

# HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY

England & Wales · Charity number 1186865

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2019-12-10

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 14 Sedgwick Street  
Haddenham  
Aylesbury  
Buckinghamshire  
HP17 8FF

**Phone** 07427162410

**Email** [andrew@hrcdc.org.uk](mailto:andrew@hrcdc.org.uk)

**Website** [www.hrcdc.org.uk](http://www.hrcdc.org.uk)

## Activities

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**Objects:** THE OBJECTS OF THE CIO ARE:1) TO FURTHER OR BENEFIT THE RESIDENTS IN AND AROUND HOUGHTON REGIS, BEDFORDSHIRE 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.2) THE ADVANCEMENT OF THE CHRISTIAN RELIGION IN AND AROUND HOUGHTON REGIS, BEDFORDSHIRE FOR THE BENEFIT OF THE PUBLIC, MAINLY BUT NOT EXCLUSIVELY, BY CHRISTIAN OUTREACH ACTIVITIES TO ENLIGHTEN OTHERS ABOUT THE CHRISTIAN RELIGION

**Activities:** HRCDC is concerned with helping the formation of a vibrant, healthy community in the new build known as Bidwell West (HRN2) in Houghton Regis, Bedfordshire. This includes hiring a community worker and providing a community building in the local centre of the development.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Religious Activities, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

## Geography

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- Central Bedfordshire

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-03-31	£59,306	£73,065	-	-
2024-03-31	£77,041	£65,114	-	-
2023-03-31	£51,877	£51,024	-	-
2022-03-31	£52,000	£45,470	-	-
2021-03-31	£9,963	£4,723	-	-

## Trustees

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Name	Role	Appointed
<b>Rev Andrew John Openshaw</b>	Chair	2024-01-01
Andrew Mark Gaudion		2026-03-19
Oluwayemisi Abidemi Akinola		2024-12-09
Rev David Richard Skinner		2019-12-10
Rev Patrick Gbanie Kandeh		2022-04-26

**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY**

England & Wales - Charity number 1186865

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# Accounts

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**Draft Financial Statements at 05 January 2026 at 10:59:32**

**Charity registration number 1186865 (England and Wales)**

**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY  
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

# HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY

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# HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Rev A J Openshaw Mr O A Akinola Rev P G Kandeh Rev D R Skinner	(Appointed 9 December 2024)
<b>Charity number (England and Wales)</b>	1186865	
<b>Principal address</b>	14 Sedgwick Street Haddenham Aylesbury Bucks HP17 8FF	
<b>Independent examiner</b>		

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## HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY

### TRUSTEES'S REPORT REPORT

#### FOR THE YEAR ENDED 31 MARCH 2025

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The Trustees present their annual report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

#### **Objectives and activities**

Houghton Regis Community Development Charity exists to benefit the residents of Houghton Regis and the surrounding area, without distinction of sex, sexual orientation, race, or political, religious, or other opinions. The charity seeks to advance education and provide facilities in the interests of social welfare, recreation, and leisure, with the objective of improving quality of life for local residents.

Alongside this, the charity works for the advancement of the Christian faith in and around Houghton Regis, primarily through inclusive outreach activities that serve the wider community and promote public benefit.

The trustees have had due regard to the Charity Commission's guidance on public benefit in carrying out the charity's activities during the year.

#### *Activities*

During the reporting period, the charity's primary activities focused on three interconnected areas: community development, the establishment of a permanent community facility, and faith-based pastoral engagement.

A significant element of the charity's work involved progressing the establishment of the Bidwell West Community Centre, including close cooperation with statutory bodies and partners. Alongside this, the charity employed a full-time Pioneer Community Worker to support community formation and engagement within the Bidwell West development and across Houghton Regis more broadly.

#### **Contribution of Volunteers**

Volunteers continued to play a significant role in the life and work of HRCDC throughout the year. Local residents gave generously of their time and skills, supporting large-scale community events, regular activities, engagement with families, and the practical delivery of projects across the town.

Volunteers were essential to the delivery of the annual community firework display, seasonal events, and neighbourhood initiatives, many of which would not have been possible without their commitment.

In addition, the charity benefited from professional voluntary support. Graham Seaton served as a volunteer adviser in relation to the community building project until November 2024. The charity also continues to receive pro bono legal support from Osborne Clarke LLP, and financial advice from David Hallworth. The trustees record their deep gratitude for all voluntary contributions received during the year.

#### **Achievements and performance**

During the year ended 31 March 2025, HRCDC delivered significant impact across its core pillars of Community, Building, and Faith, strengthening social cohesion, improving wellbeing, and laying foundations for long-term community benefit.

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## HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY

### TRUSTEES'S REPORT REPORT (CONTINUED)

#### FOR THE YEAR ENDED 31 MARCH 2025

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##### **Community**

The charity saw notable growth in community engagement and partnership working. Key achievements included the delivery of large-scale community events, most notably the annual firework display attended by more than 5,000 people, and an Easter Messy Church event welcoming over 250 children and their families. These events helped to reduce isolation, build relationships between new and established residents, and foster a strong sense of belonging.

The charity played an active role in resident advocacy, supporting local people to engage with decision-makers around infrastructure needs. This included contributing to renewed commitments for a new primary school and supporting successful advocacy for improved public transport, resulting in the introduction of a new bus route.

Partnership working with housebuilders, local businesses, and charitable organisations led to tangible community benefits, including the provision of a community Christmas tree and the donation of a £250,000 eco-friendly converted shipping container to serve as a temporary community facility.

##### **Building**

Progressing the Bidwell West Community Centre remained a major strategic focus. During the year, the trustees agreed a phased development approach to enable earlier access to community facilities while ensuring long-term sustainability.

Significant progress was made on design development, planning discussions, and stakeholder engagement, working closely with Central Bedfordshire Council, architects, and other partners. The charity also undertook exploratory partnership work with local healthcare providers, including discussions with GP practices regarding the potential inclusion of a satellite surgery within the centre. Early indications suggest that up to £1 million may be available for local health provision, subject to further development.

This work has laid strong foundations for a community asset that will deliver lasting social, economic, and wellbeing benefits.

##### **Faith**

Faith-based activity remained an important strand of the charity's work, contributing positively to community wellbeing. The charity continued to offer Town Chaplaincy, providing pastoral presence and support to residents, staff, and volunteers.

