

## **TRUSTEES ANNUAL REPORT**

The Heart of Headcorn is a Charitable Incorporated Organisation (CIO) whose activities are based at the Heart of Headcorn Cultural and Community Hub, The Old Methodist Church, 2 High Street, Headcorn, Kent TN27 9NE, with a registered office at 23 Brooklands, Headcorn, Kent TN27 9QS.

### **THE TRUSTEES**

Our Trustees for the 2023-2024 tax year were Tim Thomas (Chairman); Andrew Edmonds (Secretary) and Michael Rice (Treasurer). The only change that was announced at our recent AGM was that Jonathan Wilson (who has many years of experience in City finance) has now replaced Michael Rice as Treasurer. This is for practical reasons due to Michael's relocation to the North of England, although Michael will be staying on as a general Trustee. The Heart of Headcorn has appointed its Trustees through a vote taken at the AGM. The Trustees have no beneficial interest in the Charity.

### **ACTIVITIES FOR THE PUBLIC BENEFIT**

In the last year, the Heart of Headcorn CIO has continued to provide a community space for the public benefit, hosting a diverse range of groups, including Singing for Health, Meditation, keep fit classes (at least three days a week), music groups, Chess Club, the Headcorn Social Club, the Mulberry Zingers choir, the Merry Widows Group, the Laughing Workshop, French cafe, Astronomy Club, Bird-watching Club and various community educational activities, as well as a Chatty Cafe and Community Pantry, aimed at tackling food waste and relieving poverty. We also have a beautiful events space (the old Church) and were proud to host Headcorn Primary School's choir, Cyber-Awareness sessions, Veterans events, a Christmas Party for the over 90-year-olds and funerals for much loved community members, amongst other community and cultural fund-raising activities. In particular, the Hub has been able to facilitate many small, special interest groups and welcome people in difficult financial circumstances who cannot afford to socialise elsewhere. In order to encourage and promote equal opportunities,

we have handed out three awards this year to the 'Most Diverse Community Group' (the Headcorn Social Club); the 'Most Age-Inclusive Community Group' (Singing for Health, which includes many people in their 80s and 90s and finally, the 'Community Outreach Award' (the Community Pantry) for its work seeking to include, amongst others, GTR residents; those new to the village; people struggling with addictions and families in crisis. At the AGM, the Heart of Headcorn presented an impact video showing the difference that our Centre has made to some of the most vulnerable members of our community.

## **ACCOUNTS**

The income received by the charity in the last tax year was £19,521.72 and the expenditure was £24,791.02. The first accounting year (2022-2023) saw considerable capital expenditure and very little income, due to the extensive building works necessary to renovate the building and make it safe (especially roof and floor works, mould and dry rot treatment and asbestos removal). The second year was again, largely spent on capital expenditure/building works but since our opening in September 2023, our income has gradually increased. Although we made a loss in 2023-2024, this was due to one-off building works which, given the quality of the work and the durability of the materials used, are unlikely to be repeated in the near future. Now, looking at the figures from 2024 to the present day, it is clear to see that our income is exceeding our outgoings as we welcome more community groups and funding streams. We are also introducing some simple cost-cutting measures, such as reducing our paper towel bill by installing air dryers; buying all cleaning materials wholesale; putting the heating on a timer and retaining volunteers willing to clean the building for free. The majority of donations have been received for room hire, the Pantry, the secondhand bookstall and events. The charity does not own any assets except for the building, the Heart of Headcorn Cultural and Community Hub, The Old Methodist Church, 2 High Street, Headcorn, Kent TN27 9NE and its furniture and contents.

In accordance with their responsibilities, the Trustees have prepared this report and financial statement. The accounts have been inspected by all

Trustees and offered for inspection by all attendees at our recent AGM. The accounts have been submitted late this year (due to volunteer illness) and the Charity Commission were contacted about the reasons for this prior to the filing deadline. Insofar as the Trustees are aware, there is no relevant audit information of which the charitable company's auditors are unaware; and the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information. Rowans KS Ltd (Companies House No: 09011307) were appointed as independent examiners during the year; have expressed their willingness to act in that capacity and a copy of the Independent Examiner's Report is available upon request.

