



CUFOS

Community Use for the Old Station

Trustees Annual Report for the period 1 April 2024 to 31 March 2025

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 local residents.

In managing the community centre, the Trustees have regard to the guidance on public benefit issued by the Charity Commission. The Trustees 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 manage room charges carefully and have sought to maintain the quality and resource efficiency of the building while reducing expenditure where possible. CUFOS is 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 long lasting and 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 £39,555. This comes primarily from letting the rooms at CUFOS, with a very small amount from membership fees for groups. This year there was also a grant from a local residents' association. Overall, this is a similar income to last year. Outgoings, at £38,181, were also at a similar level to the previous year, with the major costs being rent, cleaning, heating and administration. The Trustees have protected the reserve account of £20,000 which is maintained in case of emergencies at the building such as boiler failure. The Trustees are now looking to increase room hire charges annually, as the rent for the building increases annually and utility costs continue to rise, in order to ensure that the charity can continue to operate effectively as a resource for local people. They continue to seek to find ways to run the building more efficiently and to increase its use by regular groups. The main risks facing the charity are the increasing costs of utilities.

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. The Trustees meet regularly and are closely involved with the management and maintenance of the building.

Administrative Information

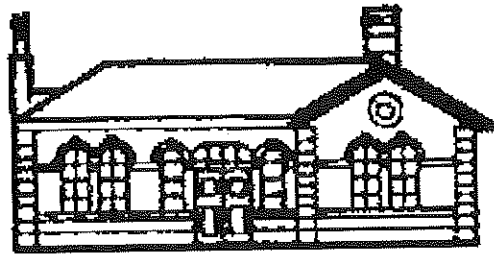
CUFOS, Community Use for the Old Station, is the old Alexandra Palace Station at the Top of the Avenue, London N10 2QE. Charity Number 1193803.

Trustees serving during the year under report were:-

Natacha de Lantivy Treasurer
Pauline Wise
Ann Waters
Jo Pitman
Emma Rogers
Geoffrey Kemball-Cook

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

24.11.2025



CUFOS

Community Use For The Old Station

Financial Statements

for the year ended 31 March 2025

Charity Number: 1193803

www.cufos.org.uk



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Community Use For The Old Station
Balance Sheet as at 31 March 2025

	Notes	2025		2024	
		£	£	£	£
Current Assets					
Debtors	2	277		252	
Cash at bank and in hand		31,594		28,830	
		<u>31,871</u>		<u>29,082</u>	
Current Liabilities					
Creditors	3	3,191		2,980	
Accruals	3	3,091		1,887	
		<u>6,282</u>		<u>4,867</u>	
Net Current Assets			25,589		24,215
Total Assets less Current Liabilities			<u>25,589</u>		<u>24,215</u>
Funds					
Unrestricted Funds					
General Fund			5,589		4,215
Reserve Account			20,000		20,000
			<u>25,589</u>		<u>24,215</u>

Approved on behalf of the Trustees:

N.K.M. de Lantivy

Trustee

17-11-2025

Date



CUFOS

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 2025 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

17 November 2025

Date



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Community Use For The Old Station

Statement of Financial Activities for the year ended 31 March 2025

	2025		2024	
	£	£	£	£
Room Lettings		38,385		39,822
Membership		30		145
Bank Deposit Interest		0		0
Grants Received		1,140		0
		<u>39,555</u>		<u>39,967</u>
Resources Expended				
Direct Charitable:				
Rent and Rates	15,038		13,258	
Water	658		767	
Repairs: General	1,869		2,192	
Maintenance: Fire Alarm	357		300	
Light and heat	4,977		3,223	
Cleaning: Contract & general	6,609		6,665	
Cleaning: Trade refuse	1,353		1,282	
Telephone	271		448	
Insurance	2,091		1,958	
Performing rights society	-15		953	
Administration Costs	3,848		4,207	
Solicitors Fees - Lease Renewal	0		2,450	
Sundry expenses	1,125		949	
		<u>-38,181</u>		<u>-38,652</u>
Net Incoming/Outgoing Resources for the Year		1,374		1,315
General Fund: Balance Brought Forward		4,215		2,900
Transfer to Reserve account		-		-
General Fund: Balance Carried Forward		<u>5,589</u>		<u>4,215</u>



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Community Use For The Old Station

Notes to the Accounts for the year ended 31 March 2025

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

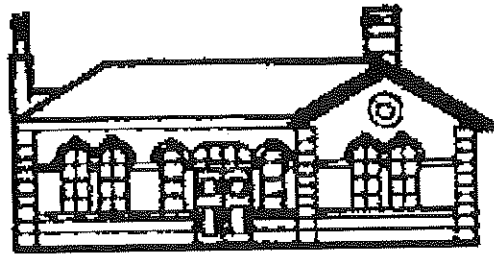
Room Lettings represent the total invoice value, excluding value added tax, of room lettings made during the year.

2 Debtors

	2025	2024
	£	£
Prepayments: Insurance	<u>277</u>	<u>266</u>
	<u>277</u>	<u>266</u>

3 Current Liabilities

	2025	2024
	£	£
Creditors: Key and letting deposits	3,191	2,980
Accruals – General	<u>3,091</u>	<u>1,887</u>
	<u>6,282</u>	<u>4,867</u>



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