FRIENDS OF DOWNE ACTIVITY CENTRE

England & Wales · Charity number 1194761

Details

Status	Registered
Legal form	CIO
Registered	2021-06-10
Register	View on the Charity Commission register

Contact

Address	3 Hilborough Way Orpington BR6 7EW
Phone	01689860013
Email	info@downeactivitycentre.org.uk
Website	https://downeactivitycentre.org.uk/

Activities

Objects: TO ADVANCE THE OUTDOOR EDUCATION OF YOUNG PEOPLE, FOR THE PURPOSES OF PHYSICAL AND MENTAL HEALTH, PERSONAL DEVELOPMENT AND THEIR ENVIRONMENTAL CONSCIOUSNESS

Activities: An organisation focusing on raising the purchase price to purchase Downe Activity Centre.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Advocacy/advice/information
- **What:** Education/training
- **Who:** Children/young People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£993,425	£134,668	£931,177	0
2024-03-31	£5,188	£5,063	-	-
2023-03-31	£6,385	£1,569	-	-
2022-03-31	£72,086	£4,606	-	-

Trustees

Name	Role	Appointed
Angela Righelato	Chair	2021-06-10
Ann Hayes		2024-02-01
Gavin Jackman		2021-06-10
Jenny Eldred		2023-01-23
Thomas Dawkins		2021-06-10

Accounts

Charity registration number: CE025534

FRIENDS OF DOWNE ACTIVITY CENTRE
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Finsbury Robinson Ltd
237 Westcombe Hill
London
SE3 7DW

Friends of Downe Activity Centre
Contents

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

Objectives and Activities

Aims and Objectives

Governing Document
Friends of Downe Activity Centre became registered as a Charitable Incorporated Organisation on 10th June 2021 with the Charity Commission. In the event of the CIO being wound up, Trustees of the CIO have no liability to contribute to its assets and no personal responsibility for settling its debts and liabilities.

Objectives and activities
To advance the outdoor education of young people, for the purposes of Physical and Mental Health, personal development and their environmental consciousness.

Trustees consider regularly how planned activities will contribute to the aims and objectives set in accordance with public benefit guidance.

Achievements and Performance

Main Achievements

Introduction and Overview
The Trustees of Friends of Downe Activity Centre (FoDAC) are pleased to present their Annual Report for the year ending 31 March 2025. This has been a defining year for the Charity, marked by resilience, determination, and the collective commitment of Trustees, volunteers, supporters, and partners. After a prolonged and challenging period characterised by uncertainty, false starts, and delays, FoDAC achieved a major milestone with the successful purchase and reopening of Downe Activity Centre.

This report outlines the Charity’s activities, achievements, challenges, and future ambitions, and demonstrates how FoDAC continues to work towards its charitable objectives of providing access to the outdoors, residential experiences, and nature-based learning opportunities for young people and community groups.

Background and Charitable Purpose
FoDAC was established to secure the long-term future of Downe Activity Centre and ensure that the site remains available for educational, recreational, and developmental use, particularly for children and young people. The Charity is committed to enabling access to the natural environment, including the ancient woodland surrounding the Centre, and to fostering wellbeing, learning, and personal development through outdoor experiences.

Downe Activity Centre has historically played a significant role in supporting schools, youth groups, and charitable organisations. The Trustees remain steadfast in their belief that such facilities are vital community assets and should be protected for current and future generations.

Purchase of Downe Activity Centre
After a number of false starts and prolonged negotiations, FoDAC successfully secured funding and completed the purchase of the entirety of Downe Activity Centre, including the Birdhouse, in October 2024. This achievement represents a significant turning point in the Charity’s journey and would not have been possible without the generous financial support of individual donors, community supporters, and major funders.

In particular, the Trustees wish to acknowledge the critical support received from the Community Ownership Fund, whose contribution enabled FoDAC to proceed with the purchase and secure the site for community benefit. The Trustees also extend their sincere
thanks to all supporters who donated funds, shared expertise, or advocated on behalf of the Charity throughout this complex process.

At the point of purchase, the site had been closed and uninhabited for almost five years. The prolonged sale period had serious financial and practical consequences for the Charity. Increased legal costs were incurred due to the length and complexity of the transaction, placing additional strain on limited resources. Furthermore, the extended vacancy of the site led to significant degradation of the buildings and infrastructure.

Condition of the Site and Challenges Faced
During the period of closure, Downe Activity Centre suffered from water ingress, vandalism, and the effects of prolonged exposure to the weather. These issues resulted in substantial deterioration of the fabric of the site and created a greater than anticipated refurbishment challenge once access was finally secured.

The delays also had a direct impact on the Charity’s operational plans. The loss of the Summer months, traditionally a peak period for outdoor and residential activities, significantly affected the refurbishment and reopening schedule. As a result, the Trustees were required to revise timelines, reallocate resources, and manage expectations among stakeholders.

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Main Achievements - continued

Despite these challenges, the Trustees remained focused on the long-term vision for the site and took a pragmatic and determined approach to overcoming obstacles as they arose.

Refurbishment and Integration Works
With the continued and relentless support of a dedicated team of skilled volunteers, FoDAC undertook an extensive programme of refurbishment and integration works across the site. This work was essential to bring the Centre back into safe, functional, and welcoming use.

The refurbishment focused on integrating the site's infrastructure and restoring key facilities, including:

- Two dormitory blocks providing a total of 70 beds of indoor accommodation
- Staff accommodation
- Reception and Provdiore facilities
- Three toilet blocks, all encompassing disabled toilet facilities

The scale of work required was significant. Volunteers contributed countless hours to tasks including rewiring, replumbing, replastering, reglazing, and redecorating. Their commitment, professionalism, and willingness to share expertise were instrumental in enabling the Charity to complete the work within limited financial means.

The Trustees would like to place on record their heartfelt thanks to all volunteers who gave their time, skills, and energy to this project. Without their contribution, the reopening of Downe Activity Centre would not have been possible.

Reopening and Early Operational Activity
As a direct result of the refurbishment programme, Downe Activity Centre successfully reopened in March 2025. This marked a moment of great pride and achievement for the Charity and all those involved.

Since reopening, over 200 young people have stayed on site, enabling them to access the ancient woodland and engage with the outdoors in a meaningful and enriching way. Early feedback from users has been extremely positive, with many highlighting the value of residential experiences, connection with nature, and the restored facilities.

The Trustees are encouraged by this initial level of engagement and view it as a strong foundation upon which to build future activity.

Volunteers and Safeguarding
As FoDAC transitions into a fully operational model, safeguarding has remained a central priority. All volunteers are DBS checked in order to fulfil the Charity's safeguarding responsibilities and to ensure a safe and supportive environment for all users of the site.
Volunteers continue to be one of the Charity's greatest strengths. Their collective knowledge, skills, and expertise have enabled FoDAC to minimise costs while maintaining high standards of safety and quality. The Trustees recognise that the continued success of the Charity is closely linked to the ongoing engagement and wellbeing of its volunteers.

The Charity is committed to providing appropriate support, guidance, and recognition to volunteers, and to fostering a culture of mutual respect and shared purpose.

Users, Bookings, and Partnerships
The Trustees are grateful to all previous users who have demonstrated their confidence in the Charity by booking upcoming visits. It is particularly encouraging to see schools and other charitable organisations confirming bookings for the 2025/2026 season.

