

Charity number: 291530

Community Centre for Refugees from Vietnam, Laos and Cambodia

Report of the Trustees and Unaudited Financial Statements

For the year ended 31 March 2025

Community Centre for Refugees from Vietnam, Laos and Cambodia
Contents Page
For the year ended 31 March 2025

Report of the Trustees	1 to 3
Independent Examiner's Report to the Trustees	4
Statement of Financial Activities	5
Statement of Financial Position	6
Notes to the Financial Statements	7 to 15

Community Centre for Refugees from Vietnam, Laos and Cambodia

Report of the Trustees For the year ended 31 March 2025

The Trustees have pleasure in presenting their report and the financial statements for the charity for the year ended 31 March 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 the Republic of Ireland (FRS 102) (effective 1 January 2019).

Chair's report

2024-25 was another challenging year, testing the limits of our members and our organisation due to the cost-of-living crisis and an ever-changing economic landscape, affected by international events.

High attendance at our weekly Pho Club demonstrated the need for a safe space to gather around food with 2,822 homemade meals served in the year. We are grateful to Hackney Council for supporting this essential service and to ensure that every resident has access to warm healthy affordable food. We took part again in the Warm Welcome over the winter months, providing a space for local residents to find a heated space to gather, have a free tea/coffee and meet people.

Throughout the year, our work focused on older members of the East and Southeast Asian (ESEA) community who are often isolated due to language barrier and family dispersing. We delivered 227 one-to-one sessions, helping members with health, financial and administrative issues. We worked in collaboration with On Your Side, a hate crime and incident reporting organisation to deliver a workshop on how to stand up against hate crime, ensure reporting takes place and that the voice of our community gets heard. We continued our work as part of the Community Health Champions Network to connect with Hackney Public Health, other voluntary organisations in the borough and health professionals to keep our community updated with current public health campaigns.

Responding to members' wishes, we encouraged socialising through fun and interactive sessions. Thanks to Hackney Council Main Grant we engaged 437 beneficiaries in a year-round programme of activities to keep the body and mind healthy through Tai Chi and ballroom dance sessions, garden club, karaoke sessions and our Banh La club (Vietnamese traditional banana-leaf cooking technique).

Our two annual larger community events were hugely successful: Open Day in September and Lunar New Year Celebrations in January, gathering overall 500 participants. Our members look forward to these events as they create memories they hold dear and they get to experience a truly family friendly atmosphere with many children attending and bringing a new energy into the centre. Thanks to the Hackney Cultural Fund, we organised an extra event in June called Saigon Superfly! with music and food transporting our members and the wider community back into the 1960/70s Saigon era in an immersive atmosphere.

Through the Hackney Community Energy Fund we worked with HEAL to create a retrofit assessment of our building. We combined this with a session for our members on tips to save energy at home. This collaboration was extremely beneficial for our organisation and our members, inviting us to look at alternative sources of energy and improvements to the building; and raising important questions within the community about the environment and how simple everyday actions can help.

We are deeply thankful to the players of People's Postcode Lottery who have generously supported our organisation this year towards our core costs. In times when funding for community organisations has become increasingly scarce, this support represents a lifeline. This has allowed us to focus on our work with our members and to plan for the future of the organisation. We are also grateful to Vietnamese Mental Health Services and Four Winds Mahjong Club for their generous donations which have contributed to supporting our many projects and activities this year.

It has been a year that reflected the capacity of our members and our organisation to keep adapting to the changing times, connecting with the wider community, working with the older but also the younger generations, expanding our partnerships and giving a voice to the ESEA community. Van Huynh Company and the Wellbeing Collective continue to help make our community centre more resilient. The Wellbeing Collective practitioners use our Therapy Room and bring important knowledge on body therapies that is shared with the community. Van Huynh Company has helped attract artists to use our spaces for rehearsals at an affordable price, providing an important income stream that supports our running costs. Whilst this model is very dependent on the fragile arts ecosystem, it has enabled us to continue our important work for the most vulnerable and given a space for the ESEA community to thrive.

