

EASTNEY AREA COMMUNITY ASSOCIATION



**ANNUAL REPORT AND INDEPENDENTLY EXAMINED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025**

**ANNUAL GENERAL MEETING:
27th November 2025**



EACA is committed to providing social, recreational and educational opportunities, without discrimination, for its friends and neighbours



Supported by Portsmouth City Council Registered Charity No. 292346

Annual Report and Independently Examined Financial Statements of Eastney Area Community Association for the year ended 31st March 2025

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2. INDEPENDENTLY EXAMINED FINANCIAL STATEMENTS OF THE ASSOCIATION

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST MARCH 2025

The trustees present their report with the financial statements of the charity for the year ended 31st March 2025. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number

292346

Address

Bransbury Park
Bransbury Road
Southsea
PO4 9SU

Contact Details

Telephone: 02392 864306

Email: eastneycc@gmail.com

Facebook: Eastney Community Centre

Trustees

Chair: Bridget Tregoning
Vice-Chair: --
Secretary: Paul Pritchard
Treasurer: Alan Gibbs
Steve Pitt
Julie Boulter (original EACA)
Marjorie Davies (original EACA)
Leslie Evers
Susan Heather
Angela Barnes
Sheila Porter
Cllr Nicholas Donnington

Staff

Centre Manager: Allison Udy (Joint MVCA)
Admin Assistants: Debbie Laycock
Kimberly Barrett (Joint MVCA)
Cleaners: Angela Needle
Sandra Gofton
Liz Smith

PCC Members' Appointed Representative

Cllr Peter Candlish

PCC Liaison Officer

Chris Richards

Independent Examiner

Mr Paul Tallack

Office Hours:

Monday to Friday 9.30am to 12.30pm

Bank

Lloyds Bank
Palmerston Road
Southsea

GOVERNANCE, STRUCTURE AND MANAGEMENT

Eastney Area Community Association (EACA) became a registered charity in 1985 and is registered as such in England under No. 292346. The charity is controlled by its governing document, a constitution, registered with the Charity Commission

Our charitable objects are as follows:

- (i) To promote the benefit of the inhabitants of the city of Portsmouth particularly the area of Eastney, Southsea and Milton and the neighbourhood without distinction of sex or of political, religious or other opinions, by associating together the local authorities, voluntary organisations and inhabitants in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants;
- (ii) To establish or to secure the establishment of a Community Centre and to maintain and manage, or to co-operate with any local statutory authority in the maintenance and management of such a centre for activities promoted by the Association and its constituent bodies in furtherance of the above objects

The Association is non-party in politics and non-sectarian in religion.

Although the building belongs to Portsmouth City Council, the Association is an independent community association and leases the building under a peppercorn rent. A Service Level Agreement is in place between Portsmouth City Council and the Association and states the terms and conditions of operation and who is responsible for what – for example the council maintain the building structure and provide support and advice to staff and volunteers and the Association maintains the interior and agrees to provide a broad and balanced programme to users.

The Association is managed by a volunteer management committee (trustees) that meets once a month and responsibilities include the health & safety of users, maintenance of the interior of the building, hiring policies, programme of activities, employment of staff and managing the finances. Trustees are elected following nomination and approval at the Annual General Meeting. A trustee induction pack has been produced and training is made available. At present, the Committee has 12 individuals made up of individual members and appointed representatives.

Since 1st February 2023, the trustees of Milton Village Community Association (MVCA) have joined the remaining trustees of EACA to help to continue to manage the Association. These trustees now manage both Associations, but the finances and charitable statuses of each Association remain independent for now. The Manager and clerical staff of MVCA now have additional hours, funded by EACA, to help run the centre.

The Charity's Trustees are responsible for the preparation of the accounts. The charity is entitled to exemption from Audit under section 145 of the Charities Act 2011, nevertheless an independent examiner's report is required.

The Trustees acknowledge their responsibilities for

- i) ensuring that the charity keeps proper accounting records in accordance with section 130 of the act.
- ii) preparing financial statements that give a true and fair view of the financial health of the charity at the end of the financial year and of its income and expenditure for the year.

Risk Management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The trustees have in place the necessary policies and procedures for the effective operation of the Association and have identified the following as potential risks to the long term sustainability:

- i) Introduction of rent payable for the building by the council
- ii) Increasing competition from nearby venues
- iii) Covid-19 and other infectious diseases
- iv) Untenable costs

ASSOCIATION ACTIVITIES

We have two members' groups remaining:

Tuesday Bingo Club

are a large group who meet weekly in the large hall on Tuesdays 1 pm – 2.45 pm for a weekly social game of bingo. Special events are put on at Easter and Christmas for the members.

Bransbury Art Group

are a small group that meets weekly in the small hall on Fridays 10.15 am – 11.45 am. Members paint their own individual pieces brought from home in a friendly social atmosphere.