These bookings provide both financial stability and validation of the Charity's mission. They also reinforce the importance of Downe Activity Centre as a valued resource for education, youth development, and community engagement.

FoDAC continues to develop relationships with a range of partners and stakeholders and is committed to widening access to the site, particularly for groups who may otherwise face barriers to participation.

Governance and Management
FoDAC is governed by a Board of Trustees who are responsible for the strategic direction, financial oversight, and compliance of the Charity. Throughout the reporting period, the Trustees have met regularly to review progress, manage risks, and ensure that decisions are aligned with the Charity's objects.

The Trustees acknowledge the challenges faced during the year and have sought to respond with transparency, diligence, and collective responsibility. Policies relating to safeguarding, health and safety, and volunteer management have been reviewed and strengthened as part of the transition to operational status.

Looking Ahead
The coming year will focus on consolidating operations, expanding usage of the site, and embedding robust systems to support long-term sustainability. Priorities include:

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Main Achievements - continued

- Increasing occupancy and usage across the year
- Continuing to enhance facilities and accessibility
- Strengthening partnerships with schools and charities
- Supporting and growing the volunteer base
- Ensuring strong governance and financial oversight

The Trustees are optimistic about the future of Downe Activity Centre and confident that, with continued support, FoDAC will deliver lasting benefit to young people and the wider community.

Conclusion
This year has been one of extraordinary challenge and achievement. The successful purchase and reopening of Downe Activity Centre stands as a testament to the determination of the Charity and the generosity of its supporters.

The Trustees would like to thank everyone who has contributed to this journey and look forward to building a vibrant and sustainable future for Downe Activity Centre.

Financial Review

Financial Position

The financial position of the Charity during the reporting period has been shaped by the costs associated with the purchase and refurbishment of the site. While increased legal and refurbishment costs placed pressure on resources, careful financial management and the significant contribution of volunteer labour helped to mitigate these impacts.

The Trustees remain mindful of the need to build financial resilience and are focused on developing sustainable income streams through bookings, fundraising, and grant funding.

Reference and Administrative Details

Trustees

Ms A Righelato - Chair
Mr G Jackman - Vice Chair
Mr T Dawkins
Ms J Eldred
Ms A Hayes

Charity Number

CE025534

Independent Examiner

Gemma L Fogarty FCA
Finsbury Robinson Ltd
237 Westcombe Hill
London
SE3 7DW

Registered Office 3 Hilborough Way, Orpington, BR6 7EW

Bankers Metro Bank, Orpington, Bromley BR5 3RP

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales 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 charity and of the incoming resources and application of resources of the charity for that period. In preparing the financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed; subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at anytime the financial position of the charity and to enable them to ensure that the accounts comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' report was approved by the board of trustees and signed on its behalf by:

Ms A Righelato

Trustee
23rd March 2026

Independent Examiner's Report to the Trustees of Friends of Downe Activity Centre
For The Year Ended 31 March 2025

I report to the trustees on my examination of the accounts of Friends of Downe Activity Centre (the Trust) for the year ended 31 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").

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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's Statement

Since the Trust's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of The Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and contents 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.

Gemma L Fogarty FCA
Finsbury Robinson Ltd
237 Westcombe Hill
London
SE3 7DW

20.03.2026

Friends of Downe Activity Centre
Statement of Financial Activities
For The Year Ended 31 March 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM:					
Donations and legacies	**3**	69,627	9,000	78,627	4,844
Charitable activities:					
Charitable Activities		911,197	-	911,197	-
Other trading activities	**4**	3,601	-	3,601	344
		984,425	9,000	993,425	5,188
EXPENDITURE ON:					
Charitable activities:	**6**				
Charitable Activities		(124,468)	(10,200)	(134,668)	(5,063)
NET INCOME		859,957	(1,200)	858,757	125
Transfers between funds	**15**	8,000	(8,000)	-	-
NET MOVEMENT IN FUNDS		867,957	(9,200)	858,757	125
RECONCILIATION OF FUNDS:					
Total funds brought forward		63,220	9,200	72,420	72,295
TOTAL FUNDS CARRIED FORWARD	**15**	931,177	-	931,177	72,420

The notes on pages 10 to 15 form part of these financial statements.

Friends of Downe Activity Centre
Comparative Statement of Financial Activities
For The Year Ended 31 March 2025

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM:				
Donations and legacies	**3**	4,844	-	4,844
Charitable activities:				
Other trading activities	**4**	344	-	344
		5,188	-	5,188
EXPENDITURE ON:				
Charitable activities:	**6**			
Charitable Activities		(5,063)	-	(5,063)
NET INCOME		125	-	125
NET MOVEMENT IN FUNDS		125	-	125
RECONCILIATION OF FUNDS:				
Total funds brought forward		63,095	9,200	72,295
TOTAL FUNDS CARRIED FORWARD	**15**	63,220	9,200	72,420

The notes on pages 10 to 15 form part of these financial statements.

Friends of Downe Activity Centre
Statement of Financial Position
As At 31 March 2025

	Notes	Unrestricted funds	Restricted funds	2025 Total funds	2024 Total funds
		£	£	£	£
FIXED ASSETS					
Tangible Assets	**10**	927,954	712,290	1,640,244	49
		927,954	712,290	1,640,244	49
CURRENT ASSETS					
Debtors	**11**	2,000	-	2,000	2,000
Cash at bank and in hand		3,130	-	3,130	70,621
		5,130	-	5,130	72,621
Creditors: Amounts Falling Due Within One Year	**12**	(1,907)	-	(1,907)	(250)
NET CURRENT ASSETS (LIABILITIES)		3,223	-	3,223	72,371
TOTAL ASSETS LESS CURRENT LIABILITIES		931,177	712,290	1,643,467	72,420
Creditors: Amounts Falling Due After More Than One Year	**13**	-	(712,290)	(712,290)	-
NET ASSETS		931,177	-	931,177	72,420
FUNDS OF THE CHARITY					
Restricted Funds				-	9,200
Unrestricted Funds				931,177	63,220
TOTAL FUNDS	**15**			931,177	72,420

On behalf of the board

Ami Righelato.

Ms A Righelato

Trustee
23rd March 2026

The notes on pages 10 to 15 form part of these financial statements.

Friends of Downe Activity Centre
Statement of Cash Flows
For The Year Ended 31 March 2025

	Notes	2025 £	2024 £
Cash flows from operating activities			
Net cash generated from/(used in) operations	**1**	899,872	(1,600)
Interest paid		(21,254)	-
Net cash generated from/(used in) operating activities		878,618	(1,600)
Cash flows from investing activities			
Purchase of tangible assets		(1,658,399)	-
Cash flows from financing activities			
Proceeds from new bank borrowings		512,290	-
Proceeds from new other loans		200,000	-
Net cash generated from financing activities		712,290	-
Decrease in cash and cash equivalents		(67,491)	(1,600)
Cash and cash equivalents at beginning of year	**2**	70,621	-
Cash and cash equivalents at end of year	**2**	3,130	(1,600)

Friends of Downe Activity Centre
Notes to the Statement of Cash Flows
For The Year Ended 31 March 2025

1. **Reconciliation of income to cash generated from/(used in) operations**

	2025	2024
	£	£
Net income	858,757	125
Adjustments for:		
Interest expense	21,254	-
Depreciation of tangible assets	18,204	25
Movements in working capital:		
Increase in trade and other debtors	-	(2,000)
Increase in trade and other creditors	1,657	250
Net cash generated from/(used in) operations	899,872	(1,600)

2. **Cash and cash equivalents**

Cash and cash equivalents, as stated in the Statement of Cash Flows, relates to the following items in the Balance Sheet:

	2025	2024
	£	£
Cash at bank and in hand	3,130	70,621

3. **Analysis of changes in net funds/(debt)**

	As at 1 April 2024	Cash flows	As at 31 March 2025
	£	£	£
Cash at bank and in hand	70,621	(67,491)	3,130
Debts falling due after more than one year	-	(712,290)	(712,290)
	70,621	(779,781)	(709,160)

1. **General Information**

Friends of Downe Activity Centre is a charitable incorporated organisation registered with the Charity Commission, registered charity number CE025534. The principal address is .

