Charity registration number: 1152841

Newcourt Community Association

Annual Report and Financial Statements

for the Year Ended 31 December 2025



Newcourt Community Association

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Newcourt Community Association

Reference and Administrative Details

Chairman	Gordon Edwards
Trustees:	Paulene Godfrey Helen Harper Samantha Prestwood Peter Howard-Williams Sarah Barnett
Charity Registration Number	1152841
Principal Office	Newcourt Community Centre Blakeslee Exeter EX2 7FN
Independent Examiner	Westcotts (SW) LLP 47 Boutport Street Barnstaple Devon EX31 1SQ
Bankers	National Westminster Bank PLC 18 St Thomas Centre Cowick Street Exeter Devon EX4 3DL
	CAF Bank Limited Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ

Newcourt Community Association

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2025.

Objectives and activities

Objects and aims

The charity's objectives are to:

To benefit the residents of the Newcourt District of Exeter, Devon and its neighbourhood (without distinction of sex, sexual orientation, race or of political, religious or other opinions) by associating together these residents and the relevant local authorities, voluntary and other organisations in a common effort to improve community life and to provide facilities in the interests of social welfare and the local environment with the objective of improving the conditions of life for the residents. In furtherance of these aims, but not otherwise, the CIO shall: (a) communicate local information, gather and consider residents' ideas, concerns and opinions; (b) design, manage and promote activities; (c) consult and liaise with local authorities and other relevant parties.

Community Centre
The Newcourt Community Centre is run by the Newcourt Community Association under lease from Exeter City Council.

Events and Activities
The Association uses it surplus generated from letting the centre to fund community activities and provide support for community led activity via it's small grants scheme.

Community Information
The association produces a newsletter periodically through the year which is distributed to homes in the area.
The association maintains a mailing list of residents and regularly send out emails to that membership.
The trustees also meet with local representatives to identify local issues regarding planning, road safety and local infrastructure.

As part of the work the charity has developed a small grants scheme to help activities in the community. This support is provided by offering free or reduced hire of the community centre or by paying for equipment which can be used by the community.

Alongside our trustees we have a number of volunteers who have supported the work of the Association this year by managing the allotment plots, helping run our community discos and supporting us at the AGM. The trustees would like to record our thanks to each volunteer for their contribution.

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Trustees' Report (continued)

Structure, governance and management
Newcourt Community Association is a Charitable Incorporated Organisation (CIO) which is governed by an 'associated' model Constitution adopted on 16 June 2013. The charity was registered with the Charity Commission on 12 July 2013 and took over the bank balance as at that date of its predecessor, the unincorporated association 'Newcourt Community Association'.

The NCA is governed by a board comprising a minimum of 3 and a maximum of 12 appointed trustees, of which at lease two thirds of the trustees must be residents of Newcourt and voting members of the NCA. New trustees are appointed either through being elected by the members or co-opted by the existing trustees. New trustees appointed by the existing trustees must retire at the next AGM following their appointment, and one third of the trustees appointed by the members must also retire at the AGM. This ensures that there will always be an opportunity for at least four new trustees to be appointed each year at the AGM.

The charity continues to have a safeguarding policy, with Helen Harper being the safeguarding lead.

No trustees were paid for being a trustee and there were no related party transactions in the period.

Gordon Edwards will finish his term as chairman in early 2026 to be succeeded by Peter Howard Williams. Gordon will remain a trustee.

Achievements and performance
2025 has been another successful year. We continue to run the Newcourt community centre to the benefit of the community at a trading surplus. We put on a programme of family events during the school holidays and our allotments continued to be fully subscribed. We also put on our second makers' market and continue to distribute the Newcourt News to an increasing number of homes.

We continue to work to provide a voice for the community. Sadly, our appeal at the planning tribunal regarding the development at St Bridget's nursery site was not successful. Our AGM in July gave residents the opportunity to voice concerns about an increase in anti-social behaviour in the area. Our trustees liaised with the neighbourhood police officer, so he attended the meeting in person answering questions.

At our AGM we also launched our new Vision Mission and Values document. This document places running the community centre for the benefit of the community at the centre of our strategy. Making best use of this space will be our primary focus. We will continue to support other resident led initiatives.

We noted the progression of building work in Seabrook Orchards and the planned delivery of a new community space in Seabrook Square. After careful thought the trustees concluded they did not want to be considered for becoming the local body who would take ownership of the building. The trustees considered the layout of the building and the arrangements with the management company too much of a risk for the NCA to take on with the very real possibility that if the NCA overstretched itself, the good work already happening at the Newcourt Community Centre could be lost.

