THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

Company number: 07458912
Charity Registration Number: 1148931

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(A COMPANY LIMITED BY GUARANTEE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

CONTENTS **Page**

Company Information and Trustees report	2
Independent Examiners Report	11
Income & Expenditure Account	12
Balance Sheet	14
Notes to the accounts	15

Boiler House Spaces - Trustees' Annual Report 2025

For the year ended 31 December 2025 · Company number 07458912 · Charity number 1148931

Reference and administrative details

The board of directors/trustees presents its report and the financial statements for the year ended 31 December 2025. The report also serves as the directors' report required by the Companies Act 2006.

Item	Detail
Registered name	The Boiler House Community Space
Working name	Boiler House Spaces
Company number	07458912
Charity number	1148931
Registered office	The Boiler House, George Downing Estate, Cazenove Road, Stoke Newington, London N16 6BE
Independent examiner and accountants	Lewis Curtis Ltd, Chartered Accountants, 10 Durham Avenue, Romford RM2 6JS
Bankers	The Co-operative Bank, PO Box 250, Skelmersdale WN8 6WT
Chief Executive	Isis Amlak (from July 2025); Mark Lister, Interim Chief Executive (until July 2025)

Trustees (who are also the company's directors) serving during 2025 and up to the date of approval:

Trustee	Appointed / resigned
Abigail Gilbert	Served throughout
Eleanor Faith Wright	Resigned 20 August 2025
Margaret Greer	Served throughout
Jasvir Grewal	Resigned 25 March 2025
Richard Holman	Appointed 1 April 2025

The charity does not have a standing chair; trustees chair board meetings in rotation.

Objectives and activities

Charitable objects

The charity's objects, as set out in its Articles of Association, are:

1. To promote the benefit of the inhabitants of Stoke Newington, Stamford Hill, Hackney and the surrounding community without distinction of sex, sexual orientation, age, disability, nationality, race or of political, religious or other opinions, by associating together the said inhabitants and the

statutory authorities, voluntary and other organisations 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.

2. To establish, or secure the establishment of, a community centre and to maintain and manage the same (whether alone or in co-operation with any statutory authority or other person or body) in furtherance of the objects.

3. To promote such other charitable purposes as may from time to time be determined.

The charity is non-party in politics and non-sectarian in religion. Its area of benefit is Stoke Newington, Stamford Hill, Hackney and the neighbourhood defined by its community users.

Who we are and how we work

Boiler House Spaces is a Hackney community charity, set up by two local women in 2010. We provide and activate spaces for local people, enabling happier, healthier, more connected communities, and our unifying principle is community participation. Our spaces are welcoming and open to everyone who needs them. They are places to meet, get support and take part.

In the government's 2025 deprivation data Hackney is the most deprived borough in London, with over 40% of residents income-deprived and the poorest health outcomes in the capital. These pressures fall hardest on families with children, on Black and minority ethnic households, and on those in insecure housing. 64% of Hackney children live in income-deprived households, the second-highest rate in England (English Indices of Deprivation 2025), and 9.2% of adults in City and Hackney feel lonely often or always, against 6.8% nationally (Hackney Pharmaceutical Needs Assessment 2025–2028). Food insecurity is acute: in 2025 Hackney Foodbank supported more than 7,200 people with the equivalent of over 300,000 meals, demand was 300% higher than in 2019, and around two-thirds of its emergency food went to families with children (Hackney Foodbank, 2026). It is also a community rich in talent. People who use our spaces shape what happens in them: they share what they know, run activities and work together on the things that matter locally.

We do this in three ways:

1. We run services and activities with local people, led by staff and volunteers.

2. We give local groups and individuals the space, guidance and support to run their own programmes, classes, events and services, alone or with us.

3. We offer our spaces for hire to local people and groups at affordable rates.

In 2025 the charity managed two community centres on Hackney estates: the Boiler House, at the base of a tower block on the 230-home George Downing Estate in Cazenove ward, Stoke Newington N16; and Myddleton Grange

Community Centre, serving residents in Brownswood and Woodberry Down wards, N4.