Regular services and pastoral engagement in local care homes sustained relationships with older residents, many of whom experience loneliness or reduced mobility. The charity also participated in ecumenical and multi-faith initiatives, supporting cohesion and ensuring that faith continues to be a positive and inclusive presence within the town.

##### **Financial review**

The trustees have reviewed the charity's financial position as at 31 March 2025 and are satisfied that the charity remains financially viable. Income during the year came primarily from grants and contributions from church bodies and charitable trusts, enabling the continuation of staffing and project delivery.

##### *Reserves policy*

The trustees' policy is to hold reserves sufficient to ensure short-term financial stability and to manage timing differences between income and expenditure, while recognising that much of the charity's income is restricted to specific purposes. At the year end, reserves were held in line with this policy.

The trustees are not aware of any material uncertainties that cast significant doubt on the charity's ability to continue as a going concern.

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# HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY

## TRUSTEES'S REPORT REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 MARCH 2025**

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### Principal Sources of Funding

During the year, the charity's principal sources of income included funding from the South Bedfordshire Methodist Circuit, the Bedfordshire, Essex and Hertfordshire Methodist District, the Central Baptist Association, Houghton Regis Baptist Church, and the Peabody Community Foundation.

### Risks and Uncertainties

The trustees have identified and actively managed a number of principal risks. These include financial sustainability, risks associated with the phased delivery of the community centre, governance and compliance obligations, reliance on volunteers, reputational risk, and the challenges of operating within a rapidly changing community context.

Mitigation measures include careful budgeting and monitoring, strong partnership working, regular policy review, volunteer recruitment and support, and ongoing engagement with residents and stakeholders.

### Structure, governance and management

The charity is a Charitable Incorporated Organisation governed by a constitution. Trustees are appointed by resolution of the board, with regard to the skills and experience required for effective governance.

Safeguarding and GDPR training is required for trustees, and policies are reviewed regularly. The charity is led by a Chair, Secretary, and Treasurer, supported by staff and volunteers.

The Trustees who served during the year and up to the date of signature of the financial statements were:

Rev A J Openshaw

Mr O A Akinola

(Appointed 9 December 2024)

Rev P G Kandeh

Rev D R Skinner

The Trustees's Report report was approved by the Board of Trustees.

.....  
Rev Andrew Openshaw (Chair)

Date: .....

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## HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY

### INDEPENDENT EXAMINER'S REPORT

#### TO THE OF HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY

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I report to the trustees on my examination of financial statements of Houghton Regis Community Development 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 financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the 's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

#### Independent examiner's statement

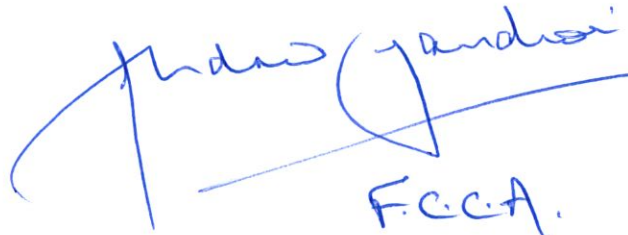
Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the as required by section 130 of the Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

Date: .....20/1/2026

  
F.C.C.A.

**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY****STATEMENT OF FINANCIAL ACTIVITIES  
INCLUDING INCOME AND EXPENDITURE ACCOUNT****FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	Restricted funds 2025 £	Restricted funds 2024 £
<b>Income from:</b>			
Donations and legacies	3	59,306	77,041
<b>Total income</b>		<u>59,306</u>	<u>77,041</u>
<b>Expenditure on:</b>			
Raising funds	4	3,240	-
Charitable activities	5	69,825	65,114
<b>Total expenditure</b>		<u>73,065</u>	<u>65,114</u>
<b>Net income/(expenditure) and movement in funds</b>		(13,759)	11,927
<b>Reconciliation of funds:</b>			
Fund balances at 1 April 2024		<u>23,359</u>	<u>11,432</u>
<b>Fund balances at 31 March 2025</b>		<u>9,600</u>	<u>23,359</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY****BALANCE SHEET****AS AT 31 MARCH 2025**

	Notes	2025 £	£	2024 £	£
<b>Current assets</b>					
Cash at bank and in hand		12,290		24,550	
<b>Creditors: amounts falling due within one year</b>	<b>9</b>	<u>(2,690)</u>		<u>(1,191)</u>	
<b>Net current assets</b>			<u>9,600</u>		<u>23,359</u>
<b>The funds of the</b>					
Restricted income funds	<b>11</b>		<u>9,600</u>		<u>23,359</u>
			<u>9,600</u>		<u>23,359</u>

The financial statements were approved by the Trustees on .....

.....  
Rev A J Openshaw

## HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY

### NOTES TO THE FINANCIAL STATEMENTS

#### FOR THE YEAR ENDED 31 MARCH 2025

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#### 1 Accounting policies

##### Charity information

Houghton Regis Community Development Charity is a charity registered in England and Wales. The registered office is 14 Sedgwick Street, Haddenham, Aylesbury, Bucks, HP17 8FF

##### 1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a statement of cash flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the . Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

##### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the continue to adopt the going concern basis of accounting in preparing the financial statements.

##### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the .

##### 1.4 Income

Income is recognised when the is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

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## HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### FOR THE YEAR ENDED 31 MARCH 2025

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#### 1 Accounting policies

(Continued)

##### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

##### 1.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

##### *Basic financial assets*

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### *Basic financial liabilities*

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

##### *Derecognition of financial liabilities*

Financial liabilities are derecognised when the 's contractual obligations expire or are discharged or cancelled.

