

THE AZELIA HALL CHARITY
ANNUAL REPORT AND
FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

Charity No. 214872

THE AZELIA HALL CHARITY

CONTENTS

	Pages
Reference and Administrative Information	1
Report of the Trustees	2 - 5
Independent Examiner's Report	6
Statement of Financial Activities	7
Balance Sheet	8
Notes to the Financial Statements	9 - 15

THE AZELIA HALL CHARITY

REFERENCE AND ADMINISTRATIVE INFORMATION

REGISTERED NAME:	The Azelia Hall Charity
CHARITY REGISTRATION NUMBER:	214872
TRUSTEES:	Mr N S J Kanaar (Chairman) Mrs D M Belfourd (Treasurer) Mr V Hope Mr P Finch Mr J Young Ms N P C Kelly Ms Z J Walsh (Treasurer)
KEY MANAGEMENT PERSONNEL:	Mrs M Spears – Hall Manager
PRINCIPAL AND OPERATING ADDRESS:	258 Croydon Road Beckenham Kent BR3 4DA
INDEPENDENT EXAMINER:	M Wilkes FCA Azets Audit Services River House 1 Maidstone Road Sidcup Kent DA14 5RH
BANKERS:	HSBC Bank plc
INVESTMENT MANAGER:	CCLA Investment Management Ltd One Angel Lane London

REPORT OF THE TRUSTEES

The Trustees of The Azelia Hall Charity are pleased to present their report and the financial statements of The Azelia Hall Charity for the year ended 31 December 2025. The Reference and Administrative Information on page 1 also forms part of this report.

The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The Trustees who served during the year and up to the date of signing are listed on page 1.

OBJECTIVES AND ACTIVITIES

The late Mr. Alfred Parker created the Charity in 1953 to provide and maintain a hall for use by the inhabitants of the former London Borough of Beckenham and the surrounding district ("the area of benefit") for the benefit particularly persons who are sick, convalescent, disabled or infirm "the Beneficiaries") with the object of improving their condition of life. The objects of the Charity have been expanded by the Scheme dated 13th August 2024 ("the 2024 Scheme") passed by the Charity Commissioners at the request of the Trustees. The Scheme provides that any surplus funds may be applied for the relief of the Beneficiaries with the objects of improving their condition of life. Surplus funds may be applied either generally or individually through the provision of grants, goods or services.

PUBLIC BENEFIT STATEMENT

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

The hall continued to be hired a proportion of the time to local charities for the elderly, the sick and for social events. The hall has been well used by the community for children parties and clubs.

FINANCIAL REVIEW

Total income of £106,684 (2024: £110,840) was received in the year. This includes £61,704 (2024: £61,124) dividends and interest. The charity received a donation of £45 (2024: £1,000).

Expenditure totalled £117,411 (2024: £86,590) this includes £36,425 (2024 Nil) paid out in Grants. The investment value decreased during the year by £ 100,954 (2024: increased £52,237). Total funds decreased over the year by £ 111,681 (2024: increased £76,487).

Total funds carried forward of £ 2,142,590 compared with £2,254,271 at 31 December 2024. This includes general funds of £ 143,495 (2024: £94,222) and designated funds of £1,977,660 (2024: £2,138,614).

The designated funds are set out in note 9 of the accounts and include the value of the investment portfolio which generates income for the charity.

The Charity has a small permanent endowment but apart from the limited sums raised from lettings its investments provide its main source of income. It was the founder's intention that the capital be invested to bring in sufficient funds to ensure the long-term future of the hall that he endowed in memory of his wife Azelia. The

THE AZELIA HALL CHARITY

Trustees continue to provide the facilities unhampered by financial restraints. In the Trustees' opinion the market value of the Hall is considerably in excess of historic cost.

REPORT OF THE TRUSTEES

Reserves policy

The Trustees consider it essential to maintain reserves sufficient to provide, in an ever-changing economic environment, adequate income to ensure the Charity's continuing activities, and to provide the resources necessary to maintain and improve the Azelia Hall.

The Trustees consider the general funds of the Charity to be adequate to generate sufficient returns to maintain the Charity's activities. The trustees maintain readily available funds in deposit accounts to meet all and any anticipated expenditure. As is seen by these accounts attached there has been notable expenditure on repairs and renewals. The Trustees feel the hall is in good condition and there is no longer a need for a designated repair fund.

