

# Chairman's Report 2024-2025

We now have a new Centre Manager Bex, the Trustees and I would like to extend our sincere thanks to Tiffeny Johson for the professional way she conducted her duties as Centre Manager and smoothly handed over her duties and processes to Bex. We wish her and her family well for the future.

Yet another year has passed by with the Drayton Centre making excellent progress in development of the administration and finance processes, further explained in Bex, the Centre Manager, and Trustee Steve Wemyss Finance Report.

I would like to extend my sincere thanks and gratitude to all Trustees, the Centre's Staff members and volunteers, including Barry our brand-new Centre's Handyman (it has been many years since we have had a good reliable chap) for their continuing support to the centre.

The first impressions users experience when they first enter the Centre is very important for the further development of the Centre. The standard is continually maintained by dedicated cleaning Ladies, Leah & Madison, along with Barry, Centres Handyman.

## **A big thank you to all the Fund Raisers and Supporters of the Centre**

- The Portsmouth Light City Orchestra
- PP Dance school
- Drayton and Farlington City Councillors
- Christmas Friends, under the management of Melita Panagiota and team, for organising Christmas Lunch, on Christmas day, for the people on their own at this festive time in conjunction with the churches on Havant Road.
- Eclipse the builders, who have carried out the maintenance works and repairs throughout the Centre for many years now
- Especially to all the new users of the Centre, for their continuing support.

## **The Future for the centre**

Having been a Trustee since 2010 my strategy has always been to develop and increase the footfall of the centre to enable us to accommodate and provide more facilities for the local community.

The future of the centre is still going in the right direction, although we still have a very long way to go before the Centre is finished.

## **Conclusions**

A change of Trustees and Management with all their enthusiasm expertise and experience will bring a different approach to the development of the Centre. Several new members bringing innovative ideas to the table, all of whom are rounded by their experiences in life and the working environment. We now have

a much wider range of Practical, Financial, Technical and Computer knowledge.

As you will be aware by the end 2023 AGM we only had three Trustees one of which due to personal circumstances stood down, leaving only two. Billie Semmens put her name forward and would stay until the trustees had increased in numbers and was co-opted onto committee 2023; her input has been very valuable to the committee.

On behalf of all the Trustees we offer our sincere thanks for your support, without it the committee would have had a much more difficult time, thank you Billie.

*"A greater use of the Centre by the local community will be fulfilling the wishes of our original benefactor George Augustus Hill 1920".*

George Semmens  
Chair

The Drayton Center  
Receipts and Payments  
as at 31 March 2025

**Basis of preparation** Receipts and payment accounts are statements that summarise the movements of cash into and out of the organisation according to the matching concept

**Basis of preparation** Receipts and payments accounts are statements that summarise the movement of cash into and out of the organisation during the financial year. These financial statements have been prepared in accordance with section 133 of the Charities Act 2011 and out of the organisation during the financial year.