We have observed the fundamental need for a community centre like ours to offer a grounding space to gather and find moments of peace when everything is constantly shifting. We see our role as holding space for our service users and the wider community, ensuring no one is left aside.

Community Centre for Refugees from Vietnam, Laos and Cambodia
Report of the Trustees Continued
For the year ended 31 March 2025

OBJECTIVES AND ACTIVITIES

Objectives and aims

The trust's objects are the promotion of any charitable activities for the benefit of the refugees from Vietnam, Laos and Cambodia in particular the relief of poverty, the advancement of education and the provision of facilities for recreation and leisure. The policies adopted in furtherance of these objects are the operational policies listed below which are reviewed on a regular basis.

Finance Policy and Procedure
Confidentiality Procedure
Health and Safety Policy
Complaints Procedure
Vulnerable Adults and Children Protection Policy
Grievance Policy & Procedure
Staff Safety and Harassment Policy
Roles of the Management Committee
Training Policy
Equal Opportunities Policy and Procedure
Risk Assessment Policy
Environmental Policy

The trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit: running a charity (PB2)'.

FINANCIAL REVIEW

Significant events

The financial position of the charity at the end of the financial year is as detailed in the attached financial statements. The charity received funding from charitable sources totalling £164,306 (2024: £130,235) during the year. It is financially dependent on funding from these sources.

Reserves

It is the policy of the trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees considers that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The trust was established by a charitable constitution on 23 March 2003.

Recruitment and appointment of trustees

The trustees and the officers, which also refer to as the Management Committee, within it are selected at each annual general meeting.

The Management Committee comprised of 11 members. 3 co-optees of which 1 member must be from Laotian and 1 from Cambodian Community. The Term of office of elected members is 2 years. Half of these members will be retired annually and be eligible for re-election. The Amendment of the Constitution in 1995 states not more than 3 Co-optees shall be co-opted by the Management Committee as non-executive members. They shall be entitled to vote at the meetings of the Management Committee and shall serve until the next general meeting after individual co-option. The Management Committee is a policy making body and shall meet not less than 4 times a year. The day-to-day affair is managed by a Standing Committee that includes Chairperson, Secretary and Treasurer.

There were no related parties identified during the year.

The trustees has assessed the major risks to which the trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

REFERENCE AND ADMINISTRATIVE INFORMATION

Name of Charity	Community Centre for Refugees from Vietnam, Laos and Cambodia
Charity registration number	291530
Principal address	151 Whiston Road London

Community Centre for Refugees from Vietnam, Laos and Cambodia
Report of the Trustees Continued
For the year ended 31 March 2025

E2 8GU

Trustees

The trustees and officers serving during the year and since the year end were as follows:

Mr Thinh Van Lai (Chairman)
Mrs Sobopha Owen (Vice chair)
Mr K Phomavongsa (Vice chair)
Mr Tai Phat Tu (treasurer)
Mr Dam Van Huynh (Secretary)
Mrs Anna Thao Lai
Mrs Loan Anh Nguyen
Mr Tran Kien Dan
Mr Dinh Pham
Ms Thuy Chan Nong
Ms Savannah Pham

Independent examiner

Andrew M Wells FMAAT
Counterculture Partnership LLP
66 High Street
Lewes
East Sussex
BN7 1XG

Approved by the Board of Trustees and signed on its behalf by



.....
Mr Thinh Van Lai (Chairman)

02 September 2025

Community Centre for Refugees from Vietnam, Laos and Cambodia
Independent Examiners Report to the Trustees
For the year ended 31 March 2025

I report to the trustees on my examination of the accounts of the charity for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the charity'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 examiners statement

I have completed my examination. I confirm that no 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 2011 Act; or
2. the accounts do not accord with those records; or
3. 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 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.



