

Company registration number 13993616 (England and Wales)

Charity registration number 1200936 (England and Wales)

THE EDWARD HAIN CENTRE LTD
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

THE EDWARD HAIN CENTRE LTD

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	K Grindstaff	
	L Isaacs	
	E Veal	
	C Sutcliffe	
	A Bennetts	
	M Evamy	(Appointed 30 August 2025)
Country of incorporation	United Kingdom (England and Wales)	13993616
Charity registration	England and Wales	1200936
Registered office	Edward Hain Centre Albany Terrace St. Ives Cornwall TR26 2BS	
Independent examiner	bk plus Alverton Pavillion Trewithen Road Penzance Cornwall TR18 4LS	

THE EDWARD HAIN CENTRE LTD

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THE EDWARD HAIN CENTRE LTD

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

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

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

Objectives and activities

The advancement of health and the relief of those in need by reason of youth, age, ill-health, disability or financial hardship in St Ives for the public benefit by establishing and operating a community health and wellbeing centre to provide:

- Information and advice to the general public about local health and social care services
- A hub for community health, health education and wellbeing activities not normally provided by the statutory authorities

The facilitation of clinics, activities and services, provided by health practitioners and other community organisations and individuals for the purpose of improving the health and wellbeing of the residents of St Ives and its surrounding area

Public benefit

Our Trustees have regard to the guidance issued by the Charity Commission on public benefit.

Achievements and performance

Significant activities and achievements against objectives

Charitable activities

During the 2024/25 period thanks to grants received we established the Centre as a Community Hub and offered free services including support groups, exercise classes and health advice appointments. We also made an agreement to rent part of our building to the St Ives Food Bank, who had been served notice at their previous residence, ensuring that this vital service remains available to those in need in St Ives

Fundraising activities

We successfully applied for 2 statutory grants from The Enterprise Fund (Town Deal) and the Community Levelling Up Partnership. The Enterprise Fund grant enabled us to carry out further refurbishment and repairs, which saw the first floor of our main building brought into use – the increased income from this helped us to employ a 2nd part time employee. The CLUP grant paid for us to employ a third fixed term employee, a full time Community Hub Officer who helped to grow the number of services we provide and to recruit volunteers – due to the increase in our income this role continues to be employed in an ongoing part time capacity. We also applied successfully to several trusts and foundations and in total received £106k in grants during the 24/25 financial year. An additional £33k was received from community fund raising events organised either by ourselves or by our sister charity The Friends of Edward Hain

£26.3k was earned from the Centre's rented spaces and we anticipate that this will continue to grow as the Centre establishes itself in the community.

THE EDWARD HAIN CENTRE LTD

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

Financial review

Financial position

We continue to bank with the CAF Bank – a charity bank set up for charities/not for profit organisations, with which we have 2 accounts. Our current account opening balance on 1st April 2024 – £21,831

Our current account closing balance as of 31st March 2025 - £18,879

Notable income received for the financial year included: donations from The Friends of Edward Hain amounting to £21,514, an Enterprise Fund grant totalling £15,132 a Community Levelling Up grant of £15,953, A Garfield Weston private trust grant of £15k a grant from Volunteer Cornwall of £9k and 2 donations from private individuals of £25k and £6k.

Reserves policy

As a relatively newly established charity we have not been able to establish a reserves policy, but a policy will be put in place as part of our next business plan, and is actively being discussed with trustees.

As we reported in 2023/24 we expect our first three years cashflow to be focused on the repair and renovation of the building in order to be able to generate enough income to begin creating reserve.

The results for the year are shown in the statement of financial activities on page 5 and show the net incoming resources for the year of £23,062 (2024: £661,459) which together with the reserves brought forward of 666,869 (2024: £5,410) gives a total reserves figure of £689,931 (2024: £666,869) of this amount, £673,571 (2024: £659,369) is unrestricted.

Principal funding sources

The Charities principle sources of income are grants, private and corporate donations plus rental income from the parts of the building which are open

Structure, governance and management

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of trustees

Our Trustees are recruited following the process outlined in our Trustee recruitment policy which as adopted in 2023.

