

Old Town Youth Club

AN INDEPENDENT CLUB

AFFILIATED TO:
COMMUNITY TRANSPORT ASSOCIATION
SPORTED
CROYDON VOLUNTARY ACTION
REGISTERED WITH CROYDON COUNCIL

CHARLES MAJOR CENTRE

DUPPAS HILL TERRACE, CROYDON, SURREY. CR0 4BA

Telephone: 020 8688 9921

ANNUAL REPORT AND FINANCIAL STATEMENT OF ACCOUNTS

FOR THE PERIOD

1 APRIL 2024 TO 31 MARCH 2025

MANAGEMENT COMMITTEE OFFICERS
Hon. Chairman: Andrew Patten
Hon. Vice Chairman: Tim Patten
Hon. Treasurer: Helen Jones

MANAGEMENT COMMITTEE MEMBERS
Ray Edwards, Veronica Anglin, Olivia Clarke, Ronnie Leow,
Dave Lawrence, Karen Barnes, Delroy Anglin

**ADVISOR TO THE
MANAGEMENT COMMITTEE** Tony Harris, Tracy Shirley

BANKERS: Lloyds Bank, North End, Croydon

HON. SOLICITOR:

INDEPENDENT EXAMINER David Weeden, FCA, Hamilton Eddy and Co.

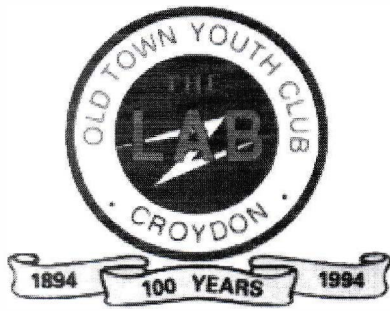
CUSTODIAN TRUSTEES: National Association of Clubs for Young People

**PART TIME YOUTH and
COMMUNITY WORKER** Tony Harris

PART TIME STEWARD: Tracy Shirley

Profile of Trustees/Management Committee Members during 2024/25 *

Chairman	Andrew Patten (54)	Joined Club 1983 Joined M/C 30 September 2020 Elected Chairman 28 th February 2025
Vice Chairman	Tim Patten (60)	Joined Club 1976 Joined M/C 28 October 2025 Elected Vice Chairman 28 th February 2025
Treasurer:	Helen Jones (57)	Joined Club 1981 Ex Members Committee Joined M/C 10 January 2005 Elected Treasurer 10 April 2019
	Dave Lawrence (69)	Joined Club 1971 Member of M/C 1997 to 2006 Re-Joined M/C 25 February 2015
	Karen Barnes (57)	Joined M/C 25 May 2016 Local Resident
	Veronica Anglin (60)	Joined Club 1977 Joined M/C 20 October 2021
	Ronny Leow (75)	Joined Club 1969 Joined M/C 17 October 2022
	Olivia Clarke (24)	Joined M/C 27 January 2025
	Delroy Anglin (63)	Joined Club 1977 Joined M/C 24 February 2025
Advisor	Tony Harris (86)	Full Time Youth and Community Worker Old Town Youth Club July 1964 to March 1998 Joined M/C 23 April 1998 to 25 February 2004 Part Time Voluntary Youth and Community Worker April 1998 to date
Steward	Tracy Shirley (57)	Joined Club 1981 Appointed Steward September 2008 to date



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Chairmans Report

Croydon

Old Town Croydon continues to be used by many organisations in the community for Young People and Youth work.

Hopefully we can build on this as it would seem that facilities such as Old Town seem to be closing down and disappearing in the current social climate but are desperately needed for all kinds of Youth and Community work.

Storrington

The Nature Study site and outdoor pursuits site located near Storrington in West Sussex has been closed since February 2022 due to Ash Die back affecting many of the trees on site.

I am very pleased to say that due to a huge effort by volunteers that all the most dangerous trees have now been felled or made safe through an ongoing maintenance project.

The Woodland Trust have also carried out a site survey and confirmed approximately 50% of the site to be ancient woodland.

The woodland trust, have now started project to clear evasive species in order to restore the ancient woodland as part of the Lost Woods Project and have drawn up a long-term Management Plan for the site.

The storage shed at Storrington that is used for storage of canoes, kayaks, safety equipment and essential tools to maintain the site has been leaking over the last few years and causing issues with water damage to the electrics in the building and its contents.