.....
Andrew M Wells FMAAT
Counterculture Partnership LLP
66 High Street
Lewes
East Sussex
BN7 1XG

02 September 2025

Community Centre for Refugees from Vietnam, Laos and Cambodia
Statement of Financial Activities
For the year ended 31 March 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 £	2024 £
Income and endowments from:					
Donations and legacies	2	7,700	49,885	57,585	50,997
Charitable activities	3	106,721	-	106,721	79,238
Total		114,421	49,885	164,306	130,235
Expenditure on:					
Charitable activities	4/5	(102,991)	(41,253)	(144,244)	(136,429)
Total		(102,991)	(41,253)	(144,244)	(136,429)
Net income/expenditure		11,430	8,632	20,062	(6,194)
Reconciliation of funds					
Total funds brought forward		297,515	3,368	300,883	307,077
Total funds carried forward		308,945	12,000	320,945	300,883

Community Centre for Refugees from Vietnam, Laos and Cambodia
Statement of Financial Position
As at 31 March 2025

	Notes	2025 £	2024 £
Fixed assets			
Tangible assets	10	189,102	189,482
		189,102	189,482
Current assets			
Cash at bank and in hand		134,011	113,604
		134,011	113,604
Creditors: amounts falling due within one year	11	(2,168)	(2,203)
Net current assets		131,843	111,401
Total assets less current liabilities		320,945	300,883
Net assets		320,945	300,883
The funds of the charity			
Restricted income funds	12	12,000	3,368
Unrestricted income funds	12	308,945	297,515
Total funds		320,945	300,883

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



.....
Mr Thinh Van Lai (Chairman)
Trustee

02 September 2025

Community Centre for Refugees from Vietnam, Laos and Cambodia
Notes to the Financial Statements
For the year ended 31 March 2025

1. Accounting Policies

Basis of accounting

The financial statements have been prepared under the historical cost convention, except for investments which are included at market value and the revaluation of certain fixed assets and 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 (FRS 102), and the Charities Act 2011.

Community Centre for Refugees from Vietnam, Laos and Cambodia meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

Going concern

The financial statements are prepared, on a going concern basis, under the historical cost convention.

Incoming resources

All incoming resources are included in the statement of financial activities when the Charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Resources expended

Liabilities are recognised as resources expended when there is a legal or constructive obligation committing the Charity to the expenditure:

Taxation

As a registered charity, the company is exempt from income and corporation tax to the extent that its income and gains are applicable to charitable purposes only. Value Added Tax is not recoverable by the company, and is therefore included in the relevant costs in the Statement of Financial Activities.

Tangible fixed assets

Tangible fixed assets, other than freehold land, are stated at cost or valuation less depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

2. Income from donations and legacies

	Unrestricted funds	Restricted funds	2025	2024
	£	£	£	£
Donations received	7,700	-	7,700	100
Grants received	-	49,885	49,885	50,897
	7,700	49,885	57,585	50,997

Community Centre for Refugees from Vietnam, Laos and Cambodia
Notes to the Financial Statements Continued
For the year ended 31 March 2025

Analysis of grants received

	2025	2024
	£	£
Community Health Champions Network	1,000	-
Hackney Council Lunch Club	12,582	14,248
Hackney Council Main Grant	7,403	7,094
Hackney Cultural Fund	4,900	-
Hackney Giving Grant	-	1,470
National Lottery Awards for All	-	10,000
People's Postcode Lottery	24,000	8,085
The London Community Foundation	-	10,000
	49,885	50,897

3. Income from charitable activities

	2025	2024
	£	£
Unrestricted funds		
<i>Community activities</i>		
Hall bookings	90,077	67,036
Lunch club	14,101	11,116
Tai Chi	700	477
Membership fee	630	295
Others	1,213	314
	106,721	79,238
	106,721	79,238

Community Centre for Refugees from Vietnam, Laos and Cambodia
Notes to the Financial Statements Continued
For the year ended 31 March 2025

