



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 1 April 2024 To 31 March 2025

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	<p>Perivale Community Hive (PCH) was established in 2019 as a Charitable Incorporated Organisation (CIO) by local residents living in and around Perivale in the London Borough of Ealing (LBE). The charity was formed to prevent the closure of the Council-managed Perivale Library and to enhance local amenities, community well-being, and overall quality of life in the area.</p> <p>PCH exists to provide continued public access to the Council's library stock and services, and to develop the library as a cultural centre for the community, offering a welcoming space for learning, creativity, and social engagement.</p> <p>Following a successful bid submitted in response to the LBE Council's call for expressions of interest from community groups to assume responsibility for smaller libraries in the Borough, PCH was appointed custodian and manager of Perivale Library.</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>PCH delivers a range of activities that advance its charitable purposes for the benefit of the public. In line with its agreement with the LBE Library Services, PCH provides core library services, including access to the Council's library stock, library stock management, and customer services relating to library operations.</p> <p>In addition to its library functions, PCH operates as a community hub and cultural centre for Perivale. It organises a variety of cultural and social events, including film clubs, concerts, community arts sessions, and other programmes that encourage learning, creativity, and community cohesion. PCH also supports local groups and practitioners by making space</p>

		available for cultural, educational, and well-being related activities at affordable booking fees, ensuring broad and equitable access to these opportunities within 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, the trustees confirm that PCH has undertaken the following main activities during the year in furtherance of its charitable purposes for the public benefit:</p> <ul style="list-style-type: none"> • Access to library services: PCH provides free public access to library services and the Council's library stock. The library is open five days per week, with additional hours offered for specific events and community activities. • Free community space: PCH maintains a free-to-access community space that supports a wide variety of cultural, educational, and social activities for residents. • Educational and social events: PCH delivers a busy programme of events, including free sessions open to the general public such as film clubs, games sessions, jazz evenings, toddler classes, knitting groups, and English language classes, many of which are run by volunteers. • Access to the arts: PCH operated the Perivale Artist in Residence (PAiR) programme, supported through additional external funding. This initiative enabled the public to engage with visiting artists and participate in workshops and creative activities. • Community café: PCH has opened a community café on a trial basis to enhance the library's role as a welcoming and inclusive meeting space for local residents. The café provides work experience placements for students with special needs from the West London College. <p>Furthermore, the trustees confirm that they have had regard to the Charity Commission's guidance on public benefit when planning the charity's activities and preparing this report.</p>

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 FY24/25 we administered the remainder of a small grant for Perivale Artist in Residence (PAiR) we received in FY22/23 See further information in Achievements section.
		In FY23/24 PCH opened Bookmark Café, which required up-front investment (set up,

Policy on social investment including program related investment	Para 1.38	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. In FY24/25 PCH continued to run the café, increasing the footfall slightly. As noted above, the café provides work experience placements for students with special needs from the West London College.
Contribution made by volunteers	Para 1.38	<p>PCH is 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>Volunteers run the library services, take care of the library premisses and also we have volunteers running regular activities, for example arts and English conversation classes. Volunteers manage social media and website for PCH.</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>During the year, we successfully continued all core projects initiated in 2023/24, secured new National Lottery funding for Bookmark Café, and further embedded our programmes within the local community.</p> <p>Our work has delivered clear social, cultural, and wellbeing benefits for our beneficiaries and the wider community.</p> <p>Library Access and Community Use Our ongoing work to keep the local library open has significantly benefited the community. Sustained and uninterrupted access has enabled greater use of library services and community space and allowed us to expand the number and range of events delivered for local residents.</p> <p>Bookmark Café In FY 2023/24, we opened the Bookmark Café to introduce additional services and attract more people into the building. We have established collaboration with the West London College and created work</p>

