



JAMES JOHNSON & CO
(ACCOUNTANTS) LTD

Gaywood Community Centre
Gaywood Hall Drive
Kings Lynn
Norfolk PE30 4EE

18 March 2026

Dear Adrienne,

Please find enclosed the Annual Report for the year ending 31 December 2025.

We have examined the report and the financial activities for the year in question and in our opinion, they can be: -

Certified as correct from information and records supplied
by Adrienne Dickens and by whom the accounts are signed;

Signed:

Date: 18 March 2026

Yours truly,

James Johnson & Co Limited

Accountants & Tax Advisors
7 Peddars Drive
Hunstanton
Norfolk PE36 6HF

Encl.



James Johnson & Co (Accountancy) Limited

7, Peddars Drive
Hunstanton, Norfolk, PE36 6HF
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GB 122838421

Invoice To

Gaywood Community Centre
Gaywood Community Centre
Gaywood Hall Drive
Kings Lynn
Norfolk
PE30 4EE

Customer

Gaywood Community Centre (GAYWOODC)

Invoice Number

SI-25403

Invoice Date

18/03/2026

Due Date

01/04/2026

Description	Net	% VAT	VAT	Total
For certifying the accountants report as correct after examining the information supplied by the client.	120.00	20.00	24.00	144.00

VAT Rate**Net****VAT**

Standard 20.00% (20.00%)

£120.00

£24.00

Total Net

120.00

Total VAT

24.00

Total

£144.00

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Registered in England and Wales No. 05981654

Registered Address 7, Peddars Drive, Hunstanton, Norfolk, PE36 6HF, United Kingdom

BACS payments to - James Johnson & Co (Accountancy) Limited
Sort Code 20-46-65 A/c Number - 33483797

If paying by cheque please make payable to -



Gaywood Community Centre

Gaywood Hall Drive King's Lynn, Norfolk, PE30 4EE

Email: gaywoodcommunitycentre@gmail.com

Mob: 07834 700285

ANNUAL REPORT

AND

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDING

31st DECEMBER 2025



Gaywood Community Centre

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GAYWOOD COMMUNITY CENTRE

Management Committee Report for the year ending 31st December 2023

The Management Committee present their report for the year ending December 2023

The Members of the Management Committee during the year and their appointing body.

Adrienne Dickens	– Chairperson	Elected 16 th October 2017
Jeanette Bramham	– Vice Chairperson	Elected 4 th March 2018 - role change 2021
Keryn Middleton	– Secretary	Elected 16 th October 2017
Robert Dickens	– Treasurer	Elected 4 th March 2019
Kerrie Toll	– Media and Projects	Elected 4 th March 2019
Denise Mansell	– Assist. Secretary	Elected 16 th October 2017 - role change 2021
Louise Sutton	– Bookings Administrator	Elected
Sue Morrison	– Committee Member	Elected 5 th April 2018
Marilyn Johnson	– Committee Member	Elected 4 th March 2020
Vicky Fox	– Committee Member	Elected 4 th March 2023
Lisa Clare	– Committee Member	Elected 14 th October 2023
Krystal McCalmont	– Committee Member	Elected 14 th October 2023
Kirsty Hansell	– Committee Member	Elected
Elizabeth Goldsmith	– Committee Member	Elected 4 th March 2019
Dee Smith	– Nonvoting volunteer	
Diane Langridge	– Nonvoting volunteer	
Bill Maddison	– Nonvoting volunteer	
Marc Smith	– Nonvoting volunteer	
Craig Woolmer	– Nonvoting volunteer	
Livvy Toll	– Nonvoting volunteer	
Gemma Dowlen	– Nonvoting volunteer	
Beverley Merritt	– Nonvoting volunteer	
Karl Meritt	– Nonvoting volunteer	

The Management Committee members are elected or appointed on a triennial basis with the officers being elected from the Membership of the Management Committee.

The Annual General Meeting will normally be held in February/March or as soon as is reasonably possible.

The Charity is duly Constituted and Registered with the Charity Commission Reg. No. 303991.

The Address of the Charity is: Gaywood Hall Drive (opp. Gaywood Cemetery), King's Lynn, Norfolk, PE30 4EE.

Registered Charity Number 303991



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OBJECTS, ORGANISATION AND ACTIVITIES

The Charity is established to promote the benefits of the inhabitants of the areas of Gaywood, Fairstead and the surrounding district without any distinction of sex, race, colour, political, religious or other opinions, by associating the Local Authorities, voluntary organisations and inhabitants, in a common effort to advance education and to provide facilities in the interest of the social welfare for recreation and leisure time occupation, with the object of improving the conditions of life for the said inhabitants.

In furtherance of the above objects, to provide facilities for use by the Community at the premises known as The Gaywood Community Centre and to allow for hire of such facilities, to provide an income to adequately maintain such premises.

The Charity is organised as an Independent Association of local residents with a Managing Committee comprising of elected and nominated members. Activities include not only the provision of premises for the use by the general public but also provides premises for its own fund-raising activities. We have a variety of groups using the Centre on a regular basis, including the Pavilion coffee shop, U3A, dance groups and a mum and baby group, as well as functions held throughout the year, such as Bingo, Fairs, Boot Sales and Quiz's. We also allow a couple of Charity groups Parkinsons and Your Choir to have the hall free for their base as it helps the community. Members of the public use the hall for singing, birthdays young and old, wedding receptions and parties etc.

REVIEW OF PROGRESS AND ACHIEVEMENT IN 2024

Although we have had the main hall refurbished in 2023, the sprung dance floor and the stage area, which is the main part of the hall the community centre is popular for, was refurbished in 2024, this cost in the region of £20,000 and partially came from funding G WATLING and remaining from our own funds raised.