Major repair work of £22,620 (2024:£16,908) was carried out during the year. No estimates have been received at this time for any further work. The Trustees have also designated the investments funds as designated funds, £1,977,660 (2024: £2,078,614) (see note 9).

Investment policy and performance

The Trustees may invest surplus funds in any investment they consider appropriate. To this end the Trustees have invested surplus funds in COIF Investment Funds as they consider the flexibility and returns of this investment suitable for the Charity. The COIF investment is split between two funds with different asset allocations.

These investments will continue to fund current and future activities of the Charity, and to provide resources to ensure that a hall is available for use by the inhabitants of the former Borough of Beckenham for the foreseeable future.

The Trustees receive market updates monthly and valuations (including income projections) quarterly.

Risk

The Trustees have examined the principal areas of the Charity's operations and considered what major risks may arise in each of these areas. In the opinion of the Trustees the Charity has established resources and systems which, under normal conditions, should allow the risks identified by the Trustees to be mitigated to an acceptable level in its day-to-day operations.

GOING CONCERN REVIEW

Based on the above the Trustees consider the Charity to be a thriving asset to the community for both charity use and good causes and consider the hall a going concern for the foreseeable future

REPORT OF THE TRUSTEES

FUTURE PLANS

The Trustees have carefully considered the 2024 Scheme and embarked upon initial consideration of grant application and proceed cautiously. Applications are considered and analysed with some being rejected as not

THE AZELIA HALL CHARITY

compliant with the 2024 Scheme and some the subject of mutual discussion. Fourteen grants have been made in a total sum of £36,425 (note 11).

The Trustees have during 2025 completed the garden and major repairs of the hall as previously planned. However, problems can always arise, and the trustees believe they have enough general funds to meet this eventuality.

The Trustees will endeavour to have the hall used by as many charities as possible and will continue to develop the grants scheme throughout the coming years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charity is governed by the Scheme of the Charity Commissioners dated 30 March 1998 as amended by the 2024 Scheme. The Trustees who served during the period and up to the date of signing this report are listed on page 1.

The existing Trustees select new Trustees on the basis of their knowledge and expertise, taking into account the knowledge and experience they can bring to The Azelia Hall Charity and their willingness to give time to the Charity.

The current Trustees include a former solicitor, a retired logistics programmer, a retired trade union official and a retired finance manager of a national Charity. Under the Scheme 2024, Trustees are appointed for life.

The day to day running of the hall is delegated to the Hall Manager who reports to the Chairman. In addition to face-to-face meetings report is by phone and email. The Hall Manager has sole responsibility for the letting of the hall on a commercial basis when it is not used by charities and clubs. This brings in income that is used to pay towards the salary of the Manager and in part covers the day-to-day expenses.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees are responsible for preparing the Report of the Trustees 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 these financial statements, the Trustees are required to:

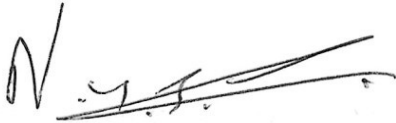
- select suitable accounting policies and then apply them consistently. ☐ observe the methods and principles in the Charities SORP 2015 (FRS 102); ☐ make judgments and estimates that are reasonable and prudent.
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue to operate.

REPORT OF THE TRUSTEES

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, the Charity (Accounts and Reports) Regulations and the provisions of the Scheme of Arrangement. 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 AZELIA HALL CHARITY

This Report was approved by the Board of Trustees and signed on their behalf by:

A handwritten signature in black ink, appearing to read 'Nick Kanaar', with a long horizontal stroke extending to the right.

Nick Kanaar
Chairman

Date: 31/3/26

I report to the Trustees on my examination of the financial statements of The Azelia Hall Charity for the year ended 31 December 2025 as set out on pages 7 to 15.

Respective responsibilities of Trustees and Examiner

As the Charity's Trustees 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 Charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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 charity as required by section 130 of the Act; or
2. the accounts do not accord with those records

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.