THE EDWARD HAIN CENTRE LTD

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

Reference and administrative details

Registered Company number

13993616 (England and Wales)

Registered Charity number

1200936

Registered office

The Edward Hain Centre
Albany Terrace
St Ives
Cornwall
TR26 2BS

Trustees

KV Grindstaff

LJ Isaacs

E Veal

C Sutcliffe

A Bennetts

H O'Riordan (resigned June 2025)

MR Evamy (appointed September 2025)

The Trustees report was approved by the Board of Trustees Trustees and authorised for issue and were signed on its behalf by:

L Isaacs

Trustee

24 December 2025

THE EDWARD HAIN CENTRE LTD

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE EDWARD HAIN CENTRE LTD

I report to the trustees on my examination of the financial statements of The Edward Hain Centre Ltd (the charity) for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law), you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006.

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

I have completed my examination. I confirm that no 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 charity as required by section 386 of the Companies Act 2006.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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 financial statements to be reached.



24 December 2025

Tom Tripp FCCAACA
bk plus
Alverton Pavillion
Trewithen Road
Penzance
Cornwall
TR18 4LS

THE EDWARD HAIN CENTRE LTD

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
	Notes						
Income from:							
Donations and legacies	2	95,202	54,949	150,151	52,535	715,222	767,757
Charitable activities	3	29,385	-	29,385	2,370	-	2,370
Other trading activities	4	10,014	-	10,014	-	-	-
Investments	5	1,074	-	1,074	364	-	364
Total income		135,675	54,949	190,624	55,269	715,222	770,491
Expenditure on:							
Raising funds	6	1,372	-	1,372	200	-	200
Charitable activities	7	120,101	46,089	166,190	96,110	12,722	108,832
Total expenditure		121,473	46,089	167,562	96,310	12,722	109,032
Net income		14,202	8,860	23,062	(41,041)	702,500	661,459
Transfers between funds		-	-	-	695,000	(695,000)	-
Net movement in funds	9	14,202	8,860	23,062	653,959	7,500	661,459
Reconciliation of funds:							
Fund balances at 1 April 2024		659,369	7,500	666,869	5,410	-	5,410
Fund balances at 31 March 2025		673,571	16,360	689,931	659,369	7,500	666,869

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

THE EDWARD HAIN CENTRE LTD

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	13		1,026,541		1,024,381
Current assets					
Debtors	14	15,126		-	
Cash at bank and in hand		49,561		46,943	
		64,687		46,943	
Creditors: amounts falling due within one year	16	(6,321)		(5,842)	
Net current assets			58,366		41,101
Total assets less current liabilities			1,084,907		1,065,482
Creditors: amounts falling due after more than one year	17		(394,976)		(398,613)
Net assets			689,931		666,869
The funds of the charity					
Restricted income funds	19	16,360		7,500	
Unrestricted funds	20	673,571		659,369	
			689,931		666,869

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 24 December 2025

L Isaacs
Trustee

THE EDWARD HAIN CENTRE LTD

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Cash flows from operating activities					
Cash generated from operations	23		6,226		664,880
Investing activities					
Purchase of tangible fixed assets		(3,224)		(1,024,381)	
Investment income received		1,074		364	
Net cash used in investing activities			(2,150)		(1,024,017)
Financing activities					
Repayment of bank loans		(1,458)		400,070	
Net cash (used in)/generated from financing activities			(1,458)		400,070
Net increase in cash and cash equivalents			2,618		40,933
Cash and cash equivalents at beginning of year			46,943		6,010
Cash and cash equivalents at end of year			49,561		46,943

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

The Edward Hain Centre Ltd is a private company limited by guarantee incorporated in England and Wales. The registered office is Edward Hain Centre, Albany Terrace, St. Ives, Cornwall, TR26 2BS.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Government grants are recognised in accordance with the performance model.

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings

Land is not depreciated due to indefinite useful economic life.
Buildings at 2% straight line - buildings are deemed to have a residual value at least equal to cost so a charge for depreciation had not been applied.