		<p>placements for students with additional needs. The value of the café extends well beyond the sale of refreshments. It provides a welcoming, informal space where residents can meet friends and neighbours, helping to reduce social isolation and strengthen community connections, creating inclusion and breaking social barriers for people with disabilities. The social value generated by the café goes far beyond financial measures.</p> <p>Employability experience PCH continues 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 fleeting period, through individuals looking for a job, to older members of the community who had retired and wanted to commit to volunteering for the long term at the library.</p> <p>PAiR Programme (Perivale Artist in-Residence) We finalised delivery a successful PAiR programme, which was intended to bring artists into the local community and fostering meaningful interaction with residents and volunteers. In total, PAiR has hosted four artists, two in this budget year and two in the previous tax year, and two live music events, all opened to the public at no cost. These exchanges highlight a growing community appetite for creative expression that also engages critically with environmental change.</p> <p>Community Events and Fundraising We held our second Christmas Fair as a fundraising and outreach event, attracting over two hundred local visitors. The event featured activities, carol singing, and opportunities for children to read with Santa, helping to promote the library to the wider public and showcase the breadth of activities available.</p> <p>Film Club Our film club is now firmly established, attracting a regular audience and providing a valued cultural and social offer. Together, these initiatives have broadened our reach, brought new users and volunteers into the organisation, and strengthened the library's role as a vibrant cultural hub for all age groups.</p>
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		<p>Cooperation with Age Concern</p> <p>PCH established a strong and productive partnership with Age Concern, which now delivers regular online and digital skills classes for older residents. These sessions are consistently well attended and respond to a clear local need for accessible digital support. The programme helps seniors build confidence in using online tools, improve digital literacy, and understand how to navigate the internet safely and securely.</p> <p>Beyond practical skills, the classes also provide valuable social interaction, helping to reduce isolation and enabling older members of the community to remain connected, informed, and independent.</p>
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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	At the end of FY24/25 PCH remained in a strong financial position. The charity recorded a net surplus of £11,281. This positive position reflects prudent financial management, successful fundraising activities, and steady community engagement, despite ongoing pressures from rising administrative management, utility and building maintenance costs.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	PCH holds reserves to ensure that we can meet essential ongoing costs, including rising utility bills, building maintenance, and core operational expenses. The reserves policy is designed to safeguard operations in light of the planned reduction of the main London Borough of Ealing (LBE) grant, which will decrease incrementally over the next four years to £5,000 per year. Holding adequate reserves ensures stability, enables forward planning, and protects the charity against income fluctuations or unexpected expenditure.
Amount of reserves held	Para 1.22	As of 31 March 2025, PCH held £37,140 in reserves. Of this total, £20,000 is earmarked specifically for operational management, utilities, and essential building costs. The remaining balance provides a prudent contingency to support day-to-day operations and mitigate the impact of future reductions in grant income, as well as investment in the community events.
Reasons for holding zero reserves	Para 1.22	NA
Details of fund materially in deficit	Para 1.24	The Bookmark Café created a cumulative deficit of just over £5,000 during its operation. Trustees determined that the year-end position in FY22/23, together with a three-year grant guarantee from LBE, provided a sufficient financial buffer to trial the Café as a community-focused initiative. While the Café was well received locally, Trustees decided to close it in December 2023 due to the continuing operating loss. The Café since reopened with the National Lottery grant, which covers for the café's operational losses.
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	There are no immediate concerns regarding PCH's ability to continue as a going concern. However, Trustees remain cautious, as the LBE grant that forms a significant part of PCH's income is scheduled to reduce annually and will expire in FY28/29. To ensure long-term sustainability, PCH will continue developing alternative income streams—such as lettings, fundraising activities, community

		events, and grant applications—to reduce reliance on this core grant.
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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	<p>PCH has an established process for the induction and training of trustees to ensure they can carry out their duties effectively and in accordance with charity law and good governance practice. All newly appointed trustees receive the charity's constitution and the latest Trustees' Annual Report and Accounts.</p> <p>New trustees are offered an introductory meeting with the Chair and at least one existing trustee to discuss PCH's governance structure, strategic priorities, and current operational issues. They are also encouraged to attend several library sessions to gain first-hand understanding of day-to-day activities and the role of volunteers.</p> <p>Ongoing training forms part of trustee development. Trustees are signposted to relevant Charity Commission guidance, undertake refresher briefings on financial oversight and safeguarding when needed, and participate in discussions at board meetings that support continuous improvement in governance practice.</p>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<p>The PCH Board of Trustees is responsible for the strategic leadership, governance, and overall management of the charity. The Board sets organisational priorities, oversees financial management, monitors risks, and ensures compliance with the charity's constitution and regulatory requirements. Trustees collectively provide a broad range of skills, including finance, community engagement, operations, and cultural programming, which support the charity's effective running.</p>

