



EAST STREET COMMUNITY CENTRE

Registered Charity Number: 1203406

Trustees' Annual Report and Financial Statements

for the year ended 31 March 2025

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Trustees' Annual Report for the period

From

Period start date

Day
01

Month
04

Year
2024

To

Period end date

Day
31

Month
03

Year
2025

Section A: Reference and administration details

Charity name

East Street Community Centre

Other names charity is known by

Olney Youth Centre

Registered charity number (if any)

1203406

Charity's principal address

East Street

Olney

Bucks

Postcode

MK46 4DH

Names of the charity trustees who manage the charity

| | Trustee name | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|---------------|-----------------|-----------------------------------|---|
| 1 | Trevor Aldred | Chair | | |
| 2 | Lynda Baker | Treasurer | | |
| 3 | Janet Loach | Secretary | | |
| 4 | | | | |
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| 19 | | | | |
| 20 | | | | |

Names of the trustees for the charity, if any, (for example, any custodian trustees)

| Name | Dates acted if not for whole year |
|------|-----------------------------------|
| | |
| | |
| | |

Names and addresses of advisers (Optional information)

| Type of Adviser | Name | Address |
|-----------------|------|---------|
| | | |
| | | |
| | | |
| | | |

Name of chief executive or names of senior staff members (Optional information)

| |
|--|
| |
|--|

Section B: Structure, governance and management

Description of the charity's trusts

| | |
|--|---|
| Type of governing document (e.g. trust deed, constitution) | Constitution – adopted November 2010 as amended on 1 st January 2023 |
| How the charity is constituted (e.g. trust, association, company) | Unincorporated association |
| Trustee selection methods (e.g. appointed by, elected by) | Trustees are appointed or re-appointed at the Annual General Meeting usually held in July |

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C: Objectives and activities

Summary of the objects of the charity set out in its governing document

To further or benefit the residents of the Olney area without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents.

In planning our activities for the year we keep firmly in mind the Charity Commission's guidance on public benefit at our trustee meetings.

The ESCC strives to support the physical and mental well-being of its local community.

To this end, the ESCC provides an amenity in the form of a dedicated building (and associated sports field), for local groups to use for a range of leisure and sporting activities.

The Centre is hired out to members of the public – mainly local organisations and individuals. The existing management team also maintain the building and sports field as best as internal resources allow - and in accordance with their obligations under the existing lease. (The ESCC building and land is currently owned by Milton Keynes City Council, who are the landlords of ESCC).

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The ESCC is now an extremely lively and vital amenity for local residents. It has a very high utilisation with about 50 main customers, and maybe 1,000 users, (many of the groups have 20 or more people - and many parties have 30 at least), pursuing a range of leisure and sporting activities including Zumba, Karate, Guitar Workshop, Mother and Baby groups, Dance classes, Rainbows, etc. – and it also hosts many children's parties. On average, there are around 200 hours of bookings per month. The number of people using the building, and therefore gaining benefit from its provisions, has been significantly increased since its early days.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grant making;
- policy programme related investment;
- contribution made by volunteers.

We are grateful for the efforts of our small group of friends, from our community (individuals and businesses), who have spent time helping with the general maintenance of the building and its grounds.

Section D: Achievements and performance

Summary of the main achievements of the charity during the year

The existing management team of three, unpaid volunteers took over the building in around February 2020 and are now the Trustees.

Since that time, the present team has largely addressed H&S issues - and has carefully re-built bridges with the customers and, in fact, increased the customer base. This has been achieved by providing excellent service, good amenities and a reasonable, non profit-making, pricing policy.

In this year, the Centre has continued to develop relationships with the local community – by bringing on new User Groups and developing the Children's party 'business' – and by offering excellent customer service to cultivate new prospects.

We have also hosted a number of new User Groups in the year – e.g. Pickleball and an outdoor Football coaching group, on our sports field.

The number of people using the building, and therefore gaining benefit from its provisions, has been significantly increased since those early days.

We have carried out a number of major improvements to the building during the year. These include replacing all the windows, painting the main hall and upgrading to LED lighting in the corridor and lounge areas.

The Trustees strongly believe that they are contributing significantly to the physical and mental well-being to a large section of its local community.

Section E: Financial review

Brief statement of the charity's policy on reserves

The level of reserves, currently £40,000, is reviewed annually to ensure sufficient funds are available for unplanned expenditure and for major building work – e.g. new roof

Details of any funds materially in deficit

Not applicable

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

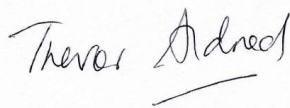
Section F: Other optional information

Section G: Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees:

Signature(s)



Full name(s)

Trevor James Aldred

Position (e.g. Secretary, Chair,
etc.)

Chair

Date

09/07/2025

East Street Community Centre
Profit And Loss Account
For the year ended 31 March 2025



| | | 2024-2025 £ | 2023-2024 £ | Notes |
|-----------------------|------------------------------------|----------------|----------------|-------|
| Income | Parties and ad hoc hire | 1,970 | 2,759 | |
| | Regular hire | 23,645 | 19,834 | |
| | Grant | 2,952 | 0 | 1 |
| | Interest receivable | 1,241 | 1,242 | |
| Total Income | | 29,808 | 23,835 | |
| Expenses | Admin- Licences, Legal, Publicity | 365 | 419 | |
| | Defibrillator | 0 | 750 | |
| | Insurance | 307 | 308 | |
| | Maintenance – General & Cleaning | 2,598 | 1,594 | |
| | Maintenance - Fire Safety & Alarms | 1,436 | 890 | |
| | Maintenance Electrics | 892 | 394 | |
| | Maintenance Major works | 16,790 | 30,103 | 2 |
| | Provision for gas (major) works | | (15,000) | |
| | Utilities | 3,775 | 3,285 | 3 |
| Total Expenses | | 26,163 | 22,743 | |
| Net Profit | | 3,646 | 1,092 | |

