Ore Community Centre

Serving the local Community

01424 432 719

455 Old London Road, Hastings, East Sussex, TN35 5BH office@orecommunitycentre.co.uk



Registered charity, number 1156988

Annual Report and Financial statements for the year ended 31 December 2025

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Ore Community Association

Organisational Informaion
for the year ended 31 December 2025

Name of Charity:	Ore Community Association
Other names by which the charity is known	OCA
Registered charity number	1156988
Legal status	Charitable Incorporated Organisation (CIO) – association model
Principal address	455 Old London Road, Hastings, TN35 5BH
Trustees:	In position for the end of calendar Year 2025 Lawrence Ballard appointed 30 June 2022 (acting Chair) Rebecca Draper appointed 30 June 2022 Lord Brett Mclean - appointed 30 May 2024 Mark Harvey - appointed 14 June 2024 Rebecca Loudon
Bankers	The Co-operative Bank p.l.c, P.O. Box 101, 1 Balloon Street, Manchester , M60 4EP
Independent examiner	Laura Dawson, Finance Manager Hastings Voluntary Action, Hastings Voluntary Action, Jackson Hall, Portland Place, Hastings, TN34 1QN

Ore Community Association

Trustees' annual report
for the year ended 31 December 2025

Governance and Management

Ore Community Association was formed as a Charitable Incorporated Organisation (CIO) during 2014 and took over the assets and activities of the unincorporated charity of the same name on 1 January 2015.

The assets include a building which is used as a community centre and was the subject of a freehold asset transfer from East Sussex County Council (ESCC). Although it was a freehold transfer, in the event of the dissolution of Ore Community Association, the building would revert to ESCC.

The charity is constituted and operates under the rules of its constitution adopted and accepted onto the register of charities as a Charitable Incorporated Organisation on the 8th May 2014.

The charity is managed by an executive committee (the trustees) which meet on a frequent basis to consider all matters pertaining to the centre and the overall direction of the project. The day to day running of the project is delegated to a small staff team. The methods adopted for the recruitment and appointment of new trustees is laid down in the constitution and presently under review. Trustees are elected by the members of the Association attending the Annual General Meeting, and are elected on a three year rotational basis. New trustees are drawn from the members. Vacancies to trustee positions can be filled by co-options between AGM's.

Charitable objects

3.1 To promote the benefits of the inhabitants without distinction of sex. sexual orientation, age, disability, nationality, race or 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 interest of social welfare for recreation and leisure time occupation with the object of improving the conditions of the life of the said inhabitants.

3.2 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 authority or other body or person) in furtherance of the objects.

3.3 To promote such other purposes as are charitable according to the laws of England and Wales for the benefit of the public as may from time to time be determined.

3.4 The charity shall be non-party in politics and non-sectarian in religion.

Summary of the main activities and achievements undertaken for the public benefit

Public benefit

In setting the charity's objectives and planning its activities the trustees have given consideration to the Charity Commission guidance on public benefit.

Achievements and performance

- Elation Dance School - provided various dance classes and workshops for children and adults in the community until July 2025
- BeWellFit – various classes provided throughout 2025
- Pilates and Lattes – funded sessions
- Zumba – room hire on a Tuesday
- La Boo Pole – various classes provided throughout 2025
- RX Morris – room hire for practice space for the local Morris Dancers
- Helens Hounds – Puppy Classes
- Slimming World
- Parkinsons Class – Exercise classes tailored to individuals with Parkinsons
- Dog Pawtraits
- Your Future You
- Boathouse Theatre – specialising in dance classes for children with learning difficulties
- Tiny Footprints – Parent and toddler sessions
- Ghost Hunts – several events in 2025 raising much needed funds for the centre
- Sunflower Café – provision of café until September 2025, with a fundraising event in July 2025.
- Clean Up UK Hub – provision of a litter picking hub for community access.
- Bingo - £233 raised for the Community Centre
- Jumble Sale

Following the disbanding of the Big Local in 2024 and releasing the remaining funds to all the organisations within the catchment area, some funds were returned to the big Local as they were no longer required from an alternate community centre. The returned funds were then redistributed between other beneficiaries and the community centre was awarded an unexpected grant from the big Local for £1836. Due to the financial position of the centre at the start of 2025 this was immediately put into the reserves.

Historically the community centre over the warm months generates enough income to subsidise the heating throughout the winter cold months where the utilities increase due to the heating requirements, This emphasises the operation needing to be seen as an annual running costs rather than a ‘month to month’ running cost.

2025 began with the centre in a positive position, following work undertaken in previous years to strengthen its systems, finances and overall operation.

During the year the centre experienced a number of changes, particularly in management, alongside changes in decisions and the way some matters were progressed. These periods of change created additional pressures for a small community organisation and affected the stability that had been established at the beginning of the year.