|  | note | unrestricted funds | restricted funds | endowment funds | total funds |         | unrestricted funds | restricted funds | endowment funds | total funds |           |
|--|------|--------------------|------------------|-----------------|-------------|---------|--------------------|------------------|-----------------|-------------|-----------|
|  |      |                    |                  |                 | 2024/25     | 2023/24 |                    |                  |                 | 2024/25     | 2023/24   |
| Receipts                               |      |                    |                  |                 |             |         |                    |                  |                 |             |           |
| Voluntary receipts                     | 2a   | £0                 | £500             | £0              | £500        | £30,588 | £0                 | £500             | £0              | £500        | £5,588    |
| Activities for generating funds        | 2b   | £48,695            | £0               | £0              | £48,695     | £42,762 | £51,380            | £0               | £0              | £51,380     | £44,609   |
| Investment income                      | 2c   | £9                 | £0               | £0              | £9          | £0      | £9                 | £0               | £0              | £9          | £0        |
|  |      | £48,704            | £500             | £0              | £49,204     | £73,350 | £51,390            | £500             | £0              | £51,890     | £50,196   |
| Receipts from sale of investments      |      |                    |                  |                 |             |         |                    |                  |                 |             |           |
|  |      |                    |                  |                 |             |         |                    |                  |                 |             |           |
| Total receipts                         |      | £48,704            | £500             | £0              | £49,204     | £73,350 | £51,390            | £500             | £0              | £51,890     | £50,196   |
|  |      |                    |                  |                 |             |         |                    |                  |                 |             |           |
| Payments                               |      |                    |                  |                 |             |         |                    |                  |                 |             |           |
| Cost of generating voluntary receipts  | 3a   | £0                 | £0               | £0              | £0          | £0      | £0                 | £0               | £0              | £0          | £0        |
| Cost of generating funds               | 3b   | £0                 | £0               | £0              | £0          | £0      | £0                 | £0               | £0              | £0          | £0        |
| Governance costs                       | 3c   | £49,547            | £0               | £0              | £49,547     | £41,573 | £49,547            | £0               | £0              | £49,547     | £43,158   |
|  |      | £49,547            | £0               | £0              | £49,547     | £41,573 | £49,547            | £0               | £0              | £49,547     | £43,158   |
| Purchase of investments / fixed assets | 4a   | £0                 | £0               | £0              | £0          | £31,723 | £0                 | £0               | £0              | £0          | £26,260   |
| Total payments                         |      | £49,547            | £0               | £0              | £49,547     | £73,295 | £49,547            | £0               | £0              | £49,547     | £69,418   |
|  |      |                    |                  |                 |             |         |                    |                  |                 |             |           |
| Net of receipts / (payments)           |      | (£843)             | £500             | £0              | (£343)      | £54     | £1,842             | £500             | £0              | £2,342      | (£19,221) |
| Transfers between funds                |      |                    |                  |                 | £0          | £0      |                    |                  |                 | £0          | £0        |
| Total funds brought forward            |      | £12,389            |                  |                 | £12,389     | £12,335 | £17,852            | £0               |                 | £17,852     | £37,073   |
| Total funds carried forward            |      | £11,546            | £500             | £0              | £12,046     | £12,389 | £19,694            | £500             | £0              | £20,194     | £17,852   |

**The Drayton Center**  
**Notes to financial statements**  
**as at 31 March 2025**

**Basis of preparation** Receipts and payment accounts are statements that summarise the movements of cash into and out of the organisation according to the matching concept

**Basis of preparation** Receipts and payments accounts are statements that summarise the movement of cash into and out of the organisation during the financial year. These financial statements have been prepared in accordance with section 133 of the Charities Act 2011

**2 Receipts**

a - Voluntary income

|        | unrestricted funds | restricted funds | endowment funds | total funds 24/25 | total funds 23/24 |
|--------|--------------------|------------------|-----------------|-------------------|-------------------|
| Grants | £0                 | £500             | £0              | £500              | £30,588           |
|        | £0                 | £500             | £0              | £500              | £30,588           |

b - Activities for generating funds

|                          |         |    |    |         |         |
|--------------------------|---------|----|----|---------|---------|
| Hire of Drayton Centre   | £34,001 |    |    | £34,001 | £31,347 |
| In house social activity | £0      |    |    | £0      | £0      |
| One off lettings         | £11,793 |    |    | £11,793 | £11,330 |
| Coffee machine           | £0      |    |    | £0      | £0      |
| Fundraising              | £0      |    |    | £0      | £0      |
| Deposits                 | £2,900  |    |    | £2,900  | £2,900  |
|                          | £0      |    |    | £0      | £-2,815 |
|                          | £48,695 | £0 | £0 | £48,695 | £42,762 |

c - Investment income

|                   |    |    |    |    |    |
|-------------------|----|----|----|----|----|
| Interest received | £9 |    |    | £9 | £0 |
|                   | £9 | £0 | £0 | £9 | £0 |

**Total receipts**

|  |         |      |    |         |         |
|--|---------|------|----|---------|---------|
|  | £48,704 | £500 | £0 | £49,204 | £73,350 |
|--|---------|------|----|---------|---------|