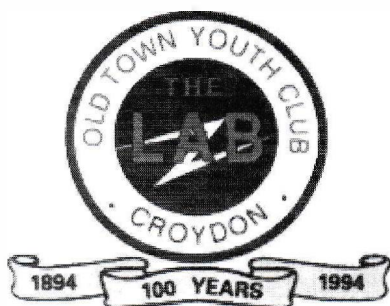
Special thanks the Dave Lawrence and his company DCL contracts who donated all the materials and his time to get this resolved.

Due to concerns raised by the Management Committee and Trustees regarding Fire Safety.

Fire Safety Assessments were carried out on both sites in November 2024 , both the reports raised issues with both sites regarding fire safety and I am pleased to say the actions highlighted have been addressed and have either been resolved or are in the process to be completed in order to make both sites complaint with current Fire Safety regulations and have also been approved by West Sussex Fire Services and also Horsham District Council.

The last year has thrown some rather serious challenges for the organisation to deal with, but I am pleased to confirm with the ongoing support of the Management Committee, Trustees and all the volunteers and persons who have stepped in to offer professional advice, practical help and support we have achieved what needed to be done in order to secure the long-term future of the organisation.

Chairman Andrew Patten, Treasurer Helen Jones – Youth and Community Worker Tony Harris
Registered Charity Number 286889



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I feel it only right to mention Tracy Shirley, who not only Manages the day to day running of the organisation, but has also taken on further responsibilities and has played a very important role, not only in her normal role but resolving other issues that have arisen.

Finally on behalf of the Management Committee and Trustees I would like to thank all the Individuals and their businesses and organisations for their continued support.

Norvin Simpson and his company Four Seasons Tool Hire.

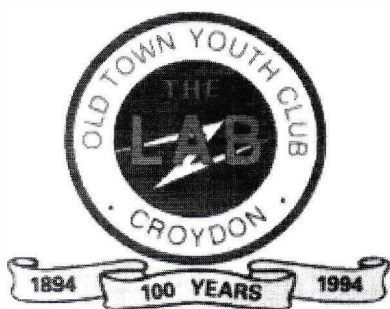
Ruth and Tom Simmonds and Allsaved for their continued support over the years and especially recently regarding the Fire Safety issues for both sites.

Will Fox of Fox's Forestry who has been instrumental in dealing with the Ash die back issues.

Also, a very special thank you to Mr Tony Backshaw and Mr Lee Rose and to all the people that attended OTYC years ago as young people but still many years later still offer their support and work to the organisation especially to help Tracy out with maintenance and the upkeep of Croydon. Due to changes in social behaviour, and also ongoing changes to many regulations that need to be adhered to it is becoming increasingly difficult to run an organisation like Old Town Youth Centre. I'm pleased to say that as an organisation which is completely self-funded and now with the added support of The Woodland Trust, The Lost Woods Project, Action in Rural Sussex, Sandgate Conservation Society and the West Sussex River Trust who over the past two years have played a key role in ongoing Woodland Restoration and Conservation projects to ensure the long-term future of this special facility.

We are addressing these issues in order to ensure the long-term future success of the organisation. Hopefully in the coming year the organisation can concentrate on improving, utilising and ensuring both sites are used to their full potential for the purpose that they are intended for.

Andrew Patten
Chairman



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TREASURERS REPORT Croydon and Storrington

The Accounts are for the financial year 1st April 2024 – 31st March 2025 and show a deficit of (6177.88), with a closing bank balance of £59,067.40. The reason for this deficit is down to the fact that we have had a Fire risk assessment done for both our premises at Croydon and Storrington, and unfortunately, we still cannot have any lettings down at our Hareswith Pond Nature Study and Outdoor Pursuits Centre, because it is still closed, due to Ash die back trees being deceased and the cost of dealing with it.

General Fund - shows that there is a (£3445.74) against the surplus of £3546.72 of the previous year. This is partly due to the afterschool Club closing down, we also had to do some repairs to our big outdoor basket boards, our Canoe Trailer and also our pathway ramp boards were all rotten the wood was just falling to bits, so we brought heavy-duty weather-proof boards, which were very expensive.

We had a Fire risk assessment done on the 28/11/24, so we are buying bits and pieces to correct some of the findings.

Although we have had some lettings in, it only just covered the running costs.

Ace Van Hire, based a few hundred yards from the club, continued to hire the carpark when it is not needed for club use, and has been a good regular source of income.

Storrington Fund - Showed a deficit of (2732.14), against the deficit of (2254.81) This being the result of Hareswith lettings still being cancelled and closed due to dangerous Ash die back deceased trees, making the site unsafe to let, and the cost of tree surgery to remove the most dangerous trees. We also had a Fire risk assessment done and some new electrics installed, down at our premises in Storrington, and that has been quite costly, we have had regular voluntary Working Parties down at the site, and Will Fox, a qualified tree surgeon assisted by Norvin, directs the work program, but there is still around 30 or more trees still to be cut down and cleared. The voluntary work by all the Volunteers would not be taking place without their dedication to get the site safe for young people to use again. We give many thanks to the various parties who donated tools, materials, time and labour, these persons and companies being highlighted in both the Chairman's and Leaders reports.