##### 1.7 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

##### 1.8 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

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**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2025****2 Critical accounting estimates and judgements**

In the application of the Charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

**3 Income from donations and legacies**

	<b>Restricted funds 2025 £</b>	<b>Restricted funds 2024 £</b>
Grants	59,306	77,041
<b>Grants</b>		
Central Baptist Grant	28,374	20,478
Central Baptist Grant-David	4,420	7,735
Beds, Herts and Essex Methodist District	6,996	7,000
HR Baptist Church Pioneer Funds	5,004	5,921
HRCC Salary Grant	250	3,000
The South Bedfordshire Methodist Circuit	14,262	13,582
Community Association	-	7,250
Baptist Insurance Grant	-	6,000
Donations and Grants	-	6,075
	<u>59,306</u>	<u>77,041</u>

**4 Expenditure on raising funds**

	<b>Restricted funds 2025 £</b>	<b>Restricted funds 2024 £</b>
<b>Fundraising and publicity</b>		
Support costs	3,240	-
	<u>3,240</u>	<u>-</u>

**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2025****5 Expenditure on charitable activities**

	<b>2025</b>	<b>2024</b>
	£	£
<b>Direct costs</b>		
Staff costs	32,494	29,971
Telephone	576	623
Training	-	1,000
Insurance	1,002	909
Rent	17,770	16,200
Rates	1,746	1,661
Sundry expenses	580	428
BWCA	750	8,797
Legal and professional	11,773	4,420
Accountancy	1,440	-
Travel and subsistence	1,694	1,105
	<u>69,825</u>	<u>65,114</u>
<b>Analysis by fund</b>		
Restricted funds	<u>69,825</u>	<u>65,114</u>

**6 Net movement in funds**

<b>2025</b>	<b>2024</b>
£	£

The net movement in funds is stated after charging/(crediting):

Fees payable for the independent examination of the charity's financial statements

-	-
<u>-</u>	<u>-</u>

**7 Employees**

The average monthly number of employees during the year was:

<b>2025</b>	<b>2024</b>
Number	Number
1	1
<u>1</u>	<u>1</u>

**Employment costs**

<b>2025</b>	<b>2024</b>
£	£

Wages and salaries

28,845	26,886
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Other pension costs

3,649	3,085
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<u>32,494</u>	<u>29,971</u>
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There were no employees whose annual remuneration was more than £60,000.

**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2025****8 Taxation**

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

**9 Creditors: amounts falling due within one year**

	2025 £	2024 £
Other taxation and social security	1,132	1,191
Accruals and deferred income	1,558	-
	<u>2,690</u>	<u>1,191</u>

**10 Retirement benefit schemes**

	2025 £	2024 £
<b>Defined contribution schemes</b>		
Charge to profit or loss in respect of defined contribution schemes	<u>3,649</u>	<u>3,085</u>

**11 Restricted funds**

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2024 £	Incoming resources £	Resources expended £	At 31 March 2025 £
	<u>23,359</u>	<u>59,306</u>	<u>(73,065)</u>	<u>9,600</u>
<b>Previous year:</b>				
	<u>11,432</u>	<u>77,041</u>	<u>(65,114)</u>	<u>23,359</u>

**12 Analysis of net assets between funds**

	Restricted funds 2025 £
<b>At 31 March 2025:</b>	
Current assets/(liabilities)	<u>9,600</u>
	<u>9,600</u>

**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2025****12 Analysis of net assets between funds (Continued)**

	<b>Restricted funds 2024 £</b>
<b>At 31 March 2024:</b>	
Current assets/(liabilities)	23,359
	<u>23,359</u>

<b>13 Capital commitments</b>	<b>2025 £</b>	<b>2024 £</b>
Amounts contracted for but not provided in the financial statements:	<b>2025 £</b>	<b>2024 £</b>
Rent	<u>14,850</u>	<u>31,050</u>

**14 Related party transactions**

There were no disclosable related party transactions during the year (2024 - none).

**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY**

England & Wales - Charity number 1186865

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# Accounts

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**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

## **Trustees' Annual Report for the period**

**From** Period start date 01 April 2023  
**To** Period end date 31 March 2024

**Charity name: Houghton Regis Community Development Charity**

**Charity registration number: 1186865**

### **Objectives and Activities**

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>The objects of the CIO are:</p> <ol style="list-style-type: none"><li>1) To further or benefit the residents in and around Houghton Regis, Bedfordshire 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.</li><li>2) The advancement of the Christian Religion in and around Houghton Regis, Bedfordshire for the benefit of the public, mainly but not exclusively, by Christian outreach activities to enlighten others about the Christian religion</li></ol>

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	Securing the establishment of a community centre and co-operating with statutory authorities in the maintenance and management of such a centre for activities promoted by the charity in furtherance of the charities objects. In addition to this, the employment of a Pioneer Community Worker to facilitate the establishing of community within Bidwell West (new development to the North of Houghton Regis).
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	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.

#### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A
Policy on social investment including program related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	Graham Seaton is helping advise on the building project and we have pro bono input from the architects firm 'Rock Townsend', and law firm, 'Osborne Clarke LLP'. Ali Boulton, consultant, researcher in New Housing Engagement has been a volunteer advisor to the pioneer community worker. Tim Keightley is advising on fundraising Mark Sprigs is advising on community centre good practice, sustainability, and the building project David Hallworth is advising on finances
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>The charity's work has significantly impacted both the circumstances of its beneficiaries and the wider society. The establishment and growth of the Community Association, led by the Pioneer Community Worker and residents, have fostered a robust community spirit. Key achievements include successful events like summer family fun days which have engaged around 800 residents and included representatives from various community groups. Partnerships with local businesses, such as Amazon, Tesco, Esquires Coffee, The Cod Father, and the establishment of connections with the new care home highlight the charity's role in broadening community engagement beyond residential areas to include business, retail, and social care sectors. This holistic approach has strengthened the community's cohesion and support networks.</p> <p>The charity's vision for building a community center at Bidwell West has progressed significantly. The proposal to Central Bedfordshire Council was unanimously supported, securing over £1 million in funding and land transfer, contingent on a fully costed business plan. Temporary community facilities using converted shipping containers are within storage ready to be installed once the land has been transferred. The charity's faith-driven mission is evident in the emergence of a worshipping community, facilitated by the Pioneer Community Worker in a Community Chaplain role, providing spiritual support and officiating milestone life events. Successful community events, such as Children Easter Egg Hunts, Summer fun days and Christmas Markets, and the formation of various resident-led groups such as a running club and women's social group, have further strengthened community bonds, introduced neighbors, and raised awareness of the charity's initiatives. The charity are regularly engaging with over 3000 residents a month. This multifaceted approach has not only improved the immediate circumstances of residents but also contributed to a more connected and supportive society.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	During the financial year the key objective was to support and embed the Pioneer Community Worker while continuing the negotiations with potential stakeholders to advance the building project.
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<p>Performance of fundraising activities against objectives set</p>	<p>Para 1.41</p>	<p>Due to further funding, we were able to increase the Pioneer Community Worker contract from 0.8FTE to full time. As the year progressed additional grants were obtained to support the development of community activities.</p>
<p>Investment performance against objectives</p>	<p>Para 1.41</p>	<p>N/A</p>
<p>Other</p>		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity was able to secure additional funding in this current year which was used to fund the continuing post at Full Time.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	N/A
Amount of reserves held	Para 1.22	NIL
Reasons for holding zero reserves	Para 1.22	As a charity we currently do not hold any reserves due to all income being restricted to fund the Pioneer expenses.
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	There are no current uncertainties in regards 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	Admin Grant South Bedfordshire Methodist Circuit South Bedfordshire Methodist District Grant South Bedfordshire Methodist Circuit Grant Central Baptist Grant Baptist Insurance Company Grant HRCC salary grant HR Baptist Church Pioneer Funds
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	The charity has carried out a risk assessment in relation to the construction of the building. This is where the charities largest risks and expenditure exist. There is also a risk in the delay in land transfer and building development, which can hinder service provision and project progress. Financial sustainability is a risk as the charity depends on continuous fundraising and economic stability, although we have secured funding for 5 years to employ the pioneer community worker to at least 0.65 time. Maintaining community engagement and strong partnerships with local businesses and stakeholders is essential, while governance and