**3 Payments**

a - Costs of generating voluntary receipts

|               |    |    |    |    |    |
|---------------|----|----|----|----|----|
| transfer fees | £0 |    |    | £0 | £0 |
|               | £0 | £0 | £0 | £0 | £0 |

b - Costs of generating funds

|  |    |    |    |    |    |
|--|----|----|----|----|----|
|  |    |    |    | £0 | £0 |
|  | £0 | £0 | £0 | £0 | £0 |

c - Governance costs

|                          |         |    |    |         |         |
|--------------------------|---------|----|----|---------|---------|
| Staff Wages              | £21,010 |    |    | £21,010 | £15,502 |
| Repairs and Maintenance  | £10,357 |    |    | £10,357 | £3,224  |
| Light and heat           | £3,300  |    |    | £3,300  | £6,875  |
| Water and business rates | £2,317  |    |    | £2,317  | £409    |
| Insurance                | £1,925  |    |    | £1,925  | £1,779  |
| Office costs             | £5,760  |    |    | £5,760  | £12,682 |
| Professional fees        | £168    |    |    | £168    | £1,002  |
| Sundry expenses          | £0      |    |    | £0      | £99     |
| Deposits returned        | £4,650  |    |    | £4,650  | £-2,815 |
| Bank charges             | £60     |    |    | £60     | £0      |
|                          | £49,547 | £0 | £0 | £49,547 | £41,573 |

b - Costs of generating funds

|                 |    |    |    |    |         |
|-----------------|----|----|----|----|---------|
| architects fees | £0 |    |    | £0 | £0      |
| assets          | £0 |    |    | £0 | £31,723 |
|                 | £0 | £0 | £0 | £0 | £31,723 |

**Total payments**

|  |         |    |    |         |         |
|--|---------|----|----|---------|---------|
|  | £49,547 | £0 | £0 | £49,547 | £73,295 |
|--|---------|----|----|---------|---------|

|  | unrestricted funds | restricted funds | endowment funds | total funds 24/25 | total funds 23/24 |
|--|--------------------|------------------|-----------------|-------------------|-------------------|
|--|--------------------|------------------|-----------------|-------------------|-------------------|

|  |    |      |    |      |        |
|--|----|------|----|------|--------|
|  | 0  | £500 | £0 | £500 | £5,588 |
|  | £0 | £500 | £0 | £500 | £5,588 |

|  |         |    |    |         |         |
|--|---------|----|----|---------|---------|
|  | £33,185 |    |    | £33,185 | £30,655 |
|  | £0      |    |    | £0      | £0      |
|  | £15,296 |    |    | £15,296 | £11,054 |
|  | £0      |    |    | £0      | £0      |
|  | £0      |    |    | £0      | £0      |
|  | £2,900  |    |    | £2,900  | £2,900  |
|  | £0      |    |    | £0      | £0      |
|  | £51,380 | £0 | £0 | £51,380 | £44,609 |

|  |    |    |    |    |    |
|--|----|----|----|----|----|
|  | £9 |    |    | £9 | £0 |
|  | £9 | £0 | £0 | £9 | £0 |

**Total receipts**

|  |         |      |    |         |         |
|--|---------|------|----|---------|---------|
|  | £51,390 | £500 | £0 | £51,890 | £50,196 |
|--|---------|------|----|---------|---------|

|  |    |    |    |    |    |
|--|----|----|----|----|----|
|  | £0 |    |    | £0 | £0 |
|  | £0 | £0 | £0 | £0 | £0 |

|  |    |    |    |    |    |
|--|----|----|----|----|----|
|  |    |    |    | £0 | £0 |
|  | £0 | £0 | £0 | £0 | £0 |

|  |         |    |    |         |         |
|--|---------|----|----|---------|---------|
|  | £21,010 |    |    | £21,010 | £14,982 |
|  | £10,357 |    |    | £10,357 | £3,127  |
|  | £3,300  |    |    | £3,300  | £6,875  |
|  | £2,317  |    |    | £2,317  | £409    |
|  | £1,925  |    |    | £1,925  | £1,779  |
|  | £5,760  |    |    | £5,760  | £12,669 |
|  | £168    |    |    | £168    | £1,002  |
|  | £0      |    |    | £0      | £99     |
|  | £4,650  |    |    | £4,650  | £2,215  |
|  | £60     |    |    | £60     | £0      |
|  | £49,547 | £0 | £0 | £49,547 | £43,158 |

|  |    |    |    |    |         |
|--|----|----|----|----|---------|
|  | £0 |    |    | £0 | £0      |
|  | £0 |    |    | £0 | £26,260 |
|  | £0 | £0 | £0 | £0 | £26,260 |