4. Costs of charitable activities by fund type

	Unrestricted funds	Restricted funds	2025	2024
	£	£	£	£
Direct cost				
Events and activities	17,133	12,463	29,596	20,072
Repairs and maintenance	5,652	-	5,652	5,248
Travelling	1,354	320	1,674	2,049
Postage and stationery	-	113	113	138
Others	716	48	764	751
Telephone	617	410	1,027	896
Website and marketing costs	273	182	455	227
Capital project	-	-	-	13,827
Premises costs	14,425	3,297	17,722	15,262
	40,170	16,833	57,003	58,470
Management				
Staff costs - wages & salaries	39,227	23,295	62,522	55,193
Staff costs - pension contributions	1,039	751	1,790	1,631
Depreciation - owned assets	1,000	-	1,000	317
Depreciation - leased assets	2,794	-	2,794	2,794
Funding consultancy	2,000	-	2,000	2,000
Duty manager	15,479	-	15,479	14,368
Governance costs				
Accountancy fees	1,282	374	1,656	1,656
	62,821	24,420	87,241	77,959
	102,991	41,253	144,244	136,429

Community Centre for Refugees from Vietnam, Laos and Cambodia
Notes to the Financial Statements Continued
For the year ended 31 March 2025

5. Costs of charitable activities by activity type

	Activities undertaken directly	Support costs	2025	2024
	£	£	£	£
Support costs				
Community activities				
Staff costs - wages & salaries	-	62,522	62,522	55,193
Staff costs - pension contributions	-	1,790	1,790	1,631
Accountancy fees	-	1,656	1,656	1,656
Depreciation - owned assets	-	1,000	1,000	317
Depreciation - leased assets	-	2,794	2,794	2,794
Events and activities	29,596	-	29,596	20,072
Repairs and maintenance	5,652	-	5,652	5,248
Travelling	1,674	-	1,674	2,049
Postage and stationery	113	-	113	138
Others	764	-	764	751
Telephone	1,027	-	1,027	896
Website and marketing costs	455	-	455	227
Capital project	-	-	-	13,827
Premises costs	17,722	-	17,722	15,262
Funding consultancy	-	2,000	2,000	2,000
Duty manager	-	15,479	15,479	14,368
	57,003	87,241	144,244	136,429
	57,003	87,241	144,244	136,429

6. Analysis of support costs

		2025	2024
		£	£
Community activities			
Management	Activity	85,585	76,303
Governance costs	Activity	1,656	1,656
		87,241	77,959

Community Centre for Refugees from Vietnam, Laos and Cambodia
Notes to the Financial Statements Continued
For the year ended 31 March 2025

7. Net income/(expenditure) for the year

This is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation of owned fixed assets	1,000	317
Depreciation of assets held under lease agreements	2,794	2,794
Accountancy fees	1,656	1,656
Staff pension contributions	1,790	1,632
	<u> </u>	<u> </u>

8. Staff costs and emoluments

Total staff costs for the year ended 31 March 2025 were:

	2025	2024
	£	£
Salaries and wages	-	55,193
Pension costs	-	1,632
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>
	-	56,825

	2025	2024
	£	£
Community activities	0	4
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>
	0	4

9. Comparative for the Statement of Financial Activities

	Unrestricted funds	Restricted funds	2024
	£	£	£
Income and endowments from:			
Donations and legacies	100	50,897	50,997
Charitable activities	79,238	-	79,238
Total	<u>79,338</u>	<u>50,897</u>	<u>130,235</u>
Expenditure on:			
Charitable activities	(77,376)	(59,053)	(136,429)
Total	<u>(77,376)</u>	<u>(59,053)</u>	<u>(136,429)</u>
Net income/expenditure	1,962	(8,156)	(6,194)
Reconciliation of funds			
Total funds brought forward	295,553	11,524	307,077
Total funds carried forward	<u>297,515</u>	<u>3,368</u>	<u>300,883</u>

Community Centre for Refugees from Vietnam, Laos and Cambodia
Notes to the Financial Statements Continued
For the year ended 31 March 2025

10. Tangible fixed assets

Cost or valuation	Land and buildings £	Fixtures and fittings £	Total £
At 01 April 2024	276,559	46,913	323,472
Additions	-	3,414	3,414
At 31 March 2025	276,559	50,327	326,886
Depreciation			
At 01 April 2024	88,346	45,644	133,990
Charge for year	2,794	1,000	3,794
At 31 March 2025	91,140	46,644	137,784
Net book values			
At 31 March 2025	185,419	3,683	189,102
At 31 March 2024	188,213	1,269	189,482

The depreciation charge for the year is £(2,794) in respect of assets leased under finance leases or hire purchase contracts.

11. Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	512	547
Accruals and deferred income	1,656	1,656
	2,168	2,203

12. Movement in funds

Unrestricted Funds	Balance at 01/04/2024 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31/03/2025 £
<i>Designated</i>					
Building fund	188,213	-	(2,794)	-	185,419
Building maintenance fund	15,000	-	-	-	15,000
Lunch Club	-	-	-	10,000	10,000
Redundancy Fund	12,000	-	-	-	12,000
<i>General</i>					
General	82,302	114,421	(100,197)	(10,000)	86,526
	297,515	114,421	(102,991)	-	308,945

Community Centre for Refugees from Vietnam, Laos and Cambodia
Notes to the Financial Statements Continued
For the year ended 31 March 2025

Unrestricted Funds - Previous year

	Balance at 01/04/2023	Incoming resources	Outgoing resources	Transfers	Balance at 31/03/2024
	£	£	£	£	£
<i>Designated</i>					
Building fund	191,006	1	(2,794)	-	188,213
Building maintenance fund	15,000	-	-	-	15,000
Redundancy Fund	12,000	-	-	-	12,000
<i>General</i>					
General	77,547	79,337	(74,582)	-	82,302
	295,553	79,338	(77,376)	-	297,515

Purpose of unrestricted Funds

Redundancy Fund

Given ongoing funding uncertainties, we have established this fund to ensure we can meet our financial obligations should we have to make any posts redundant.

Building maintenance fund

This has been established to ensure funds are available for essential maintenance at 151 Whiston Road.

Lunch Club

This fund has been established to sustain operations should funding for the lunch club cease.

Building fund

The Designated Building Fund consists of the value of the lease on the 151 Whiston Road property which expires in March 2086.

General

These are to be used in running a community centre.

Restricted Funds

	Balance at 01/04/2024	Incoming resources	Outgoing resources	Balance at 31/03/2025
	£	£	£	£
Restricted fund	3,368	49,885	(41,253)	12,000
	3,368	49,885	(41,253)	12,000

Community Centre for Refugees from Vietnam, Laos and Cambodia
Notes to the Financial Statements Continued
For the year ended 31 March 2025

Restricted Funds - Previous year

	Balance at 01/04/2023	Incoming resources	Outgoing resources	Balance at 31/03/2024
	£	£	£	£
Restricted fund	11,524	50,897	(59,053)	3,368
	11,524	50,897	(59,053)	3,368

Purpose of restricted funds

Restricted fund

Delivering activities for the general community attending Centre 151 as well as providing a vital service for members of the communities from Vietnam, Laos and Cambodia.

13. Analysis of net assets between funds

	Tangible fixed assets	Net current assets / (liabilities)	Net Assets
	£	£	£
Unrestricted funds			
<i>General</i>			
General	3,683	82,843	86,526
<i>Designated</i>			
Building fund	185,419	-	185,419
Building maintenance fund	-	15,000	15,000
Lunch Club	-	10,000	10,000
Redundancy Fund	-	12,000	12,000
Restricted funds			
Restricted fund	-	12,000	12,000
	189,102	131,843	320,945

Community Centre for Refugees from Vietnam, Laos and Cambodia
Notes to the Financial Statements Continued
For the year ended 31 March 2025

Previous year

	Tangible fixed assets	Net current assets / (liabilities)	Net Assets
	£	£	£
Unrestricted funds			
<i>General</i>			
General	1,269	81,033	82,302
<i>Designated</i>			
Building fund	188,213	-	188,213
Building maintenance fund	-	15,000	15,000
Redundancy Fund	-	12,000	12,000
Restricted funds			
Restricted fund	-	3,368	3,368
	189,482	111,401	300,883