The NCA continued to provide support for community initiatives through our small grants scheme. We
• provided subsidy for room hire for our local volunteer led activities via our community small grants scheme.
• sponsored a goat at the farm at Trinity Primary School.
• improved the quality of the soil at our allotments
• host the LYN box food waste scheme
• hosted the monthly community litter pick
• upgraded and moved our community library so residents have better access

Trustees' Report (continued)

The community games evening was unfortunately unable to sustain their initial success, so the sessions stopped. The remaining unspent grant money was used to support the costs of improving the allotment soil.

In terms of governance we have spent the last year updating all our policies. We also considered future implications arising from changes to the Data protection laws, HR laws and the introduction of Martyn's law regarding building and user safety.

This year we also said goodbye to Karen Silcox our charity manager. She left to spend more time on her caring responsibilities. We are delighted to have been able to recruit Rachel Pattison into a new bigger Association Manager role. Rachel starts with us in January 2026.

Financial review

The charity holds cash reserves to ensure the continued running and long term sustainability of the community centre. These reserves provide for essential future costs, including the replacement of the lift, a buffer should lettings decrease, and funds pledged to community projects. The contingency reserve is set at £50,000. In addition to maintaining financial stability, the Association will focus on modernising the community centre to attract new hirers and support existing users. Planned improvements include the installation of digital presentation screens and developments to the kitchen facilities. We also intend to explore establishing a hardship fund, working in partnership with other charities, to further support local residents facing financial challenges. As of 31st December 2025, the charity held £80,564 in unrestricted cash reserves, with any surplus funds beyond this committed to benefiting the community through our small grants scheme.

The Charity's principal source of funding is hiring income from letting the space at the community centre £100,504. (2024 £95,413). We did receive £1,355 in event ticket income (2024 £901) and £534 in bank interest. Consequently, total income in 2025 £102,393, which was higher than in 2024 (£97,917).

During the year the Association spent £95,766. (2024 £108,506). Of this £2,773 was spent on community activities and £93,003 on the community centre and charity governance activities. The single largest item of expenditure was on staff salaries £51,692 (2024 £58,898)

Overall, the association made a cash surplus of £6,617. This is in comparison with a cash deficit of £10,608 in 2024. This is represented by a deficit on community activities of £1,121 (2024 £12,206) offset by a trading surplus at the community centre of £7,738.

We seek to place excess funds in interest bearing short notice savings accounts to make the best use of the cash reserves we have whilst maintaining good liquidity.

Reserves policy

The charity holds cash reserves to ensure the continued running and long term sustainability of the community centre. These reserves provide for essential future costs, including the replacement of the lift, a buffer should lettings decrease, and funds pledged to community projects. The contingency reserve is set at £50,000. In addition to maintaining financial stability, the Association will focus on modernising the community centre to attract new hirers and support existing users. Planned improvements include the installation of digital presentation screens and developments to the kitchen facilities. We also intend to explore establishing a hardship fund, working in partnership with other charities, to further support local residents facing financial challenges. As of 31st December 2025, the charity held £80,564 in unrestricted cash reserves, with any surplus funds beyond this committed to benefiting the community through our small grants scheme.

Trustees' Report (continued)

Plans for future periods
Our targets for 2026 are:

- Reviewing our policies and practices to ensure we are compliant with new legislation
- Recruitment of new trustees
- Establishing our new role of Association Manager.

Statement of Trustees' Responsibilities
The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities 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 charity and of the incoming resources and application of resources of the charity 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;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The annual report was approved by the trustees of the charity on 28.04.26 and signed on its behalf by:

.....
Gordon Edwards
Chairman

Newcourt Community Association

Independent Examiner's Report to the trustees of Newcourt Community Association

I report to the trustees on my examination of the accounts of Newcourt Community Association for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity trustees of Newcourt Community Association 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 Newcourt Community Association's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of Newcourt Community Association as required by section 130 of the Act; or
2. the accounts do not accord with those records; or

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.

.....
Catherine Williams FCA DChA
Independent Examiner
Westcotts (SW) LLP
47 Boutport Street
Barnstaple
Devon
EX31 1SQ

Date:.....