By the end of 2025, the centre was not in as strong a position as it had been at the start of the year, with a number of regular hirers ceasing use of the centre.

The trustees recognise the challenges experienced during the year, while also recognising the continued commitment of staff, volunteers, trustees and the wider community who worked to keep the centre operating.

Risk management

It is the duty of the Trustees to identify and review risks which might affect the charity and to ensure appropriate controls are in place, including assurances against fraud and error. During 2025, the Trustees continued to consider the risks affecting the organisation and the measures required to manage them.

The centre manager identified that the polices and procedures need to be reviewed due to potential short comings in them.

The community centre engaged a fire risk assessment that had led to some further actions taking place

Reserves

The community centre doesn't have a formal reserves policy indoctrinated into the constitution yet however does carry a 'unofficial' policy to save 5% annually from the income with a stretch target of 10% annually to create reserves.

Responsibilities of the Trustees

The Trustees are responsible for preparing financial statements in accordance with applicable law and United Kingdom generally Accepted Accounting Practice.

Under Charity law the trustees are required to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year (unless the charity is entitled to prepare accounts on the alternative receipts and payments basis), In preparing those financial statements the Trustees are required to:

a) Select suitable accounting policies and apply them consistently;

b) Make judgements and estimates that are reasonable and prudent;

c) State whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements;

d) Prepare the financial statement on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and which enables the Trustees to ascertain the financial position of the chanty and to ensure that the financial statement comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) regulations 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.

This report was approved by the Trustees on and signed on its behalf by:

Signed 

Printed Name Lawrence Ballard

Dated 29/10/2026

Ore Community Centre
Trustees' annual report
for the period 1st January 2025 to 31st December 2025

Receipts & payments account
at 31st December 2025

	Note	Restricted funds	Unrestricted funds	Total 2025	2024
INCOMING RESOURCES					
Income and Endowments from:					
Grants and donations	2		2,479	2,479	8,654
Charitable activities	3			0	0
Other trading activities	4		46,921	46,921	61,836
Other Income	5		180	180	67
TOTAL INCOMING RESOURCES			49,580	49,580	70,557
OUTGOING RESOURCES					
Expenditure on:					
Charitable activities	6		52,897	52,897	62,659
Govenrnance costs					
TOTAL RESOURCES EXPENDED			52,897	52,897	62,659
NET surplus/deficit			-3,317	-3,317	7,898
TOTAL FUNDS AT 1 JANUARY 2024		1,000,000	13,811	1,013,811	1,005,913
TOTAL FUNDS AT 31 DECEMBER 2024		1,000,000	10,494	1,010,494	1,013,811

Ore Community Centre
Trustees' annual report
for the period 1st January 2025 to 31st December 2025

Statement of assets and liabilities
at 31st December 2025

	Note	Restricted funds	Unrestricted funds	Total 2025	2024
FIXED ASSETS					
Tangible assets		**1,000,000**	**816**	**1,000,816**	1,000,907
CURRENT ASSETS					
Cash at bank @ 31.12.25			10,141	10,141	19,719
Cash in Hand @ 31.12.25			1,583	1,583	0
PayPal					0
Debtors			2,289	2,289	1,159
		1,000,000	14,829	14,013	1,021,785
Creditors: Amounts falling due within one year			170	170	1118
Creditors: Amounts falling due after more than one year					
Natwest Solar Panels					1,859
Bounce Back Loan			4,164	4,164	4,997
		0	4,335	4,335	7,975
Total assets less current liabilities		1,000,000	10,494	1,010,494	1,013,811

REPRESENTED BY:	
Accumlated fundb/f	1,013,811
Net profit/(loss)	-3,317
	1,010,494

These financial statements are accepted on behalf of the charity by:

_____

Trustee

Date:

Ore Community Association
Notes to the accounts
for the year ended 31 December 2025

ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015). The financial statement have been prepared in accordance with the Statement of recommended Practice Accounting and Reporting by charities (SORP 2015) and the Charites Act 2011.

Ore Community Association meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the accounts.

1.3 Incoming Resources

All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to the projects. Gifts donated for resale are included as income when they are sold. Donated facilities are included at the value to the charity where this can be quantified and a third party is bearing the cost. No amounts are included in the financial statements for services donated by volunteers.

Intangible income, which comprises donated services, is included in income at a valuation which is an estimate of the financial cost borne by the donor where such a cost is quantifiable and measurable. No income is recognised where there is no financial cost borne by a third party.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.4 Resources expended

All expenditure is accounted for on receipts and payments basis and has been included under expense categories that aggregate all costs for allocation of activities. Where costs cannot be directly attributed to particular activities, they have been allocated on a basis consistent with the use of the resources.