In addition to the members' groups, there are regular groups who use the centre's facilities. These currently include:

- Connors' Toy Library
- Mixed Martial Arts
- Various Yoga Classes
- Dog Training
- BMX Flatland
- Beating the Blues
- Endeavour Twirl Team
- Various Pilates Classes
- W.I.
- Ska Choir
- Zumba/Zumba Gold
- Forro Dance
- Dog Training
- Private Dance Lessons
- Adult Kickboxing
- Wiggle & Giggle Toddler Group
- Diabetes Prevention Group
- Royal British Legion (Kit Bags Live On)

Eastney Area Community Association is a membership organisation. As at 01/11/2025 there were 66 members.

LICENCE HOLDERS

We are pleased that we have two Licence Holders based at Eastney Community Centre that both provide important services to our community; **Baby Sensory Hub** and **Pure Ground Bransbury Coffee Shop**. They can both operate up to 7 days a week, having permanent areas for their exclusive use at designated times by agreement. Both licence holders pay a fixed monthly fee to the centre and the licences are reviewed and renewable every year.

Baby Sensory Hub

The Baby Sensory Hub joined the centre in October 2019 and occupies the two first floor spaces, one spacious room above the studio and another room plus office space at the back of the centre, via a rear staircase. It offers a complete approach to learning and development for mums (& dads) and their babies with lots of activities including Reading Fairy, sleep sessions, music, dance, physical skills and sensory play plus, of course, lots of advice. The owner, Emily, and her staff, currently deliver the programme of 13 daytime classes per week over Tuesday to Friday with special events and activities during school holidays. The hub brings a lot of foot fall into the centre, many of whom, we are pleased to see, also enjoy other centre facilities/services, including the coffee shop and hiring the halls for birthday parties and celebrations. We look forward to continuing to work in partnership with this great community resource for many years to come.

Pure Ground Bransbury Coffee Shop

On 7th June 2023, the newly rejuvenated Pure Ground Bransbury Coffee Shop opened its doors. The coffee shop is open Monday to Saturday 0930-1430 through the summer and Monday to Friday 0930-1430 during the winter months, and offers outdoor as well as indoor seating. Originally, a limited menu of hot drinks, sandwiches, sausage rolls and assorted home-made cakes was offered but the menu is slowly expanding and now includes hot sandwiches and toasties, which have been well received. It continues to offer a welcoming, friendly space to enjoy a good quality cup of coffee and a bite to eat with friends, or before or after for those attending classes and group meetings at the centre, and we look forward to seeing its continuing development and success.

TRUSTEES' REPORTS

Statement from the Chair

The Community Centre, hosts a large number of groups, which are well attended, and once again, Eastney has had a good year. There have been plenty of new groups starting, including, most recently, Wiggle & Giggle for toddlers and Southsea Craft Club for children.

Birthday Parties are very popular, and the large hall is always in demand for these. We have also arranged joint functions for both Eastney and Milton, one of these being The Sea Shanty Men at Eastney, this was very popular, with Claire making a lovely selection of cakes. We've also held very successful Elvis nights and Jersey Nights and are looking forward to The Vagabonds, Abba Tribute and Motown Night as well as our regular, brilliant Christmas Fair, organised by Julie & her family, all held at Eastney. It is so nice to bring the Centres together.

Unfortunately, we've had another year of building issues with the roofs causing plenty of problems with leaks, damage and gutters overflowing. There is a capital bid in for new roofs, which we should hear if going ahead soon. The heating continues to work intermittently and the front main door is on its last legs, both of which PCC are monitoring. The problem of the stench around the studio stairs and in the baby sensory room upstairs hasn't be resolved but providing ozone generators for the upstairs room has helped. It seems that there might be a permanent stream of something under the building, which there doesn't seem to be much PCC can do about it, so it's a case of trying to mask the smell rather than cure it, at the moment.

I must thank Julie & Derek for all their hard work in painting the small hall and the meeting room, plus all the maintenance jobs they take care of. They also carry out the monthly H&S checks.

A big thank you also to Paul, our committee secretary, who now covers the office most Wednesdays when Debbie is on her day off, plus holidays & sickness. We would have really struggled in keeping the office open without Paul's help!

Which leads me to thank Debbie for maintaining the smooth running of the centre on a day to day basis, often as a lone worker.

Finally, Alli is confident that we can start the merger process of both Associations this coming year, to have one Association running two sites, which would enable us to streamline finances and admin.

Bridget Tregoning
Chair for EACA & MVCA

EACA Trustee Report

As a long-standing Trustee, I am pleased to report that this has been a successful year for Eastney Community Centre due to the continued support of Allison Udy and her team of Committee members at Milton Village Community Association. With their help and with the ongoing support of Portsmouth City Council and our local Councillors, the Centre has continued to thrive. The current Trustees thank all concerned for their time, effort, and expertise in taking us forward.

