

Willesden Trade Hall Charity

Chairs Report

This report covers the first year of trading of the Willesden Trade Hall Charity which, at the time of its inception had no income streams and its sole asset was the building which could not be utilised for community use in its state of disrepair. We were fortunate to receive funding from two sources that enabled the charity to work towards its aim to get the building restored and returned to use by the community in the London Borough of Brent.

Firstly, the charity received a resilience grant from the National Heritage Lottery which has enabled the trustees to consult widely with the community about the future use of the building and to ascertain the nature of the building work necessary to restore the property to enable it to be used by the community. The trustees were ably assisted in the consultation process by the staff of the London Historic Buildings Trust, and we are grateful for their help and advice. The grant enabled the charity to seek professional guidance from architects, and the trustees received exceptional guidance, commitment and assistance from Adjaye Associates well in excess of the small amount of the tendered price. The long terms strategy for the charity is based upon their hard work and we would not have been able to develop it without them. The grant has also enabled the creation of a film on the history of the building which is being made by Chris Reeves of Platform Films and this should be available next year.

Secondly, we received an unrestricted donation from the London and Eastern Region of Unite in recognition of the historic contribution of Willesden Trade Hall both to the Trade union movement and the fight against racism. The donation enabled us to cover running costs such as insurance, electricity and business rates at a time when the charity was not able to generate income from using the building and without it the charity would not have been solvent. It was fantastic to see that the spirit of solidarity that has been the bedrock of the Hall over the years still lives on in the Trade Union movement.

It has been fascinating for me to meet with members of the Brent community and learn more about the London Borough that has been my home for over 30 years – for instance, I was not aware that the reggae movement in the UK started in Willesden and that a number of famous artists has played at the Apollo Club based in the Trade Hall, including Bob Marley. I hope that when we come to write next years report the club will be open once more for the local community who clearly loved the venue.

Report of the Trustees and
Financial Statements for the Year Ended 30 November 2025
for
Willesden Trades Hall

Contents of the Financial Statements
for the Year Ended 30 November 2025

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Report of the Trustees
for the Year Ended 30 November 2025

The trustees present their report with the financial statements of the charity for the year ended 30 November 2025. The trustees have adopted the provisions of 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).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1210000

Principal address

375 High Road
London
NW10 2JR

Trustees

A Payne Director (appointed 16.4.25)

Approved by order of the board of trustees on *7 July 2026* and signed on its behalf by:

.....
A Payne - Trustee

Statement of Financial Activities
for the Year Ended 30 November 2025

	Notes	Unrestricted fund £
INCOME AND ENDOWMENTS FROM		
Donations and legacies		48,700
EXPENDITURE ON		
Raising funds		4,294
Charitable activities		
Def2		32,861
Total		37,155
Net gains on investments		800,000
NET INCOME		811,545
TOTAL FUNDS CARRIED FORWARD		811,545

The notes form part of these financial statements

Balance Sheet
30 November 2025

	Notes	Unrestricted fund £
FIXED ASSETS		
Investment property	3	800,000
CURRENT ASSETS		
Debtors	4	5,851
Cash at bank		6,985
		12,836
CREDITORS		
Amounts falling due within one year	5	(1,291)
NET CURRENT ASSETS		11,545
TOTAL ASSETS LESS CURRENT LIABILITIES		811,545
NET ASSETS		811,545
FUNDS	6	
Unrestricted funds		811,545
TOTAL FUNDS		811,545

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


.....
Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, 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 financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

Notes to the Financial Statements - continued
for the Year Ended 30 November 2025

2. **TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 November 2025.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 November 2025.

3. **INVESTMENT PROPERTY**

FAIR VALUE

Revaluation

£

800,000

At 30 November 2025

800,000

NET BOOK VALUE

At 30 November 2025

800,000

Investment property is shown at most recent valuation by Regal Asset Managers Ltd T/A Regal Estates.

Fair value at 30 November 2025 is represented by:

Valuation in 2025

£

800,000

4. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

VAT

£

5,851

5. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

Trade creditors

£

141

Other creditors

1,150

1,291

6. **MOVEMENT IN FUNDS**

Unrestricted funds

General fund

Net
movement
in funds
£

At
30.11.25
£

811,545

811,545

TOTAL FUNDS

811,545

811,545

Notes to the Financial Statements - continued
for the Year Ended 30 November 2025

6. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	48,700	(37,155)	800,000	811,545
TOTAL FUNDS	<u>48,700</u>	<u>(37,155)</u>	<u>800,000</u>	<u>811,545</u>

7. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 November 2025.

Detailed Statement of Financial Activities
for the Year Ended 30 November 2025

£

INCOME AND ENDOWMENTS

Donations and legacies

Grants 48,700

Total incoming resources 48,700

EXPENDITURE

Charitable activities

Computer costs 296

Support costs

Management

Light and heat (303)

Advertising 2,125

Sundries 22

1,844

Finance

Insurance 1,915

Bank charges 4

1,919

Information technology

Repairs and renewals 451

Governance costs

Accountancy and legal fees 32,565

Recruitment costs 80

32,645

Total resources expended 37,155

Net income 11,545

This page does not form part of the statutory financial statements



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
WILLESDEN TRADES HALL CHARITY

On accounts for the year
ended

30 November 2025

Charity no
(if any) 121000

Set out on pages

2-6 of the full accounts

(remember to include the page numbers of additional sheets)

Responsibilities and
basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **30/11/2025**.

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").

Independent
examiner's statement

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.

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

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:

Date: 22/07/2026

Name:

Timothy O'Keeffe

Relevant professional
qualification(s) or body
(if any):

ICAEW

Address:

164 Field End Road

Eastcote

HA5 1RH

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

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