M Wilkes FCA
Azets Audit Services
River House
1 Maidstone Road
Sidecup
Kent DA14 5RH

Date : 13 April 2026

THE AZELIA HALL CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 DECEMBER 2025

		Unrestricted funds	
		Total	Total
		2025	2024
	Notes	£	£
INCOME FROM:			
Hire of Hall		32,544	35,837
Hire of meeting rooms		4,255	3,920
Contribution to heating costs		8,136	8,959
CCLA Dividends		57,863	55,795
CCLA Interest		2,856	4,731
HSBC Interest		985	598
Donation		45	1,000
TOTAL INCOME		<u>106,684</u>	<u>110,840</u>
EXPENDITURE ON:			
Charitable activities:	2	117,411	86,590
TOTAL EXPENDITURE		<u>117,411</u>	<u>86,590</u>
NET SURPLUS BEFORE ADJUSTMENT FOR INVESTMENTS		(10,727)	24,250
Net unrealised (loss) gain on investments in the year	6	(100,954)	52,237
NET MOVEMENT IN FUNDS		<u>(111,681)</u>	<u>76,487</u>
TOTAL FUNDS BROUGHT FORWARD		<u>2,254,271</u>	<u>2,177,784</u>
TOTAL FUNDS CARRIED FORWARD		<u>2,142,590</u>	<u>2,254,271</u>

All income and expenditure derive from continuing activities.

All income and expenditure in 2025 and 2024 related to unrestricted transactions.

The notes on pages 9 to 15 form part of these financial statements.

BALANCE SHEET
YEAR ENDED 31 DECEMBER 2025

	Notes	Total Funds 2025 £	Total Funds 2024 £
FIXED ASSETS			
Tangible assets	5	21,435	21,435
Investments	6	<u>1,977,660</u>	<u>2,078,614</u>
		<u>1,999,095</u>	<u>2,100,049</u>
CURRENT ASSETS			
Debtors	7	-	6,515
Short term deposits - CCLA		80,332	80,332
Cash at bank and at hand		<u>71,462</u>	<u>78,375</u>
		151,79	165,22
		4	2
CURRENT LIABILITIES			
Creditors: amounts falling due within one year	8	<u>8,299</u>	<u>11,000</u>
NET CURRENT ASSETS		143,49	154,22
NET ASSETS		<u>5</u> <u>2,142,590</u>	<u>2</u> <u>2,254,271</u>
FUNDS OF THE CHARITY			
Endowment funds			
Permanent Endowment	9	21,435	21,435
Unrestricted Funds			
General fund	9	143,495	94,222
Designated funds	9	1,977,660	2,138,614

TOTAL CHARITY FUNDS	1	<u>2142,52,254,</u>
	1	90 271

The financial statements were approved and authorised for issue by the Trustees on 31/3/26 or issue by the and signed on their behalf by:



Nick Kanaar
Chairman

The notes on pages 9 to 15 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

1. ACCOUNTING POLICIES

a) General information and basis of preparation

The Azelia Hall Charity is governed by a Scheme of the Charity Commissioners dated 30 March 1998 as amended by the Scheme dated 13 August 2024. The nature of its operations is described in the Report of the Trustees.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated

b) Income

Income is recognised when the criteria of entitlement and measurement have been met, and it is probable (more likely than not) that the income will be received. Hire of Hall relates to income received from completed bookings in the year. Deposits received for future Hall hire are deferred. Dividends and bank interest are recognised during the year in which they are received.

No amount is included in the Financial Statements for volunteers' time in line with the SORP (FRS 102).

c) Expenditure

All expenditure is accounted for on the accruals basis and has been classified under headings that aggregate all costs related to the category.

Expenditure on repairs and maintenance is charged as expenditure in the year in which the work is carried out. Expenditure on furniture is capitalised when it meets the definition of a tangible fixed assets, and it is over the capitalisation threshold of £500.

Governance costs are those associated with compliance with constitutional and statutory requirements, and are allocated, along with other support costs, to charitable expenditure. The Charity incurs no fundraising costs.

The CCLA investment management service is run for churches and charities and no annual fee is payable.

NOTES TO THE FINANCIAL STATEMENTS (Continued)
YEAR ENDED 31 DECEMBER 2025

d) Irrecoverable VAT

The charity is not VAT registered, and all VAT is irrecoverable. VAT is included in the costs to which it relates.

e) Tangible fixed assets

Expenditure of less than £5,000 per individual item is written off to the Statement of Financial Activities in year of purchase. Expenditure of over £5,000 is capitalised and written off over its useful life.