Fund raising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management carried out at the principal address or outreach.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

1.5 Exemption from preparing a cashflow statement

The charity opted to adopt Bulletin 1 published on 2 February 2016 and have therefor not included a cashflow statement in these financial statements

1.6 Tangible fixed assets and depreciation

All assets costs more than £500 are capitalised.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Buildings	No depreciation is provided as the useful economic life is so long and the estimated residual value such that any charge would be negligible.
Fixtures & equipment	10% straight line

1.7 Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction cost. Interest bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

INCOMING RESOURCES

	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
TOTAL	-	**49,580**	**49,580**	**70,557**

2

Grants and donations include the following:

Donations from individuals		642.61	642.61	105
Food Network				
Big Local		1836	1836	7,549
Southern Water Grant				1,000
Fire Alarm Grant				
	-	2,479	2,479	8,549

3. Income from charitable activities - Operation of Ore Centre

	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £

4. Income from other trading activities

	Restricted funds 2025	Unrestricted funds 2025	Total funds 2025	Total funds 2024
Venue Hire	-	27,654	27,654	35,333
Parking	-	860	860	660
Activities - Café	-	18,407	18,407	25,843
	-	46,921	46,921	61,836

5. Other Income

	Restricted funds 2025	Unrestricted funds 2025	Total funds 2025	Total funds 2024
HMRC JRS Grant	-			0
Bank Interest	-	180	180	67
	-	180	180	67

Ore Community Association
Financial Activities
January - December 2025

6 EXPENDITURE ON:

	Restricted funds	Unrestricted funds	Total funds	Total funds
	2025	2025	2025	2024
Accountant				
Activity costs		90	90	
PayPal & Sumup Fees		176	176	110
Loan interest - BBL		283	283	-59
Loan interest - Solar Panels		87	87	319
Building Running costs				
Cleaning materials		284	284	0
DBS Checks				48
H&S/Fire risk assessment repairs		956	956	460
Heat and Light		5,434	5,434	8,670
Hygiene/Waste		1,288	1,288	1,853
Licences		391	391	703
Rates		539	539	262
Repair and maintenance		13,025	13,025	1,410
Security		219	219	199
Water rates		1,288	1,288	1,504
Asset Depreciation		91	91	101
Café Overheads		17,865	17,865	29,212
Dues and Subscriptions				
Hallmaster		351	351	
ICO - data protection		47	47	35
Locality membership				0
Accounts - QB licence		400	400	423
Other Miscellaneous Service Cost				0
World pay				
Labour/Volunteer Cost				1,361
Centre Manager (Non PAYE)		5,373	5,373	0
Cleaners wages		120	120	208
Manager (MC)				7,702
Office Refreshments				17
Other Professional Services				0
Trustees Expenses				0
Volunteers expenses				0
Office/General Administrative Expenditures				

Phone Costs	895	895	838
Printing, Postage and Stationery	100	100	215
Independent Examination			150
Computer Costs	7	7	0
Lease	520	520	520
Equipment rental			
Insurances	2,947	2,947	2,748
Training	120	120	36
Uncategorised Expense			0
Bad Debts			3,611
Total Expenditure	52,897	52,897	62,659

Staff Cost were as follows:

Wages & salaries	-

The average monthly number of employees during the year was as follows:

2025	2024
0	0

No employee received remuneration amounting to more than £60,000 in either year

7 TANGIBLE FIXED ASSETS

Tangible fixed assets	Land and Buildings	Furniture and equipment	Total
Cost			
At January 2024	1,000,000	2,598	1,002,598
At December 2024	1,000,000	2,598	1,002,598
Depreciation			
At 1 January 2025		1,691	1691
Charge for the year		91	91
		1,782	1782
Net Book value			
At 31 December 2024	1,000,000	907	1,000,907
At 31 December 2025	1,000,000	816	1,000,816

In 2012, East Sussex County Council (ESCC) offered Ore Community Association the building they were renting from ESCC as a freehold transfer. This necessitated OCA becoming an incorporated organisation which was effected during 2014, with the asset transfer taking place on 1 January 2015. Although the building was a freehold transfer, it must be noted that, should OCA cease to exist, the building can be passed to another charitable organisation with the same or similar aims but only with the express consent of ESCC. In the event that another charitable organisation cannot be found, the building must be offered back to ESCC in the first instance.

Independent Examiner's Report to the Committee of Ore Community Centre

I report on the accounts of Ore Community Centre
for the twelve month period ended 31st December 2025 which are set out in this document.

Respective responsibilities of committee & examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not
It is my responsibility:

- to examine the accounts under section 145 of the Charities Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under
- to state whether particular matters have come to my attention

Basis of independent examiner's report

02-Mar

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination

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 section130 of the Charities Act
   - to prepare accounts which accord with the accounting

   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



……..

Laura Dawson
Finance Manager
Hastings Voluntary Action
Jackson Hall, Portland Place, Hastings, TN34 1QN