

**ANNUAL REPORT AND STATEMENT
OF ACCOUNTS
FOR THE YEAR ENDED
31 MARCH 2025**

Leatherhead Community Hub

Charity Registration No. 1190394

**LEATHERHEAD COMMUNITY HUB
LEGAL AND ADMINISTRATIVE INFORMATION**

WORKING NAME: Leatherhead Community Hub (LCH)

CHARITY NUMBER: 1190394

START OF FINANCIAL YEAR: 1st April 2024

END OF FINANCIAL YEAR: 31st March 2025

TRUSTEES WHO SERVED
DURING THIS FINANCIAL YEAR: Mr A Moulton (Chair)
Mr M Currie (appointed 15 February 2025)
Mr R Furze (resigned 31 March 2025)
Mrs P Horner-Long
Mrs A Lee (resigned 5 February 2025)
Mrs J Moore
Mr M Williams

GOVERNING INSTRUMENT: Established as a Charitable Incorporated Organisation (CIO) under constitution dated 13th July 2020

OBJECTS
The objectives of the charity are to provide facilities and services for the local community both itself and through acting as an umbrella organisation for other charitable and public/private partners in and around North Leatherhead in Surrey.
The charity aims to fulfil these objectives with the help of their partners and a team of experienced volunteers.
The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing its aims and objectives and in planning future activities.

CORRESPONDENCE: Leatherhead Community Hub
Kingston Avenue,
Leatherhead, Surrey KT22 7PX

BANKERS:
The Co-operative Bank
PO Box 250
Skelmersdale
Lancashire WN8 6WT

Metro Bank
91A High Street
Epsom, Surrey KT19 8DR

LEATHERHEAD COMMUNITY HUB (LCH) TRUSTEES REPORT

Introduction

The Board of Trustees are pleased to present their annual report and accounts for the period ended 31 March 2025.

Structure, Governance and Management

Trustees' appointment

Trustees are appointed with regard to the skills required by the charity and their dedication to its purposes. Trustees are appointed for an initial period of three years and can serve up to three terms. The Trustees meet on a quarterly basis to deal with strategic matters, to approve policies and major operational decisions and to monitor the progress of the charity including its finances and risk issues. Operational matters are delegated to the Management Board and Operations Team which meet more regularly to evaluate progress against the objectives agreed with the Trustee Board.

The trustees welcomed the appointment of Mr Mark Currie during the year and are grateful for the contribution made by Mrs Amy Lee during her short tenure on the Board and for the service of Richard Furze who has been Treasurer since the charity was founded and who stepped down on 31 March 2025 .

Trustees Responsibilities

The Charities Act 2011 requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the trust and of the surplus of the trust for that period. In preparing those financial statements the trustees are required to:

- Select suitable accounting policies and apply them consistently
- Make judgements and estimates that are reasonable and prudent
- Prepare financial statements on the going concern basis unless it is inappropriate to presume that the trust will continue in existence.

The trustees are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the trust. They are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees confirm that they have complied with their duty under section 17 of the Charities Act 2011 to have due regard to the Charity Commission's guidance on public benefit.

Partnerships

The charity has been established as an umbrella organisation for several charities with the common aim of serving the people of North Leatherhead and its environs, rebuilding a true sense of community, hope and support. The charity is independent of the partner organisations and there are no formal partnership agreements. Hire agreements are entered into, where relevant, for the use of parts of the community centre. The partners are:

- All Saints Preschool
- Epsom and Ewell Foodbank – The Good Company
- Mid Surrey Community Fridge
- The Hive
- Citizens Advice Mole Valley
- The Gathering Church
- Molebridge GP Practice
- The Links Centre 2030

The charity is also most grateful for the support it is receiving from Mole Valley District Council and Surrey County Council as we continue to develop services for the area.

Achievements and performance

On behalf of Leatherhead Community Hub, we would like to express our heartfelt gratitude to everyone who has supported us during the last year, by volunteering their time, donating money, coming to the café and joining in community activities.

As we approach our third anniversary, we have seen LCH develop from an empty, rundown building into a thriving community centre at the heart of North Leatherhead. Last year, we welcomed over 40,000 visitors to the Old Schoolhouse Café and other community activities and events at the Hub. Our friendly and affordable Café is one of the top-rated eateries in Leatherhead and has become a second home and support network for many. One regular told us: *“The café means everything to us. Like a warm, friendly, caring family, you make us feel loved and part of the community. Thank you so much.”*

At least 30 other local organisations and community groups regularly use LCH for art workshops, yoga classes, bingo evenings, counselling sessions, peer support groups and much more besides, in line with our vision for the Hub to be a place for people to connect, have fun, learn, and get the support they need to thrive.