Newcourt Community Association

Receipts and Payments Account for the Year Ended 31 December 2025

	Note	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Receipts:					
Donations and legacies	2	-	-	-	350
Other trading activities	3	1,355	-	1,355	1,253
Investment income	4	534	-	534	901
Rental income	5	100,504	-	100,504	95,413
Total receipts		102,393	-	102,393	97,917
Payments:					
Wages and salaries		(51,692)	-	(51,692)	(56,898)
Light and Heat		(6,355)	-	(6,355)	(9,192)
Telephone		(120)	-	(120)	(440)
Rent		(6,000)	-	(6,000)	(6,000)
Cleaning and Catering		(1,636)	-	(1,636)	(2,062)
Post, Print and Stationery		(1,257)	-	(1,257)	(1,300)
Information technology		(2,799)	-	(2,799)	(3,237)
Payroll costs		(209)	-	(209)	(209)
Training costs		(696)	-	(696)	(98)
Insurance		(5,280)	-	(5,280)	(2,981)
Events and other RF areas costs		(1,564)	-	(1,564)	(11,835)
Bank Charges		(152)	-	(152)	(145)
Music Licences		(568)	-	(568)	(1,025)
Legal/Independent examination		(1,673)	-	(1,673)	(1,788)
Repairs, Renewals and Equipment		(15,202)	-	(15,202)	(11,645)
Advertising		(369)	-	(369)	-
Water rates		(204)	-	(204)	-
Total payments		(95,776)	-	(95,776)	(108,855)
Net receipts/(payments)		6,617	-	6,617	(10,938)
Gross transfers between funds		194	(194)	-	-
Cash brought forward		73,753	194	73,947	84,885
Cash carried forward	8	80,564	-	80,564	73,947

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 8.

Newcourt Community Association

(Registration number: 1152841)
Statement of Assets and Liabilities as at [31 December 2025

	Note	2025 £	2024 £
Current assets			
Cash at bank and in hand		80,564	73,947
Restricted income funds			
Restricted funds		-	194
Unrestricted income funds			
Unrestricted funds		80,564	73,753
Total funds	8	80,564	73,947

The financial statements on pages 7 to 13 were approved by the trustees, and authorised for issue on ..... and signed on their behalf by:

.....
Gordon Edwards
Chairman

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

1 Accounting policies

Basis of preparation
Newcourt Community Association meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared on the receipts and payments basis.

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

Income and endowments
All incoming resources are included in the statement of financial activities when the charity receives the income. The following specific policies are applied to particular categories of income:

Donations are received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when received.

Grants, including grants for the purchase of fixed assets, are recognised in full in the Statement of Financial Activities in the year in which they are receivable.

The value of services provided by volunteers has not been included.

Expenditure
Expenditure is recognised on a payments basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Taxation
The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Cash and cash equivalents
Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Fund structure
Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

2 Income from donations and legacies

	Restricted funds £	Total 2025 £	Total 2024 £
Grants	350	350	

3 Income from other trading activities

	Unrestricted funds General £	Total 2025 £
Other income from other trading activities	1,355	1,355

	Unrestricted funds General £	Total 2024 £
Other income from other trading activities	1,253	1,253

4 Investment income

	Unrestricted funds General £	Total 2025 £
Interest receivable on bank deposits	534	534

5 Other income

	Unrestricted funds General £	Total 2025 £
Rental income	100,504	100,504

	Unrestricted funds General £	Total 2024 £
Rental income	95,413	95,413

6 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

7 Taxation

The charity is a registered charity and is therefore exempt from taxation.

8 Funds

	Balance at 1 January 2025 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 December 2025 £
Unrestricted funds					
General					
General Funds	73,753	102,393	(95,776)	194	80,564
Restricted funds					
Community group games night	194	-	-	(194)	-
Total funds	73,947	102,393	(95,776)	-	80,564

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Balance at 31 December 2024 £
Unrestricted funds				
General				
General Funds	84,117	97,567	(107,931)	73,753
Restricted funds				
Thrive with Five - Workshops & Community Planting events	563	-	(563)	-
Colabs IT Sessions	205	-	(205)	-
Community group games night	-	350	(156)	194
	768	350	(924)	194
Total funds	84,885	97,917	(108,855)	73,947

9 Analysis of net assets between funds

	Unrestricted funds General £	Total funds at 31 December 2025 £
Current assets	80,564	80,564

	Unrestricted funds General £	Restricted funds £	Total funds at 31 December 2024 £
Current assets	73,753	194	73,947

10 Related party transactions

There were no related party transactions in the year.