**Total payments**

|  |         |    |    |         |         |
|--|---------|----|----|---------|---------|
|  | £49,547 | £0 | £0 | £49,547 | £69,418 |
|--|---------|----|----|---------|---------|

**The Drayton Center**  
**Statement of assets and liabilities**  
**as at 31 March 2025**

| Basis of preparation   |       |                 |                 |
|--|-------|-----------------|-----------------|
| Receipts and payment accounts are statements that summarise the movements of cash into and out of the organisation according to the matching concept |       |                 |                 |
|  | Notes | 24/25           | 23/24           |
| <b>Cash Funds</b>  |       |                 |                 |
| Barclays Community Account   |       | £1,609          | £10,561         |
| Lloyds Account   |       | £10,273         | £0              |
| CafCash account  |       | £4,673          | £4,737          |
| Petty cash   |       | £227            | £161            |
|  |       | <u>£16,783</u>  | <u>£15,459</u>  |
| <b>Other monetary assets</b>   |       |                 |                 |
| other  |       |                 |                 |
| debtors  | 1     | <u>£817</u>     | <u>£559</u>     |
|  |       | £0              | £0              |
| <b>Investment assets</b>   |       |                 |                 |
| other  |       | <u>£0</u>       | <u>£0</u>       |
| <b>Assets retained for charity's own use</b>   |       |                 |                 |
| Freehold property  | 2     | £170,000        | £170,000        |
| Improvements to property   | 3     | £74,200         | £77,296         |
| Furniture, fixtures & fittings   | 4     | £23,816         | £24,674         |
| Computer equipment   | 5     | £278            | £278            |
| Boiler   | 6     | £829            | £1,243          |
|  |       | <u>£269,123</u> | <u>£270,421</u> |
| <b>Liabilities</b>   |       |                 |                 |
| deposits   |       | £50             | £85             |
| creditors  | 7     | <u>£2,359</u>   | <u>£6,793</u>   |
|  |       | £2,409          | £6,878          |
| <b>Total assets less liabilities</b>   |       | <u>£283,497</u> | <u>£279,002</u> |

| Basis of preparation   |  |                 |                 |
|--|--|-----------------|-----------------|
| Receipts and payments accounts are statements that summarise the movement of cash into and out of the organisation during the financial year. These financial statements have been prepared in accordance with section 133 of the Charities Act 2011 |  |                 |                 |
|  |  | 24/25           | 23/24           |
| <b>Cash Funds</b>  |  |                 |                 |
| Barclays Community Account   |  | £1,609          | £10,561         |
| Lloyds Account   |  | £10,273         | £0              |
| CafCash account  |  | £4,673          | £4,737          |
| Petty cash   |  | £227            | £161            |
|  |  | <u>£16,783</u>  | <u>£15,459</u>  |
| <b>Other monetary assets</b>   |  |                 |                 |
| other  |  |                 |                 |
| debtors  |  | <u>£0</u>       | <u>£0</u>       |
| <b>Investment assets</b>   |  |                 |                 |
| other  |  | <u>£0</u>       | <u>£0</u>       |
| <b>Assets retained for charity's own use</b>   |  |                 |                 |
| Freehold property  |  | £170,000        | £170,000        |
| Improvements to property   |  | £82,360         | £82,360         |
| Furniture, fixtures & fittings   |  | £37,636         | £31,995         |
| Computer equipment   |  | £2,278          | £2,278          |
| Boiler   |  | £2,900          | £2,900          |
|  |  | <u>£295,174</u> | <u>£289,533</u> |
| <b>Liabilities</b>   |  |                 |                 |
| deposits   |  |                 |                 |
| creditors  |  | <u>£0</u>       | <u>£0</u>       |
| <b>Total assets less liabilities</b>   |  | <u>£311,957</u> | <u>£304,991</u> |