IT equipment

Reducing balance - 33%

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The charity is exempt from corporation tax on its charitable activities.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	76,702	-	76,702	41,183	695,000	736,183
Legacies	-	-	-	10,512	-	10,512
Grants	18,500	54,949	73,449	840	20,222	21,062
	<u>95,202</u>	<u>54,949</u>	<u>150,151</u>	<u>52,535</u>	<u>715,222</u>	<u>767,757</u>

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

2 Income from donations and legacies

(Continued)

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Grants						
Cornwall Council - Town Deal grant	-	29,495	29,495	-	-	-
Cornwall Council - Levelling Up grant	-	15,954	15,954	-	-	-
Community Hub Funding	-	9,500	9,500	-	-	-
Baltic Exchange	1,000	-	1,000	-	-	-
St James Place	2,500	-	2,500	-	-	-
Garfield Weston	15,000	-	15,000	-	-	-
Other	-	-	-	840	20,222	21,062
	<u>18,500</u>	<u>54,949</u>	<u>73,449</u>	<u>840</u>	<u>20,222</u>	<u>21,062</u>

3 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
The Edward Hain Centre, St Ives		
Rental income	23,560	1,140
Car parking income	5,825	1,230
	<u>29,385</u>	<u>2,370</u>

4 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Fundraising events	<u>10,014</u>	<u>-</u>

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Interest receivable	1,074	364

6 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Fundraising and publicity		
Fundraising agents	1,372	200

7 Expenditure on charitable activities

	The Edward Hain Centre, St Ives 2025 £	The Edward Hain Centre, St Ives 2024 £
Direct costs		
Depreciation and impairment	1,064	-
Rates and water	1,643	393
Insurance	2,280	2,722
Light and heat	14,405	6,039
Health, safety and security	3,699	640
Repairs and renewals	50,886	17,885
Telephone and broadband	2,038	-
	76,015	27,679
Share of support and governance costs (see note 8)		
Governance	90,175	81,153
	166,190	108,832
Analysis by fund		
Unrestricted funds	120,101	96,110
Restricted funds	46,089	12,722
	166,190	108,832

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

8 Support costs allocated to activities

	2025 £	2024 £
Staff costs	52,686	21,566
Marketing	-	2,795
Office supplies	1,915	95
IT Costs	648	3,670
Subscriptions	162	113
Consultancy	-	25,317
Bank charges	80	80
Mortgage fees	-	2,000
Mortgage interest	31,199	20,823
Training	923	-
Governance costs	2,562	4,694
	<u>90,175</u>	<u>81,153</u>
Analysed between:		
The Edward Hain Centre, St Ives	<u>90,175</u>	<u>81,153</u>

9 Net movement in funds

	2025 £	2024 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	1,200	4,200
Depreciation of owned tangible fixed assets	<u>1,064</u>	<u>-</u>

10 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

11 Employees

The average monthly number of employees during the year was:

2025 Number	2024 Number
<u>3</u>	<u>1</u>

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

11 Employees (Continued)

Employment costs	2025 £	2024 £
Wages and salaries	51,160	19,877
Social security costs	332	1,451
Other pension costs	1,194	238
	<u>52,686</u>	<u>21,566</u>

There were no employees whose annual remuneration was more than £60,000.

Remuneration of key management personnel

The remuneration of key management personnel was as follows:

	2025 £	2024 £
Aggregate compensation	<u>32,349</u>	<u>-</u>

12 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

13 Tangible fixed assets

	Freehold land and buildings £	IT equipment £	Total £
Cost			
At 1 April 2024	1,024,381	-	1,024,381
Additions	<u>-</u>	<u>3,224</u>	<u>3,224</u>
At 31 March 2025	<u>1,024,381</u>	<u>3,224</u>	<u>1,027,605</u>
Depreciation and impairment			
Depreciation charged in the year	<u>-</u>	<u>1,064</u>	<u>1,064</u>
At 31 March 2025	<u>-</u>	<u>1,064</u>	<u>1,064</u>
Carrying amount			
At 31 March 2025	<u>1,024,381</u>	<u>2,160</u>	<u>1,026,541</u>
At 31 March 2024	<u>1,024,381</u>	<u>-</u>	<u>1,024,381</u>

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

14 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	763	-
Other debtors	14,363	-
	<u>15,126</u>	<u>-</u>

15 Loans and overdrafts

	2025 £	2024 £
Bank loans	<u>398,612</u>	<u>400,070</u>
Payable within one year	3,636	1,457
Payable after one year	<u>394,976</u>	<u>398,613</u>
Amounts included above which fall due after five years:		
Payable by instalments	<u>(377,208)</u>	<u>(382,187)</u>

A mortgage exists with Ecology Building Society which has security in the form of The Edward Hain Hospital, under charge code 1399 3616 0001.

