

Annual Chairman's Report

Good evening, everyone.

My name is **Gary Glover**, and I am the **Acting Chairman of the Jordan Woods Community Residents' Association**. Since January 2025, I've had the privilege of stepping into this role, and I would like to begin by expressing my heartfelt thanks to those who have guided and supported this association over the last year.

First, a special thanks to **Roger Ducey** for his tireless service as Chairman for the past six years. Roger guided this association with dedication, steering us through the challenges of COVID and beyond, and leaving us on a strong and stable footing as we move forward.

I would also like to extend my deepest gratitude to **Vic Austin**, who has served as our Treasurer for many, many years—indeed, decades. His careful management ensured that our association remained on a solid financial footing, even through the most difficult of times. As he now retires, we thank him sincerely for his phenomenal service and ask you all to join me in giving him a well-deserved retirement.

Since taking on the Chairman's role in January, much of our focus has been on securing the future of the association. We have been working closely with **Dartford Borough Council** on a new lease to carry us forward for the next 30 years. The previous lease, signed in 1995, has served us well, and thanks to the groundwork laid by Roger and the trustees before me, we now have an agreed set of heads of terms. This will soon become a formal lease, giving us the stability we need to apply for grants and funding that will help improve the community centre for everyone's benefit.

We have also been addressing the long-standing **drainage issues** with the support of Dartford Borough Council, and I would like to thank **Keith Scott** in particular, for his invaluable work—not only on this matter but also on the many other repairs he deals with promptly to ensure the hall remains in excellent condition.

I would also like to thank our **Honorary Secretary, Delma**, who is truly the linchpin of the association. She works tirelessly on behalf of both the committee and the community, keeping us organised, ensuring that minutes are recorded, and handling all secretarial matters with dedication and efficiency. Also, a special thanks to Delma and her husband on decorating the Lounge and Small Hall during the school holidays.

My thanks also go to the **staff who keep the community centre running smoothly:**

- **David and Maureen**, who manage the bookings,
- **Jeff and Julie**, who ensure the hall is locked, safe, and secure,
- and our **cleaning team**, who work hard to keep the hall in excellent condition for all users.

I would like to thank Sue Hush and Tiddlywinks, Wright Dance, Pavilion players and the Indoor bowls team, and all our user groups, whose year-round use and support of the hall

make a real difference, as well as to all the other groups and individuals who use the centre throughout the year.

We have also been working with **Keith Cass** to upgrade the JWCC website, making it easier for people to find booking forms and learn more about what we do here. Alongside that, **Gemma and I** have been managing the Facebook page as admins. With more than **3,000 members**, the page has become an excellent way to keep residents updated about community events and activities. I hope you can see the value in the work the admins do to keep that communication flowing.

On a more personal note, I am pleased to say that, after a long time, we have upgraded the hall with **free internet access**. This means user groups and visitors can now log on for free whenever they are here. I hope everyone will appreciate and make good use of this facility, which strengthens the hall as a modern, community-friendly space.

Looking ahead, I am confident we have a strong and committed team of trustees. I'd like to highlight **Mark**, who has successfully organised two community events—the Halloween celebration in October last year, attended by over 200 people, and this year's Easter Egg Hunt, which was also very well received. We are now preparing for a **Christmas Fair at the end of November**, and I hope the community will come out to support it.

We have also been building stronger community ties by working with our new **Police officer Jay and Gary**, who initiated the local **Neighbourhood Watch scheme recently**, alongside the efforts of trustees including **Keith, Cllr Brian Garden, Christine, Sadira, and Mark**. Together, we are ensuring that the community centre is well cared for, fit for purpose, and ready to serve residents for years to come.

So finally, on behalf of my other Trustees and staff I recommend this statement is endorsed to go forward to the Charity Commission for their records. As you can see, we are working hard to make sure that the hall and the community are joined up, thriving, and moving forward together.

Thank you.

