



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

From 1 April 2023 To 31 March 2024

**Charity name: Perivale Community Hive**

**Charity registration number: 1186587**

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Perivale Community Hive (PCH) was constituted as a Charitable Incorporated Organisation (CIO) in 2019 by a group of local residents living in and near Perivale, London Borough of Ealing (LBE), to prevent the closure of the Council-managed library, and to improve amenity provision, quality of life and well-being in the area. PCH was appointed custodian and manager of Perivale Library following its successful bid in response to a tender for expressions of interests put out by LBE Council to local community groups to take over management of smaller libraries in the Borough.
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	PCH is set to provide library services, as agreed with the LBE Library Services, library stock management and customer services limited to library services. PCH is also a community hub, providing variety of cultural and social events, including film clubs and community arts session. It also provides space for cultural and wellbeing-related activities at affordable booking fees, to ensure common access to those activities in the local area.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>In compliance with the guidelines for charities in England and Wales, our charity has undertaken the following main activities to further our purposes for the public benefit:</p> <ul style="list-style-type: none"><li>• Access to library services to general public: PCH is opened five days per week, plus additional hours for specific events.</li><li>• Free to access community space allowing for variety of activities.</li><li>• Education and social events: PCH runs a busy schedule of events,</li></ul>

		<p>including free sessions for general public, including film clubs, games events, jazz nights, classes for toddlers, knitting sessions, English classes (all run by volunteers)</p> <ul style="list-style-type: none"> <li>• Access to arts: we run successful Perivale Artist in Residence (PAiR) programme, for which we obtained additional funding, to allow general public to interact with variety of artists and attend their workshops.</li> <li>• We opened a community café, on trial basis, to make the library a more attractive meeting space.</li> </ul> <p>Furthermore, we confirm that the trustees have had regard to the Charity Commission's guidance on public benefit while preparing this report.</p>
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### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	PCH is not a grant making charity, however in FY 23/24 we administered a small grant for Perivale Artist in Residence (PAiR). See further information in Achievements section.
Policy on social investment including program related investment	Para 1.38	In FY23/24 PCH opened Bookmark Café, which required up-front investment (set up, furnishings and café operator salaries) This was an important development, as it allowed to broaden appeal of the library and allowed for increasing footfall, and further community engagement – which are key aims for our charity.
Contribution made by volunteers	Para 1.38	<p>PCH is exclusively run and managed by volunteers – both Charity Board and all our activities. Involvement from local volunteers is at the heart of PCH, and their commitment makes PCH a success, and allows for growing our place in the local community as a safe and inclusive space.</p> <p>PCH Board introduced volunteer reimbursement scheme in the last financial year, and continued in FY23/24, compensating for local travel and meal for all who completed a full shift ( 3.5 to 4 hours per day).</p>
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	<p>Our work to continue to keep the local library opened, and extend hours, including Friday and Saturday opening hours benefited the local community with extended access to the library services and community space, extending significantly number of events we run for community</p> <p>In FY23/24 we opened Bookmark Café, to add additional services and bring more people to our building. The value of the cafe goes beyond sales of hot drinks or home-made cakes. It is the friendly atmosphere where you can meet a friend or neighbour in the local area. Needless to say the social value added by the cafe goes beyond just financial figures.</p> <p>We run successful PAiR programme to bring artists to our local community and allow them to interact with our volunteers. PAiR was fully funded by LBE to promote artists working at the intersection of art, ecology and interested in the intergenerational exchange. Artists engaged in workshop, walks, mapping of local flora with the residents which resulted in a series of drawings being displayed in the library as well as a sound installation, In the Margins: Tales from a Peri Vale. In total PAiR hosted four (4) artists - two this fiscal year and two previous tax year. These exchanges have shown a growing need in communities to express their creativity who simultaneously address and look critically at the issues arising from changes to our natural environment.</p> <p>We also held our first Christmas Fair fundraising event, which brought over 200 (?) local to visit the library and participate in activities, carol singing, and have children to read with Santa - to promote library to the general public, and showcase range of activities available in the library.</p> <p>We also run our first live Jazz event (with PAiR funding), which was a success and received overwhelmingly positive feedback. The event was free to general public and allowed many who are less able and willing to travel to central London to experience quality live music in the neighbourhood. This event provided opportunity to advertise PCH not only locally, but across wider area, bringing new users and volunteers across all age groups.</p>

**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	PCH is in good financial position. The year ended with just over £25,000 in the bank, with FY22/23 overdue utility bills settled.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	PCH holds reserves to ensure we are able to meet rising building maintenance and utility costs, to keep the operations going mindful of anticipated cut in the LBE grant, incremental over four years to just £5,000 per year.
Amount of reserves held	Para 1.22	£10,000 – to cover utility bills
Reasons for holding zero reserves	Para 1.22	NA
Details of fund materially in deficit	Para 1.24	While opening of the Café created deficit, trustees agreed that end of FY22/23 financial position, and guarantee from LBE for continued grant for the next three years created sufficient buffer to start Café on experimental basis. While opening was a success for community, with just over £5,000 losses Trustees closed the case in December 2023, and agreed to obtain additional funding before café can reopen.
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	While there is no immediate concern over continuation, Trustees are mindful that our main funding from LBE is due to expire in FY28/29, being reduced in increments, and we will need to find either additional funding or earnings to continue with operations.

