



CUFOS

Community Use for the Old Station

Trustees Annual Report for the period 1 April 2022 to 31 March 2023

Aim and Purposes

CUFOS is responsible for the maintenance and management of a community centre in the former railway station at Alexandra Palace for use by the inhabitants of the London Borough of Haringey and others who are suitable beneficiaries of the charity.

Objectives and Activities

CUFOS lets out the rooms and external space at the old station for meetings, lectures, workshops and classes, for properly supervised children's activities and for other forms of recreation and leisure time occupation with the object of improving the condition of life of the inhabitants.

In managing the community centre, the Trustees have had regard to the guidance on public benefit issued by the Charity Commission. We seek to ensure that the Centre is used by a range of groups providing support and space for many different sectors of the community.

Achievements and performance

The Trustees are keen to ensure that CUFOS can be used by as wide a section of the community as possible. To this end they have managed room charges carefully and sought to increase the resource efficiency of the building and reduce expenditure where possible. CUFOS is now well used by groups providing for babies and young children and their mothers, school age children and by art classes, yoga groups and many types of music makers as well as local community, wellbeing and support groups. It also provides space for social gatherings and parties, primarily for small children. All these users benefit from the availability of a local, well-kept and interesting building and participate in keeping it clean and well maintained.

CUFOS also welcomed visitors, as part of an Open House Weekend, who appreciated seeing an old railway station effectively repurposed as a thriving community centre.

The Trustees are very grateful to our administrator and to the volunteers who help in running the building, some coming from the groups who use the building and some who have been involved with CUFOS for many years. Without their willing availability, particularly at weekends overseeing parties, CUFOS could not operate.



CUFOS

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Financial Review

Total income for the year was £34,447. This comes primarily from letting the rooms at CUFOS, with a very small amount from membership fees for groups. This is an increase on the previous year and shows that the charity continues to recover from the effect of the pandemic. However, outgoings also increased considerably and at £38,528, led to an overall deficit for the year. The increased expenditure was on postponed external repainting, increases in rent and utility charges and payments to our administrator. Although the Trustees managed to protect the reserve account of £20,000 which is maintained in case of emergencies at the building eg boiler failure, this is looking vulnerable. The Trustees will be increasing room hire charges in 2024 as well as continuing their efforts to run the building more efficiently.

The main risks facing the charity are the increased costs of utilities and a major increase in rent, against the backdrop of continuing austerity possibly reducing the number of lettings. The Trustees are aware that some of the beneficiaries of the charity – the small local groups– would find it difficult to support a significant increase in rent and might therefore stop using CUFOS, putting its whole future under threat.

Structure, Governance and Management

CUFOS is a Charitable Incorporated Organisation and operates under a constitution which provides that the charity is managed by a maximum of seven trustees. The trustees are individuals who have an interest in CUFOS usually resulting from attending or organising group meetings there. At present there are five trustees who meet regularly and are closely involved with the management of the building.

Administrative Information

CUFOS, Community Use for the Old Station, is the old Alexandra Palace Station at the Top of the Avenue, London N10 2QE.

Trustees serving during the year under report were:-

Graham Pike	Chair
Natacha de Lantivy	Treasurer
Pauline Wise	
Ann Waters	
Jo Pitman	

Approved on behalf of the Trustees of CUFOS and signed by Ann Waters



CUFOS

Community Use For The Old Station

Financial Statements

for the year ended 31 March 2023

Charity Number: 1193803

www.cufos.org.uk



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Community Use For The Old Station

Independent Examiner's Report to the Trustees

I report to the Trustees on the financial statements of the Charity for the year ended 31 March 2023 set out on pages 2 to 4.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- 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.

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

.....
Nigel Sands ACA

42 Waterlow Road

London N19 5NH

.....
Date



CUFOS

Community Use For The Old Station

Balance Sheet as at 31 March 2023

		2023		2022	
	Notes	£	£	£	£
Current Assets					
Debtors	2	266		292	
Cash at bank and in hand		33,948		31,152	
		<u>34,214</u>		<u>31,444</u>	
Current Liabilities					
Creditors	3	3,140		2,780	
Accruals	3	8,174		1,683	
		<u>11,314</u>		<u>4,463</u>	
Net Current Assets			22,900		26,981
Total Assets less Current Liabilities			<u>22,900</u>		<u>26,981</u>
Funds					
Unrestricted Funds					
General Fund			2,900		6,981
Reserve Account			20,000		20,000
			<u>22,900</u>		<u>26,981</u>

Approved on behalf of the Trustees:

.....

N.K.M. de Lantivy

Trustee

.....

Date



CUFOS

Community Use For The Old Station

Statement of Financial Activities for the year ended 31 March 2023

	2023		2022	
	£	£	£	£
Room Lettings		34,407		29,140
Membership		40		10
Bank Deposit Interest		0		5
Grants Received		0		934
		<u>34,447</u>		<u>30,089</u>
Resources Expended				
Direct Charitable:				
Rent and Rates	12,423		10,726	
Water	55		5	
Repairs: General	5,875		2,286	
Maintenance: Fire Alarm	487		254	
Light and heat	2,428		1,892	
Cleaning: Contract & general	5,902		4,962	
Cleaning: Trade refuse	3,546		3,484	
Telephone	623		562	
Insurance	1,810		1,640	
Performing rights society	825		831	
Administration Costs	3,952		712	
Sundry expenses	602		871	
		<u>-38,528</u>		<u>-28,225</u>
Net Incoming/Outgoing Resources for the Year		-4,081		1,864
General Fund: Balance Brought Forward		6,981		5,117
Transfer to Reserve account		-		-
General Fund: Balance Carried Forward		<u>2,900</u>		<u>6,981</u>



CUFOS

Community Use For The Old Station

Notes to the Accounts for the year ended 31 March 2023

1 Accounting Policies

1.1 Accounting convention

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value.

The accounts have been prepared in accordance with the Statements of Recommended Practice : Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

1.2 Room Lettings

Room Lettings represent the total invoice value, excluding value added tax, of room lettings made during the year.

2 Debtors

	2023	2022
	£	£
Prepayments: Insurance	266	292
	<u>266</u>	<u>292</u>

3 Current Liabilities

	2023	2022
	£	£
Creditors: Key and letting deposits	3,140	2,780
Accruals – General	8,174	1,683
	<u>11,314</u>	<u>4,463</u>



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