Public benefit

The trustees confirm that they have had regard to the Charity Commission's guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities. Our services are open to all local people. Good Place pantry visits cost a £2 booking fee per person, space hire is offered at affordable rates, and the new MUGA is free for the community to use. The benefits are set out under Achievements and performance below.

Achievements and performance

2025 was a year of consolidation. The charity focused both centres on open community use, kept the Good Place pantry running every week, agreed a refreshed vision and strategy, completed the new Multi-Use Games Area on the George Downing Estate, and began work on the community garden, giving residents more places close to home to meet and take part.

The Good Place community pantry

The pantry, at the Boiler House since the end of 2023, lets members choose their own food and household essentials at a booked slot, over tea, coffee and conversation with the team and other members. It also offers volunteering opportunities and wraparound support, linking members to local services for benefits, health and housing.

- A regular 30–35 people used the pantry each week, each receiving around £30–40 of food and essentials per visit. Over the year, 1,325 pantry visits were booked by around 134 different people. The pantry reaches well beyond the estate: nearly nine in ten bookings came from people who are not Southern Housing residents, and word of mouth was the most common way new members heard about it.
- Members booked weekly slots for a £2 booking fee per person, keeping the pantry affordable while reducing no-shows.
- Food and essentials were supplied by the Felix Project, LP Food at Work, Morrisons, Londis N16 and The Hygiene Bank, along with regular donations.

As one member put it, the pantry "has made a great impact on our family and the community."

Myddleton Grange Community Centre

After the nursery closed, the centre was redecorated in early 2025 and reopened as a community centre with a secure garden. During 2025 it was used mainly for programme hire, such as workshops and sessions run by local organisations, and for community use, particularly family and community gatherings.

Community use of our spaces

Our two centres hosted a wide range of community activity in 2025, including Residents' Association meetings, the Good Place pantry, Easter and summer

holiday camps, exercise classes, community gatherings, birthday parties and receptions, a polling station for elections, and the local police ward panel. Affordable hire let local families and groups hold events they could not otherwise afford. The charity also held two open days during the year.

The online booking system recorded nearly 1,700 bookings in 2025: over 1,300 Good Place pantry slots, around 290 meeting and training sessions, 13 rehearsals and 9 parties and gatherings at the Boiler House, and 39 hires at Myddleton Grange. Some regular use was arranged directly and is not included in these figures.

Bees, honey and the garden

The four beehives on the George Downing Estate produced N16 honey for sale, and the community honey harvest on 3 August 2025 brought 48 people together around nature. The hives produced 135 lbs of honey.

Capital project at George Downing Estate

The charity holds a 20-year lease of the Boiler House site from Southern Housing and is creating new and improved indoor and outdoor space: a community centre extension, a small Multi-Use Games Area (MUGA) and a community garden.

- The new MUGA was completed in spring 2025, replacing the old pitch with a safe, free space for children, young people and families on the estate and local area to play and exercise. It is open free to the community daily. It was funded by the London Marathon Foundation.
- Preliminary groundworks began on the new community garden, which follows a design co-produced by a garden designer and resident gardening volunteers.
- A revised planning application for the Boiler House refurbishment and extension (2025/2252) was submitted in October 2025 and refused on 23 December 2025 because it lacked sufficient information on biodiversity net gain and on the impact on existing trees. The trustees are preparing a new application, supported by the required ecological and tree surveys.

People

The charity employed four staff. Around 20 local volunteers, in addition to the trustees, helped run the pantry, the garden, finance and marketing, the capital project and community activities. Volunteers began a programme of training in October 2025, with further sessions planned for 2026.

Strategy

In 2025 the trustees and senior team agreed the charity's Strategy 2025–2029, which sets out its vision, mission, values and aims:

- **Vision:** "Welcoming, connected and confident communities where everyone can be actively involved and interact positively with one another."

- **Mission:** "We work with people to use their local spaces to unlock the community's full potential, to create happier, healthier and more connected communities."
- **Values:** participation, equity and collaboration.