Gary L Glover

Acting Chair JWCA



JUDDENS WOOD RESIDENTS' COMMUNITY ASSOCIATION

Registered Charity 291737

Statement of Financial Activities for the year to 31 January 2025

<u>INCOMING RESOURCES</u>	Note	Centre Account £	Total 2024/2025 £	Total 2023/2024 £
Voluntary Income				
Donations & Gifts		20	20	0
Grants (Non Specific)				
Membership Fees				0
Activities for Generating Funds				
Charitable Trading	1	43,539	43,539	38,474
Fund Raising Income		131	131	296
Investment Income				
Bank Interest		893	893	877
Sub-Total		<hr/> 44,583	<hr/> 44,583	<hr/> 39,647
Other Income Resources				
Returnable Deposits				
Grants (Specific)	2	950	950	0
Job Retention Grant				
Miscellaneous				
Total Receipts		<hr/> 45,533	<hr/> 45,533	<hr/> 39,647

RESOURCES EXPENDED

	Centre Account £	Total 2024/2025 £	Total 2023/2024 £
Direct Charitable Activities			
Donations Made	0	0	0
Centre Projects /Purchases/Renewals	919	919	5,640
Community Development			
Repairs & Maintenance	6,544	6,544	11,567
Planned Maintenance			
Staff Wages	20,868	20,868	18,750
Payroll Expenses			
Electricity, Gas, Water, Refuse	8,406	8,406	7,645
Building & Centre Insurance	984	984	822
Advertising			
Health & Safety	7 937	937	1,070
Function Expenses			
Cleaning consumables, window cleaning etc	1,365	1,365	655
Printing			
Deposits Repaid	1,000	1,000	200
Sundry Expenses			
Governance Costs			
Fundraising Event Costs	0	0	18
Trustees' Indemnity Insurance	100	100	90
Office & Administration	2,050	2,050	1,907
Legal Fees	0	0	0
Membership Fees	9 512	512	415
Committee & AGM Expenses	0	0	0
Total Payments	43,685	43,685	48,779
Net incoming resources	1,848	1,848	-9,132
	Centre	Total	Total

	Account £	2024/2025 £	2023/2924 £
Transfers			
Between Funds/Adjustments	0	0	0
From (to) Designated Funds	0	0	0
Net Movement	1,848	1,848	-9,132
Creditors at year end	0	0	262
Charitable Funds b/f at 31.01.2024	27,845	27,845	36,715
Charitable Funds b/f at 31.01.2025	36,715	36,715	27,845
Designated /Restricted Funds			
Balances b/f at 31.01.2024	7,436	7,436	7,436
Designated in the Year	0	0	0
Designated Funds at 31.01.2025	7,436	7,436	7,436
Total of Charitable & Designated Funds c/f at 31.01.2025	44,151	44,151	35,281

BALANCE SHEET AS AT 31 JANUARY 2025

	Centre Account £	Total 2024/2025 £	Total 2023/2024 £
<u>Current Assets</u>			
<u>Debtors</u>	0	0	0
<u>Bank & Cash Balances</u>			
Deposit Account	18,000	18,000	18,000
Interest Bearing Cheque Account	0	0	0
Current Account – Lloyds Treasurers	20,319	20,319	17,208
Cash & Unpresented Cheques	73	73	73
Total current assets	38,392	38,392	35,281
<u>Creditors</u>			
2025/2026 Hiring Charges	0	0	0
2025/2026 Damage Deposits	0	0	0
Payroll Liabilities (2024/2025)	-508	-508	-106
	-508	-508	-106
Net Assets	37,884	37,884	35,175
<u>Funds</u>			
Designated 10	7,436	7,436	7,436
General Funds	30,448	30,448	27,845
Restricted	0	0	0
Total funds	37,884	37,884	35,281

NON-MONETARY ASSETS

Land and buildings used by the charity:

- a Joydens Wood Community Centre, Birchwood Drive, Wilmington, Kent DA2 7NE
(held in the name of the Charity Commission acting as holding trustees).
- b Fixed lease at £100 per annum – 6 months unexpired

Held for functional use by the charity:

- c Furniture and equipment for use at the Community Centre, as per inventory.
- d Equipment stored at the Community Centre for use at fund raising events, as per inventory.

Held for functional use - The cost of these has been written off in the Statement of Financial Activities over the years.