		<p>Trustees meet regularly throughout the year. The Chair is elected by a majority vote of the Board and provides leadership and coordination of trustee activities. New trustees are appointed by the Board following a structured process that considers skills, experience, and the needs of the organisation.</p> <p>PCH maintains strong working relationships with organisations across the London Borough of Ealing (LBE), including officers responsible for public library services and the wider network of community-managed libraries. The charity collaborates closely with local groups and community organisations, sharing resources and supporting joint initiatives. For example, PCH has hosted local planning and engagement events in partnership with Ealing Council and supported fundraising activities for other local charities, strengthening its role as a trusted community hub.</p>
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		

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		1 April 2024 – 5 October 2025	
6	Iwona Jakubowska			
7	Ella Abubaker			
8	Shabnam Khan		From 11 May 2024 - ongoing	
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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, together with the library book stock and associated equipment, all of which remain the property of the London Borough of Ealing (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 by LBE to act as custodian and manager of Perivale Library following a competitive process inviting expressions of interest from community groups to take over the operation of smaller local libraries. Managing the library and providing continued public access directly supports PCH's charitable objects of promoting education, community engagement, and cultural enrichment.
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	All assets belonging to LBE remain clearly identified as Council property and are held separately from PCH's own assets. Their use and management are governed by the Community-Managed Libraries (CML) Service Agreement in place for 2024–2028, which sets out the responsibilities of both parties for maintenance, operation, and safeguarding of LBE-owned 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)

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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 2026	

Perivale Community Hive FY24/25 Financial Report

	2024-25	2023-24	2022-23
Income			
Ealing grant	15,000.00	20,000.00	22,500.00
PAiR grant	0.00	0.00	5,000.00
Other grant funding	15,780.00	0.00	0.00
Lettings	1,410.50	1,495.80	757.96
Other income	108.00	0.00	310.00
Fundraising Events/Donations	1,531.78	951.14	0.00
Credits	0.00	24.86	108.52
Café Income	5,817.84	3,845.74	0.00
Total	39,648.12	26,317.54	28,676.48
Expenditure			
Electricity/Gas	-6,762.91	-11,309.41	-1,444.36
Water	-603.12	-760.10	-1,487.33
Cleaning	-3,142.32	-2,799.55	-1,989.85
Volunteer reimbursements	-3,496.45	-2,632.09	-1,015.40
Insurance	-229.03	-229.87	-173.88
Equipment	-1,012.26	0.00	-1,094.00
Library supplies	-769.99	-513.64	-357.60
PAiR events	-1,100.00	-3,500.00	-910.00
Licenses/subscriptions	-582.03	-550.88	-391.36
Event/workshops costs	-127.02	-358.74	0.00
Internet charges	0.00	0.00	-42.00
Café wages and costs	-10,542.43	-9,184.04	0.00
Other costs	0.00	0.00	-710.43
Not known	0.00	0.00	-472.70
Total	-28,367.56	-31,838.32	-10,088.91
Net surplus/deficit	11,280.56	-5,520.78	18,587.57

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 MARCH 2025

Independent examiner's report to the trustees of Perivale Community Hive ('the charity')

I report to the charity trustees on my examination of the accounts of the Charity for the year ended 31 March 2025.

Responsibilities and basis of report

As the Trustees of the Charity, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Charities Act 2011 and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the directions given by the Charity Commission under section 145(5) (b) of the 2011 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 giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 130 of the Charity Act; or
2. the accounts do not accord with the accounting records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of the accounts set out in the Charities (Account 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.

Signed:

Name: Magdalena Wlodarczyk-Sroka, FCCA, Accountant

Kasa Business Services Ltd
Association of Chartered Certified Accounts (0147072)
Address: 226-228 King Street, London, W6 0RA

Date 26 January 2026