1 debtors:  
Portsmouth Christian Fellowship      £817  
£817

2 Freehold property not revalued

3 Improvements to property

|   |       | total value    | lifespan (yrs) | remaining (yrs) | 24/25          | 23/24          |
|---|-------|----------------|----------------|-----------------|----------------|----------------|
| earlier improvements to property          | 1 No. | £50,637        | 50             | 44              | £44,561        | £45,573        |
| Installation of replacement outside doors | 1 No. | £9,935         | 10             | 9               | £8,942         | £9,935         |
| Solar panels, battery & inverter          | 1 No. | <u>£21,788</u> | 20             | 19              | <u>£20,698</u> | <u>£21,788</u> |
|   |       | <u>£82,360</u> |                |                 | <u>£74,200</u> | <u>£77,296</u> |

Installation of solar panels amd equipment in the sum of £21,787.50 out of a £25,00 grant from PCC. Balance returned.

4 In the absence of an asset list, the only recognised assets are :

|                              |                                   | total value    | lifespan (yrs) | remaining (yrs) | remaining value | 24/25          | 23/24          |
|------------------------------|-----------------------------------|----------------|----------------|-----------------|-----------------|----------------|----------------|
| original CCTV                | 1 original estimated value        | £1,000         | £1,000         | 5               | 0               | £0             | £200           |
| refurbished CCTV             | 1 actual installation cost        | £1,574         | £1,574         | 5               | 5               | £1,574         | £200           |
| Augustus Hill room           |                                   |                |                |                 |                 |                |                |
| Stacking chairs              | 98 No. @ original estimated value | £99            | £9,702         | 20              | 14              | £6,791         | £7,277         |
| 6' Folding tables            | 9 No. @ original estimated value  | £86            | £776           | 20              | 14              | £543           | £582           |
| 3' Folding tables            | 4 No. @ original estimated value  | £56            | £224           | 20              | 14              | £157           | £168           |
| David Higgs room             |                                   |                |                |                 |                 |                |                |
| Stacking chairs              | 40 No. @ original estimated value | £99            | £3,960         | 20              | 14              | £2,772         | £2,970         |
| 6' Folding tables            | 4 No. @ original estimated value  | £86            | £345           | 20              | 14              | £241           | £259           |
| 3' Folding tables            | 9 No. @ original estimated value  | £56            | £504           | 20              | 14              | £353           | £378           |
| Main Kitchen units and eqt.  | 1 estimated value                 | £10,000        | £10,000        | 15              | 9               | £6,000         | £6,667         |
| Small Kitchen units and eqt. | 2 estimated value                 | £4,000         | £8,000         | 15              | 9               | £4,800         | £5,333         |
| Office furniture             | 1 estimated value                 | £571           | £571           | 10              | 4               | £228           | £286           |
| Conference room furmiture    | 1 estimated value                 | £800           | £800           | 10              | 4               | £320           | £400           |
| 5' step ladder               | 1 estimated value                 | £60            | £60            | 20              | 4               | £12            | £15            |
| triple extender ladder       | 1 estimated value                 | £120           | £120           | 20              | 4               | £24            | £30            |
|                              |                                   | <u>£37,636</u> |                |                 |                 | <u>£23,816</u> | <u>£24,764</u> |

5 The computer is obsolete and written of over this year and last. The residual value is the value of the monitor and printer.

6 The boiler is being depreciated by straight line over 7 years.

7 summary of liabilities

|                             |           |
|-----------------------------|-----------|
| Deposit contingency returns | £50.00    |
| customer prepayments        | £2,358.98 |

£2,408.98

22/23 restated - £25,000 is the restricted fund grant for the solar panels installed in 2023/24



Section A

Independent Examiner's Report

Report to the trustees

Charity Name  
The Drayton Centre

On accounts for the year  
ended

31/st March 2025

Charity no  
(if any)

252356

Set out on pages

One

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and  
basis of report

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 Trust's accounts carried out under section 145 of the 2011 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 (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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 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.

\* Please delete the words in the brackets if they do not apply.

Signed:

Date: 16/06/2025

Name:

Jonathan Kemp

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

MBCS (Member of the Institute of Certified Bookkeepers) 346038  
Affiliate Member, Association of Charity Independent Examiners

Address:

TB3 Little Tapnage, Titchfield Lane, Fareham, Hampshire, PO17 5PQ