NOTES TO THE ACCOUNTS

- 1 Hall hire
- 2 KCC £700 Ground clearance: WPC £250 Landscaping
- 3 Carpet cleaner £300; Replacement UPS 10000va Unit for Shutter £594
- 4 £4,803 Landscaping: £1,116 Plumbing/Drainage: £348 Electrical works etc
- 5 Electrical £2,786; Gas/Heating £2,356; Water £304; Refuse £3,523
- 6 Building £506; Centre & Trustees £578
- 7 Fire Extinguishers; Defibrillators etc
- 8 Rent £100; Account Examination £240; Quickbooks/Payroll £677; Seasonal Gifts too staff £55; Website
- 9 Performing Rights & PPL £462
- 10 Reserved funds for redundancies; emergency works etc

Signed:

Victor R Austin

Honorary Treasurer

Date:

19/09/2025

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 January 2025
for
Joydens Wood Residents' Community Assoc

Latham Lambourne Ltd
18 Woodlands Park
Bexley
Kent
DA5 2EL

Contents of the Financial Statements
for the Year Ended 31 January 2025

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Report of the Trustees
for the Year Ended 31 January 2025

The trustees present their report with the financial statements of the charity for the year ended 31 January 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

To promote the benefit of the inhabitants of Joydens Wood Estate and the neighbourhood.

Significant activities

The charity runs with various affiliated sections. The majority of the income arises from the running of the community hall on the estate which is available for rent to all the sections, and the general public.

Public benefit

The charity operates for the benefit of the residents of Joydens Wood as defined in the constitution.

Volunteers

None of the trustees or other helpers are paid. The charity recognises that without all of these personnel it would not be able to operate effectively.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The trustees have recognised that, in order to continue to use the hall to the best effect, the hall has to be well maintained and occasionally significant improvements have to be made.

Fundraising activities

Income was received from lettings and interest.

FINANCIAL REVIEW

Financial position

The charity has achieved a small surplus in the year. The charity has designated £7,436 to cover potential redundancy costs etc, should the charity cease. The trustees emphasise that this is a reserve only and there is no expectation of this being required in the near or medium term.

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Principal funding sources

The majority of the funding for the charity comes from letting fees for the hall. All households who wish to be members of the Association have previously been charged a membership fee.

Small grants were received in the year towards the landscaping work done in the year.

Investment policy and objectives

Surplus funds are retained in bank deposits until used. The trustees seek to maximise the interest gained without subjecting the funds to any risk.

Reserves policy

The trustees have forecast the level of free reserves as three months expenditure. Whilst the current level of reserves may prove sufficient, it is the trustees' view that it is prudent to ensure that there are sufficient free reserves to provide financial flexibility.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

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

The charity is controlled by the constitution adopted 29 March 1985, as amended on 26 March 1996 and 27 June 2000.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

New trustees are requested at each AGM and voted in as appropriate.

Organisational structure

As well as the trustees, the charity is supported by 18 members representing clubs and other organisations. Day to day running of the hall is delegated to the Hall Management Committee.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

291737

Principal address

Trustees

V R Austin (resigned 15.4.25)
A E Newman (resigned 10.9.24)
R E Doucy (resigned 19.2.25)
Mrs C Parkes
K G Scott
Mrs D Gould
G L Glover
S Bahar (appointed 10.9.24)
B Garden (appointed 15.4.25)
M S Jones (appointed 19.2.25)
B Bahar (appointed 10.9.24)

Independent Examiner

Latham Lambourne Ltd
18 Woodlands Park
Bexley
Kent
DA5 2EL

Approved by order of the board of trustees on 3 November 2025 and signed on its behalf by:

V R Austin - Trustee

Independent examiner's report to the trustees of Joydens Wood Residents' Community Assoc

I report to the charity trustees on my examination of the accounts of Joydens Wood Residents' Community Assoc (the Trust) for the year ended 31 January 2025.

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 Act and in carrying out my examination I have followed all 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 Trust as required by Section 130 of the 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.

