



CHARITY COMMISSION
FOR ENGLAND AND WALES

Lower Green Community CIO
Charity No: 1185574

Trustees' Annual Report for the period
1 April 2024 to 31 March 2025

Objectives and Activities

Summary of the purposes of the charity as set out in its governing document	The objects of the CIO are to further or benefit the residents of Lower Green 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. In furtherance of these objects but not otherwise, the trustees shall have power to establish or secure the establishment of a community centre and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such a centre for activities promoted by the charity in furtherance of the above objects.
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.	The activities of the CIO focus on the provision of a Community Café and Support Hub together with facilities and services to enable local residents to meet, socialise and take part in activities that benefit themselves and others in the community.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	The Trustees have had regard to the guidance issued by the Charity Commission on public benefit.
Contribution made by volunteers	The Trustees recognise the valuable contribution to the achievements of the charity made by all of its volunteers

Achievements and Performance

<p>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.</p>	<p>The past 12 months have seen the Community Centre and Support Hub go from strength to strength thanks to the efforts of our dedicated staff and volunteers under the leadership of our Centre Manager Cathy Heavens. Cathy and her team work hard to ensure the Centre is a hive of activity and that there is always a warm welcome and support available to anyone in need.</p> <ul style="list-style-type: none">• Over the year we welcomed over 500 visitors to the Community Centre and supported around 60 local families. We published an Impact Report demonstrating the contribution we have made both in supporting local families and in benefitting and strengthening the Lower Green community as a whole.• Our Café is the focal part of all we do. We keep our prices low and use surplus food as much as possible so it is affordable for all. Our Pay It Forward system means we can offer meals free of charge if needed and our Community Fridge provides bread and fresh produce which would otherwise go to waste. We are pleased to report that we were awarded a 5-star Food Hygiene rating when we were inspected by the Council.• Throughout the week the Centre staff are on hand to provide help and support when needed including referrals to our partners Stripey Stork for children's clothing and equipment, and food support through our community fridge and emergency food store.• Our weekly Advice Café has continued to grow and develop in partnership with Surrey Lifelong Learning, Citizens Advice, North Surrey Domestic Abuse service and CAP Debt advice. During the year we were able to offer Cost of Living and Energy Saving workshops thanks to funding from Elmbridge Council's Climate Change Fund and Total Energies Community Fund. We also ran some Wellbeing Workshops thanks to funding from Elmbridge Council's Community Wellbeing Grant and Walsingham Care. The Bike Shed project which received funding from Your Fund Surrey was a direct result of our partnership through the Advice Café with these other agencies.
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- We operated as a Warm Hub during the winter months thanks to funding from Elmbridge Council's Partnership Fund and a Surrey County Council grant with free hot drinks available during our Advice café sessions.
- In the school holidays we provided craft activities and free lunch packs for children thanks for funding from Waitrose and donations from the congregation of Christchurch Esher.
- We are very grateful to our business partners in the community including Sandown Park Racecourse who once again organised a Christmas gifting appeal which saw racegoers bringing toys and other gifts to the popular Tingle Creek meeting in early December which we were then able to distribute to local families.
- A further highlight was the visit of two retired champion racehorse "Ambassadors" to the Lower Green which was enjoyed by children and adults alike. Sandown also provided complementary tickets for their Family Race Day which several Lower Green families attended with their children.
- We made further improvements to our building and outside areas thanks to Community Infrastructure Levy funding from Elmbridge Council including replacing the community noticeboards in the car park and by the shop and new signage.
- We had our fair share of problems with the building which is showing its age including roof leaks, collapsed ceiling tiles and kitchen drainage issues. These were ably sorted thanks to the assistance of the Elmbridge Council's (our landlord) building surveyor.
- We were disappointed to learn that the Community Engagement exercise initiated by Elmbridge Council as part of its long-term regeneration plans for Lower Green had to be shelved due to the announcement of the Government's Devolution Bill which will see Elmbridge Borough Council and Surrey County Council replaced by a new Unitary Authority from April 2027.

The Trustees would like to record my thanks to the staff, volunteers and residents of Lower Green and beyond who have made 2024-25 such a successful year for the Lower Green Community Centre and all it represents.

