CANN HALL DEEN & EDUCATION TRUST

Registered Charity

Financial Statements

For the year ended

31st December 2025

Charity number: 1139523

CANN HALL DEEN & EDUCATION TRUST

Year Ended 31st December 2025

Registered Charity Number: 1139523

Principal address:

145 Cann Hall Road
London
E11 3NJ

Trustees:

Shafi Syed
Shahana Khatun
Muhammed Saefur Rahman
Abdul Wahid
Afzal Akbar Shaikh

Governing document

The organisation is operated under the rules of its trust deed.

Bankers:
NatWest
694 High Road
Leytonstone
London
E11 3BA

Independent Examiner and Accountant:
TACTS Accountant
Chartered Certified Accountant
61 Fountains Crescent
Southgate
London, N14 6BD

CANN HALL DEEN & EDUCATION TRUST

FINANCIAL STATEMENTS FOR THE YEAR

31st December 2025

Contents **Pages**

Trustees Report	4
Independent Examiner's Report	6
Income & Expenditure	7
Balance Sheet	8
Notes to the accounts	9

CANN HALL DEEN & EDUCATION TRUST

Report of the Trustees for the period ended 31st December 2025

The trustees are pleased to present their annual directors' report for the year ending 31st December 2025.

The financial statements comply with the Charities Act 2011, the Constitution, and 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 2015).

Achievements
Cann Hall Deen and Education Trust (Charity No: 1139523) has made progress with the local planning bodies to inaugurate a local Mosque to serve the local Muslim residents. Having acquired enough funds to initiate building works, the Trust has deployed a phased approach to the project with focus on sustainability, development and progress. To date the following works have been completed or are in progress towards completion:

Second floor	First phase of the flat completion is done. This is being rented out now to generate income to sustain the Mosque.
First floor	Full refurbishment of classrooms, meeting rooms, kitchenette and toilets with the intended use of the area to accommodate educational facilities, community use and meeting rooms. Second phase is underway to complete the Hall.
Ground floor	Complete refurbishment to create the open space for daily prayers with allocated lobby via the main entrance with wheelchair access together with wash / toilet facilities. Work in progress is ongoing.

We also organised Educational and Pilgrimage trip 'Umrah' for members.

Charitable objects

1. To advance the Islamic religion for the benefit of the public particularly but not exclusively through the holding of prayer meetings, lectures and public celebration of religious festivals;

2. To advance education, including education in the Islamic religion, and other subjects, for the benefit of the public;

3. To provide or assist in the provision of facilities in the interests of social welfare for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age infirmity or disability, financial hardship or social circumstances with the object of improving their conditions of life;

4. Such other charitable purposes for the public benefit as are exclusively charitable according to the laws of England and Wales as the trustees may from time to time determine.

Risk Management
The trustees have a risk management strategy which comprises:
● an annual review of the principal risks and uncertainties that the charity undertakes.
● the establishment of policies, systems and procedures to mitigate those risks identified in the annual review; and
● the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

The Trustees constantly review risks relevant to the charity. Any risks identified are reported to the Trustees and decisions made on how to minimise risk.

Reserves policy and going concern
The Board has assessed the charity's requirements for reserves in the light of the main risks to the organisation. As a result, the Board has approved a policy whereby the unrestricted funds not committed, should be held in reserve and maintained at a level which ensures that Cann Hall Deen and Education Trust's core activity could continue during a period of unforeseen difficulty. The target reserve amount represents at least 6 months' (26 weeks) expenditure and will be reviewed annually.

Finance and Fundraising
We are grateful for the ongoing support from our member's contributions and interest free loan which help the sustenance of the organisation.

Our volunteers
The mosque relies a lot on voluntary help. Around 28 volunteers assisted us in this financial year. We wish to thank our volunteers for their loyal support and contribution.

Future plans
In 2026, we plan to continue our activities. We are also actively recruiting volunteers to strengthen our management and administration. We plan to run educational trips, children's classes and youth activities & sports to tackle isolation and improve education, Food Bank, Emergency relief, health and wellbeing.

Trustees and their responsibilities
Charity trustees are the people who serve on the governing body of a charity. They may be known as trustees, directors, board members, governors or committee members. The principles and main duties are the same in all cases.
Trustees have, and must accept, ultimate responsibility for directing the affairs of a charity, and ensuring that it is solvent, well-run, and meeting the needs for which it has been set up.