Notes

- 1 2,452 towards windows, 500 Co-Op for media equipment
- 2 10,990 windows, 5,800 hall painting
- 3 gas, electricity, water, broadband

L. J. Baker
19 July 2025

Therese A. Dwyer

East Street Community Centre
Year End Balance Sheet
As at 31 March 2025



| | | 2025 £ | 2024 £ | Notes |
|---------------------|-----------------------------|---------------|---------------|-------|
| Bank | Barclays Current Account | 5,458 | 12,933 | |
| | Buckingham Building Society | 0 | 36,242 | |
| | HTB | 47,483 | 0 | |
| Total at Bank | | 52,941 | 49,176 | |
| Debtors | Prepayments | 411 | 411 | |
| Total Assets | | 53,352 | 49,586 | |
| Liabilities | Key deposits | 665 | 545 | |
| Net assets | | 52,687 | 49,041 | |
| P & L Account | Brought forward | 49,041 | 47,949 | |
| | Net profit | 3,646 | 1,092 | |
| Total funds | | 52,687 | 49,041 | |
| Representing | Restricted Funds | 40,000 | 36,242 | 4 |
| | General Funds | 12,687 | 12,799 | |

Notes

4

Unplanned and major building works eg roof

LJ Baker
19 July 2025

Therese Adley

Examiner's Report on the Accounts of East Street Community Centre

Period Covered: 1st April 2024 to 31st March 2025

1. Introduction

This report presents the findings from the examination of the financial statements of East Street Community Centre ("ESCC") for the financial year ending 31st March 2025. In carrying out my examination I have followed the Directions given by the Charity Commission under the Charities Act 2011 and as amended by the Charities Act 2022.

As the total income for the year was in excess of £25,000 and there is a requirement for the accounts to be subject to an external independent examination.

I am independent of the ESCC, have no personal relationship with any of the Trustees and I am a member of the Institute of Chartered Accountants in England & Wales.

My services have been provided at no charge.

2. Objective of the Examination

The primary objective of this examination was to ensure that the accounts of ESCC provide a true and fair view of its financial performance and position. The examination included a review of the accounting records kept by the charity and a comparison of the accounts presented with those records.

3. Scope and Methodology

The examination included the following procedures:

Verification of the completeness and accuracy of the financial records.

Assessment of the accounting policies and principles applied.

Review of significant transactions and balances.

Evaluation of the internal control systems in place.

4. Findings

4.1 Financial Records and Documentation

The financial records were found to be well-maintained and up-to-date.

All necessary supporting documentation for income and expenditure transactions was made available and properly filed.

4.2 Income

Total income for the period was £29,808.

The major source of income is the receipt of hire charges, £23,645, from users of the community centre, a 37% increase in rental income for the year. Hire charge income was fully reconciled to the Hall Master booking system.

During the year the Charity received £2,452 in funding for window replacement and £500 from the Co-op local community fund.

No significant discrepancies were found between recorded and actual income.

4.3 Expenditure

Total expenditure for the period was £26,163.

Key areas of expenditure are maintenance and utility costs of the premises.

During the year the Charity upgraded the windows, see reference to grant above, at a cost of £10,989 and also, inline with the responsibilities under the new lease, internal redecoration at a cost of £5,800.

Expenditure was appropriately categorised and supported by valid documentation and no discrepancies were found between recorded and actual expenditure.

4.4 Assets and Liabilities

The charity's assets were correctly stated and are primarily cash at bank and a deposit held by Octopus the energy supplier.

The only liabilities were deposits held for keyholders to the premises which were backed up by a comprehensive schedule.

4.5 Internal Controls

Internal control systems were generally effective in ensuring the accuracy and reliability of financial reporting.

It was noted that timing differences, and the accounting treatment of key deposits, resulted in a small difference between rental income banked and the records within Hallmaster, the hiring administration system.

Going forward key deposits will be separately invoiced to rental income and it would be an improvement to show any unpaid rentals that occurred in Hallmaster in the month but were outstanding at month end to be recorded as debtors.

4.6 Matters of note to the Trustees

It was reported in last year's Examiners report the charity's lease with the Milton Keynes Council ended 23rd January 2027.

As at the 3rd June 2025 the charity signed a new 25 year lease for its premises at peppercorn rent; thereby satisfactorily resolving the one material matter of note in last year's report.

The charity has a restricted fund established for major building works, that stands at £40,000 as at the financial year end.

One other minor matter of note is that as at 31st March 2025 a small amount of interest has accrued to the Charity's account with HTB. It is recommended as at 31st March 2026 an accrual is made for any earned interest that has not been paid.

6. Responsibilities of the Trustees

As the trustees of the Trust you are responsible for the preparation of the accounts in accordance the requirements of the pertinent Acts.

You are satisfied that your charity is not required by charity law to be audited or to have an examination; however have chosen to have an independent examination.

7. Independent examiner's statement

I have completed my examination of the financial statements signed and approved by the Trustees on 19th July 2025.

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

- A. accounting records were not kept as required by the Charities Acts; or
- B. the accounts do not accord with those records; or
- C. the accounts do not comply with the accounting requirements of the Charities Acts; or
- D. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 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 I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Signed:



Name: David P Webber

ICAEW Membership number 7771526

Date: 19th July 2025

Examiner's Report on the Accounts of East Street Community Centre

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I have no concerns, and I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Signed:

A handwritten signature in black ink, appearing to read 'DP Webber', with a long horizontal flourish extending to the right.

Name: David P Webber

ICAEW Membership number 7771526

Date: 19th July 2025