Its aims for 2025–2028 are to understand and respond to local needs; identify and maximise the use of local spaces with the community; promote health and wellbeing; create links and develop relationships between individuals and groups; enable communities to drive change locally; sustain social integration and community cohesion; support people and local groups to achieve their potential; and develop and deliver programmes.

In its first year the charity focused on the first two aims. It listened to local needs through the pantry, Residents' Association meetings and two open days, and it opened up its spaces: hire income rose by about 38% on 2024, ahead of the strategy's 25% target, and the new MUGA opened on schedule.

The strategy also sets three outcomes the charity will measure its work against: reducing the impact of poverty, reducing isolation in marginalised communities, and improving access to skills development and volunteering. Progress will be tracked through activity and participant numbers, participant profiles and qualitative evidence such as case studies and surveys.

Financial review

Results for the year

Total income was £200,076 (2024: £457,320) and total expenditure was £223,201 (2024: £437,842), giving net expenditure of £23,125 (2024: net income £19,478). Total funds at 31 December 2025 were £227,274 (2024: £250,399): unrestricted funds fell to £60,915 and restricted funds rose to £166,359.

Income fell as expected after the nursery closed in December 2024; nursery fees had brought in £120,072 in 2024, and contract fees of £11,666 also ended. Grant income was £169,111 (2024: £301,402). Hire income grew: session provider hire rose to £16,466 (2024: £10,836) and party hire to £8,481 (2024: £7,286).

Restricted expenditure included £62,145 on capital works for the MUGA and garden, and £54,219 on staff costs. The unrestricted deficit of £37,059 was met from unrestricted reserves brought forward.

Principal funding sources

The charity is funded by grants and donations, including donated food and household essentials, and by fees for hire of its centres by session providers, private hirers and groups, plus sales of N16 honey. The largest grants in 2025 came from the London Marathon Foundation, City Bridge Foundation, the Charity of Sir Richard Whittington and the Mercers' Company, and Groundwork London.

Two three-year grants provide ongoing support: City Bridge Foundation awarded £132,041 over three years from 2024 for the Good Place pantry, and the Charity of Sir Richard Whittington and the Mercers' Company awarded £93,000 over three years from September 2024 to support vulnerable individuals and families

across generations and cultures, improving health and wellbeing and reducing poverty.

Reserves policy

The trustees hold two kinds of reserve:

1. **Capital development reserve** - retained and, once affordable plans are in place, invested in improving and extending the Boiler House premises and grounds on the George Downing Estate. It stood at £8,012 at the year end.

2. **Free reserves** - the target is unrestricted reserves equal to three months' revenue expenditure, excluding capital works. Based on 2025 revenue expenditure of £161,056, the target is about £40,000.

At 31 December 2025 free reserves (unrestricted funds less fixed assets) were £49,758, above the target. As unrestricted spending still exceeds unrestricted income, the trustees aim to maintain them by growing hire income, including from Myddleton Grange, and securing further core funding.

Restricted funds of £166,359 are held for the purposes set by funders, chiefly the George Downing capital project. They include £90,000 from the Hackney Community Fund, held for the later stages of the Boiler House refurbishment, which have not yet begun and will draw down the funds as the works proceed; and £33,022 from Groundwork London's Grow Back Greener programme for the rain garden, which is being spent during 2026. There are no designated funds.

The trustees consider there are no material uncertainties about the charity's ability to continue as a going concern.

Plans for future periods

Our aim is for everyone to have a place close to home to meet, take part and shape what happens around them. The trustees' priorities for 2026 and beyond are to:

- **Keep the Good Place pantry running** every week, with food, essentials and links to advice services. In September 2026 the charity took over and merged with a food pantry on the Stamford Hill Estate, expanding the Good Place to around 50 people a week.

- **Complete the George Downing capital project**, phasing the works as needed, subject to planning permission, ecological surveys and funding.

- **Grow community gardening** around the community garden, completed in 2026, and the beehives and honey harvest, including extending the hive enclosure. The new rain garden and community growing space also help residents adapt to a changing climate, creating greener, cooler shared space on estates where extreme heat poses the greatest risk to older people, young children and those with long-term health conditions.

- **Grow use of Myddleton Grange** for community activity and affordable hire.