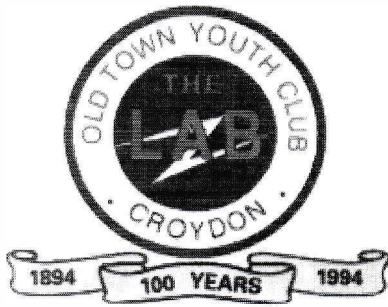
We are thankful to both Croydon and Horsham Councils for some Rate Relief resulting in some Business Rates being paid for the Croydon Old Town premises and very little for the Hareswith premises.

Our big thanks to our volunteer Tony Backshall, an old member from the seventies, who comes in almost every week to assist Tracy with things that need to be done manually.

We would also like to thank Tom Simmonds, owner of Allsaved, who has provided the servicing and replacement of fire extinguishers at both Croydon and Storrington for the many years free of charge.

We really do appreciate and thank David Weeden of Hamilton Eddy and Co for their continued support in providing Payroll services and Independent Examination of the Accounts and this Report.

Helen Jones
Hon. Treasurer



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YOUTH AND COMMUNITY REPORT For 2024 – 2025

Croydon

We have had a good year with lots of Children using the premises, the Baby Ballet children coming in from around the borough, are as young as 2 years up to 4 years old, they love the classes, and the mums have made up friendship groups and after the class they all go down to the park together. We now have a Youth Group coming in on Friday's afterschool, to come in and let some steam off, have some social time, play with the sports equipment and get a snack, they love our outside space for football and basketball, the last place they were based at in Croydon, only had indoor space and just some rooms. Its great seeing the club being used by so many different age groups, bringing the community together is something we so need in today's society and it's great to see, lets hope it continues.

HARESWITH STORRINGTON We found ourselves restricted by ash die back again this year. Ash die back is when the ash trees die back from the tips of their branches and the branches drop off, particularly in the wind when they knock against each other. This is of course very dangerous and we were advised to close the site after a survey showed that over 100 ash trees were on the site, we have had 12 Working Parties this year, with volunteers either on Saturdays or Sundays, led by Andrew Patten (Vice Chairman) and Norvin who also supplied Allseasons Hire Shop equipment free of charge. We have had a lot of volunteers helping out this year, committee members some from the 1980s, who are on the committee or who have just joined the committee, going down to help, to get the site up and running again, about 60 diseased Ash trees have been cut down so far this year, these were long hard-working days at the weekends. Our big thanks to all of those that have come down, hopefully we can get the site re-opened soon.

Our thanks to local's Ruth and Allsaved Fire Extinguishers for providing free equipment and servicing. Andrew our Vice Chairman has got the Woodland Trust involved and we have had their report on our Ancient Woodland Status and a Woodland Management Plan. With the Lost Woods Grant Application to remove the invasive species of Laurel and Rhododendron being successful, contractors gave us 5 dates in March 2025, their volunteering effort has made a massive difference to the area, we cannot thank them enough. In the meantime, we have much more work to do.

CO-OPERATION WITH THE COMMUNITY AND OTHER AGENCIES

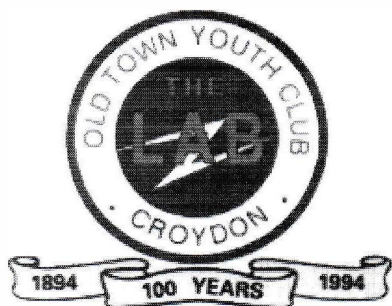
BALL GAMES AREA is used by some users when on the premises.

PUPIL REFERRAL UNITS Coningsby and Moving On continued to use the premises on various days.

BABY BALLET classes on Friday mornings has been successful and has 2 sessions every Friday.

CHILDRENS BIRTHDAY PARTIES bookings have been taking place though out the year.

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CROYDON DROP IN CONSELLING SERVICE continued their regular staff training sessions, Only had 3 courses this year. A Girls night every Tuesday ran for 8 mouths.

TABLE TENNIS COACHING continues on Saturday Mornings

SUPREME EDUCATION ran Holiday Play Schemes in Easter, Summer and October. It is good to see so many young people using the premises.

LL AFTER SCHOOL CLUB Started in September 2023 and Stopped in November 2024, due to the number of children not using their services.