		compliance must be rigorously upheld to avoid legal and reputational issues. Operational challenges, including staffing and logistics, along with the need to adapt to changing community needs, pose additional risks. Furthermore, external economic and political factors can impact the charity's ability to operate effectively and secure necessary resources.
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	<ul style="list-style-type: none"> <li>• Apart from the first charity trustees, every trustee must be appointed by a resolution passed at a properly convened meeting of the charity trustees.</li> <li>• In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.</li> </ul>

### 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	Safeguarding training required for new trustees. GDPR compliance required.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The charity has one Chair, One Secretary and One Treasurer.
Relationship with any related parties	Para 1.51	N/A

Other		
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### Reference and Administrative details

Charity name	Houghton Regis Community Development Charity
Other name the charity uses	HRCDC
Registered charity number	1186865
Charity's principal address	14 Sedgwick Street Haddenham AYLESBURY Buckinghamshire HP17 8FF

Name of the charity trustees who manage the charity.

<b>Trustee Name</b>	<b>Office (If Any)</b>	<b>Dates acted if not for whole year</b>	<b>Name of person (or body) entitled to appoint trustee (if any)</b>
Harry Beaumont	Treasurer		
Stephen Copson	Chair	Retired	
Samantha Frey	Secretary		
Patrick Kandeh			
Andrew Openshaw	Chair	Appointed 1 January 2024	
David Skinner			

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

<b>Director name</b>		

Name of trustees holding title to property belonging to the charity

<b>Trustee name</b>	<b>Dates acted if not for whole year</b>	

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
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
Planning and Buildings	Graham Seaton	
Financial	David Hallworth	Windsor Close Flitwick MK45 1PT
Buildings	Mark Spriggs	
Fundraising	Tim Keightley	

#### 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)

*Andrew Openshaw*

Full name(s)

Andrew Openshaw

Position (eg  
Secretary, Chair, etc)

Chair

Date

27 Jan 2025

**Receipts and payments accounts**

**CC16a**

For the period from	01/04/2023	To	31/03/2024
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**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 £
<b>A1 Receipts</b>					
South Bedfordshire Methodist District Grant		7,000	-	7,000	6,996
South Bedfordshire Methodist Circuit Grant	-	13,582	-	13,582	13,910
Central Baptist Grant	-	28,213	-	28,213	19,250
HRCC salary grant	-	3,000	-	3,000	3,000
HR Baptist Church Pioneer Funds	-	5,921	-	5,921	5,087
Baptist Insurance Grant	-	6,000	-	6,000	
Dagnall Street Baptist Church	-		-		
Central Beds Council Grant	-		-		
Donations / Grants		6,075		6,075	200
The neighbourly foundation VM02 Together fund		-		-	1,000
Contribution for Phone & Broadband		-		-	23
BWCA		7,250		7,250	1,500
Pension Refund		-		-	911
Community Development		-		-	-
<b>Sub total (Gross income for AR)</b>	-	<b>77,041</b>	-	<b>77,041</b>	<b>51,877</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	<b>77,041</b>	-	<b>77,041</b>	<b>51,877</b>
<b>A3 Payments</b>					
H3G	-	222	-	222	228
Tim Haines Salary	-	22,639	-	22,639	17,857
Tim Haines Expenses	-	1,105	-	1,105	2,716
Pensions	-	3,085	-	3,085	6,057
Tim training and professional development	-	1,000	-	1,000	
National Insurance	-	4,247	-	4,247	2,783
Methodist Insurance	-	909	-	909	930
Pure Broadband	-	401	-	401	401
Rent - Central Baptist	-	16,200	-	16,200	16,200
Colosseum Drive water Bills	-	-	-	-	149
Council Tax	-	1,661	-	1,661	3,532
Travel	-		-		59
Website and Design Costs	-		-		112
Sundry expenses	-	428	-	428	
BWCA	-	8,797	-	8,797	
David Skinner	-	4,420	-	4,420	
<b>Sub total</b>	-	<b>65,114</b>	-	<b>65,114</b>	<b>51,024</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	-	<b>65,114</b>	-	<b>65,114</b>	<b>51,024</b>
<b>Net of receipts/(payments)</b>	-	<b>11,928</b>	-	<b>11,928</b>	<b>853</b>
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	12,623	-	12,623	-
<b>Cash funds this year end</b>	-	<b>24,550</b>	-	<b>24,550</b>	<b>853</b>

# Independent Examiners Report to the Trustees of Houghton Regis Community Development Charity (Charity No: 1186865)

I report to the Trustees on the accounts of the above Charity for the year ended 31 March 2024.

## Respective Responsibilities of Charity Trustees and Examiner

As the charity's trustees, you are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act.
- Follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- State whether matters have come to my attention.

## Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

## Independent Examiner's Statement

In connection with my examination, no matters have come to my attention:

- Which give me reasonable cause to believe that in any material respect the following requirements have not been met:
  - To keep accounting records in accordance with S.130 of the 2011 Act; and
  - To prepare accounts which accord with these accounting records; and comply with the accounting requirements of the 2011 Act; or
- To which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

Ryan Parkins, ACCA

16 January 2025

**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY**

England & Wales - Charity number 1186865

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# Accounts

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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	Securing the establishment of a community centre and co-operating with statutory authorities in the maintenance and management of such a centre for activities promoted by the charity in furtherance of the charities objects. In addition to this, the employment of a Pioneer Community Worker to facilitate the establishing of community within Bidwell West (new development to the North of Houghton Regis).
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	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.

#### **Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A
Policy on social investment including program related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	Graham Seaton is helping advise on the building project and we have pro bono input from the architects firm 'Rock Townsend', and law firm, 'Osborne Clarke LLP'. Ali Boulton, consultant, researcher in New Housing Engagement has been a volunteer advisor to the pioneer community worker.
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>The charity's work has significantly impacted both the circumstances of its beneficiaries and the wider society. The establishment and growth of the Community Association, led by the Pioneer Community Worker and residents, have fostered a robust community spirit. Key achievements include successful events like summer family fun days which have engaged around 800 residents and included representatives from various community groups. Partnerships with local businesses, such as Amazon and Co-Op, and the establishment of connections with the new care home highlight the charity's role in broadening community engagement beyond residential areas to include business, retail, and social care sectors. This holistic approach has strengthened the community's cohesion and support networks.</p> <p>The charity's vision for building a community center at Bidwell West has progressed significantly. The proposal to Central Bedfordshire Council was unanimously supported, securing over £1 million in funding and land transfer, contingent on a fully costed business plan. Temporary community facilities using converted shipping containers are also being planned to meet immediate needs. The charity's faith-driven mission is evident in the emergence of a worshipping community, facilitated by the Pioneer Community Worker in a Community Chaplain role, providing spiritual support and officiating milestone life events. Successful community events, such as the Platinum Jubilee Fun Day and the formation of various resident-led groups, have further strengthened community bonds, introduced neighbors, and raised awareness of the charity's initiatives, benefiting approximately 1500 residents over the school summer holidays. This multifaceted approach has not only improved the immediate circumstances of residents but also contributed to a more connected and supportive society.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	During the financial year the key objective was to support and embed the Pioneer Community Worker while continuing the negotiations with potential stakeholders to advance the building project.
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<p>Performance of fundraising activities against objectives set</p>	<p>Para 1.41</p>	<p>Due to further funding, we were able to increase the Pioneer Community Worker contract from 0.65 to 0.8 FTE. We have made a further application to see this role increase to full time from September. As the year progressed additional grants were obtained to support the development of community activities.</p>
<p>Investment performance against objectives</p>	<p>Para 1.41</p>	<p>N/A</p>
<p>Other</p>		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity was able to secure additional funding in this current year which was used to fund the continuing post at 0.8 FTE.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	N/A
Amount of reserves held	Para 1.22	NIL
Reasons for holding zero reserves	Para 1.22	As a charity we currently do not hold any reserves due to all income being restricted to fund the Pioneer expenses.
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	There are no current uncertainties in regards 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	Admin Grant South Bedfordshire Methodist Circuit South Bedfordshire Methodist District Grant South Bedfordshire Methodist Circuit Grant Central Baptist Grant Baptist Insurance Company Grant HRCC salary grant HR Baptist Church Pioneer Funds
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	The charity has carried out a risk assessment in relation to the construction of the building. This is where the charities largest risks and expenditure exist. There is also a risk in the delay in land transfer and building development, which can hinder service provision and project progress. Financial sustainability is a risk as the charity depends on continuous fundraising and economic stability, although we have secured funding for 5 years to employ the pioneer community worker to

		at least 0.65 time. Maintaining community engagement and strong partnerships with local businesses and stakeholders is essential, while governance and compliance must be rigorously upheld to avoid legal and reputational issues. Operational challenges, including staffing and logistics, along with the need to adapt to changing community needs, pose additional risks. Furthermore, external economic and political factors can impact the charity's ability to operate effectively and secure necessary resources.
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	<ul style="list-style-type: none"> <li>Apart from the first charity trustees, every trustee must be appointed by a resolution passed at a properly convened meeting of the charity trustees.</li> <li>In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.</li> </ul>

### 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	Safeguarding training required for new trustees. GDPR compliance required.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The charity has one Chair. Our treasurer changed during the year, appointing a new trustee to this role.
Relationship with any related parties	Para 1.51	N/A

Other		
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## Reference and Administrative details

Charity name	Houghton Regis Community Development Charity
Other name the charity uses	HRCDC
Registered charity number	1186865
Charity's principal address	% Houghton Regis Baptist Church Hammersmith Gardens Houghton Regis Dunstable LU5 5RG



## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
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
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Planning and Buildings	Graham Seaton	
Financial	David Hallworth	7 Windsor Close Flitwick MK45 1PT

#### 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)

--	--

Position (eg  
Secretary, Chair, etc)