- **Strengthen governance** by recruiting new trustees, including a treasurer, an HR trustee, a community development and strategy trustee and two

resident trustees from the Myddleton Grange Estate, and holding an independently facilitated strategy session.

- **Secure core funding** for staff and activity costs, from trusts, foundations and other funders, and keep free reserves at or above the three-month target.

Thank you

The trustees thank everyone who made the charity's work possible in 2025. Our funders: the London Marathon Foundation, City Bridge Foundation, the Charity of Sir Richard Whittington and the Mercers' Company, Groundwork London, the London Borough of Hackney, the Hackney Community Fund, the Tudor Trust, The Guinness Partnership and the Paragon Trust.

Our food and essentials partners: the Felix Project, LP Food at Work, Morrisons, Londis N16 and The Hygiene Bank, along with everyone who donated.

We also thank Southern Housing, our local ward councillors in Cazenove, Brownswood and Woodberry Down, the George Downing Estate Residents' Association, the groups and residents who use our spaces, our beekeepers and community gardeners, our volunteers, and our staff team for their commitment throughout the year. We particularly thank Eleanor Faith Wright, who stepped down in August 2025 after eight years as a trustee, and Mark Lister, who as Interim Chief Executive until July 2025 provided steady leadership through a period of transition, overseeing the development of the charity's new strategy and the completion of the MUGA.

Structure, governance and management

Governing document

The organisation was incorporated as a Community Interest Company on 2 December 2010. It became a private company limited by guarantee without share capital on 3 September 2012 and registered as a charity on 12 September 2012. It is governed by its Memorandum and Articles of Association. If the company is wound up, each member's liability is limited to £10.

Appointment of trustees

Trustees are appointed by the board in line with the Articles of Association, based on the skills, expertise and lived experience the board needs. No outside person or organisation has the right to appoint trustees.

Induction and training

New trustees receive an induction from an existing trustee covering the charity's values, governance and trustee duties, including the Charity Commission's guidance The essential trustee (CC3).

Organisation and decision-making

The board sets governance, strategy and policy and meets every two months. The Chief Executive manages the staff team and reports to the board. Isis Amlak was appointed Chief Executive in July 2025, taking over from Interim Chief

Executive Mark Lister after a two-week handover. The charity held its Annual General Meeting on 28 August 2025. A Capital Project Steering Group oversees the George Downing development and reports to each board meeting.

The George Downing Estate Residents' Association is a key partner. The charity consults it and the wider community regularly on plans for the spaces and the charity's future.

Risk management

The trustees review the main risks the charity faces regularly and, with the Chief Executive, put plans in place to manage them. The principal risks identified are:

- **Funding** - reliance on a few grants and on funder relationships held by a small number of people. Managed by diversifying income, growing hire revenue and sharing funder contacts across staff and trustees.
- **Capital project** - planning, ecology and cost risks. Managed through the Steering Group, professional advice and phasing the works.
- **Governance capacity** - a small board. Managed by actively recruiting for five trustee roles.

Related party transactions

There were no related party transactions. No trustee received remuneration, benefits or expenses during the year.

Statement of trustees' responsibilities

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent examiner

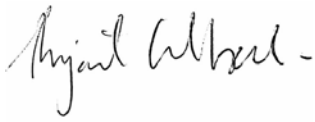
Lewis Curtis Ltd has indicated its willingness to continue in office.

Small company provisions

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approval

Approved by the board of trustees on 30 October 2026 and signed on its behalf by:



Abigail Gilbert
Trustee/Director



Richard Holman
Trustee/Director

INDEPENDENT EXAMINER'S REPORT TO THE DIRECTORS/TRUSTEES OF THE BOILER HOUSE COMMUNITY SPACE

We report to the charity trustees/directors on our examination of the Company for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied ourselves that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, we report in respect of our examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out our examination we have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiners statement

We have completed our examination. We confirm that no matters have come to our attention in connection with the examination giving us cause to believe

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act: or
2. the accounts do not accord with those records: or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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: or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)).

We 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.