### 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	PCH's main source of funding is grant from LBE for the provision of community managed libraries services.
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	Withdrawal of LBE funding is the principal risk, as well as the usability of the building PCH now operates from (LBE is responsible for maintenance and we have an ongoing discussion about roof repair consultation).
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	Board of Trustees votes in any new members.

### 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	PCH continued to upskill a number of local people with librarianship and customer service skills. This ranged from young people looking for unpaid work experience, involved in the Duke of Edinburgh's Award Scheme looking to volunteer for a few hours every weekend for a short period, to older members of the community who had retired and wanted to commit to volunteering for the long term at the library.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	PCH Board of Trustees fulfils strategic and operational needs of the organisation. As an organisation and individuals, we are well connected within local community, organisations operating in LBE area, as well as local council. We draw support from local organisations, and support others, in particular where we pursue common interests. For example, we hosted events for local planning and strategy engagement workshops with ELBE, hosted and supported fundraising for Horsenden Farm Charity.  The trustees are appointed by the Board of Trustees of Governors of PCH, in accordance with the procedures set out in the charity's governing document. The Board of Governors is the body entitled to appoint new trustees, ensuring that the board has the necessary skills and experience to oversee the charity's activities effectively.
Relationship with any related parties	Para 1.51	PCH has an ongoing relationship with LBE officers responsible for public library services in the borough. We communicate regularly on library operational and building maintenance issues. We also work with LBE officers and local community managed library network.

Other		
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## Reference and Administrative details

Charity name	Perivale Community Hive
Other name the charity uses	Perivale Library
Registered charity number	1186587
Charity's principal address	Perivale Library, Horsenden Lane South, Perivale, Greenford, UB6 7NT



## 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	Magdalena Flynn	Chair		
2	Vlod Barchuk			
3	Zuzanna Alexandra Needham			
4	Patryk Starzykowski			
5	Alex Nieora			
6	Iwona Jakubowska			
7	Ella Abubaker			
8	Marta Kisiel			
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## Corporate trustees – names of the directors at the date the report was approved

Director name		
NA		

## Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
NA		



## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	Perivale Library building and books belonging to LBE.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	PCH was appointed custodian and manager of Perivale Library following its successful bid in response to a tender for expressions of interests put out by LBE Council to local community groups to take over management of smaller libraries in the Borough.
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	There is a CML Service Agreement grant offer from 2024 – 2028 in place with the LBE.

### 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)

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## 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)		
Full name(s)	Magdalena Flynn	
Position (eg Secretary, Chair, etc)	Chair of Trustees	
Date	30 January 2025	

# **Perivale Community Hive FY 23/24 Financial Report**

	<b>2023-24</b>	<b>2022-23</b>	<b>2021-22</b>
<b>Income</b>			
Ealing grant	20,000.00	22,500.00	20,165.00
PAiR grant	0.00	5,000.00	0.00
Other grant funding	0.00	0.00	0.00
Lettings	1,495.80	757.96	180.00
Other income	0.00	310.00	0.00
Fundraising Events/Donations	951.14	0.00	0.00
Credits	24.86	108.52	0.00
Café Income	3,845.74	0.00	0.00
<b>Total</b>	<b>26,317.54</b>	<b>28,676.48</b>	<b>20,345.00</b>
<b>Expenditure</b>			
Electricity/Gas	-11,309.41	-1,444.36	-5,459.13
Water	-760.10	-1,487.33	-171.07
Cleaning	-2,799.55	-1,989.85	-2,297.07
Volunteer reimbursements	-2,632.09	-1,015.40	0.00
Insurance	-229.87	-173.88	-134.67
Equipment	0.00	-1,094.00	-3,972.00
Library supplies	-513.64	-357.60	-766.22
PAiR	-3,500.00	-910.00	0.00
Licenses/subscriptions	-550.88	-391.36	0.00
Event/workshops costs	-358.74	0.00	0.00
Internet charges	0.00	-42.00	0.00
Café wages and costs	-9,184.04	0.00	0.00
Other costs	0.00	-710.43	-320.78
Not known	0.00	-472.70	0.00
<b>Total</b>	<b>-31,838.32</b>	<b>-10,088.91</b>	<b>-13,120.94</b>
<b>Net surplus/deficit</b>	<b>-5,520.78</b>	<b>18,587.57</b>	<b>7,224.06</b>
Bank Balance on 31 March of FY	25,833.11	31,472.14	12,884.57

-5,338.30