--	--

Date

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Houghton Regis Community Development Charity		1186865	<b>CC16a</b>
<b>Receipts and payments accounts</b>			
For the period from	01/04/2022	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 £
<b>A1 Receipts</b>					
Admin Grant South Bedfordshire Methodist Circuit	-	-	-	-	-
South Bedfordshire Methodist District Grant	-	6,996	-	6,996	7,000
South Bedfordshire Methodist Circuit Grant	-	13,910	-	13,910	13,590
Central Baptist Grant	-	19,250	-	19,250	12,458
HRCC salary grant	-	3,000	-	3,000	3,000
HR Baptist Church Pioneer Funds	-	5,087	-	5,087	6,417
Baptist Insurance Grant	-	-	-	-	6,000
Dagnall Street Baptist Church	-	-	-	-	-
Central Beds Council Grant	-	-	-	-	2,000
HR Baptist Church Donation	-	200	-	200	500
The neighbourly foundation VM02 Together fund	-	1,000	-	1,000	1,000
Contribution for Phone & Broadband	-	23	-	23	-
BWCA	-	1,500	-	1,500	-
Pension Refund	-	911	-	911	-
Community Development	-	-	-	-	35
<b>Sub total (Gross income for AR)</b>	-	<b>51,877</b>	-	<b>51,877</b>	<b>52,000</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	<b>51,877</b>	-	<b>51,877</b>	<b>52,000</b>
<b>A3 Payments</b>					
H3G	-	228	-	228	103
Tim Haines Salary	-	17,857	-	17,857	14,238
Tim Haines Expenses	-	2,716	-	2,716	577
Pensions	-	6,057	-	6,057	4,158
National Insurance	-	2,783	-	2,783	1,937
Methodist Insurance	-	930	-	930	582
Pure Broadband	-	401	-	401	391
Rent - Central Baptist	-	16,200	-	16,200	20,250
Colosseum Drive water Bills	-	149	-	149	221
Council Tax	-	3,532	-	3,532	-
Travel	-	59	-	59	-
Website and Design Costs	-	112	-	112	-
CBC Grant Purchases	-	-	-	-	2,438
Baptist Regional Ministers Conference fee	-	-	-	-	175
Bidwell west Welcome event	-	-	-	-	400
<b>Sub total</b>	-	<b>51,024</b>	-	<b>51,024</b>	<b>45,470</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	-	<b>51,024</b>	-	<b>51,024</b>	<b>45,470</b>
<b>Net of receipts/(payments)</b>	-	<b>853</b>	-	<b>853</b>	<b>6,530</b>
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	11,770	-	11,770	-
<b>Cash funds this year end</b>	-	<b>12,623</b>	-	<b>12,623</b>	<b>6,530</b>

# Independent Examiners Report to the Trustees of Houghton Regis Community Development Charity (Charity No: 1186865)

I report to the Trustees on the accounts of the above Charity for the year ended 31 March 2023.

## Respective Responsibilities of Charity Trustees and Examiner

As the charity's trustees, you are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act.
- Follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- State whether matters have come to my attention.

## Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

## Independent Examiner's Statement

In connection with my examination, no matters have come to my attention:

- Which give me reasonable cause to believe that in any material respect the following requirements have not been met:
  - To keep accounting records in accordance with S.130 of the 2011 Act; and
  - To prepare accounts which accord with these accounting records; and comply with the accounting requirements of the 2011 Act; or
- To which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

Ryan Parkins, ACCA

12 August 2024

**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY**

England & Wales - Charity number 1186865

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# Accounts

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**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

## Trustees' Annual Report for the period

**From** Period start date 01 April 2021 **To**  
Period end date 31 March 2022

**Charity name: Houghton Regis Community Development Charity**

**Charity registration number: 1186865**

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>The objects of the CIO are:</p> <ol style="list-style-type: none"> <li>1) To further or benefit the residents in and around Houghton Regis, Bedfordshire 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.</li> <li>2) The advancement of the Christian Religion in and around Houghton Regis, Bedfordshire for the benefit of the public, mainly but not exclusively, by Christian outreach activities to enlighten others about the Christian religion</li> </ol>
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>Securing the establishment of a community centre and co-operating with statutory authorities in the maintenance and management of such a centre for activities promoted by the charity in furtherance of the charities objects. In addition to this, the employment of a Pioneer Community Worker to facilitate the establishing of community within Bidwell West (new development to the North of Houghton Regis).</p>

Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	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.
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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	N/A
Policy on social investment including program related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	Graham Seaton was helping advise on the building project and we had pro bono input from the architects firm 'Kirkland Fraser Moore' at the start of the year but this ceased with the onset of Covid. Caroline Fraser also became involved in a reduced role offering advice when required.
Other		

### Achievements and Performance

	SORP reference	

<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>Para 1.20</p>	<p>The charity successfully hired a Pioneer Community Worker on a part-time basis who is facilitating community alongside other residents. This has led to the formation of a Community Association which is in the process of registering as a CIO. It continues to grow in presence and effectiveness with the first community meeting seeing around 100 residents attend with representatives from the council and other community groups also in attendance. Since then a management committee of between 8-11 residents have worked together on a number of events and initiatives such as summer family fun days and newsletters.</p>
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#### Additional information (optional)

You may choose to include further statements where relevant about:

<p>Achievements against objectives set</p>	<p>Para 1.41</p>	<p>During the financial year the key objective was to support and embed the new community worker while continuing the negotiations with potential stakeholders to advance the building project.</p>
<p>Performance of fundraising activities against objectives set</p>	<p>Para 1.41</p>	<p>The provision of a house on the estate for the community worker was key. Partner organisations supported this purchase which was made available on a rental basis to the charity. The intention had been to secure funding for a full-time post. However, the national health challenges contributed to the withdrawal of one scheme which trustees had anticipated would support. In the end a 0.65 post was achieved. Later in the year applications for further grant support allowed this to move to 0.8 FTE. As the year progressed additional grants were obtained to support the development of community activities.</p>
<p>Investment performance against objectives</p>	<p>Para 1.41</p>	<p>N/A</p>

Other		
-------	--	--

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity was able to secure full time funding in this current year which was used to fund the continuing post at 0.65 FTE. As a charity we are currently looking for a temporary building to promote community activity in the coming 12 months.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	N/A
Amount of reserves held	Para 1.22	NIL
Reasons for holding zero reserves	Para 1.22	As a charity we currently do not hold any reserves due to all income being restricted to fund the Pioneer expenses.
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	There are no current uncertainties in regards 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	Admin Grant South Bedfordshire Methodist Circuit South Bedfordshire Methodist District Grant South Bedfordshire Methodist Circuit Grant Central Baptist Grant HRCC salary grant HR Baptist Church Pioneer Funds
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	The charity has carried out a risk assessment in relation to the construction of the building. This is where the charities largest risks and expenditure exist.  Other risks include reputational risks within the community and beyond this we were concerned about how the appointment would run in the context of the health pandemic. As it turned out it provided a great opportunity with residents

		working from home and being present on the estate and being hungry for community.
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	<ul style="list-style-type: none"> <li>Apart from the first charity trustees, every trustee must be appointed by a resolution passed at a properly convened meeting of the charity trustees.</li> <li>In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.</li> </ul>

### 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	Safeguarding training required for new trustees. GDPR compliance required.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The charity has one Chair. Our treasurer changed during the year. Previously a trustee the role was covered temporarily by an accountant.
Relationship with any related parties	Para 1.51	N/A
Other		