We were very pleased to be able to extend the children's Gaywood Play Park in 2024 as we received a grant for £50,000 from CIL and matched by the Gaywood Community Centre internally raised funds, the park was such a success last year that it was getting a little overcrowded and we also needed to cater for the older children, so we worked with Flights of Fantasy again to add some extra equipment.

The parents and children in the community and those that attend the children's groups hiring The Hall really benefit from the Play Park and Coffee Shop it gives them all a hub to meet.

Due to the Community Centre hosting more wedding receptions and parties, having discos and bands whilst we are in a location where there are housing estates, we had to have a noise meter fitted to ensure we weren't creating a nuisance, this cost us £2000 including electricians to fit.

The hall has its own internal bar which is one of our biggest money makers with this in mind we felt we should give it a bit of a spruce up so we had the floor (which had been a trip hazard) replaced also as we can't sell beer on draft we needed another cooler for the cans and bottles to be able to keep everything cool enough.

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We had decided in 2025 to try to get something done about the parking around the Community Centre but we were turned down on planning permission by the council so with the funds we had saved for this we had to look into what was next most important to the community that used the hall, one of the most consistent complaints is that the hall gets too hot and although we have ceiling fans that only circulates the warm air so after pushing to raise more money from our internal events like bingo we managed to raise enough to have air conditioning installed in December 2025 in the main hall, this was a big achievement for our community because they all knew this wasn't from grants or external funding it was from monies raised by themselves.

PLANS FOR 2026

The hall is badly short on storage so would like to have the existing store extended to meet with the back kitchen as this is dead space. We will need to gain planning permission for this works, but we aim to raise this money internally around £30,000 would be needed.

We would still dearly like to replace all the chairs we have (around 200), as they are aging now with many becoming unsafe so being taken out of circulation and others looking very tatty. We bought some new tables in 2018 but feel we could ideally do with another 10 plus a holding trolley. This was something we had wanted to do in 2020 but with very little money coming into The Hall we couldn't justify this expense also until we gain enough storage areas for these it won't be possible.

The Charity acknowledges the invaluable help of our Management Committee and all volunteers that help run the Community Centre and have given their spare time to help with the refurbishment.

FINANCES

The Charity bankers are Barclays Business Centre, High Street, Kings Lynn, Norfolk

The independent examiner is James Johnson & Co (Accountancy) Ltd, 7 Peddars Drive, Hunstanton Kings Lynn Norfolk PE36 6HF

Signed: Adrienne Dickens

Name: Adrienne Dickens

On behalf of the Management Committee

Date: 31/01/2026



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FINANCES

INCOMING RESOURCES	NOTES	UNRESTRICTED FUNDS	RESTRICTED FUNDS	2025	2024
Savings/Grants /Funding/Loans	4	0.00	£54,585.24	£54,585.24 ✓	£110,077.79
Hire of Halls		£25,709.22	0.00	£25,709.22 ✓	£27,742.25
Car Boot/Bar/Bingo/Other		£121,743.77	0.00	£121,743.77 ✓	£114,692.89
Utilities (and back charge pavilion coffee house)		£5,028.69	0.00	£5,028.69 ✓	£8,938.64
Petty Cash		0.00	0.00	0.00	0.00
Total Incoming Resources				£207,066.92 ✓	£261,451.57
RESOURCES EXPENDED				2025	2024
Grants /Funding Transfers				£69,200.00 ✓	£66,500.00
Refurbs and Maintenance	5			£35,145.53 ✓	£56,374.01
Loan Repayments	4			£3,084.31 ✓	£5,959.43
Utilities				£28,989.21 ✓	£30,384.42
Car Boot/Bar/Bingo/Other				£66,901.47 ✓	£98,300.06
Deposit Returns				£3,075.00 ✓	£4,048.00
Total Resources Expended				£206,395.52 ✓	£261,565.92

GAYWOOD COMMUNITY CENTRE				
BALANCE SHEET AS AT 31st DECEMBER 2025				
FIXED ASSETS	NOTES		2025	2024
Building	2		£608,682.00	£608,682.00
Tangible Assets			£	£ -
CURRENT ASSETS	NOTES		2025	2024
Balances at Bank:				
Current Account 1 (General)			£2,077.32 ✓	£1,403.92
Current Account 2 (Grants/Savings)			£28,923.39 ✓	£14,036.96
Current Account 3 (Carboot Savings)			£ 244.73 ✓	£ 170.19
OUTSTANDING LOANS	NOTES		2025	2024
Council Loan	4		£0.00	£990.00
Loan from Barclays Bank			£1,500.00	£4,106.23
Outstanding Loans			£1,500.00	£5,096.23

Registered Charity Number 303991



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GAYWOOD COMMUNITY CENTRE	
Notes to the Accountant for the year ending 31st December 2025	
1. Accounting Policies - General	
These accounts have been prepared under the historic cost's convention and in accordance with applicable accounting standards and the Statement of Recommended Practices on Accounting by Charities	
2. Fixed Asset	
Building (cost recalculated for Insurance purposes)	£ 608,682.00
Tangible Assets used by the Charity	Furniture and Equipment
Charge for the year	£ -
At 31.12.2025	£ -

GAYWOOD COMMUNITY CENTRE		
Notes to the Accountant for the year ending 31st December 2025		
3. Summary of Net Assets by Funds		
Fixed Asset		
Buildings Insured		608,682.00
4. Donations, Grants and Loans		
	2025	2024
	£0.00	£0.00
	£0.00	£2,000
	£0.00	£50,000
Donations	£0.00	£0.00
Historic debt - Council Loan	£0.00	£2,800.00
Loan from Barclays Bank	£1,500.00	£7,265.66
5. Repairs and Renewals carried out throughout the year		
	£35,145.53	£56,374.01