We would like to thank all our volunteers and all our service users who have given their energy and commitment to achieve Cann Hall Deen & Education Trust's objectives. We would also like to thank all our funders for their support.

Signed on behalf of the trustees

Mr Shafi Syed
Date: 29/10/2026

Independent examiner’s report to the trustees of Cann Hall Deen & Education Trust

I report on the accounts of the charity for the year ended 31st December 2025, which are set out on pages 7 to 12.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Date: 29/10/2026

Chartered Certified Accountant
TACTS Accountant, 61 Fountains Crescent, London N14 6BD

CANN HALL DEEN & EDUCATION TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR THE PERIOD ENDED 31 DECEMBER 2025

	Unrestricted Funds	Restricted Funds	Total Funds 2025	Total Funds 2024
INCOMING RESOURCES	£	£	£	£
Incoming resources from generated funds:				
Donations	194,495	-	194,495	191,587
Investment Income	51	-	51	114
Activities for generating funds:				
Rental income	23,174	-	23,174	50,019
Other income	49,683	-	49,683	82,630
TOTAL INCOMING RESOURCES	**267,403**	**-**	**267,403**	**324,351**
RESOURCES EXPENDED				
Raising Funds	4,407	-	4,407	6,181
Charitable Activities (See Note 15)	263,231	-	263,231	252,981
TOTAL RESOURCES EXPENDED	**267,638**	**-**	**267,638**	**259,162**
Net incomings/ (Outgoings)	**(235)**	**-**	**(235)**	**65,189**
TOTAL FUNDS BROUGHT FORWARD	**249,621**	**-**	**249,621**	**184,432**
TOTAL FUNDS CARRIED FORWARD	**249,386**	**-**	**249,386**	**249,621**

There were no recognised gains or losses for the above period other than those shown in the statement of financial activities for the above financial year. All incoming resources and resources expended are derived from continuing activities.

(The notes attached form part of these financial statements.)

CANN HALL DEEN & EDUCATION TRUST

BALANCE SHEET AS AT 31 DECEMBER 2025

	Notes	2025 £	2024 £
Fixed Assets:			
Tangible fixed assets	(14)	825,702	825,702
Current Assets:			
Debtor	(13)	-	7,000
Cash at bank		14,464	13,795
Current Liabilities:			
Falling due within one year			
Creditors and accruals	(12)	875	1,935
Falling due within after more than one year	(12)	589,905	594,941
Net Assets / (Liabilities)		**249,386**	**249,621**
As represented by:			
Restricted Fund		-	-
Unrestricted funds		249,386	249,621
Total Funds		**249,386**	**249,621**

The accounts were approved by the Trustees on 29/10/2026 and signed on their behalf by: -

…….....
Shafi Syed
Trustee/Chair

CANN HALL DEEN & EDUCATION TRUST
YEAR ENDED 31ST DECEMBER 2025

Notes to the accounts

1. Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a) Basis of preparation

The financial statements have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). Cann Hall Deen & Education Trust 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).

b) Preparation of the accounts on a going concern basis

The Charity trustees are of the view that measures taken subsequent to the year-end to reduce operating costs and increased fundraising, have secured the immediate future of the Charity for the next 12 to 18 months and that on this basis the charity is a going concern.

2. Cash Flow Statement

The trustees have taken advantage of the exemption in Financial Reporting Standard No 1 (revised) from including a cash flow statement in the financial statements on the grounds that the charity is small.

3. Income

All incoming resources are included in the Income and Expenditure account when the organisation is legally entitled to the income and the amount can be quantified with reasonable accuracy.

4. Resource Expended

All expenditure is accounted for on accrual basis and has been included under expenses categories that aggregate all costs for allocation to activities.

5. Taxation
Cann Hall Deen & Education Trust is a registered charity and is not liable for corporation tax on its income under section 505 of the Income and Corporation Taxes Act 1988 to the extent that it is applied to its charitable activities.

6. Fund Accounting
Fund accounting unrestricted funds are available to spend on activities that further any of the purposes of charity.

7. Support Cost
Allocation of support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back-office costs, finance, personnel, and governance costs which support the Charity activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities. The bases on which support costs have been allocated are set out in note 16.