Freehold property comprises the Hall and surrounding land and is stated at the 1953 cost of £21,435. The balance sheet value of £21,435 as at 31 December 2025 is not considered by the Trustees to be impaired due to ongoing maintenance and upkeep during the year. Depreciation is not charged. No value has been attributed to the land.

f) Investments

Investments included in fixed assets are stated at fair value at the year-end which is determined by reference to the midmarket value at the balance sheet date. Any change from the previous year is included in the Statement of Financial Activities prior to arriving at net income/net movement in funds for the year.

g) Debtors receivable/ creditors payable due within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

h) Funds structure

THE AZELIA HALL CHARITY

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other

purposes.

Designated funds comprise unrestricted funds which have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Endowment funds represent those assets which must be held permanently by the charity and comprise the freehold property (the Hall).

i) Taxation

The charity is able to take advantage of applicable charity tax exemptions on income applied for charitable purposes.

j) Going Concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

k) Financial Instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

NOTES TO THE FINANCIAL STATEMENTS (Continued) YEAR ENDED 31 DECEMBER 2025

l) Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

m) Judgements and key sources of estimation uncertainty

There are no material judgements or key sources of estimation uncertainty that are considered to have a significant risk of causing a material adjustment to the carrying amounts of the assets and liabilities in this financial year, or within the next financial year.

2.	TOTAL EXPENDITURE	2025 £	2024 £
----	-------------------	-----------	-----------

Grants paid (Note 3)	36,425	-
----------------------	--------	---

Maintenance and upkeep of the Hall:

THE AZELIA HALL CHARITY

Major repairs	22,620	16,908
<hr/>		
General repairs	5,178	16,464
	<hr/>	<hr/>
	27,798	33,372
<hr/>		
Maintenance of premises and equipment:		
Rates and Council Tax	5,620	4,194
Insurance	3,940	3,623
Heat and light	6,914	8,940
Cleaning Materials and laundry	2,075	1,729
Postage, telephone and stationery	1,362	1,468
Sundries	18	118
Performing Rights Society, Music licence	800	743
Staff and Pension	16,979	17,511
Hall Manager Help	3,922	6,500
Cleaning costs	2,947	2,842
Computer costs	361	1,020
Defibrillator	1,754	-
Legal costs	-	420
Gardening	2,538	-
	<hr/>	<hr/>
	4,230	4,108
	9	9
Governance costs:		
Independent Examination: current year	2,718	2,850
Ex gratia payment - Treasurer	1,200	1,200
Bank charges	40	60
	<hr/>	<hr/>
	3,958	4,110
<hr/>		
Total charitable expenditure	117,411	8,590
	1	6

THE AZELIA HALL CHARITY

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

3. GRANTS PAYABLE

The Hall awards 14 grants to individual charities totalling £36,425 in the course of the financial year as follows:

	2025	2024
	£	£
Bromley District Talking News 1,000 - The Chartwell Children's Cancer Trust 5,000 - The Orpington & Bromley Gateway Club 5,000 -		
Bromley Parent Voice 1,450 - Penge Lunch Club 1,000 - Bromley Woodcraft Folk 2,000 -		
Bromley Homeless Charity 1,000 - Bromley Relief in Need 2,500 - Bromley & Croydon Women's Aid 2,500 - Kent Association for the Blind (KAB) 1,600 -		
Pineapple Club	3,375	-
Dream Catcher Travel Foundation 5,000 - Living on Bereavement Service 3,000 -		
Make 2nds Count	2,000	-
	<u>36,425</u>	<u>-</u>

4. STAFF NUMBERS AND COSTS

	2025	2024
The number of employees during the year was:		
Full time staff – Hall Manager	<u>1</u>	<u>1</u>

The total staff costs and employee benefits was as follows;

	2025	2024
Gross Salaries	16,847	17,225
Pension	132	286
	<u>16,979</u>	<u>17,511</u>

Key management personnel comprise the Hall Manager and Trustees. The remuneration of this group totalled £16,979 (2024: £17,511).

As shown above, there are no members of staff who were paid more than £60,000 a year.