LCH has become a safety net for individuals and families who are struggling financially and in other ways. Thanks to the generous support from funders, the community is able to access many free or affordable activities, including our monthly community meal (Family Feast) and children’s movie night (Friday Film), as well as our annual Summer BBQ and Christmas Party. We also run a weekly Advice Café, offering drop-in advice on debt, benefits and other issues, working alongside other local charities and service providers. As one of Surrey’s Warm Welcome venues, every client who visited the Advice Café between November and March was offered a £5 Pay it Forward voucher.

Back in May, we signed a 25-year lease agreement with Mole Valley District Council, enabling us to invest in improvements to the building and facilities for the long-term. We created a new meeting room for hire, refurbished the kitchen and toilets by the main hall, and installed new flooring in the Café and double glazing in the Hive creative arts space. There are already plans to bring the old pigeon sheds back into use in the coming year.

During the summer our on-site partner, All Saints Preschool, was threatened with closure due to funding cuts. Greatly needed and well loved by the wider community, LCH and others

stepped in to help put together a recovery plan and we are delighted that the future of the Preschool is now looking much brighter.

Another highlight of the year was seeing the community come together to protect their local GP service, The Molebridge Practice. At a packed meeting organised by LCH, which was attended by the Integrated Care Board, local residents shared their concerns about reductions in GP services and difficulties accessing appropriate and timely care. Their feedback was instrumental in facilitating the transition to new management under Dr Barham and Dr Mantzari, and we look forward to working with them to support this vital service.

In September, we partnered with the Mary Frances Trust to launch the Men's Pitstop - a weekly welcoming, confidential space for men offering peer support, and a valuable chance to chat and share, with a particular focus on mental health and well-being.

Then in November, we took part in a Carnival of Kindness, organised by Freewheelers, including a colourful lantern procession followed by drinks in the Hub. Prior to the event, we hosted lantern making workshops - each lantern celebrating the daily acts of kindness between friends and neighbours in North Leatherhead. The following day, we held our annual Christmas party and craft fair, with plentiful food and a live band. The children got to meet Santa in his grotto and parents were able to buy affordable new and nearly new Christmas presents.

In February, local families were treated to a free performance of the River Runner, an exhilarating tale of courage, community and speedy skating, performed by a very talented group of actors and musicians from Farnham Maltings, a pioneering Surrey-based cultural organisation. We look forward to hosting them again later this year.

None of this activity would have been possible without our amazing team of volunteers, trustees, and staff. This year, Linda joined the Café team to help run the kitchen, and Julie and Stuart replaced Becci, as our fundraising and bookings officers, respectively. More recently, Claire and Ruth came onto the payroll to recognise their vital role in managing our finances and running the centre. We are so grateful to everyone who has helped to bring LCH's vision to life on a daily basis.

Thank you also to the many individuals and organisations who have generously donated to us over the past year, both financially and in-kind. These include the Community Foundation for Surrey's Winter Poverty Fund, Elliptycs, Garfield Weston Foundation, Leatherhead and District Lions, Leatherhead Churches Together, Leatherhead Parish, Leatherhead Pools Allotments, Lucio's Coffee & Deli, Mole Valley District Council, National Lottery Awards for All, National Lottery Community Fund, Spec Digital, St Giles & St George's Ashted, St Mary's Church Fetcham, Super Llama, Surrey County Council, The Gathering Church, Toyota Community Fund, The Meeting Place Bookham, Pethick Lawrence Society, UKSPF Community Hall Energy Efficiency Grant Scheme, Wates Family Enterprise Trust, Your Councillor Community Fund, and Zest Technology Ltd.

We appreciate all our donors and supporters, and we would love to stay connected with you. Please do come along to our Cafe and say hello. You will always be assured of a very warm welcome!

Financial Review

The results for the period and the charity's financial position at 31 March 2025 are shown in the following financial statements.

During the period, the Charity had income of £274,271 (2024: £219,371) and expenditure of £275,290 (2024: £175,148). There was an operating deficit of £1,019 (2024: surplus of £44,223).

Voluntary income remained strong and continued to benefit from a major three-year grant from the National Lottery Community Fund towards utility costs and the costs of employing our Caretaker. The National Lottery Community Fund also provided support for us to employ a Community Chef.

In the year ending 31 March 2024, we were very fortunate to receive a significant donation from an individual supporter to help us establish ourselves as a sustainable operation and that support enabled us to seek out and secure additional funding from both trusts and government bodies to support our ongoing activities and improve our facilities – we were able to generate almost £30,000 more support from Trusts than in 2024.

