NORTH DEAL COMMUNITY COMPANY CIO

Charity Registration number 1163274

ACCOUNTS FOR YEAR ENDING 31ST MARCH 2026

REGISTERED ADDRESS

Golf Road Community Centre
28 Golf Road, Deal Kent
CT14 6PY
tel 01304 239199
email: golfroadcentre@gmail.com

Trustees

John Turgoose (appointed 31st July 2024)
Lydia Anderson (appointed 24th September 2025)
David Heard (resigned 30th July 2025)
Frederick Wilson (appointed 28th Oct 2022)
Rochelle Rubins (appointed 30th July 2025)
Ann Hannah (appointed 25th March 2026)

NORTH DEAL COMMUNITY COMPANY CIO

INCOME EXPENDITURE ACCOUNT FOR YEAR ENDING 31ST MARCH 2026

	Unrestricted	Restricted	Total
Income			
GRC Income	69642	2694	72336
Skylight Cafe	71727	0	71727
Total Income	141369	2694	144063
Expenditure			
GRC Staff Costs	-29657		-29657
GRC Operating Costs	-37947	-4086	-42033
Cafe Staff Costs	-40266		-40266
Cafe Operating Costs	-29878	-1027	-30905
Governance	-1650		-1650
Total Expenditure	-139398	-5113	-144511
Income & ExpenditureSurplus/(Deficit)	1971	-2419	-448
Investment Income	3354		3354
Total Surplus/(Deficit)			**2906**
Balance of Funds at 31 March 2025			18728
Surplus(Deficit) for year			2906
Balance of Funds at 31 March 2026			21634

NORTH DEAL COMMUNITY COMPANY CIO
BALANCE SHEET FOR YEAR ENDING 31ST MARCH 2026

Fixed Assets

Land & Buildings				850000	
Equipment, Fixtures & Fittings					
Cost - b/fwd			38676		
Cost - additions			1307		
Depn - b/fwd			-31174		
Depn - charge			-2985		
ResidualValue @ 31st March 2026				5824	855824
Current Assets					
	01.04.2025	31.03.2026			
Cash in bank & in hand (Restricted)	1327	0		0	
Cash in bank & in hand (Unrestricted)	7903	11228		11228	
Debtors & Prepayments		7028		7028	
				18256	
Sundry Creditors				-2446	15810
Investments at Valuation					104431
Total net assets					976065
The total net assets represent:-					
Donated Property				850000	
Designated Funds	Cyclical Maintenance	Extraordinary Maintenance	General Reserve		
Balance at 1st April 2025	50886	34003	29275		
Revaluation adjustment	-4339	-2898	-2496		
Balance at 31st March 2026	46547	31105	26779	104431	954431
Income & Expenditure Account					
Balance at 1st April 2025				18728	
Surplus for the year				2906	
Balance at 31st March 2026				21634	21634
					976065

Signed: L Anderson

Dated: 28/10/26.

NOTH DEAL COMMUNITY COMPANY CIO
Charity reg no 1163274

NOTES TO THE ACCOUNTS 2025-2026

The Accounts for the year are presented showing both unrestricted and restricted funds.
The restricted income reflects grant funding received for the get together evenings organised for the local community.
There are no figures relating to stock at year end for the cafe or the centre. Both areas minimize inventory levels.

Income

The Room hire figure was up slightly on the previous year however the cafe sales showed the larger improvement. Room hire charges were increased by 5% and the cafe had two increments which helped to boost the sale figures
Internal fundraising was a success and a one off Art Exhibition realised funds of over £2K. This was the highest total achieved to date for a one day event.
General sales benefited from the introduction of handmade cards produced and proved by the art groups.

Expenditure

All staff were awarded increments to salaries which resulted in this expense increasing.
A new fixed deal for gas and electricity was taken out however the cost of the utilities continue to be problematic.
Two major repair projects were indentified and the appropriate planning for these carried out with the intention of having the works undertaken during the following financial year.