Financial Review

Review of the charity's financial position at the end of the period	The CIO was in a healthy position financially with unrestricted reserves of £50,503 at 31 March 2025
Statement explaining the policy for holding reserves stating why they are held	The Trustees consider the level of reserves that is prudent for Lower Green Community CIO to have when agreeing the annual budget. This will normally be a sufficient to cover six months' running costs'. Consideration is given to future strategy, potential redundancy liabilities, and any other significant factors that should be taken into account were Lower Green Community CIO to close or move to new premises. The specific reserves policy including any designation of reserves for specific purposes is agreed by Trustees on an annual basis.
Explanation of any uncertainties about the charity continuing as a going concern	The Trustees have confidence in the charity continuing as a going concern.
The charity's principal sources of funds (including any fundraising)	The principal sources of the charity's funds are grants from the various grant making bodies including the National Lottery, Community Foundation for Surrey, Walton Charity, Surrey County Council, Elmbridge Borough Council, Walsingham Care, Waitrose Community Matters and Co-op Community Fund. Other sources include donations from Christchurch PCC and other supporters together with hall hire income and fundraising events.
A description of the principal risks facing the charity	<p>The principal financial risk is the loss of any further grant funding and the loss of revenue if the Centre was not able to be hired for any reason.</p> <p>As a small organisation there is a risk of over-reliance on a small number of individuals.</p> <p>The forthcoming Local Government Reorganisation which will see our landlord, and source of grant funding, Elmbridge Borough Council replaced by a more remote Unitary Authority means we are facing uncertainty and unknown challenges in the future.</p>

Structure, Governance and Management

Description of charity's trusts:	
Type of governing document	Constitution dated 13 September 2019
How is the charity constituted?	The charity is a Charitable Incorporated Organisation (CIO)
Trustee selection methods including details of any constitutional provisions	Trustee selection methods including details of any constitutional provisions Trustees are formally elected (or re-elected) at the AGM. Trustees may be co-opted during the year by the current Trustees.

Reference and Administrative details

Charity name	Lower Green Community CIO
Registered charity number	Registered charity number 1185574
Charity's principal address	Lower Green Community Centre Farm Road Esher KT10 8AU

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year
1	Stuart Selleck	Chair	16 October 2024
2	Amanda Manship		
3	Rob Goodall	Treasurer	
4	John Dooley		

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Stuart Selleck	Rob Goodall
Position	Chair	Treasurer
Date	3-12-25	



Lower Green Community CIO

Receipts & Payments Accounts

For the period 1 April 2024 - 31 March 2025

Section A Receipts and payments


	Unrestricted funds £	Restricted funds £	Total funds £	Last year £
Receipts				
Café sales	14,522	-	14,522	8,112
Hall hire	16,415	-	16,415	16,053
Donations	2,586	-	2,586	1,506
Fund raising	-	-	-	-
Building	-	-	-	167
Organisation	1,361	-	1,361	17
Grants	750	137,530	138,280	87,512
Sub total	35,634	137,530	173,164	113,367
Asset and investment sales				
	-	-	-	-
Sub total	-	-	-	-
TOTAL RECEIPTS	35,634	137,530	173,164	113,367
Payments				
Café	3,081	6,207	9,288	5,190
Building	7,595	11,144	18,738	7,929
Utilities	2,097	3,113	5,210	4,701
Small office purchases	1,865	7,916	9,781	2,877
Furniture & furnishings	-	-	-	378
Insurance	-	523	523	493
Miscellaneous	604	-	604	354
Office supplies	1,348	490	1,838	184
Salaries	-	114,435	114,435	58,459
Telephone & Broadband	602	-	602	557
IT / Software	96	-	96	521
General & Administrative	1,492	277	1,769	1,314
Activities	149	7,947	8,096	1,860
Sub total	18,928	152,053	170,981	84,816
Asset and investment purchases				
	-	-	-	-
Sub total	-	-	-	-
TOTAL PAYMENTS	18,928	152,053	170,981	84,816
Net of receipts/(payments)	16,706	-14,523	2,183	28,551
Transfers between funds	-1,827	1,827	0	0
Cash funds last year end	35,624	54,162	89,786	61,235
CASH FUNDS AT YEAR END	50,503	41,466	91,969	89,786

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

Categories	Details	Unrestricted funds £	Restricted funds £
Cash Funds	Cash at bank	50,503	41,466
	Total cash funds	50,503	41,466

	Details	Amount due	When due
Liabilities		-	
		-	

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

Signature	Print Name	Date of approval
	STUART SELLECK	3-12-25



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
Lower Green Community CIO

On accounts for the year
ended

31st March 2025

Charity no
(if any) 1185574

Set out on pages

1-2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 03 / 2025.

Responsibilities and
basis of report

As the charity trustees of the Trust, 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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

Signed:

Date: 23rd September
2025

Name:

Gareth Bannister

Relevant professional
qualification(s) or body
(if any):

Address:

Magic Fox Ltd. t/a Hudson Fox, Upper Deck, Admirals Quarters,
Portsmouth Road, Thames Ditton KT7 0XA

Section B**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.