8. Pension costs and other post-retirement benefits
Cann Hall Deen & Education Trust has no pension cost and staging date for compulsory requirement is next year. The charity has taken steps in ensuring it meets its compliance requirement towards the Pension Regulator.

9. Tangible fixed assets
Fixed assets are stated at cost less accumulated depreciation.
Depreciation is provided to write off the cost, of all fixed assets over their expected useful life as follows: -

Equipment - 33.33% straight line

Freehold Property is included in the balance sheet at their historical value.

10. Staff Costs

The total Staff Costs on payroll for the year was £34,355 (£19,985 in year 2024) including Tax and National Insurance Contributions. Average of 5 part-time staff was employed during this financial year (4 part-time in year 2024)

None of the employees received emoluments in excess of £60,000 in the year or the previous year.

Trustees are not remunerated.

The organisation had 5 self-employed staff.

11. Status
Cann Hall Deen & Education Trust is a registered charity.

12. Creditors & Accruals

	2025	2024
	£	£
Interest free Loan – 'Qard Hasan' (Long Term)	566,623	571,943
Other Loan (Long Term) -BBL	23,282	22,998
Independent Examiner's fee (Accrual)	875	875
HM Revenue & Customs	-	1,060
	590,780	**596,876**

Included in long term creditors are a loan from Euro Quality Charitable Trust (EQCT) and the BBL loan Government initiative.
The EQCT loan has been provided on a "Diminishing Mushaarakah" basis and is repayable over 15 years. To date, £129,783 has been repaid and a balance of £164,217 (294,000-129,783) is left to be repaid on that loan.
The remainder are from individual members as 'Qard Hasan' contribution (interest free loan).

13. Debtors

	2025	2024
	£	£
Enfield Deen & Education Trust	-	7,000
	-	**7,000**

14. Fixed Assets

	Freehold Property	Equipment	Total
COST	£	£	£
At Cost	686,053		686,053
Additions 2015	82,953		82,953
Additions 2016	32,696		32,696
Additions 2018	24,000		24,000
Disposals			
At Cost	825,702		825,702
DEPRECIATION			
Balance b/f as at 1 Jan 2025			
Charge for the year			
Charge on disposal			
Balance c/f as at 31 Dec 2025	-		-
Net Book Value			
As at 31 Dec 2025	**825,702**		**825,702**
As at 31 Dec 2024	825,702		825,702

15. Charitable Activities

	Unrestricted Funds	Restricted Funds	Total Funds 2025	Total Funds 2024
	£	£	£	£
Staff and Sessional Worker	55,176	-	**55,176**	44,367
Accountancy fees	875	-	**875**	875
Consultancy & professional fees	30,402	-	**30,402**	36,755
Building works & maintenance	77,528	-	**77,528**	65,193
Insurance	3,393	-	**3,393**	2,000
Publicity & memberships	1,110	-	**1,110**	14,205
Food, emergency & poverty relief	33,869	-	**33,869**	44,133
Trip, educational and activities	32,859	-	**32,859**	14,917
Volunteer training and expenses	2,722	-	**2,722**	5,187
Utilities	11,388	-	**11,388**	13,027
General running & office expense	13,910	-	**13,910**	12,322
Total Charitable Activities	**263,231**		**263,231**	**252,981**

16. Support and Governance Costs

	General Support, £	Governance, £	Total, £
Accountant fees	-	875	**875**
Consultancy & professional fee	30,402	-	**30,402**
Insurance	-	3,393	**3,393**
Utilities	11,388	-	**11,388**
Office running costs	13,494	416	**13,910**
Total	**55,283**	**4,684**	**59,968**

17. Movement in Funds

	Unrestricted funds	Restricted funds	Total
	£	£	£
At 1st January 2024	249,621	-	**249,621**
Surplus/(Deficit) for the year	(235)	-	**(235)**
At 31st December 2025	**249,386**	**-**	**249,386**

18. Net Assets Between Funds

	Unrestricted funds	Restricted funds	Total Funds
	£	£	£
Fixed Assets	825,702	-	825,702
Current Assets	14,464	-	14,464
Current Liabilities	(875)	-	(875)
Long Term Liabilities	(589,905)	-	(589,905)
Net Assets as at 31st Dec 2025	**249,386**	**-**	**249,386**