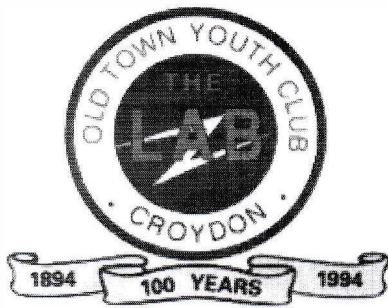
BUDO MARTIAL ARTS continues on every Thursday Nights.

PROJECT FOR 4 YOUTH EMPOWERMENT Youth Group moved from Croydon Town Centre, and asked to Use our premises starting from the End of February every Friday term time only.

I would just like to say a Special thank you to Andrew who as Acting Chairman has got things moving, particularly at Hareswith. with getting the Woodland Trust and the Arun and River trust giving us a massive help in restoring the woodlands.

Last but not least may I thank all those individuals and companies that have provided support in so many ways help and advice, materials and equipment, labour to get things done when it was needed most.

Tracy Shirley – Youth and Community Worker



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CLUB HOUSE - APPROX. 3750 SQ. FT. 2-STOREY, PURPOSE BUILT FREEHOLD - OWNED BY CLUB

GROUND FLOOR

Coffee Bar/ Games Area:	38 ft. x 15 ft. includes chairs, coffee tables, table games and catering equipment. Table Tennis Table, Pool Table, Air Hockey and Table Football.	
Meetings/Activity Room:	20 ft. x 15 ft. - contains chairs and tables	
Outdoor Pursuits Room/ Workshop	20 ft. x 15 ft. Storage for Camping and Canoeing Equipment. paddle, spray cover, bouyancy aid, wet suit, helmet and waterproof containers, tent, sleeping bag, bivy bag, karrimat, water-proof anorak and trousers, Mess tents, kitchen equipment. Art and Craft Equipment. Cleaning materials and equipment. Maintenance tools.	
Office:	11 ft. x 8 ft.	
Boiler Room Gents' Toilet	Foyer and Staircase Ladies Toilet	Disabled Toilet

FIRST FLOOR

Hall:	55 ft. x 28 ft. 5 Table Tennis Tables. Badminton Court, Unihoc pitch.
Stage:	Storage: 100 Chairs, 80 ft. Trestle Tables and Benches. Bouncy Castle.

EXTERNAL

Floodlit Games Area	80 ft. x 40 ft. with storage bunker.
Car Park:	80 ft. x 40 ft. Canoe Trailer.

HARESWITH POND NATURE STUDY AND OUTDOOR PURSUITS CENTRE - STORRINGTON FREEHOLD - OWNED BY THE CLUB

8.5 acres of mixed woodland with 2 acres of lake and stream. Members built accommodation for 12 persons, 30 ft. x 20 ft. with two bunk bedrooms, kitchen/common room, toilets and hot shower. Brick built, elm board clad with Marley Tile Roof. Mains electricity and water. 30ft x 7ft Storage shed.

ACTIVITIES AVAILABLE AT OLD TOWN YOUTH CLUB

ACTIVITIES THAT TAKE PLACE EVERY DAY

Football	Ball Games Area
Basketball	Ball Games Area
Pool	Games Room
Table Tennis	Games Room and Hall
Air Hockey	Games Room
Table Football	Small Games Room
Badminton	Hall

ACTIVITIES THAT TAKE PLACE SOME DAYS

Chess/Draughts	Games Room
Four in a Row	Games Room
Giant Jenga	Games Room
Unihock	Hall
Bouncy Castle	Hall
Football Coaching	Hall
Birthday Parties	Hall
Polling Station	Ground Floor
Training Courses	Hall/ Downstairs

ACTIVITY EQUIPMENT/FACILITIES AVAILABLE IF REQUIRED

Rounders	Field
Tug of War Rope	Field
Football	Field
Short Tennis	Field or Ball Games Area
Volleyball	Ball Games Area
Skittles	Hall
Table Skittles	Games Room
Art and Crafts Stocks of various materials and equipment	
24 Canoes of various designs/disciplines with all necessary equipment	
Canoe/Box Trailer to carry 14 Canoes and Equipment	
Camping Equipment	
Mess Tents and Camp Catering Equipment	
Tables, Benches and Chairs	
Tripod Screen	
Various Country/Forestry Conservation Tools	
Various Building Maintenance Tools	