John Lambourne

Latham Lambourne Ltd
18 Woodlands Park
Bexley
Kent
DA5 2EL

3 November 2025

Joydens Wood Residents' Community Assoc

Statement of Financial Activities
for the Year Ended 31 January 2025

		31.1.25	31.1.24
		Unrestricted	Total
		funds	funds
		£	£
INCOME AND ENDOWMENTS FROM	Notes		
Donations and legacies		970	(1)
Other trading activities	2	43,670	38,812
Investment income	3	893	878
Total		45,533	39,689
EXPENDITURE ON			
Raising funds		-	18
Charitable activities			
Hall expenses		42,685	48,561
Total		42,685	48,579
NET INCOME/(EXPENDITURE)		2,848	(8,890)
RECONCILIATION OF FUNDS			
Total funds brought forward		35,173	44,063
TOTAL FUNDS CARRIED FORWARD		38,021	35,173

The notes form part of these financial statements

Joydens Wood Residents' Community Assoc

Balance Sheet
31 January 2025

	Notes	31.1.25 Unrestricted funds £	31.1.24 Total funds £
CURRENT ASSETS			
Cash at bank and in hand		38,729	35,279
CREDITORS			
Amounts falling due within one year	7	(708)	(106)
NET CURRENT ASSETS		38,021	35,173
TOTAL ASSETS LESS CURRENT LIABILITIES		38,021	35,173
NET ASSETS		38,021	35,173
FUNDS	9		
Unrestricted funds		38,021	35,173
TOTAL FUNDS		38,021	35,173

The financial statements were approved by the Board of Trustees and authorised for issue on 3 November 2025 and were signed on its behalf by:

V R Austin - Trustee

The notes form part of these financial statements

Notes to the Financial Statements
for the Year Ended 31 January 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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

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

2. OTHER TRADING ACTIVITIES

	31.1.25	31.1.24
	£	£
Fundraising events	131	296
Hall lettings	43,539	38,516
	<u>43,670</u>	<u>38,812</u>

Notes to the Financial Statements - continued
for the Year Ended 31 January 2025

3. INVESTMENT INCOME

	31.1.25	31.1.24
	£	£
Deposit account interest	893	878
	<u><u> </u></u>	<u><u> </u></u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 January 2025 nor for the year ended 31 January 2024.

Trustees' expenses

Trustees may be reimbursed expenses they have personally paid on behalf of the charity.

5. STAFF COSTS

The average monthly number of employees during the year was as follows:

	31.1.25	31.1.24
	4	4
Hall caretakers & cleaners	<u><u> </u></u>	<u><u> </u></u>

No employees received emoluments in excess of £60,000.

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	(1)
Other trading activities	38,812
Investment income	878
Total	<u><u>39,689</u></u>
EXPENDITURE ON	
Raising funds	18
Charitable activities	
Hall expenses	48,561
Total	<u><u>48,579</u></u>
NET INCOME/(EXPENDITURE)	(8,890)
RECONCILIATION OF FUNDS	
Total funds brought forward	44,063

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

Unrestricted
funds
£

TOTAL FUNDS CARRIED FORWARD

35,173

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

31.1.25

31.1.24

£

£

Taxation and social security

508

106

Other creditors

200

-

708

106

8. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

31.1.25

31.1.24

£

£

Within one year

-

100

Between one and five years

-

100

-

200

9. MOVEMENT IN FUNDS

	At 1.2.24 £	Net movement in funds £	At 31.1.25 £
Unrestricted funds			
General fund	16,353	-	16,353
Community Hall	18,820	2,848	21,668
	35,173	2,848	38,021
TOTAL FUNDS	35,173	2,848	38,021

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Community Hall	45,533	(42,685)	2,848
TOTAL FUNDS	45,533	(42,685)	2,848

9. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.2.23 £	Net movement in funds £	At 31.1.24 £
Unrestricted funds			
General fund	16,353	-	16,353
Community Hall	27,710	(8,890)	18,820
	<hr/>	<hr/>	<hr/>
	44,063	(8,890)	35,173
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>44,063</u>	<u>(8,890)</u>	<u>35,173</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Community Hall	39,689	(48,579)	(8,890)
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>39,689</u>	<u>(48,579)</u>	<u>(8,890)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.2.23 £	Net movement in funds £	At 31.1.25 £
Unrestricted funds			
General fund	16,353	-	16,353
Community Hall	27,710	(6,042)	21,668
	<hr/>	<hr/>	<hr/>
	44,063	(6,042)	38,021
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>44,063</u>	<u>(6,042)</u>	<u>38,021</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Community Hall	85,222	(91,264)	(6,042)
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>85,222</u>	<u>(91,264)</u>	<u>(6,042)</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 January 2025.