THE AZELIA HALL CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

5. FIXED ASSETS

	£	£
Freehold Property		
Cost at 1 January 2025 and 31 December 2025	<u>21,435</u>	<u>21,435</u>

The Hall is used for the purpose of the charity and no depreciation is provided (see Note 1 (e)).

6. FIXED ASSET INVESTMENTS

	2025 £	2024 £
Market value at 1 January 2025	2,078,614	2,026,377
Unrealised gain on revaluation	(100,954)	52,237
	<u>1,977,660</u>	<u>2,078,614</u>
Historical cost 31 December 2025	<u>0</u>	<u>4</u>
	<u>898,565</u>	<u>898,565</u>

Market value of investments comprises:

COIF Charities Investment Fund	1,785,785	1,836,510	COIF Global Equity Fund
	191,875	242,104	
	<u>1,977,660</u>	<u>2,078,614</u>	

7. DEBTORS 2025 2024

	£	£
Prepayments and accrued income	<u>-</u>	<u>6,515</u>
	<u>-</u>	<u>6,515</u>

8. CREDITORS: Amounts falling due within one year 2025 2024

					£	£
Hire deposits	150 750	Hire in advance	- 840	Other creditors	775 36	Accruals 7,374 9,374
					<u>8,299</u>	<u>1,000</u>
THE AZELIA HALL CHARITY						1

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

9. FUNDS

Current year	
New	
designations/	
Designations	Balance
released 31 Dec 2025	
£	£
-	21,435

60,000 143,495

(60,000) -

- 1,977,660

- 2,142,590

New	
designations/	
designations	Balance
released 31 Dec 2024	
£	£
-	21,435

(16,908) 94,222

16,908 60,000

- 2,078,614

- 2,254,271

Balance 1			Net
Jan 2025	Income	Expenditure	investment
			movement

	£	£	£	£		
Permanent						
Endowment – Hall	21,435	-	-	-		
Unrestricted funds:						
General funds	94,222	106,684	(117,411)	-		
Designated:						
Repair fund	60,000	-	-	-		
Investment fund	2,078,614	-	-	(100,954)		
	<u>2,254,271</u>	<u>106,684</u>	<u>(117,411)</u>	<u>(100,954)</u>		

	Balance 1 Jan 2024	Income	Expenditure	Net investment gains		
	£	£	£	£		
Prior year						
Permanent						
Endowment - Hall	21,435		-	-		
Unrestricted funds:						
General fund	69,972	110,840	(69,682)	-		
Designated:						
Repair fund	60,000	-	(16,908)	-		
Investment fund	2,026,377	-	-	52,237		
	<u>2,177,784</u>	<u>110,840</u>	<u>(86,590)</u>	<u>52,237</u>		

Designated funds

It has been decided that only investment funds be designated now and in the future.

Investment fund – these funds are invested to maximise total return and generate income.

Permanent Endowment Fund

This fund comprises the Hall.

THE AZELIA HALL CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

10. RELATED PARTY TRANSACTIONS

No remuneration or expenses were paid to the Trustees in either year. No financial donations were made to the charity by the Trustees in either year.

Following approval by the other members of the Board of Trustees an ex gratia total payment of £ 1,200 (2024: £1,200) was made to the Treasurers (DM Belfourd and ZJ Walsh) as a contribution to the expenses they incurred in acting as Treasurer in the year.

The Hall Manager's son was contracted during the year as a part time help covering the hall manager's sick leave, general maintenance, cleaning & gardening work at the hall and received £3,922 (2024: £6,500).

There were no other related party transactions during the year.

11. ANALYSIS OF NET ASSETS BY FUND

Current year	Unrestricted funds £	Endowment funds £	Total £
Fixed assets 1,977,660 21,435 1,999,095	Current assets 151,794	- 151,794	
	Current liabilities (8,299)	- (8,299)	
Total	<u>2,121,155</u>	<u>21,435</u>	<u>2,142,590</u>

Prior year	Unrestricted funds £	Endowment funds £	Total £
Fixed assets 2,078,614 21,435 2,100,049	Current assets 165,222	- 165,222	
	Current liabilities (11,000)	- (11,000)	
Total	<u>2,232,836</u>	<u>21,435</u>	<u>2,254,271</u>