We also received almost £25,000 more support from government bodies primarily focussed on improving the building and we are very grateful for Mole Valley District Council's support in this regard

Cafe takings increased and margins improved. This was despite keeping prices as low as possible and was largely due to higher sales volumes and tighter controls on stock and wastage.

On the cost side, salaries increased significantly as we brought on board more part time staff to support the delivery of our objectives to support the community in North Leatherhead.

We took on a long-term lease for the whole of the building and incurred major building costs of over £88,000 mainly relating to the restructuring and refurbishment of the nursery, the creation of an additional meeting room and energy efficiency improvements. This expenditure was supported primarily by grants from Mole Valley District Council and the generous support of many individuals.

Planning for the future

We will look to obtain funding to support our work in supporting the community both through providing suitable space for our partners to carry out their community focussed activities and through activities we organise ourselves.

We will continue to build on the success of the café while keeping prices as low as sustainable.

We are also hopeful that we will be able to obtain funding for further building improvement work which will enable some of our partners to operate more efficiently and to allow us to provide more to the community.

Reserves policy

Given the potential volatility of income and the age of the building which may require further investment, we aim to hold unrestricted reserves representing between 3 months and 6 months core expenditure to ensure that we can meet our ongoing needs. At the year-end unrestricted funds represent approximately 4.5 months of our expected core expenditure. The Trustees are satisfied that, for the present, actions have been put in train to ensure the financial viability of the charity.

This report was approved by the Board of Trustees on 20 September 2025 and signed on its behalf by:

Chair of Trustees:

A handwritten signature in cursive script, reading "A. J. Moulton".

Mr A Moulton

20 September 2025

LEATHERHEAD COMMUNITY HUB
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	Notes	2025 £	2025 £	2025 £	2024 £
Incoming resources					
Voluntary income	2	21,307	147,061	168,369 0	123,520
Income from Charitable Activities	3	104,192	0	104,192	91,870
Income from other Trading Activities	4	1,711	0	1,711	3,981
Total incoming resources		127,210	147,061	274,271	219,371
Resources expended					
Costs of charitable activities	5	112,057	156,959	269,016	171,697
Costs of fundraising		6,274	0	6,274	3,451
Total resources expended		118,331	156,959	275,290	175,148
Net movement in funds		8,879	(9,898)	(1,019)	44,223
Total funds brought forward		65,100	42,339	107,439	63,216
Total funds carried forward		73,979	32,441	106,420	107,439

LEATHERHEAD COMMUNITY HUB

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	31-Mar 2025 £	31-Mar 2025 £	31-Mar 2024 £
Non current assets				
Debtors	7		3,750	0
Current assets				
Debtors	7	6,933		4,290
Cash at bank and in hand		106,417		133,249
		<u>113,350</u>		<u>137,539</u>
Creditors: amounts falling due within one year	8	10,680		30,100
Net current assets			<u>102,670</u>	<u>107,439</u>
Net assets			<u>106,420</u>	<u>107,439</u>
The funds of the charity:				
Unrestricted funds	9			
Unrestricted revenue funds			48,979	40,100
Designated funds			25,000	25,000
			<u>73,979</u>	<u>65,100</u>
Restricted funds	10		32,441	42,339
Total charity funds			<u>106,420</u>	<u>107,439</u>

Trustees.

A. J. Moulton

Andrew Moulton (chair)

M Currie

Mark Currie (Treasurer)

Approved by the Board on 20 September 2025

LEATHERHEAD COMMUNITY HUB

NOTES TO THE ACCOUNTS FOR YEAR ENDED

31 MARCH 2025

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland and with the Charities Act 2011.

Incoming resources

Donations

Donations are credited in the year in which they are receivable. Associated gift aid is recognised in the period when the donation is received.

Resources expended

Expenditure is recognised when a liability is incurred.