2. **Accounting Policies**

2.1. **Basis of Preparation of Financial Statements**

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) "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) (effective 1 January 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The charity is a Public Benefit Entity as defined by FRS 102.

2.2. **Incoming Resources**

Recognition of Income
Income is recognised in the Statement of Financial Activities (SOFA) when the charity has entitlement to the funds, any performance conditions attached to the item of income have been met.

Grants and Donations
Grants and donations are recognised when the charity has entitlement after any performance conditions have been met. Income from donations is included in full in the SOFA when receivable.

Restricted Income: Where a donor has specified that a gift or grant is to be used for a particular purpose, programme, or geographical area, the income is recorded as restricted.

Capital Grants: Grants received for the purchase of fixed assets (such as the Downe Activity Centre acquisition) are recognised in full in the SOFA when receivable.

Charitable Activities (Activity Income)
Income from charitable activities includes fees for the use of the activity centre, camping and educational programmes. This income is recognised in the period in which the service is provided.

Donated Services
In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised in the financial statements but is detailed in the Trustees' Annual Report.

Investment Income
Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

2.3. **Tangible Fixed Assets and Depreciation**

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold	2% straight line (over 50 years)
Plant & Machinery	20% straight line
Fixtures & Fittings	20% straight line
Computer Equipment	20% straight line

2.4. **Cash and Cash Equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

3. **Income from Donations and Legacies**

	Unrestricted funds	Restricted funds	2025 Total funds
	£	£	£
Donations and gifts	68,837	9,000	77,837
Member subscriptions and sponsorships	790	-	790
	69,627	9,000	78,627

	Unrestricted funds	Restricted funds	2024 Total funds
	£	£	£
Donations and gifts	4,815	-	4,815
Member subscriptions and sponsorships	29	-	29
	4,844	-	4,844

4. **Income from Other Trading Activities**

	2025 Unrestricted funds	2024 Unrestricted funds
	£	£
Fundraising events	3,601	344

5. **Net Income/(Expenditure)**

The net income is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation of tangible fixed assets - owned	18,204	25

6. **Analysis of Expenditure**

	Activities undertaken directly	Support costs (see note 7)	2025 Total
	£	£	£
Charitable Activities	32,126	102,542	134,668

	Activities undertaken directly	Support costs (see note 7)	2024 Total
	£	£	£
Charitable Activities	65	4,998	5,063

7. Support Costs

	2025 Charitable Activities
	£
Premises expenses	25,488
General administration	16,567
Depreciation	18,100
Governance costs	42,387
	102,542

	2024 Charitable Activities
	£
General administration	198
Governance costs	4,800
	4,998

8. Independent Examiner's Remuneration

	2025	2024
	£	£
Independent examination of the financial statements	600	198

9. Average Number of Employees

Average number of employees during the year was: NIL (2024: NIL)

10. Tangible Assets

	Land & Property Freehold	Plant & Machinery	Computer Equipment	Total
	£	£	£	£
Cost				
As at 1 April 2024	-	-	123	123
Additions	1,650,000	8,000	399	1,658,399
As at 31 March 2025	1,650,000	8,000	522	1,658,522
Depreciation				
As at 1 April 2024	-	-	74	74
Provided during the period	16,500	1,600	104	18,204
As at 31 March 2025	16,500	1,600	178	18,278
Net Book Value				
As at 31 March 2025	1,633,500	6,400	344	1,640,244
As at 1 April 2024	-	-	49	49

11. **Debtors**

	2025	2024
	£	£
Due within one year		
Other debtors	2,000	2,000

12. **Creditors: Amounts Falling Due Within One Year**

	2025	2024
	£	£
Trade creditors	1,307	-
Accruals and deferred income	600	250
	1,907	250

13. **Creditors: Amounts Falling Due After More Than One Year**

	2025	2024
	£	£
Bank loans	512,290	-
Other loans	200,000	-
	712,290	-

14. **Loans**

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due between one and five years:		
Bank loans	512,290	-
Other loans	200,000	-
	712,290	-

15. **Movement in Funds**

	As at 1 April 2024	Income	Expenditure	Transfers	As at 31 March 2025
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	63,220	984,425	(124,468)	8,000	931,177
Restricted funds					
National Lottery Community Fund	9,200	-	(9,200)	-	-
PFW Family Charitable Trust	-	9,000	(1,000)	(8,000)	-
Total restricted funds	9,200	9,000	(10,200)	(8,000)	-
Total funds	72,420	993,425	(134,668)	-	931,177

	As at 1 April 2023	Income	Expenditure	As at 31 March 2024
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	63,095	5,188	(5,063)	63,220
Restricted funds				
National Lottery Community Fund	9,200	-	-	9,200
Total funds	72,295	5,188	(5,063)	72,420

16. **Transactions with Trustees**

None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current or previous year.

During the year the expenses reimbursed to the trustees or paid directly to third parties were as follows:

	2025	2024
	£	£
Travel	1,869	-

Number of trustees reimbursed for expenses during the year was 2 (2024: 0)

17. **Related Party Disclosures**

There have been no related party transactions in the reporting period that require disclosure, except for those disclosed in the Transactions with Trustees note.

	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM:		
Donations and legacies		
Donations and gifts	48,020	4,815
Donations - with Gift Aid	20,817	-
Donations from organisations	9,000	-
Membership subscriptions	-	29
Sponsorships	790	-
	78,627	4,844
Charitable Activities:		
Charitable Activities		
Centre Services	10,697	-
Grants	900,500	-
	911,197	-
Other trading activities		
Fundraising Income	3,601	344
	3,601	344
	993,425	5,188
EXPENDITURE ON:		
Charitable Activities:		
Charitable Activities		
Direct Expenses	(2,938)	(40)
Waste disposal	(905)	-
Volunteer Travel and Refreshments	(6,925)	-
Depreciation of computer equipment	(104)	(25)
Bank charges	(196)	-
Bank loan interest	(21,058)	-
Rates	(1,954)	-
Light and heat	(4,527)	-
Repairs and maintenance	(18,851)	-
Cleaning	(156)	-
Computer and IT costs	(61)	-
Insurance	(5,487)	-
Printing, postage and stationery	(43)	-
Advertising and marketing costs	(305)	-
Telephone and Internet	(358)	-
Independent examiner's fees	(600)	(198)
Bank Loan Fees	(9,713)	-
Depreciation of plant and machinery	(1,600)	-