16 Creditors: amounts falling due within one year

	Notes	2025 £	2024 £
Bank loans	15	3,636	1,457
Trade creditors		1,188	-
Other creditors		297	185
Accruals and deferred income		1,200	4,200
		<u>6,321</u>	<u>5,842</u>

17 Creditors: amounts falling due after more than one year

	Notes	2025 £	2024 £
Bank loans	15	<u>394,976</u>	<u>398,613</u>

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

18 Retirement benefit schemes

	2025	2024
Defined contribution schemes	£	£
Charge to profit or loss in respect of defined contribution schemes	1,194	238
	<u> </u>	<u> </u>

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

19 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2025 £
Cornwall Community Foundation	7,500	-	-	-	7,500
Town Deal Grant	-	29,495	(29,495)	-	-
Levelling Up Programme	-	15,954	(15,954)	-	-
Community Hub	-	9,500	(640)	-	8,860
	<u>7,500</u>	<u>54,949</u>	<u>(46,089)</u>	<u>-</u>	<u>16,360</u>
Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2024 £
	-	12,722	682,278	(695,000)	-
Friends of the Edward Hain Centre - Property	-	695,000	(695,000)	-	-
Cornwall Community Foundation	-	7,500	-	-	7,500
	<u>-</u>	<u>715,222</u>	<u>(12,722)</u>	<u>(695,000)</u>	<u>7,500</u>

Cornwall Community Foundation

This fund represents a grant received from the Cornwall Community Foundation for utilities, insurance, health & safety, telephone, office supplies and other fees.

St Ives Town Deal Enterprise Grants Programme

This fund represents a grant received from Cornwall Council for upgrades to the Edward Hain Centre including but not limited to fire alarm replacement, smoke alarm re-wiring, asbestos removal, and fireproof glazing.

Community Levelling Up Programme (CLUP)

This fund represents a grant received from Cornwall Council to create a Community Hub officer to drive community engagement to use the centre, set up community groups, recruit volunteers for the centre, and provide administrative support to all these activities.

Community Hub

This fund represents a grant received from Volunteer Cornwall for funding the Community Hub, Pain café and partnerships with other hubs.

(2024)

Friends of the Edward Hain Centre - Property

This fund represents a donation received from the Friends of the Edward Hain Centre for the purchase of the Edward Hain Hospital and permanent safeguarding, as a health and well-being resource for the people of the St Ives.

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

20 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2025 £
General funds	659,369	135,675	(121,473)	-	673,571
Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2024 £
General funds	5,410	55,269	(96,310)	695,000	659,369

21 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
At 31 March 2025:			
Tangible assets	1,026,541	-	1,026,541
Current assets/(liabilities)	42,006	16,360	58,366
Long term liabilities	(394,976)	-	(394,976)
	673,571	16,360	689,931
	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 March 2024:			
Tangible assets	1,024,381	-	1,024,381
Current assets/(liabilities)	33,601	7,500	41,101
Long term liabilities	(398,613)	-	(398,613)
	659,369	7,500	666,869

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) *FOR THE YEAR ENDED 31 MARCH 2025*

22 Related party transactions

Transactions with related parties

During the year the charity entered into the following transactions with related parties:

Alan Bennetts - Trustee - Donated £120.

Elizabeth Veal - Trustee - Reimbursed expenses of £345.08 for office supplies.

Keturah Grindstaff - Trustee - Donated £25,125 & reimbursed expenses of £112 for insurance paid.

Comparative year (2024):

Donations totalling £2,020 were received from Trustee's and close family members during the year.

Donations totalling £697,000 were received from the Friends of the Edward Hain Centre (Charity No. 225835) during the year in which they had a trustee in common at that time.

THE EDWARD HAIN CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

23	Cash generated from operations	2025	2024
		£	£
	Surplus for the year	23,062	661,459
	Adjustments for:		
	Investment income recognised in statement of financial activities	(1,074)	(364)
	Depreciation and impairment of tangible fixed assets	1,064	-
	Movements in working capital:		
	(Increase) in debtors	(15,126)	-
	(Decrease)/increase in creditors	(1,700)	3,785
	Cash generated from operations	<u>6,226</u>	<u>664,880</u>
24	Analysis of changes in net (debt)/funds	At 1 April 2024	Cash flowsAt 31 March 2025
		£	£
	Cash at bank and in hand	46,943	2,618
	Loans falling due within one year	(1,457)	(2,179)
	Loans falling due after more than one year	(398,613)	3,637
		<u>(353,127)</u>	<u>(349,051)</u>