Lewis Curtis Ltd

Lewis Curtis Ltd
10 Durham Avenue
Romford
Rm2 6JS

Date: 30 October 2026

THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2025
(Including Income and Expenditure Account)

	Notes	Unrestricted Funds Income	Capital	Restricted Funds	2025 Total Funds	2024 Total Funds
		£		£	£	£
Incoming resources						
Public Session Providers		16,466	-	-	**16,466**	10,836
Party Hire		8,481	-	-	**8,481**	7,286
Grants	3	5,500		163,611	**169,111**	301,402
Nursery Fees		-	-	-	**-**	120,072
Contract fees		-	-	-	**-**	11,666
Bank interest		2,640	-	-	**2,640**	2,527
Donations		2,077	-	-	**2,077**	2,404
Honey sales		1,057	-	-	**1,057**	1,127
Good Place Membership		184	-	-	**184**	-
Sundry		60	-	-	**60**	-
Total incoming resources		**36,465**	**-**	**163,611**	**200,076**	457,320
Resources expended						
Charitable activities						
Nursery Costs		-	-	-	**-**	3,077
Honey costs		1,255	-	-	**1,255**	-
Nursery Staff		-	-	-	**-**	107,584
NW General youth service		-	-	-	**-**	207
Youth services staff		29,388	-	-	**29,388**	5,590
Food provision		94	-	23,030	**23,124**	3,033
Cleaning/cleaner		4,606	-	334	**4,940**	816
Insurance		1,238	-	886	**2,124**	7,376
Operational Costs		12,109	-	5,282	**17,391**	26,547
Managerial staff		19,673	-	54,219	**73,892**	92,141
Capital works		-	-	62,145	**62,145**	93,452
Building costs transferred to restricted		-	-		**-**	83,170
Furniture & Equipment		825	-	591	**1,416**	444
Teambuilding		264	-	196	**460**	305
Premises costs		2,976	-	2,236	**5,212**	4,192
Bad debts		(374)	-		**(374)**	-
Fundraising		-	-	-	**-**	7,200
Governance costs						
Accountancy services		1,049	-	751	**1,800**	1,800
Bank charges and interest		40	-	7	**47**	126
Depreciation		380	-	-	**380**	781
Total Resources expended		**73,524**	**-**	**149,677**	**223,201**	437,842
Net incoming(outgoing) resources for the year		(37,059)	-	13,934	**(23,125)**	19,478
					-	
Net movements in funds		**(37,059)**	**-**	**13,934**	**(23,125)**	19,478
Balance brought forward at 01/01/2025		89,962	8,012	152,425	**250,399**	230,921
Balance carried forward at 31/12/2025		**52,903**	**8,012**	**166,359**	**227,274**	250,399

THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted Funds Income	Unrestricted Funds Capital	Restricted Funds	2024 Total Funds	2023 Total Funds
		£		£	£	£
Incoming resources						
Public Session Providers		10,836	-	-	**10,836**	6,666
Project income		-	-	-	**-**	400
Party Hire		7,286	-	-	**7,286**	16,629
Grants	3	(15,000)	-	316,402	**301,402**	197,556
Nursery Fees		120,072	-	-	**120,072**	136,626
Contract fees		11,666	-	-	**11,666**	69,996
Bank interest		2,527	-	-	**2,527**	2,132
Donations		2,404	-	-	**2,404**	5,939
Honey sales		1,127	-	-	**1,127**	340
Good Place Membership		-	-	-	**-**	7,721
Total incoming resources		**140,918**	**-**	**316,402**	**457,320**	**444,005**
Resources expended						
Charitable activities						
Nursery Costs		3,077	-	-	**3,077**	1,985
Honey costs		-	-	-	**-**	600
Nursery Staff		107,584	-	-	**107,584**	106,499
NW General youth service		207	-	-	**207**	6,643
Youth services staff			-	5,590	**5,590**	57,159
Food provision		196	-	2,837	**3,033**	7,386
Cleaning/cleaner		816	-		**816**	6,560
Insurance		7,376	-		**7,376**	7,137
Operational Costs		20,912	-	5,635	**26,547**	52,742
Managerial staff		3,011	-	89,130	**92,141**	122,796
Capital works		-	-	93,452	**93,452**	52,735
Building costs transferred to restricted		-	-	83,170	**83,170**	-
Furniture & Equipment		444	-	-	**444**	410
Teambuilding		305	-	-	**305**	3,349
Premises costs		4,192	-	-	**4,192**	13,543
Bad debts		-	-	-	**-**	3,868
Fundraising		549	-	6,651	**7,200**	28,000
Governance costs		-	-	-		
Accountancy services		1,800	-	-	**1,800**	3,448
Bank charges and interest		126	-	-	**126**	961
Filing penalties		-	-	-	-	750
Depreciation		781	-	-	**781**	1,042
Total Resources expended		**151,376**	**-**	**286,466**	**437,842**	**477,613**
Net incoming(outgoing) resources for the year		(10,458)	-	29,936	**19,478**	(33,608)
Transfer from unrestricted capital fund		83,170	(83,170)	-	**-**	-
Net movements in funds		**72,712**	**(83,170)**	**29,936**	**19,478**	**(33,608)**
Balance brought forward at 01/01/2024		17,250	91,182	122,489	**230,921**	264,529
Balance carried forward at 31/12/2024		**89,962**	**8,012**	**152,425**	**250,399**	**230,921**

THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)

BALANCE SHEET
AS AT 31 DECEMBER 2025

	Notes	2025	2024
Fixed Assets			
Tangible Fixed Assets	6	**11,157**	10,357
Current assets			
Debtors and prepayments	8	**4,081**	1,212
Cash at bank and in hand		**220,568**	321,560
		224,649	322,772
Liabilities: amounts falling due within one year	9	**8,532**	82,730
Net current assets		**216,117**	240,042
Net assets		**227,274**	250,399
Funds			
Unrestricted income funds		**52,903**	89,962
Unrestricted capital funds		**8,012**	8,012
Restricted funds	10	**166,359**	152,425
		227,274	250,399

For the year ended 31 December 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies' regime.

The board of directors approved these accounts on 30 October 2026



Richard Holman
Trustee/Director

1 Accounting policies

Basis of preparation and accounting convention

The accounts (financial statements) have been prepared on the accruals basis, under the historical cost convention and in accordance with the 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Preparation of the accounts on a going concern basis

The trustees consider that there are no material uncertainties about the Charities' ability to continue as a going concern.

Fund structure

The company's general funds consists of funds which the company may use for it purposes at its discretion. The general funds are split between the income funds and the premises capital expenditure funds.

The company's restricted funds are those where the donor has imposed restrictions on the use of the funds, which are legally binding.

Voluntary income

All voluntary income is included on receipt. Grants receivable is credited to income immediately on receipt.

Investment income

Credit is taken for interest when the interest falls due for payment.

Nursery Fees and Hall Hire Fees

Nursery fees and hall hire fees are included in the accounts when earned. Where income is received in advance of the service being provided it is deferred to the period in which the service is provided,

Administrative expenditure

Administrative expenditure comprises costs incurred in running the company. Where applicable, some of these costs have been treated as direct charitable expenditure.

Fixed assets and depreciation

Fixed assets are included in the accounts at their historical cost and are written off through the statement of financial activities at the following rates

Plant and machinery - 25% reducing balance

Building improvements - over expected useful life once complete and in use

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

2 Interest receivable and similar income

	2025	2024
	£	£
Bank interest	**2,640**	2,527

3 Grants receivable

	2025	2024
	£	£
Fusion21 Foundation (Hackney Family Centre)	**-**	3,750
Elba	**-**	2,000
Groundwork London	**25,000**	-
London Borough of Hackney	**14,850**	19,800
City Bridge Foundation	**43,761**	-
Power to Change- capital works	**-**	74,960
Tudor Trust	**-**	30,000
London Marathon Foundation	**50,000**	130,000
Charity of Sir Richard Whittington and the Mercer's Company	**30,000**	36,000
National Lottery Community Fund	**-**	19,892
Total Restricted grants	**163,611**	316,402
The Guinness Partnership	**5,000**	(15,000)
Paragon Trust	**500**	-
Total Unrestricted grants	**5,500**	(15,000)
Total grants	**169,111**	301,402