We would especially like to thank Alan Gibbs, Treasurer, for all the time and effort he and Allison have put into opening a new banking system and other actions that will hopefully support the amalgamation of our two Centres in the future. We will most definitely be stronger together.

Although inexperienced in Health and Safety issues, I have continued to report to the Committee, highlighting any issues that effect the safe use of the Centre. This is continually supported by Debbie Laycock, our Centre Co-ordinator, and her daily checks. This year we were happy to refresh the Small Hall to make it a pleasant room for groups and hirers. We are concerned about the deteriorating condition of the outside of the small hall, but understand this may be upgraded when the new Leisure Complex is built.

We would like to thank Patricia Dalton and Karen Young for continuing to run the Tuesday Bingo Club, always popular with their regular players and new members alike. Thanks also to Marjorie Davies who leads the enthusiastic Bransbury Arts Club on Friday mornings.

Huge thanks must also go to Debbie, who not only runs the office with all that that entails, but always has a friendly smile making the Centre a welcoming place. This year has seen many new groups joining our existing well-established programme of groups and activities and both halls remain popular for family celebrations. Having Milton Village supporting us has been such an advantage as prospective hirers get the choice of availability at the two Centres.

The Centre has continued with a lively programme of social events organized by Allison and her team and continue to look forward to future social events next year.

We are currently planning our Annual Christmas Fair in December, to welcome all ages to the Centre, to have fun, pick up a bargain, a cake, and a visit to Santa, while raising much needed funds to improve the facilities we have to offer

Thanks again to everyone involved with Eastney Community Centre and we look forward to an even more successful year ahead.

Julie Boulter, supported by Derek Boulter and her family.

Financial Review

Introduction

The day-to-day recording of income, the invoice and the payment of bills is carried out on site by the office staff and all records are passed on to the Treasurer who produces the monthly finance reports for the Committee. The Treasurer also prepares the accounts for the year end Independent Examination, and the subsequent Charity Commission submissions. These accounts contained in this pack have been independently examined, and the certificate to confirm this is attached.

Reserves Policy

The trustees have determined that there should be sufficient free reserves to allow an orderly winding up of the Community Centre should it ever be required, plus 3 to 6 months core expenditure to allow time for the trustees to work through any short term financial shocks, such as loss of income or, if the loss is permanent, to identify new sources of income or to implement appropriate cost reductions

The trustees have established that the winding up costs (redundancies, lease commitments, dilapidations and professional fees) would be in the region of £2K. Based on the accounts for the year ended 31 March 2025, 3 months core cost would amount to £16.5K and therefore 6 months would be around £33K. The trustee's aim is therefore to have between £18.5K and £35K of free reserves.

At 31 March 2025 the Community Centre had free reserves of £38.5K.

The level of free reserves is sufficient comply with the reserves policy.

No further action is required other than the regular monitoring of the financial health of the Community centre in the normal way

Performance & Achievements – Treasurer's Report

Please see the Financial Report enclosed in this pack

Alan Gibbs

Honorary Treasurer

Report of the Trustees agreed and signed on their behalf

B. Tregan

Signed

12/11/2025

Dated

Babba Tregan

Name

Chairman

Position

Eastney Area Community Association

Registered Charity 292346

Financial Report 2024/25

Introduction

The finances for the Association continued to stabilise during 2024/25.

During the year the Association undertook significant planned works both to upgrade the CCTV system and make improvements to the kitchen equipment at a total cost of £5.6k. These costs exceeded the day to day running surplus which resulted in the Association made a Deficit in the year of £5k (£1k Deficit) which reduces the total accumulated funds at the end of the year to £38k (£43.5k).

NB previous year's figures are in brackets for comparison

Independent Examination

The above accounts have been independently examined or audited, and the certificate to confirm this is attached.

Conclusion

The Net Reserves of the Association have decreased from £43.5k as at March 2024 to £38.5k as at March 2025; a decrease of £5k.

Thanks are due to Portsmouth City Council for its continued support of the Association; and my personal thanks go to Allison; her staff; and my fellow Committee members for all their help and support during the year