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Depreciation of freehold land and property	(16,500)	-
Legal fees	(40,887)	(4,800)
Consultancy fees	(1,500)	-
	(134,668)	(5,063)
	(134,668)	(5,063)
NET INCOME	858,757	125

Accounts

Friends of Downe Activity Centre

FINANCIAL STATEMENTS
of the
TRUSTEES

for the Year Ended 31 March 2024

Charity Registration Number 1194761

Independent Examiner:
Sadler Davies
Trading as: Finsbury Robinson Ltd
Top Floor, West Hill House,
Dartford, Kent DA1 2EU

Registered Address:
3 Hilborough Way, Orpington, BR6 7EW

Friends of Downe Activity Centre

Trustees' Annual Report for the Year Ended 31st March 2024

Charitable Incorporated Organisation: CE025534
Charity number: 1194761
Registered Office: 3 Hilborough Way, Orpington, BR6 7EW
Bankers: Metro Bank, Orpington, Bromley BR5 3RP
Accountants: Sadler Davies, Trading as: Finsbury Robinson Ltd, Top Floor, West Hill House, Dartford, Kent DA1 2EU

Directors and trustees:
The directors of the charitable company (the charity) are its trustees for the purpose of charity law.

Angela Righelato	(Chair)
Gavin Jackman	(Vice Chair)
Thomas Dawkins	
Jenny Eldred	
Ann Hayes	Appointed 1st February 2024

Governing Document
Friends of Downe Activity Centre became registered as a Charitable Incorporated Organisation on 10th June 2021 with the Charity Commission. In the event of the CIO being wound up, Trustees of the CIO have no liability to contribute to its assets and no personal responsibility for settling its debts and liabilities.

Objectives and activities
To advance the outdoor education of young people, for the purposes of Physical and Mental Health, personal development and their environmental consciousness.

Trustees consider regularly how planned activities will contribute to the aims and objectives set in accordance with public benefit guidance.

Chairs Report and Review of the Year

Introduction
In April 2023, the trustees submitted a fully funded bid for the purchase of the Downe Activity Centre. This bid was underpinned by a partnership with another charity that shared closely aligned objectives. The bid was accepted by the Scouts in May 2023. However, during the interim period, the site suffered extensive vandalism, damage, and looting, prompting our supporting charity to withdraw from the process due in part to concerns about security and the site. Consequently, we withdrew our original fully funded offer in June 2023 and resubmitted a partially funded offer in July 2023, incorporating a deferred payment option.

In August 2023, our revised offer was declined, and the seller moved forward with another buyer, informing us that the sale would conclude within eight weeks. In response, we paused active fundraising efforts and notified our supporters while remaining prepared to revisit the opportunity should circumstances change.

On October 4, 2023, the seller informed us that the prospective buyer had withdrawn and expressed their preference for us as the new buyer, provided we could submit a fully funded bid. Over the following twelve weeks, trustees and supporters worked tirelessly to raise the required funds required from a standing start.

During this process, questions regarding the site's current valuation arose from Trustees and potential funders. To ensure a fair and accurate purchase price, we commissioned an independent Red Book Valuation. This valuation reflected the damage incurred, resulting in a revised bid, which the seller accepted in January 2024.

Despite this progress, the seller engaged in parallel planning and listed the property for auction. The local community, in a remarkable display of support, organised a coordinated effort to deter potential bidders, with banners and signs displayed prominently on the access road to the site. The auction was deferred for four weeks.

During this critical period, we secured a £350,000 grant from the Government Community Ownership Fund, enabling us to submit a fully funded bid. In March 2024, the seller agreed to withdraw the property from auction and sell the site in its entirety to us.

Volunteering

During the reporting period, our volunteers shifted focus from site-based activities to advocacy, grant writing, and collaboration with like-minded organisations. Many volunteers have continued to develop their skills by supporting a similar site locally, fostering partnerships and expanding our network. These efforts will prove invaluable as we prepare to resume activities on the site.

Financial Review

This financial year resulted in a small surplus. Total income received £5,187.85, in donations and gift aid (2023: £6,385). The expenditure for the period was £5,062.50. Of this £4,800.00 was spent towards the valuation report for the site.

Cash funds held at year end amounted to £70,620.95 (2023; £70,471).

Trustees' responsibilities in relation to financial statements

The law applicable to charities in England and Wales 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 charity and of the incoming resources and application of resources of the charity for that period.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees and signed on their behalf by:

A Righelato

Angela Righelato

Chair

Date 11/1/2025

G. Jackman

Gavin Jackman

Vice Chair

Date 11/1/2025

FRIENDS OF DOWNE ACTIVITY CENTRE

STATEMENT OF ASSETS AND LIABILITIES
AS AT 31ST MARCH 2024

	Note	Unrestricted 2024	Restricted 2024	Total 2024	Total 2023
Tangible Fixed Assets	2	£49.00	£0.00	£49.00	£73.50
Current Assets					
Bank Accounts		£61,420.95	£9,200.00	£70,620.95	£70,471.10
Prepayments & Accrued Income		£2,000.00	£0.00	£2,000.00	£2,000.00
Total Current Assets		£63,420.95	£9,200.00	£72,620.95	£72,471.10
Liabilities: amounts falling due within 1 year	3	£250.00	£0.00	£250.00	£250.00
Current Assets less Current Liabilities		£63,170.95	£9,200.00	£72,370.95	£72,221.10
Total Assets less Current Liabilities		**£63,219.95**	**£9,200.00**	**£72,419.95**	**£72,294.60**
FUNDS	6				
Unrestricted Funds - General		£63,219.95	£0.00	£63,219.95	£63,094.60
Restricted Funds		£0.00	£9,200.00	£9,200.00	£9,200.00
		£63,219.95	**£9,200.00**	**£72,419.95**	**£72,294.60**

Signed by:

Date:

FRIENDS OF DOWNE ACTIVITY CENTRE
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2024

	Note	Unrestricted Funds General	Restricted Funds	TOTAL FUNDS 2024	TOTAL FUNDS 2023
INCOMING RESOURCES					
Voluntary Income & Grants	4a	£4,815.06	£0.00	£4,815.06	£5,053.84
Charitable Activities	4b	£372.79	£0.00	£372.79	£1,330.66
Income from Investments	4c	£0.00	£0.00	£0.00	£0.00
TOTAL INCOMING RESOURCES		£5,187.85	£0.00	£5,187.85	£6,384.50
RESOURCES EXPENDED					
Charitable Activities	5a	£5,038.00	£0.00	£5,038.00	£1,544.72
Other Expenditure	5b	£24.50	£0.00	£24.50	£24.50
TOTAL RESOURCES EXPENDED		£5,062.50	£0.00	£5,062.50	£1,569.22
NET INCOMING / (OUTGOING) RESOURCES BEFORE TRANSFERS		£125.35	£0.00	£125.35	£4,815.28
ADDITIONS TO & RELEASES FROM FUNDS		£0.00	£0.00	£0.00	£0.00
NET MOVEMENT IN FUNDS		£125.35	£0.00	£125.35	£4,815.28
BALANCES BROUGHT FWD AT 01 APRIL 2023		£63,094.60	£9,200.00	£72,294.60	£67,479.32
BALANCES CARRIED FWD AT 31 MARCH 2024		£63,219.95	£9,200.00	£72,419.95	£72,294.60

1 Accounting Policies

1a **Accounting Convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Charities Statement of Recommended Practice (SORP FRS102) 2015 and the Charities Act 2011. An independent examination is required under the Charities Act 2011.

