIAL ACTIVITIES for the Year Ended 31st July 2025

				2025	2024
	Notes	Unrestricted Fund	Restricted Fund	Total Funds £	Total Funds £
INCOME FROM					
	2				
Donations		3956	3005	6961	4608
Grants		0	3000	3000	1860
Fundraising income			0		
Rental income		809	0	809	1668
Other - Childbase reimbursements		0	2975	2975	4318
Total		4765	8980	13745	12454
EXPENDITURE					
	3				
Expenditure		11924	23785	35709	33384
Total		11924	23785	35709	33384
NET (EXPENDITURE)/INCOME		(7159)	(14805)	(21150)	(21150)
Transfer between funds				-	-
Net movement in funds	7	(7159)	(14805)	(21150)	(21150)
RECONCILIATION OF FUNDS					
Total funds brought forward	8	19075	105851	124926	146700
TOTAL FUNDS CARRIED FORWARD		11916	91046	102962	125550

JETTY LANE C.I.O**STATEMENT OF FINANCIAL POSITION
At 31st July 2025**

	Notes	2025 £	2024 £
CURRENT ASSETS			
Debtors	5		
Cash at bank and in hand		102962	124706
Fixed assets - Office Equipment		250	220
		103212	124926
CREDITORS			
Amounts falling due within one year	6	-	-
NET CURRENT ASSETS		103212	124926
TOTAL ASSETS LESS CURRENT LIABILITIES		103212	124926
NET ASSETS		103212	124926
FUNDS			
Unrestricted funds		11916	15795
Restricted funds		91046	109131
TOTAL FUNDS		102962	124926

The financial statements were approved by the Trustees and were signed on its behalf by:



Caroline Rutherford
Chair of Trustees
Date: 21st May 2026

JETTY LANE C.I.O

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31st July 2025

1. ACCOUNTING POLICIES

Jetty Lane C.I.O is a charity registered in England and Wales, charity registration number 1184713. The principal office is 31 Hilly Fields, Woodbridge, Suffolk. IP12 4DX.

Basis of preparing the financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements are presented in Sterling (£) which is the functional currency of the charity and rounded to the nearest £.

Jetty Lane C.I.O meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The accounts for the year ended 31 July 2025 are prepared for the Charitable Incorporated Organisation (CIO) and are prepared to comply with Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice. The comparative figures have been adjusted where applicable to comply with the Charities SORP.

Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in the preparation of the financial statements.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Expenditure costs include the cost of irrecoverable VAT.

JETTY LANE C.I.O

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31st July 2025

1. ACCOUNTING POLICIES – continued

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted income funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Designated income funds are unrestricted funds earmarked by the trustees for particular purposes.

Restricted income funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

Fixed assets

Project costs associated with the construction of the Jetty Lane centre will be capitalised when there is sufficient likelihood that construction will proceed.

Debtors

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

Cash at Bank and in hand

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

Liabilities and provisions

Liabilities and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

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

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

JETTY LANE C.I.O

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31st July 2025

2. INCOME – CURRENT YEAR

	Unrestricted Funds 2025	Restricted Funds 2025	Total Funds 2025
	£	£	£
Donations	3956	3005	6961
Grants	0	3000	3000
Fundraising income	0	0	0
Rental Income	809	0	809
Other - Childbase reimbursement	0	2975	2975
Total	4765	8980	13745

2. INCOME – PRIOR YEAR

	Unrestricted Funds 2024	Restricted Funds 2024	Total Funds 2024
	£	£	£
Donations	3277	1331	4608
Grants	1860	0	1860
Other - Childbase reimbursement	0	4318	4318
Rental Income	1668	-	1668
Total	6805	5649	12454

JETTY LANE C.I.O

NOTES TO THE FINANCIAL STATEMENTS – CONTINUED for the Year Ended 31st July 2025

3. EXPENDITURE

	2025	2024
Support costs:	£	£
Legal and professional - Accountancy	9443	34
Website and marketing	699	540
Insurance	925	869
Communication and printing	47	66
Sundry expenses	477	4832
Building project cost (Restricted)	23785	0
Expenditure on raising funds	0	0
Office equipment & Repairs & Maintenance	105	388
Bank & Other transactional costs	229	177
Electricity	0	903
Total	35710	7809

The charity had nil employees in the year (2024 - 2025).
The charity had 12 volunteers.