OLD TOWN YOUTH CLUB **STATEMENT OF RECEIPTS AND PAYMENTS**

Date from	Apr-24	Apr-23
Date to	Mar-25	Mar-24

BANK & CASH BALANCES

Cash at Bank (General A/C)	58,966.88	65,144.76
Cash at Bank (Business A/C)	0.52	0.52
Cash in Hand	100.00	100.00
Closing Balance	£ 59,067.40	£ 65,245.28

RECEIPTS

General Funds

Club Hire	25,427.50	31,482.62
Donations/Grants	12.00	30.00
Jack Petchey	900.00	900.00
Party/User Deposits Received	1,526.32	2,340.00
Sundry Income	-	6.39

Storrington

Storrington Hire	-	435.00
Donations/Grants	-	90.00
Hire Deposits	100.00	100.00
Sundry Income	-	116.72
	27,965.82	35,500.73

PAYMENTS

General Funds

Salaries, NIC and Pensions	20,691.46	20,600.37
General Insurance	1,854.34	1,583.35
Utilities	1,972.07	2,060.07
Cleaning	334.04	126.97
Maintenance	2,745.44	3,321.73
Stationery	119.74	145.24
Telephone/Internet/Post	484.53	406.20
Jack Petchey - Table Tennis	900.00	900.00
Part/User Deposits Reimbursed	1,906.32	1,875.00
Sundry Expenses	303.62	193.36

Storrington

Repairs	2,119.05	1,810.10
Utilities	109.93	407.68
Hire Deposits Reimbursed	-	100.00
Sundry Expenses	603.16	678.75
	34,143.70	34,208.82

SURPLUS/(DEFICIT) FOR THE YEAR

(6,177.88)	1,291.91
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BANK & CASH BALANCES AT START OF YEAR

65,245.28	63,953.37
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BANK & CASH BALANCES AT END OF YEAR

£ 59,067.40	£ 65,245.28
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OLD TOWN YOUTH CLUB
GENERAL FUND
RECEIPTS & PAYMENTS ACCOUNT

Date from Apr-24
Date to Mar-25 April-23
March-24

RECEIPTS

Club Hire	£ 25,427.50	£ 31,482.62
Donations/Grants	£ 12.00	£ 30.00
Party/User Deposits Received	£1,526.32	£ 2,340.00
Jack Petchey	£ 900.00	£ 900.00
General Income Sundries	£ -	£ 6.39
Total Receipts	<u>£ 27,865.82</u>	<u>£ 34,759.01</u>

Payments

Salaries	£ 20,691.46	£ 20,600.37
General Insurance	£ 1,854.34	£ 1,583.35
Utilities	£ 1,972.07	£ 2,060.07
Cleaning	£ 334.04	£ 126.97
Maintenance	£ 2,745.44	£ 3,321.73
Stationery	£ 119.74	£ 145.24
Telephone/Internet/Post	£ 484.53	£ 406.20
Jack Petchey - Table Tennis	£ 900.00	£ 900.00
Party/User Deposits Returned	£ 1,906.32	£ 1,875.00
General Expenditure Sundries	£ 303.62	£ 193.36
Total Payments	<u>£ 31,311.56</u>	<u>£ 31,212.29</u>
Net (Payments)	<u>-£ 3,445.74</u>	<u>£ 3,546.72</u>

OLD TOWN YOUTH CLUB
STORRINGTON DESIGNATED FUND
RECEIPTS & PAYMENTS ACCOUNT

Date from	Apr-24	April-23
Date to	Mar-25	March-24

RECEIPTS

Storrington Hire	£ -	£ 435.00
Storrington Donations/Grants	£ -	£ 90.00
Storrington Income Sundries	£ -	£ 116.72
Storrington Deposits	£100.00	£ 100.00
Total Receipts	<u>£ 100.00</u>	<u>£ 741.72</u>

Payments

Storrington Repairs	£ 2,119.05	£ 1,810.10
Storrington Activities	£ -	£ -
Storrington Utilities	£ 109.93	£ 407.68
Storrington Deposits Reimbursed	£ -	£ 100.00
Storrington Expense Sundries	£ 603.16	£ 678.75
Total Payments	<u>£ 2,832.14</u>	<u>£ 2,996.53</u>
Net (Payments)	<u>£(2,732.14)</u>	<u>£(2,254.81)</u>



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Independent Examiner's Report

Report to the trustees/
members of

OLD TOWN YOUTH CLUB

On accounts for the year
ended

31 MARCH 2025

Charity no 286889

Set out on pages

1 to 12

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 March 2024.

Responsibilities and
basis of report

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").

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.

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 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: 16 October 2025

Name: David Weeden

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

F.C.A.

Address:

Hamilton-Eddy & Co.

Chartered Accountant, 39 Tamworth Road, Croydon, CR0 1XU