## Reference and Administrative details

Charity name	Houghton Regis Community Development Charity
Other name the charity uses	HRCDC
Registered charity number	1186865
Charity's principal address	% Houghton Regis Baptist Church Hammersmith Gardens Houghton Regis Dunstable LU5 5RG

**Names of the charity trustees who manage the charity**

	<b>Trustee name</b>	<b>Office (if any)</b>	<b>Dates acted if not for whole year</b>	<b>Name of person (or body) entitled to appoint trustee (if any)</b>
1	David Skinner			
2	Stephen Copson	Chair		
3	Deborah Hodgson			
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**

<b>Director name</b>		



**Funds held as custodian trustees on behalf of others**

Description of the assets held in this capacity	
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
Planning and Buildings	Graham Seaton	
Financial	David Hallworth	7 Windsor Close Flitwick MK45 1PT

**Name of chief executive or names of senior staff members (Optional information)**

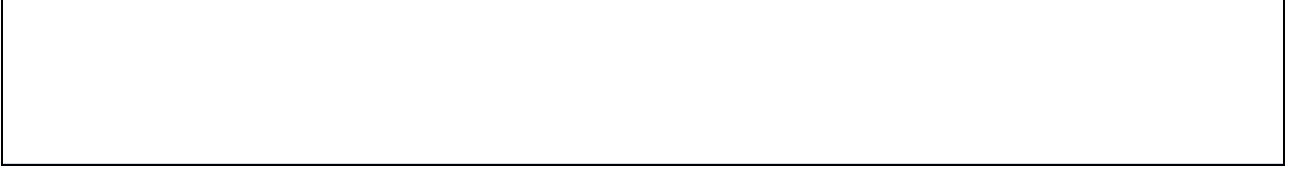
--

**Exemptions from disclosure**

Reason for non-disclosure of key personnel details

--

**Other optional information**



## Declarations

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

### Signed on behalf of the charity's trustees

<b>Signature(s)</b>	DocuSigned by: <i>David Skinner</i> 36213FA15AA249F...	
<b>Full name(s)</b>	David Skinner	
<b>Position (eg Secretary, Chair, etc)</b>	Chair	
<b>Date</b>	31 January 2023   9:37 PM GMT	

**Certificate Of Completion**

Envelope Id: C3491498A20C4188B28DA617EA575333	Status: Completed
Subject: Complete with DocuSign: HRCDC Trustee Annual Report FINAL.docx	
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**Signer Events**

David Skinner  
david.skinner4@ntlworld.com  
Chair  
Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
*David Skinner*  
36213FA15AA249F...

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Sent: 31-Jan-23 | 21:31  
Viewed: 31-Jan-23 | 21:34  
Signed: 31-Jan-23 | 21:37

**Electronic Record and Signature Disclosure:**

Accepted: 01-Nov-22 | 14:58  
ID: 55bbc237-5377-441d-91cf-382535ecf70e

**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent	Hashed/Encrypted	31-Jan-23   21:31
Certified Delivered	Security Checked	31-Jan-23   21:34
Signing Complete	Security Checked	31-Jan-23   21:37
Completed	Security Checked	31-Jan-23   21:37

**Payment Events****Status****Timestamps****Electronic Record and Signature Disclosure**

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- ii. send us an e-mail to sbaron@utilitywarehouse.co.uk and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

**Required hardware and software**

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

\*\* These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

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CHARITY COMMISSION  
FOR ENGLAND AND WALES

Houghton Regis Community Development Charity		1186865	<b>CC16a</b>
<b>Receipts and payments accounts</b>			
For the period from	01/04/2021	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 £
<b>A1 Receipts</b>					
Admin Grant South Bedfordshire Methodist Circuit	-	-	-	-	2,500
South Bedfordshire Methodist District Grant	-	7,000	-	7,000	1,170
South Bedfordshire Methodist Circuit Grant	-	13,590	-	13,590	2,250
Central Baptist Grant	-	12,458	-	12,458	1,917
HRCC salary grant	-	3,000	-	3,000	500
HR Baptist Church Pioneer Funds	-	6,417	-	6,417	500
Baptist Insurance Grant	-	6,000	-	6,000	-
Dagnall Street Baptist Church	-	-	-	-	1,106
Central Beds Council Grant	-	2,000	-	2,000	-
HR Baptist Church Donation	-	500	-	500	-
The neighbourly foundation VM02 Together fund	-	1,000	-	1,000	-
Contribution for Phone & Broadband	-	-	-	-	20
Community Development	-	35	-	35	-
<b>Sub total (Gross income for AR)</b>	-	52,000	-	52,000	9,963
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	52,000	-	52,000	9,963
<b>A3 Payments</b>					
H3G	-	103	-	103	17
Chris Beales	-	-	-	-	1,838
Britania Moving Costs	-	-	-	-	930
Tim Haines Salary	-	14,238	-	14,238	891
Tim Haines Expenses	-	577	-	577	164
Pensions	-	4,158	-	4,158	-
National Insurance	-	1,937	-	1,937	-
Methodist Insurance	-	582	-	582	571
Pure Broadband	-	391	-	391	33
Blinds	-	-	-	-	280
Rent - Central Baptist	-	20,250	-	20,250	-
Colosseum Drive water Bills	-	221	-	221	-
CBC Grant Purchases	-	2,438	-	2,438	-
Baptist Regional Ministers Conference fee	-	175	-	175	-
Bidwell west Welcome event	-	400	-	400	-
<b>Sub total</b>	-	45,470	-	45,470	4,723
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	-	45,470	-	45,470	4,723
<b>Net of receipts/(payments)</b>	-	6,530	-	6,530	5,240
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	5,240	-	5,240	-
<b>Cash funds this year end</b>	-	11,770	-	11,770	5,240

# Independent Examiner's Report to the Trustees of Houghton Regis Community Development Charity (Charity No: 1186865)

I report to the Trustees on the accounts of the above Charity for the year ended 31 March 2022.