1b **Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor.

2 TANGIBLE FIXED ASSETS

	2024	2023
Equipment Cost b/f	£122.50	£122.50
Additions	£0.00	£0.00
	£122.50	£122.50
Accumulated Depreciation 31st March 2023	£49.00	£24.50
Charge for year	£24.50	£24.50
	£73.50	£49.00
NET BOOK VALUE 31st March 2024	£49.00	£73.50

3 LIABILITIES FALLING DUE WITHIN 1 YEAR

	2024	2023
Accrued expenses	£250.00	£250.00
Creditors	£0.00	£0.00
	£250.00	£250.00

4 INCOMING RESOURCES

	Unrestricted General	Restricted Funds	TOTAL FUNDS 2024	TOTAL FUNDS 2023
4a **Voluntary Income**				
Amazon Smile	£148.70	£0.00	£148.70	£236.21
Donations	£4,666.36	£0.00	£4,666.36	£4,817.63
	£4,815.06	£0.00	£4,815.06	£5,053.84
4b **Charitable Activities**				
Fundraising Activities	£343.55	£0.00	£343.55	£1,330.66
Badges	£0.00	£0.00	£0.00	£0.00
Memberships	£29.24	£0.00	£29.24	£0.00
	£372.79	£0.00	£372.79	£1,330.66
4c **Income from investment**				
	£0.00	£0.00	£0.00	£0.00
TOTAL INCOMING RESOURCES	**£5,187.85**	**£0.00**	**£5,187.85**	**£6,384.50**

		Unrestricted General	Restricted Funds	TOTAL FUNDS 2024	TOTAL FUNDS 2023
5	**RESOURCES EXPENDED**				
5a	**Expenditure on charitable activities**				
	Badges Purchased	£0.00	£0.00	£0.00	£0.00
	Computer Costs	£0.00	£0.00	£0.00	£0.00
	Room Hire	£40.00	£0.00	£40.00	£1,295.00
	Insurances	£0.00	£0.00	£0.00	£0.00
	Office/General Administrative Expenses	£0.00	£0.00	£0.00	£124.72
	Other Professional Services	£4,800.00	£0.00	£4,800.00	£0.00
	Printing, Postage and Stationery	£0.00	£0.00	£0.00	£0.00
	Subscriptions	£0.00	£0.00	£0.00	£0.00
	Travel and Accommodation	£0.00	£0.00	£0.00	£0.00
	Accountancy	£198.00	£0.00	£198.00	£125.00
		£5,038.00	£0.00	£5,038.00	£1,544.72
5b	**Other expenditure**				
	Depreciation	£24.50	£0.00	£24.50	£24.50
	Bank charges	£0.00	£0.00	£0.00	£0.00
		£24.50	£0.00	£24.50	£24.50
TOTAL RESOURCES EXPENDED		**£5,062.50**	**£0.00**	**£5,062.50**	**£1,569.22**

6 Trustee Remuneration

No trustees have been paid remuneration or received other benefits from employment with the charity.

7 Funds

		BFWD	Income	Expenditure	Net Movement	Transfers	CFWD
	Restricted Funds						
Grant:	National Lottery Community Fund	£9,200.00	£0.00	£0.00	£0.00		£9,200.00
		£9,200.00	£0.00	£0.00	£0.00	£0.00	£9,200.00
	General						
	General Reserve	£63,094.60	£5,187.85	£5,062.50	£125.35	£0.00	£63,219.95
	TOTAL FUNDS	£72,294.60	£5,187.85	£5,062.50	£125.35	£0.00	£72,419.95

FRIENDS OF DOWNE ACTIVITY CENTRE

INDEPENDENT EXAMINER'S REPORT

FOR THE YEAR ENDED 31 MARCH 2024

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE FRIENDS OF DOWNE ACTIVITY CENTRE

This report on the financial statements of the **FRIENDS OF DOWNE ACTIVITY CENTRE** for the year ended 31 March 2024, which are set on pages 3 to 6 is in respect of an examination carried out in accordance with s145 of the Charities Act 2011 (the Act).

Respective responsibilities of the trustees and the examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) or under Regulation 10(1)(d) of the Charities Accounts (Scotland) Regulations 2006 (the 2006 Accounts Regulations) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act 2011 and section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 (the 2005 Act)
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. The 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 we do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with our examination, no matter has come to our attention:

(1) which gives us reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Act; and
- to prepare financial statements which accord with the accounting records and comply with the requirements of the Act:
- have not been met; or
- to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached; or
- which gives us reasonable cause to believe that in any material respect the accounting rules of the charity's constitution have not been met.

Gemma L Fogarty FCA
Sadler Davies
Trading as: Finsbury Robinson Ltd
Top Floor, West Hill House,
Dartford,
Kent DA1 2EU

Date: 08/01/2025

FRIENDS OF DOWNE ACTIVITY CENTRE

England & Wales - Charity number 1194761

Accounts

Friends of Downe Activity Centre

FINANCIAL STATEMENTS
of the
TRUSTEES

for the Year Ended 31 March 2023

Charity Registration Number 1194761

Independent Examiner:
SADLER FOGARTY SERVICES LTD
T/AS Sadler Davies & Co
Chartered Accountants
3 Enterprise House
8 Essex Road
KENT DA1 2AU

Registered Address:
3 Hilborough Way, Orpington, BR6 7EW

Friends of Downe Activity Centre

Trustees' Annual Report for the Year Ended 31st March 2023

Charitable Incorporated Organisation: CE025534
Charity number: 1194761
Registered Office: 3 Hilborough Way, Orpington, BR6 7EW
Bankers: Metro Bank, Orpington, Bromley BR5 3RP
Accountants: Sadler Fogarty Services Ltd, T/AS Sadler Davies & Co, Chartered Accountants,
3 Enterprise House, 8 Essex Road, Dartford, Kent DA1 2AU

Directors and trustees:
The directors of the charitable company (the charity) are its trustees for the purpose of charity law.

Angela Righelato (Chair)	
Gavin Jackman (Vice Chair)	
Christopher Hayes	Resigned September 2022
Thomas Dawkins	
Alice Jackman	
Jenny Eldred	Appointed 23rd January 2023

Governing Document
Friends of Downe Activity Centre became registered as a Charitable Incorporated Organisation on 10th June 2021 with the Charity Commission. In the event of the CIO being wound up, Trustees of the CIO have no liability to contribute to its assets and no personal responsibility for settling its debts and liabilities.

Objectives and activities
To advance the outdoor education of young people, for the purposes of Physical and Mental Health, personal development and their environmental consciousness.

Trustees consider regularly how planned activities will contribute to the aims and objectives set in accordance with public benefit guidance.

Trustees
During this period, we have seen a change in Trustees Chris Hayes decided to step down in September 2022 due to his other volunteering commitments. We thank Chris for all his time, effort, and expertise during the initial phase of Friends of Dawne Activity Centre's charity registration and mobilisation, we wish him every success in his future projects.

We have been fortunate to recruit Jenny Eldred, a mental health professional with over 25 years of NHS service working across a wide range of fields. She currently specialises in children and young people's mental health services, focusing on prevention and early intervention - working collaboratively within education settings. Jenny is passionate about working proactively with vulnerable and underrepresented groups with an emphasis on supporting children, young people, families, and communities to build on strengths, develop resilience and enhance mental health and well-being for all.