4 Staff costs

	2025	2024
	£	£
Wages and salaries	**104,000**	189,131
Social security costs	**2,317**	13,734
Contributions to defined contribution pension scheme	**975**	4,171
	107,292	207,036
Average monthly number of employees	**4**	12

No employee received emoluments in excess of £60,000

5 Remuneration of directors

No directors have received remuneration as directors of the charitable company during the year. No trustees have received payment of expenses during the year.

6 Fixed assets

	Capital Fund Property improvements	Income Fund Plant & Machinery	**Total**
Cost			
As at 1 January 2025	8,012	10,639	**18,651**
Additions		1,180	**1,180**
As at 31 December 2025	8,012	11,819	**19,831**
Depreciation			
As at 1 January 2025	-	8,294	**8,294**
Provided during year	-	380	**380**
As at 31 December 2025	-	8,674	**8,674**
Net book value at 31 December 2025	8,012	3,145	**11,157**
Net book value at 1 January 2025	8,012	2,345	**10,357**

7 Fixed assets - prior year analysis

	Capital Fund Property improvements	Income Fund Plant & Machinery	Total
Cost			
As at 1 January 2024	91,182	10,639	101,821
Transfer to restricted funds	(83,170)	-	(83,170)
As at 31 December 2024	8,012	10,639	18,651
Depreciation			
As at 1 January 2024	-	7,513	7,513
Provided during year	-	781	781
As at 31 December 2024	-	8,294	8,294
Net book value at 31 December 2024	8,012	2,345	10,357
Net book value at 1 January 2024	91,182	3,126	94,308

8 Debtors

	2025	2024
	£	£
Other debtors	**4,081**	1,212
	4,081	1,212

9 Liabilities: amounts falling due within one year

	2025	2024
	£	£
Social Security and Other taxes	**2,117**	3,274
Other creditors	**1,659**	75,856
Accruals	**4,756**	3,600
	8,532	82,730

10 Restricted funds

Fund	Brought forward 01/01/2025	Income	Expenditure	Net movement	**Carried forward 31/12/25**
Power to Change				-	**-**
London Marathon Foundation	11,253	50,000	37,916	12,084	**23,337**
Tudor Trust	19,769	-	19,769	(19,769)	**-**
Groundworks build back greener	12,482	25,000	4,460	20,540	**33,022**
'Charity of Sir Richard Whittington and the M	18,921	30,000	28,921	1,079	**20,000**
Hackney Community Fund	90,000	-	-	-	**90,000**
City Bridge Foundation	-	43,761	43,761	-	**-**
Hackney Infrastructure	-	14,850	14,850	-	**-**
	152,425	163,611	149,677	13,934	**166,359**

11 Restricted funds -prior year analysis

Fund	Brought forward 01/01/24	Income	Expenditure	Net movement	Carried forward 31/12/24
Power to Change	2,539	74,960	77,499	(2,539)	**-**
London Marathon Foundation	-	130,000	118,747	11,253	**11,253**
Tudor Trust	-	30,000	10,231	19,769	**19,769**
Fusion 21 Foundation	-	3,750	3,750	-	**-**
London Borough of Hackney	-	19,800	19,800	-	**-**
National Lottery Community Fund	-	19,892	19,892	-	**-**
Elba	-	2,000	2,000	-	**-**
Groundworks build back greener	25,000	-	12,518	(12,518)	**12,482**
'Charity of Sir Richard Whittington and the M	-	36,000	17,079	18,921	**18,921**
Hackney Community Fund	90,000	-	-	-	**90,000**
Hackney Infrastructure	4,950	-	4,950	(4,950)	**-**
	122,489	316,402	286,466	29,936	152,425

12 Share capital

The Boiler House Community Space is a company limited by guarantee and does not have share capital. The liability of each member in the event of winding-up is limited to £10.

13 Related Party Transactions

None of the trustees were paid any remuneration or received any benefits during the year.