2 Voluntary income

	2025 £	2025 £	2025 £	2024 £
	Unrestricted	Restricted	Total	Total
Donations by individuals	4,879	23,780	28,659	43,156
Donations by organisations	7,800	5,925	13,725	10,067
Grants from trusts	8,000	69,388	77,388	47,656
Local Government Grants	0	44,043	44,043	19,070
Gift Aid	628	3,925	4,553	1,145
Event income	0	0	0	2,426
Total Voluntary Income	21,307	147,061	168,369	123,520

3 Income from Charitable Activities

	2025 £	2025 £	2025 £	2024 £
	Unrestricted	Restricted	Total	Total
Cafe Takings	74,267	0	74,267	65,246
Rent from LCH partners	17,037	0	17,037	15,493
Rent for other room hire	12,888	0	12,888	11,131
Total income from charitable activities	104,192	0	104,192	91,870

4 Other trading activities

	2025 £	2025 £	2025 £	2024 £
	Unrestricted	Restricted	Total	Total
Event income	1,210	0	1,210	3,878
Community activities	501	0	501	103
Total income from other trading activities	1,711	0	1,711	3,981

5 Costs of charitable activities

	2025 £	2025 £	2025 £	2024 £
	Unrestricted	Restricted	Total	Total
Salaries	43,804	43,486	87,290	51,810
Cafe supplies	29,220	6,017	35,237	34,340
Event costs	1,460	0	1,460	3,782
Community activities	806	6,096	6,903	5,240
Rent and rates	12,185	0	12,185	12,241
Utilities	0	14,533	14,533	17,369
Cleaning supplies	901	0	901	746
Repairs and maintenance	778	0	778	1,637
Building refurbishment	3,174	85,387	88,561	27,480
Other building costs	2,992	0	2,992	2,508
Equipment purchase	3,431	0	3,431	6,334
Garden costs	206	0	206	787
Marketing, printing and IT	1,953	0	1,953	1,698
Legal costs	4,122	0	4,122	0
Insurance	1,352	0	1,352	1,315
Other general administrative costs	5,671	1,441	7,112	4,409
Total costs of charitable activities	112,057	156,959	269,016	171,697

6 Taxation

The charity is exempt from tax on its charitable activities.

7 Debtors

	2025 £	2024 £
Rent deposit	3,750	0
Total Non Current Debtors	3,750	0
Gift aid	908	1,145
Prepayments	3,750	3,145
Other debtors	2,274	0
Total Current Debtors	6,933	4,290

8 Creditors: amounts falling due within one year

	2025 £	2024 £
Creditors and accruals	9,982	22,100
Loans	0	3,000
Deferred income	698	5,000
Total creditors	10,680	30,100

9 Unrestricted Funds

General funds	2025 £	2024 £
Balance at 1 April	40,100	33,540
Incoming resources	127,210	134,154
Outgoing resources	(118,331)	(102,594)
Surplus/(deficit) for the year	8,879	31,560
Balance before fund transfers	48,979	65,100
Transfer to/from Designated funds		(25,000)

Balance at 31 March	48,979	40,100
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Designated funds	2025 £	2024 £
Balance at 1 April	25,000	0
Incoming resources	0	0
Outgoing resources	0	0
Surplus/(deficit) for the year	0	0

Balance before fund transfers	25,000	0
Transfer to/from general reserves	0	25,000

Balance at 31 March	25,000	25,000
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Total unrestricted funds	73,979	65,100
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The designated fund is held for the purpose of maintaining the building from which LCH operates in good condition for the community

10 Restricted Funds

	2025 £	2024 £
Balance at 1 April	42,339	29,676
Incoming resources	147,061	85,217
Outgoing resources	(156,959)	(72,554)
Surplus/(deficit) for the year	(9,898)	12,663
Balance at 31 March	32,441	42,339

Analysis of Restricted funds

Fund provider	Purpose	01-Apr 2025	Income 2025	Expenses 2025	31-Mar 2025
		£	£	£	£
National Lottery	Specific core costs	8,013	53,038	(42,512)	18,539
Mole Valley District Council	Community development	17,589	7,118	(23,007)	1,700
Mole Valley district Council and individuals	Capital building project	15,000	61,079	(76,079)	0
Community Fund Surrey	Community activities		13,825	(7,371)	6,454
Other funds		1,737	12,002	(7,990)	5,748
		42,339	147,061	(156,959)	32,441

Independent examiner's report to the trustees of Leatherhead Community Hub

We report to the trustees on our examination of the accounts of the Leatherhead Community Hub ("the Trust") for the year ended 31st March 2025.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

We report in respect of our examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out our examination we have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

The charity's gross income exceeded £250,000 and we are qualified to undertake the examination by being qualified members of the Institute of Chartered Accountants in England and Wales

We have completed our examination. We confirm that no material matters have come to our attention in connection with the examination which gives us cause to believe that, in any material respect:

1. accounting records were not kept in accordance with section 130 of the Charities Act; or
2. the accounts do not accord with those records; or
3. the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts 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

We 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


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Print Name

Louis Allsop ACA for and on behalf of
Ashton Allsop Limited

Effective Date

20 September 2025

Relevant professional qualification or body

Institute of Chartered Accountants in England and Wales