Approved by the trustees on 14/02/2025 and signed on their behalf by

Tim Thomas (Chairman)

The Heart of Headcorn  
Financial Statements for the year ended 31 March 2024

Charity number 1198117

**THE HEART OF HEADCORN**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2024**

	Unrestricted funds £	Restricted income funds £	Total funds £	Prior period funds £
<b>INCOMING RESOURCES</b>				
<b>Income from:</b>				
Grant from Headcorn Parish Council		40.00	40.00	249,912.50
Other grants	9,519.81		9,519.81	1,000.00
Donations	2,170.59		2,170.59	18,847.98
Fundraising activities	4,263.57		4,263.57	926.30
Pantry donations	1,892.85		1,892.85	0.00
Room hire	1,634.90		1,634.90	0.00
<b>TOTAL</b>	<b>19,481.72</b>	<b>40.00</b>	<b>19,521.72</b>	<b>270,686.78</b>
<b>RESOURCES EXPENDED</b>				
<b>Expenditure on:</b>				
Fundraising events	4,845.47		4,845.47	227.98
Pantry	2,998.26		2,998.26	0.00
Water	665.52		665.52	0.00
Electricity	2,508.79		2,508.79	185.51
Insurance	3,188.87		3,188.87	884.70
Property maintenance and renewals	10,032.69		10,032.69	1,016.20
Stationery and subscriptions	551.42		551.42	0.00
<b>TOTAL</b>	<b>24,791.02</b>	<b>0.00</b>	<b>24,791.02</b>	<b>2,314.39</b>
<b>Net Income over Expenditure</b>	<b>-5,309.30</b>	<b>40.00</b>	<b>-5,269.30</b>	<b>268,372.39</b>

**THE HEART OF HEADCORN  
BALANCE SHEET  
FOR THE YEAR ENDED 31 MARCH 2024**

	Unrestricted funds £	Restricted income funds £	Total this year £	Total last period £
<b>FIXED ASSETS</b>				
Freehold Property (note 5)	0.00	280,068.80	280,068.80	215,951.24
<b>Total fixed assets</b>	<b>0.00</b>	<b>280,068.80</b>	<b>280,068.80</b>	<b>215,951.24</b>
<b>CURRENT ASSETS</b>				
Prepayments	1,014.87	0.00	1,014.87	0.00
Metro Bank Current Account	10,219.53	0.00	10,219.53	86,744.41
<b>Total current assets</b>	<b>11,234.40</b>	<b>0.00</b>	<b>11,234.40</b>	<b>86,744.41</b>
<b>CREDITORS: amounts falling due within one year</b>				
Creditors and accruals	118.38	0.00	118.38	6,920.48
<b>Total assets less current liabilities</b>	<b>11,116.02</b>	<b>280,068.80</b>	<b>291,184.82</b>	<b>295,775.17</b>
<b>CREDITORS: amounts falling due after one year</b>				
Loan (note 7)	0.00	28,081.33	28,081.33	28,081.33
<b>Total net assets</b>	<b>11,116.02</b>	<b>251,987.47</b>	<b>263,103.49</b>	<b>267,693.84</b>
<b>FUNDS OF THE CHARITY</b>				
Restricted income funds		251,987.47	251,987.47	215,421.78
Unrestricted funds	11,116.02		11,116.02	52,272.06
<b>Total funds at 31 March 2024</b>	<b>11,116.02</b>	<b>251,987.47</b>	<b>263,103.49</b>	<b>267,693.84</b>

The Statement of Financial Activities and the Balance Sheet were approved by the Trustees  
on 14 February 2025 and signed on their behalf by:

Tim Thomas  
Hon. Chairman

**THE HEART OF HEADCORN**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2024**

**Note 1 Basis of preparation**

**1.1 Basis of accounting**

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes.

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

**1.2 Going concern**

These accounts have been prepared on a going concern basis.

**Note 2 Staff costs**

	31.03.24	31.03.23
Total staff costs	NIL	NIL
Average number of staff	NIL	NIL

**Note 3 Transactions with trustees and related parties**

None of the trustees have been paid any remuneration or received any other benefits from an employment with the charity or a related entity in the current period.

**Note 4 Donated goods and services**

The contribution of unpaid volunteers and donated goods and services including those of accountancy and the Independent examiner have not been recognised in the accounts.

**Note 5 Tangible fixed assets**

	Freehold land and buildings
Initial cost of the Headcorn Methodist Church	175,099.36
Legal fees and other related costs	17,535.83
Improvements to the property	23,316.05
Total cost as at 31 March 2023	215,951.24
Legal fees	129.98
Improvements to the property	63,987.58
Total cost as at 31 March 2024	280,068.80

Depreciation has not been included as the property was under construction during the year.

**Note 6 Leasehold interest**

The leasehold interest is in respect of the land in front of the Church to allow access to the building and is subject to a peppercorn rent.

The landlord being the Trustees for Methodist Church Purposes charity number 1136358.

**Note 7 CREDITORS: amounts falling due after one year**

The loan is unsecured and interest free and there are no repayment terms.