Chairs Report and Review of the Year

Introduction
The Trustees and volunteers have continued to work with the local authority and community groups to negotiate the site purchase from The Scout Association (TSA). The objective remains to purchase the site, for community use. The Asset of Community Value remains in place, although the period of mortarium

has now lapsed. Attempts by TSA to sell the site to commercial investors/development companies have been unsuccessful.

Volunteering

Our strong volunteer base remains a real strength of our organisation, drawn from a range of backgrounds including Scouting, Guiding and community groups, and a proportion new to volunteering are committed to maintaining, preserving, and restoring the site and its facilities. Although we have not held any workdays within this time frame, several focused working parties have been working on specific projects, core maintenance activities, and fundraising. As there is no direct access to the site, many of our volunteers have kept their skills fresh and honed by volunteering with other crews and specialist teams. This has been especially useful as it is allowed us to build a network of skills, training and resources that we can draw upon from similar centres, building working relationships and business partnerships.

We are incredibly grateful to all our volunteers for their time, energy, and enthusiasm during this time of uncertainty. Their commitment and resilience have been invaluable.

Social and Community Engagement

Social events

There has been a variety of social events hosted by teams of volunteers. These have been well attended and have been a good way of volunteers to stay connected to each other. These will continue.

Firewalk

As we had paused active fundraising for this but already committed funds, we used this event to support Scouts and Guides raising funds for overseas trips. This was well attended and an excellent PR advent.

Residents' Meetings

Trustees and key volunteers have continued to meet and attend local resident's meetings. This has been particularly useful in building a strategic case for the site, the potential offer and facilities that would serve the whole community.

Financial Review

The fundraising team has raised £6,385 as at the 31st March 2023 (2022: £72,086). Cash funds held at year end amounted to £70,471 (2022; £65,506).

During our ongoing discussions with The Scout Association regarding a potential purchase, the Trustees made the decision to suspend active community fundraising temporarily due to the lack of a clear path forward. Throughout the year, there were several instances where the prospect of a successful bid seemed unlikely, especially following the realisation that various potential funding avenues were not feasible within the given timeframe.

Considering these challenges and to ensure adequate funds for the return of all traceable donations, we chose to pause active fundraising activities, particularly those associated with platforms imposing an administration charge. Despite this decision, a few individuals had organised personal sponsored events, resulting in a modest number of donations that contributed to the funds.

As Trustees, we believed it would be disingenuous to actively seek funds while The Scout Association continued to navigate their course without a firm commitment to sell to us. This cautious approach was taken to maintain transparency and integrity in our fundraising efforts. This strategy allowed us to keep the campaign active and supporters engaged whilst we sought the more significant donations, grants, and funding necessary for the purchase. Should the site be sold to another entity, these funding streams would not incur costs to the charity.

Trustees' responsibilities in relation to financial statements

The law applicable to charities in England and Wales 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 charity and of the incoming resources and application of resources of the charity for that period.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees and signed on their behalf by:

Angela Righelato

Chair A Righelato

Date 31/1/2024.

Gavin Jackman

Vice Chair G. Jackman

Date 31/1/2024

FRIENDS OF DOWNE ACTIVITY CENTRE

STATEMENT OF ASSETS AND LIABILITIES
AS AT 31ST MARCH 2023

	Note	Unrestricted 2023	Restricted 2023	Total 2023	Total 2022
Tangible Fixed Assets	2	£74	-	£74	£98
Current Assets					
Bank Accounts		£61,271	£9,200	£70,471	£65,506
Prepayments & Accrued Income		£2,000	-	£2,000	£2,000
Total Current Assets		£63,271	£9,200	£72,471	£67,506
Liabilities: amounts falling due within 1 year	3	£250	-	£250	£125
Current Assets less Current Liabilities		£63,021	£9,200	£72,221	£67,381
Total Assets less Current Liabilities		**£63,095**	**£9,200**	**£72,295**	**£67,479**
FUNDS	6				
Unrestricted Funds - General		£63,095	-	£63,095	£58,279
Restricted Funds		-	£9,200	£9,200	£9,200
		£63,095	**£9,200**	**£72,295**	**£67,479**

Signed by:

____

Date:

FRIENDS OF DOWNE ACTIVITY CENTRE
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

	Note	Unrestricted Funds General	Restricted Funds	TOTAL FUNDS 2023	TOTAL FUNDS 2022
INCOMING RESOURCES					
Voluntary Income & Grants	4a	£5,054	-	£5,054	£45,685
Charitable Activities	4b	£1,331	-	£1,331	£26,401
Income from Investments	4c	-	-	-	-
TOTAL INCOMING RESOURCES		£6,385	-	£6,385	£72,086
RESOURCES EXPENDED					
Charitable Activities	5a	£1,545	-	£1,545	£4,150
Other Expenditure	5b	£25	-	£25	£457
TOTAL RESOURCES EXPENDED		£1,569	-	£1,569	£4,607
NET INCOMING / (OUTGOING) RESOURCES BEFORE TRANSFERS		£4,815	-	£4,815	£67,479
ADDITIONS TO & RELEASES FROM FUNDS		-	-	-	-
NET MOVEMENT IN FUNDS		£4,815	-	£4,815	£67,479
BALANCES BROUGHT FWD AT 01 APRIL 2022		£58,279	£9,200	£67,479	-
BALANCES CARRIED FWD AT 31 MARCH 2023		£63,095	£9,200	£72,295	£67,479

1 Accounting Policies

1a Accounting Convention

The financial statements have been prepared under the historical cost convention and in accordance with the Charities Statement of Recommended Practice (SORP FRS102) 2015 and the Charities Act 2011. An independent examination is required under the Charities Act 2011.

1b Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor.

2 TANGIBLE FIXED ASSETS

	2023	2022
Equipment Cost b/f	£123	-
Additions	-	£123
	£123	£123
Accumulated Depreciation 31st March 2022	£25	-
Charge for year	£25	£25
	£49	£25
NET BOOK VALUE 31st March 2023	£74	£98

3 LIABILITIES FALLING DUE WITHIN 1 YEAR

	2023	2022
Accrued expenses	£250	£125
Creditors	-	-
	£250	£125

4 INCOMING RESOURCES

		Unrestricted General	Restricted Funds	TOTAL FUNDS 2023	TOTAL FUNDS 2022
4a	**Voluntary Income**				
	Amazon Smile	£236	-	£236	£66
	Donations	£4,818	-	£4,818	£29,974
	Donations - Gift Aided	-	-	-	£15,645
		£5,054	-	£5,054	£45,685
4b	**Charitable Activities**				
	Fundraising Activities	£1,331	-	£1,331	£2,555
	Fundraising Activities - Gift Aided	-	-	-	£7,515
	Badges	-	-	-	£1,021
	Badges - Gift Aided	-	-	-	£187
	Memberships	-	-	-	£3,143
	Memberships - Gift Aided	-	-	-	£2,780
Grant:	National Lottery Community Fund	-	-	-	£9,200
		£1,331	-	£1,331	£26,401
4c	**Income from investment**				
		-	-	-	-
TOTAL INCOMING RESOURCES		**£6,385**	-	**£6,385**	**£72,086**