## Respective Responsibilities of Charity Trustees and Examiner

As the charity's trustees, you are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 ("the 2011 Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

## Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

## Independent Examiner's Statement

In connection with my examination, no matters have come to my attention:

1. which give me reasonable cause to believe that in any material respect the following requirements have not been met:
  - to keep accounting records in accordance with S. 130 of the 2011 Act; and
  - to prepare accounts which accord with these accounting records; and comply with the accounting requirements of the 2011 Act; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



James Legg, ACMA  
28 Grasmere Way  
Leighton Buzzard, LU7 2QN  
31 January 2023

**HOUGHTON REGIS COMMUNITY DEVELOPMENT CHARITY**

England & Wales - Charity number 1186865

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# Accounts

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## Houghton Regis Community Development Company

Charity Number 1186865

Trustees' Annual Report for the period 1.3.20-28.2.21

### Objectives and Activities:

HRCDC is concerned with helping the formation of a vibrant, healthy community in the new build housing area known as Bidwell West (HRN2) in Houghton Regis, Bedfordshire.

Much of this year has been taken up with the recruitment of a pioneer community worker to live on and work in the new Bidwell West development. This appointment began on March 1<sup>st</sup> 2021 and the project has progressed rapidly since.

The trustees are mindful of the charity's key objectives to create a public benefit especially for the new residents in Bidwell West but also for the wider community in Houghton Regis. Indeed this is central to the Charity's activities.

### Progress during the year:

We were delighted to make an appointment to the community work post in the autumn of 2021. Much of the year had focused on securing grants and the participation of different church groups in the scheme. This concluded not only in the funding of the appointment but also the provision of a suitable house on the development. A Welcome Event is planned to launch this phase of the project for March 2021 which will include a range of representatives of the statutory authorities.

Alongside this there have been continuing discussions with potential partners about the provision of a community building within the Bidwell West development. These have included both Central Bedfordshire Council and Houghton Regis Town Council.

### Financial Review:

The Charity was able to deliver commitments for funding the post for 4.5 years at 0.65 of FTE. This was less than we hoped for but our intention is to move towards securing full time funding in the coming year. At this point the Charity has a promised flow of income primarily to fund this appointment. It is hoped that grant funding can be secured to enhance budgets to promote community activity in the coming 12 months.

### Structure, Governance and Management

The Charity is constituted as a CIO. New trustees are appointed by the trustee group itself but may be identified by partner bodies. The trustees work alongside other church representatives bringing skills and experience to support the Charity's work.

Houghton Regis Community Development Company

Registered Charity Number: 1186865

Charity's principal address: C/O Alan Rashleigh & Associates Ltd, 37 Park Lane Poynton, STOCKPORT SK12 1RD

### Trustees:

Rev David Skinner

Rev Deborah Hodgson

Rev Stephen Copson

(David Gibbons stepped down at the end of this period)

**Property owned:** None

**Funds held as custodian trustees on behalf of others:** None

**Signed on behalf of Trustees**

*David Skinner*

**Full Name**

Rev David Richard Skinner

**Position**

Trustee

**Date**

30.1.22



## Receipts and payments account

<b>For the period from</b>	Period start date 12/1/2020	<b>To</b>
----------------------------	--------------------------------	-----------

### Section A Receipts and payments

	<b>Unrestricted funds</b> to the nearest £	<b>Restricted funds</b> to the nearest £	<b>Endowment funds</b> to the nearest £
<b>A1 Receipts</b>			
Admin Grant South Bedfordshire Methodist Circuit	-	2,500	-
South Bedfordshire Methodist District Grant	-	1,170	-
South Bedfordshire Methodist Circuit Grant	-	2,250	-
Central Baptist Grant	-	1,917	-
HRCC salary grant	-	500	-
HR Baptist Church Pioneer Funds	-	500	-
Dagnall Street Baptist Church	-	1,106	-
Contribution to Broadband / Phone	-	20	-
<b>Sub total</b> (Gross income for AR)	-	9,963	-
<b>table).</b>	-	-	-
	-	-	-
<b>Sub total</b>	-	-	-
<b>Total receipts</b>	-	9,963	-
<b>A3 Payments</b>			
Britania Moving Costs	-	930	-
H3G - Phone	-	17	-
Chris Beales	-	1,838	-
Tim Haines Salary	-	891	-
Tim Haines Expenses	-	164	-
Methodist Insurance	-	571	-
Pure Broadband	-	33	-
Blinds	-	280	-
	-	-	-
<b>Sub total</b>	-	4,723	-
<b>A4 Asset and investment purchases, (see table)</b>			
	-	-	-
	-	-	-
<b>Sub total</b>	-	-	-
<b>Total payments</b>	-	4,723	-
<b>Net of receipts/(payments)</b>	-	5,240	-
<b>A5 Transfers between funds</b>	-	-	-
<b>A6 Cash funds last year end</b>	-	-	-
<b>Cash funds this year end</b>	-	5,240	-

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

Categories	Details	Unrestricted funds to nearest £
<b>B1 Cash funds</b>		-
		-
		-
	<b>Total cash funds</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK

Categories	Details	Unrestricted funds to nearest £
<b>B2 Other monetary assets</b>		-
		-
		-
		-
		-
		-
		-

Categories	Details	Fund to which asset belongs
<b>B3 Investment assets</b>		

Categories	Details	Fund to which asset belongs
<b>B4 Assets retained for the charity's own use</b>		

Categories	Details	Fund to which liability relates
<b>B5 Liabilities</b>		

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

Signature

Print Name



186865

**ounts**

Period end date  
3/31/2021

**CC16a**



**Total funds**                      **Last year**  
**to the nearest £**                      **to the nearest £**

2,500	-
1,170	-
2,250	-
1,917	-
500	-
500	-
1,106	-
20	-
9,963	-

-	-
-	-
-	-

9,963	-
-------	---

930	-
17	-
1,838	-
891	-
164	-
571	-
33	-
280	-
-	-
4,723	-

-	-
-	-
-	-

4,723	-
-------	---

5,240	-
-	-
-	-
5,240	-

**iod**

<b>Restricted funds to nearest £</b>	<b>Endowment funds to nearest £</b>
5,240	-
-	-
-	-
<b>5,240</b>	<b>-</b>
OK	OK

<b>Restricted funds to nearest £</b>	<b>Endowment funds to nearest £</b>
-	-
-	-
-	-
-	-
-	-
-	-

<b>Cost (optional)</b>	<b>Current value (optional)</b>
-	-
-	-
-	-
-	-
-	-

<b>Cost (optional)</b>	<b>Current value (optional)</b>
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

<b>Amount due (optional)</b>	<b>When due (optional)</b>
-	
-	
-	
-	
-	

<b>Name</b>	<b>Date of approval</b>