Alan Gibbs

Honorary Treasurer EACA

Eastney Area Community Association
Income and Expenditure Account for the year ended 31 March 2025

| Incoming Resources | Notes | 31/03/24 | 31/03/24 | 31/03/25 | 31/03/25 |
|---------------------------------------|--------------|-----------------|------------------|-----------------|------------------|
| Main Account | | | | | |
| Rental Income/ Membership Fees | | 54,065.74 | | 55,596.84 | |
| Sundry | | 911.00 | | 321.00 | |
| Café Income | | 3,000.00 | | 4,800.00 | |
| Grants etc | | 1,500.00 | | 0.00 | |
| Total Income | | | 59,476.74 | | 60,717.84 |
| Resources Expended | | | | | |
| Main Account | | | | | |
| Salaries etc | | 25,230.68 | | 24,287.30 | |
| Management Fee | | 13,895.71 | | 15,183.89 | |
| Premises Costs | | | | | |
| Electricity | | 6,235.47 | | 9,677.29 | |
| Services | | 951.64 | | 1,931.84 | |
| PCC Rates | | 434.93 | | 270.40 | |
| Refuse & Cleaning costs | | 4,132.85 | | 4,025.95 | |
| Office Costs | | | | | |
| Office Supplies & Publicity | | 1,897.25 | | 1,858.66 | |
| Broadband Etc | | 558.65 | | 505.04 | |
| Insurance | | 482.64 | | 494.71 | |
| Repairs & Renewals | | 448.59 | | 473.87 | |
| Miscellaneous | | 2,395.30 | | 1,357.22 | |
| CCTV Upgrade | | 0.00 | | 4,540.00 | |
| New Oven | | 0.00 | | 1,083.66 | |
| Recovery Costs | | 3,814.51 | | 0.00 | |
| Total Expenditure | | | 60,478.22 | | 65,689.83 |
| Surplus/(Deficit) for the year | | | -1,001.48 | | -4,971.99 |

Eastney Area Community Association
Balance Sheet as at 31 March 2025

| | Notes | 31/03/24 | 31/03/24 | 31/03/25 | 31/03/25 |
|--|-------|------------------|------------------|------------------|------------------|
| Non current assets | | | 0.00 | | 0.00 |
| | | | 0.00 | | 0.00 |
| Current assets | | | | | |
| Bank - Old | 2 | 21,642.78 | | 6,823.99 | |
| Bank -New | 2 | 0.00 | | 12,946.77 | |
| NSI Account | | 20,988.64 | | 20,988.64 | |
| Debtors and Prepayments | | 4,455.07 | | 1,271.15 | |
| Accruals | | 0.00 | | 0.00 | |
| | | <u>47,086.49</u> | | <u>42,030.55</u> | |
| Current Liabilities | | | | | |
| Creditors | | 3,595.75 | | 3,511.80 | |
| Accruals | | 0.00 | | 0.00 | |
| Third Party income | | 0.00 | | 0.00 | |
| Receipts in advance | | 0.00 | | 0.00 | |
| | | <u>3,595.75</u> | | <u>3,511.80</u> | |
| Current Assets less Current Liabilities | | | 43,490.74 | | 38,518.75 |
| Total Assets | | | <u>43,490.74</u> | | <u>38,518.75</u> |
| Financed By: | | | | | |
| Accumulated Fund Main Account | 3 | | 44,492.22 | | 43,490.74 |
| Surplus/(deficit) | 3 | | -1,001.48 | | -4,971.99 |
| Balance C/F | 3 | | <u>43,490.74</u> | | <u>38,518.75</u> |

Eastney Area Community Association
Notes to the Accounts

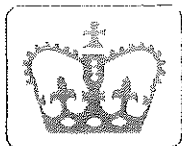
1 Accounting policies

These accounts have been prepared in accordance with the Statement of recommended practice (SORP) for Charities and the Charities Act 2011.

| 2 Financial Instruments | 31/03/24 | 31/03/25 |
|--------------------------------|------------------|------------------|
| Lloyds Bank Account - Old | 21,642.78 | 6,823.99 |
| Lloyds Bank Account - New | 0.00 | 12,946.77 |
| NSI Account | 20,988.64 | 20,988.64 |
| Debtors and Prepayments | 4,455.07 | 1,271.15 |
| Creditors | -3,595.75 | -3,511.80 |
| | <u>43,490.74</u> | <u>38,518.75</u> |
| | 0.00 | 0.00 |

3 Statement of Movement in Reserves

| | Total |
|--------------------------------|------------------|
| Balance as at 1/4/23 | 44,492.22 |
| Surplus/(deficit) for the year | <u>-1,001.48</u> |
| Balance as at 31/3/24 | 43,490.74 |
| Balance as at 1/4/24 | 43,490.74 |
| Surplus/(deficit) for the year | <u>-4,971.99</u> |
| Balance as at 31/3/25 | 38,518.75 |



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's
report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

EASTNEY AREA COMMUNITY ASSOCIATION

On accounts for the year
ended

31st MARCH 2025

Charity no
(if any)

292346

Set out on pages

AS ENCLOSED

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

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 (other than that disclosed below *) 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.

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

Signed:

Paul Tallack

Date:

23 03 25

Name:

PAUL TALLACK

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

Address:

15 WILTON PARK AVENUE

SOUTHSEA HAMPTON

PO14 8 103

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.