5 RESOURCES EXPENDED	Unrestricted General	Restricted Funds	TOTAL FUNDS 2023	TOTAL FUNDS 2022
5a Expenditure on charitable activities				
Badges Purchased	-	-	-	£1,578
Computer Costs	-	-	-	£50
Fire Walk	£1,295	-	£1,295	£200
Insurances	-	-	-	£192
Office/General Administrative Expenses	£125	-	£125	£386
Other Professional Services	-	-	-	£70
Printing, Postage and Stationery	-	-	-	£121
Subscriptions	-	-	-	£45
Travel and Accommodation	-	-	-	£1,383
Accountancy	£125	-	£125	£125
	£1,545	-	£1,545	£4,150
5b Other expenditure				
Depreciation	£25	-	£25	£25
Bank charges	-	-	-	£433
	£25	-	£25	£457
TOTAL RESOURCES EXPENDED	£1,569	-	£1,569	£4,607

6 Trustee Remuneration

One or more of the trustees have been paid remuneration or received other benefits from employment with the charity:

	2023	2022
Angela Righelato (donated to charity)		£200.60
Thomas Dawkins (donated to charity)		£58.95
	-	£259.55

7 Funds

	BFWD	Income	Expenditure	Net Movement	Transfers	CFWD
Restricted Funds						
Grant: National Lottery Community Fund	£9,200	-	-	-		£9,200
	£9,200	-	-	-	-	£9,200
General						
General Reserve	£58,279	£6,385	£1,569	£4,815	-	£63,095
TOTAL FUNDS	£67,479	£6,385	£1,569	£4,815	-	£72,295

FRIENDS OF DOWNE ACTIVITY CENTRE

England & Wales - Charity number 1194761

Accounts

Friends of Downe Activity Centre

FINANCIAL STATEMENTS
of the
TRUSTEES

for the Period 10 June 2021 - 31 March 2022

Charity Registration Number 1194761

Independent Examiner:
SADLER FOGARTY SERVICES LTD
T/AS Sadler Davies & Co
Chartered Accountants
3 Enterprise House
8 Essex Road
KENT DA1 2AU

Registered Address:
3 Hilborough Way, Orpington, BR6 7EW

Friends of Downe Activity Centre

Trustees' Annual Report for the period from 10th June 2021 to 31st March 2022

Charitable Incorporated Organisation: CE025534
Charity number: 1194761
Registered Office: 3 Hilborough Way, Orpington, BR6 7EW
Bankers: Metro Bank, Orpington, Bromley BR5 3RP
Accountants: Sadler Fogarty Services Ltd, T/AS Sadler Davies & Co, Chartered Accountants,
3 Enterprise House, 8 Essex Road, Dartford, Kent DA1 2AU

Directors and trustees:
The directors of the charitable company (the charity) are its trustees for the purpose of charity law.

Angela Righelato (Chair)	Appointed 10th June 2021
Gavin Jackman (Vice Chair)	Appointed 10th June 2021
Christopher Hayes	Appointed 10th June 2021
Thomas Dawkins	Appointed 10th June 2021
Alice Jackman	Appointed 10th June 2021

Governing Document
Friends of Downe Activity Centre became registered as a Charitable Incorporated Organisation on 10th June 2021 with the Charity Commission. In the event of the CIO being wound up, Trustees of the CIO have no liability to contribute to its assets and no personal responsibility for settling its debts and liabilities.

Objectives and activities
To advance the outdoor education of young people, for the purposes of Physical and Mental Health, personal development and their environmental consciousness.

Trustees consider regularly how planned activities will contribute to the aims and objectives set in accordance with public benefit guidance.

Chairs Report and Review of the Year

Introduction
In order to prevent the site from being sold off to land developers and losing this community space we created Friends of Downe Activity Centre which was formed in May 2021 with the express intention to purchase the site from TSA to fulfil our object as a charity.

In our infancy we formed the charity, created the website and submitted a bid to TSA for the site. TSA decided we were the favourable option and accepted our bid of £2 million pounds (based on the S119 charity valuation), giving us just six months to raise funds. At the same time in mid-2021 we applied to London Borough of Bromley (LBB) council for an Asset of Community Value (ACV) status for the site, garnering over 10,000 signatures of support. This status was granted and offers several protections to the site and to any potential community-based purchaser. We took this step as a contingency in case TSA backed away from the deal or we could not raise funds in time.

In January 2022 it became apparent as a new and emerging charity at just over one year, it is difficult to evidence this additional provenance without being operational and generating income through the Site. However, if these measures were in place, they would view our application as robust, meeting their requirements for due diligence, the last block to funding. We are confident we have built relationships with grant makers that will lead to funding once we have the operational providence.

We proposed the solution to TSA of a pre-purchase lease, whereby the Site would be leased on a 5-10 year full repairing lease. This would provide the 5-7 year legacy period that grant makers like to see on lease arrangements to guarantee legacy. During this period, FoDAC would continue to fundraise to raise the purchase price and trigger a break clause in the lease when the purchase price is reached. We expect this to take five years. Unfortunately, after months of negotiations in July 2022, TSA confirmed they were going to proceed with a Sale to a property investment company.

At this point the Trustees of FODAC appealed to the Trustees of TSA for a wider conversation, this was held late September 2022, this saw a refined more detailed proposal being submitted to the board of Trustees. Unfortunately, they voted overwhelmingly for immediate sale of the site.

However, after a prolonged discussion (over nine months) TSA decided to move forward with another buyer, a land investor and developer who was cash ready. After a reminder from LBB of their legal position TSA informed the Council of their intention to dispose of the site and triggered the ACV and resulting moratorium.

Volunteering
We are extremely proud to say that through our workdays, events and regular Service Team commitments. The site and FODAC benefited from over 3,000 volunteering hours from our highly skilled volunteer team. Specific projects included drain and structural surveys, Tree Survey's, Tree Surgery, Rewiring, plumbing, and glazing.

The Tuesday Crew have continued to manage the main reception area, cutting grass, managing hedges as well as maintenance.

Workdays were well attended, with 60-80 people in attendance. These allowed a greater scope of maintenance to be carried out across the site.

Forestry weekends, our skilled team of tree surgeons spent 4 weekends making safe trees that had become dangerous, removing fallen trees as well as clearing significant windfall caused by the storms that battered the site in February and March.

We are extremely grateful for everything that our volunteers have contributed; time, energy, and support.

Financial Review
The fundraising team has raised £72,086.30, as at the 31st March 2022. Cash funds held at year end amounted to £67,506.32.