4. TRUSTEE PAYMENTS & RELATED PARTY TRANSACTIONS

After seeking legal advice from Birketts LLP and in line with Charity Commission guidance, in February 2025 Jetty Lane started to pay a long-standing Trustee to work as part time Project Manager for the charity. The role of Project Manager is needed to work in collaboration with others to plan, organise and oversee the completion of the project to build the new Creative Youth Hub, to open a-fit-for-purpose website, a starter programme of suitable activities and events, and to deliver this on time, in budget and to the required standard. It was further agreed that in this particular situation, it would be beneficial to the charity if the Project Manager also continued in the voluntary role of Trustee.

No other Trustees received any remuneration or expenses during the year.

JETTY LANE C.I.O**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**
for the Year Ended 31st July 2025**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2025	2024
	£	£
	-	-
Totals	-	-

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade Creditors	-	-
Accruals	-	-
Totals	-	-

7. ANALYSIS OF NET ASSETS BETWEEN FUNDS – CURRENT YEAR

	Unrestricted Funds 2025	Restricted Funds 2025	Total Funds 2025
	£	£	£
Current assets	11916	91046	102962
Creditors due within one year	-	-	-
Total	11916	91046	102962

ANALYSIS OF NET ASSETS BETWEEN FUNDS – PRIOR YEAR

	Unrestrict ed Funds 2024	Restricted Funds 2024	Total Funds 2024
	£	£	£
Current assets	15795	109131	124926
Creditors due within one year	-	-	-
Total	17428	129272	146700

JETTY LANE C.I.O

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31st July 2025

8. STATEMENT OF FUNDS – CURRENT YEAR

	Balance as at 1 st August 2024	Income	Expenditure	Transfers in/out	Balance as at 31 st July 2025
	£	£	£	£	£
Unrestricted funds	15795	4765	8980	-	13745
Restricted funds					
Fund 1	100737	0	37545	-	63192
Fund 2	5055	0	0	-	5055
Fund 3	59	0	0	-	59
Fund 4	0	3000	0		3000
Total of funds	121646	12454	34228	-	

Fund 1 –East Suffolk County Council Infrastructure Levy Grant (CIL) - restricted to cover costs for the initial building planning and design stage.

Fund 2 - Playscape

Fund 3 – Creative Play 2022-2023

Fund 4 - Belstead Ganzoni Charitable Settlement

STATEMENT OF FUNDS – PRIOR YEAR

	Balance as at 1 st August 2023	Income	Expenditure	Transfers in/out	Balance as at 31 st July 2024
	£	£	£	£	£
Unrestricted funds	17428	6805	8438	-	15795
Restricted funds					
Fund 1	122209	4318	25790	-	100737
Fund 2	3724	1331	0	-	5055
Fund 3	59	0	0	-	59
Total of funds	143420	12454	34228	-	121646

Fund 1 –East Suffolk County Council Infrastructure Levy Grant (CIL) - restricted to cover costs for the initial building planning and design stage.

Fund 2 – Playscape grants/donations

Fund 3 - Creative Play 2022-2023

JETTY LANE C.I.O

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31st July 2025

9. CONTINGENT ASSET

An agreement for the grant of a lease over the site of the Former Youth Club in Woodbridge was made with Suffolk County Council on 6 August 2019. The grant of the lease is subject to planning consent being granted by East Suffolk Council for the construction of a new community building and associated funding being available for the construction of that building. As these conditions have not yet been satisfied, no value for the lease is included on the Statement of Financial Position. The lease is for a term of 125 years and is at peppercorn rent.