In addition to the attached accounts FODAC have also Validated Pledges
Personal Pledges (2 Individuals) £107,000
Company Pledges (3 Companies) £20,000
Group/Unit Pledges (7 entities) £31,500
Total £158,500

Equipment and Assets
Over the last year, through networking in the local community and by approaching local businesses, we have asked for, collected, or been gifted a wide range of equipment/assets for the day-to-day running of the site. This includes the following:

- catering equipment to the value of £5,000
- a towable PR trailer complete with full AV setup and TV to the value of £4,000

- gardening equipment, including several petrol lawnmowers, strimmer's and other tools to the value of £1,800
- fold up tables, chairs and benches to the value of £2,000
- fully refurbished photocopier, including toner sets and paper to the value of £700.00
- cleaning supplies and equipment to the value of £1,000
- power tools to the value of £4,000
- miscellaneous equipment and items to the value of £2,000
- event audio/visual equipment to the value of £6,000
- miscellaneous items to the value of £1,000

This report was approved by the trustees and signed on their behalf by:

Angela Righelato
Chair A Righelato

Date: 23.1.2023

FRIENDS OF DOWNE ACTIVITY CENTRE

STATEMENT OF ASSETS AND LIABILITIES
AS AT 31ST MARCH 2022

	Note	Unrestricted 2022	Restricted 2022	Total 2022
Tangible Fixed Assets	2	£98.00	-	£98.00
Current Assets				
Bank Accounts		£65,506.32	-	£65,506.32
Prepayments & Accrued Income		£2,000.00	-	£2,000.00
Total Current Assets		£67,506.32	-	£67,506.32
Liabilities: amounts falling due within 1 year	3	£125.00	-	£125.00
Current Assets less Current Liabilities		£67,381.32	-	£67,381.32
Total Assets less Current Liabilities		**£67,479.32**	-	**£67,479.32**
FUNDS	6			
Unrestricted Funds - General		£58,279.32	-	£58,279.32
Restricted Funds		-	£9,200.00	£9,200.00
		£58,279.32	**£9,200.00**	**£67,479.32**

Signed by:

Date: 23.1.2023

FRIENDS OF DOWNE ACTIVITY CENTRE
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE PERIOD 10 JUNE 2021 - 31 MARCH 2022

	Note	Unrestricted Funds General	Restricted Funds	TOTAL FUNDS 2022
INCOMING RESOURCES				
Voluntary Income & Grants	4a	£45,685.09	-	£45,685.09
Charitable Activities	4b	£17,201.21	£9,200.00	£26,401.21
Income from Investments	4c	-	-	-
TOTAL INCOMING RESOURCES		£62,886.30	£9,200.00	£72,086.30
RESOURCES EXPENDED				
Charitable Activities	5a	£4,149.52	-	£4,149.52
Other Expenditure	5b	£457.46	-	£457.46
TOTAL RESOURCES EXPENDED		£4,606.98	-	£4,606.98
NET INCOMING / (OUTGOING) RESOURCES BEFORE TRANSFERS		£58,279.32	9,200.00	£67,479.32
ADDITIONS TO & RELEASES FROM FUNDS		-	-	-
NET MOVEMENT IN FUNDS		£58,279.32	£9,200.00	£67,479.32
BALANCES BROUGHT FWD AT 10 JUNE 2021		-	-	-
BALANCES CARRIED FWD AT 31 MARCH 2022		£58,279.32	£9,200.00	£67,479.32

1 Accounting Policies

1a Accounting Convention

The financial statements have been prepared under the historical cost convention and in accordance with the Charities Statement of Recommended Practice (SORP FRS102) 2015 and the Charities Act 2011. An independent examination is required under the Charities Act 2011.

1b Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor.

2	**TANGIBLE FIXED ASSETS**	**2022**
	Equipment Cost b/f	-
	Additions	£122.50
		£122.50
	Accumulated Depreciation 10th June 2021	-
	Charge for year	£24.50
		£24.50
	NET BOOK VALUE 31st March 2022	£98.00

		2022
3	**LIABILITIES FALLING DUE WITHIN 1 YEAR**	
	Accrued expenses	£125.00
	Creditors	-
		£125.00

		Unrestricted General	Restricted Funds	TOTAL FUNDS 2022
4	**INCOMING RESOURCES**			
4a	**Voluntary Income**			
	Amazon Smile	£65.64	-	£65.64
	Donations	£29,974.20	-	£29,974.20
	Donations - Gift Aided	£15,645.25	-	£15,645.25
		£45,685.09	-	£45,685.09
4b	**Charitable Activities**			
	Fundraising Activities	£2,555.21	-	£2,555.21
	Fundraising Activities - Gift Aided	£7,515.00	-	£7,515.00
	Badges	£1,021.00	-	£1,021.00
	Badges - Gift Aided	£187.00	-	£187.00
	Memberships	£3,143.00	-	£3,143.00
	Memberships - Gift Aided	£2,780.00	-	£2,780.00
Grant:	National Lottery Community Fund	-	£9,200.00	£9,200.00
				-
		£17,201.21	£9,200.00	£26,401.21
4c	**Income from investment**			
		-	-	-
TOTAL INCOMING RESOURCES		**£62,886.30**	**£9,200.00**	**£72,086.30**

		Unrestricted General	Restricted Funds	TOTAL FUNDS 2022
5	**RESOURCES EXPENDED**			
5a	**Expenditure on charitable activities**			
	Badges Purchased	£1,578.00	-	£1,578.00
	Computer Costs	£50.32	-	£50.32
	Fire Walk	£200.00	-	£200.00
	Insurances	£191.51	-	£191.51
	Office/General Administrative Expenses	£385.81	-	£385.81
	Other Professional Services	£70.00	-	£70.00
	Printing, Postage and Stationery	£120.81	-	£120.81
	Subscriptions	£45.00	-	£45.00
	Travel and Accommodation	£1,383.07	-	£1,383.07
	Accountancy	£125.00	-	£125.00
		£4,149.52	-	£4,149.52
5b	**Other expenditure**			
	Depreciation	£24.50	-	£24.50
	Bank charges	£432.96	-	£432.96
		£457.46	-	£457.46
TOTAL RESOURCES EXPENDED		**£4,606.98**	**£0.00**	**£4,606.98**

6 **Trustee Remuneration**

One or more of the trustees have been paid remuneration or received other benefits from employment with the charity:

	2022
Angela Righelato (donated to charity)	£200.60
Thomas Dawkins (donated to charity)	£58.95
	£259.55

7 **Funds**

		BFWD	Income	Expenditure	Net Movement	Transfers	CFWD
	Restricted Funds						
Grant:	National Lottery Community Fund	-	£9,200.00	-	£9,200.00		£9,200.00
		-	£9,200.00	-	£9,200.00	-	£9,200.00
	General						
	General Reserve	-	£62,886.30	£4,606.98	£58,279.32	-	£58,279.32
	TOTAL FUNDS	-	£72,086.30	£4,606.98	£67,479.32	-	£67,479.32

FRIENDS OF DOWNE ACTIVITY CENTRE

INDEPENDENT EXAMINER'S REPORT

FOR THE YEAR ENDED 31 MARCH 2022

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE FRIENDS OF DOWNE ACTIVITY CENTRE

This report on the financial statements of the **FRIENDS OF DOWNE ACTIVITY CENTRE** for the year ended 31 March 2022, which are set on pages 4 to 7 is in respect of an examination carried out in accordance with s145 of the Charities Act 2011 (the Act).

Respective responsibilities of the trustees and the examiner
The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) or under Regulation 10(1)(d) of the Charities Accounts (Scotland) Regulations 2006 (the 2006 Accounts Regulations) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act 2011 and section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 (the 2005 Act)
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report
Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. The 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 we do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with our examination, no matter has come to our attention:

(1) which gives us reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Act; and
- to prepare financial statements which accord with the accounting records and comply with the requirements of the Act:
- have not been met; or
- to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached; or
- which gives us reasonable cause to believe that in any material respect the accounting rules of the charity's constitution have not been met.

Graham E.J. Sadler FCA
SADLER DAVIES & CO
Chartered Accountants
3 Enterprise House
8 Essex Road
Dartford,
Kent, DAI 2AU

Date: 20th January 2023