Investments

The value of the investments reduced in value by £9733 due to market changes.
There were no withdrawals or re investments for the year.

Signed: L Anderson.

Dated: 28/10/26.

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees (Charity Name) NORTH DEAN COMMUNITY COMPANY CIO

On accounts for the year ended 31st March 2026 **Charity no (if any)** 1163274

Set out on pages (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended .

Responsibilities and basis of report

As the charity's trustees, 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 Trust'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

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. *Delete [ ] if not applicable.*

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

** Please delete the words in the brackets if they do not apply.*

Signed: VICTORIA MCCARTHY **Date:** 20/9/26

Name: [signature]

Relevant professional qualification(s) or body MICB

(if any):	
Address:	96 MONGEHAM RD
	DEAL
	KENT CT14 9PE

Section B Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

NORTH DEAL COMMUNITY COMPANY CIO

Annual Report of Trustees 2025-26

Registered Charity No. 1163274

North Deal Community Company is the legal and financial body that transacts the business of the Golf Road Community Centre:

Golf Road Community Centre

28 Golf Road

Deal, Kent CT14 6PY

Trustees:

John Turgoose (Appointed 31st July 2024)

Lydia Anderson (Appointed 25th September 2025)

Ann Hannah (Appointed 25th March 2026)

Rochelle Rubin (Appointed 30th July 2025)

Fred Wilson (Appointed 28th October 2022)

David Heard (Resigned 30th July 2025)

OUR AIMS AND OBJECTIVES

Purposes

The purposes of our charity as set out in the objects contained in our articles of association are to benefit the residents of North Deal and the neighbourhood by working with the residents, local authorities, voluntary and other organisations to advance education and to provide facilities in the interest of social welfare for recreation and leisure time occupation with the aim of improving life for residents.

To do this, NDCC CIO aims to

- **Advance education**: We provide a venue for Kent Adult Education, the University of the Third Age (u3a) and other organisations to deliver formal and informal education courses for residents
- **Provide recreation and leisure time opportunities**: We host a variety of independent groups and classes providing a range of activities including yoga, tai chi, art, dancing, singing and keep fit. In addition, we continue to provide our own social club to tackle the problem of social isolation within our local community.
- **Improve social welfare**: We support several self-help groups for local people and work in partnership with health and social care organisations and individuals, providing services based in our community centre with a long-term view of ensuring a positive, healthy, inclusive and productive environment. Our aims fully reflect the purposes that the charity was set up to further.

ENSURING OUR WORK DELIVERS OUR AIMS

We review our aims, objectives and activities each year. This report looks at what we achieved and the outcomes of our work in the previous twelve months. The report also helps us ensure that our aims, objectives and activities remain focused on our stated purposes. Trustees have referred to the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and have planned our future activities to support these aims and objectives.

THE FOCUS OF OUR WORK

Our main objectives for the year continue to be those that support projects which focus on improving the lives of our local community. The strategies we use to meet these objectives include:

- Ensuring the Community Centre remains open even when it is not cost effective

- Working in partnership with other agencies to ensure the widest range of services is available that best match the needs of our client population.
- Retaining, recruiting and utilising our body of strong local volunteers and staff, without whom the Centre could not maintain our aims and objectives

THE QUALITY OF OUR WORK

We apply the best quality standards of service to all our hirers, users and customers. We value the contribution our staff and volunteers make to maintaining excellent relationships with all.

HOW OUR WORK DELIVERS PUBLIC BENEFIT

All our charitable activities focus on improving the lives of the residents of North Deal and its neighbourhood and are undertaken to further our charitable purposes for the public benefit.

By opening the Centre during the day, in the evenings and at weekends we maximise public access to opportunities in accordance with our aims and objectives as stated previously. For instance, drama sessions for young people are being held on Saturdays, a local choir with fifty members meets at the Centre of a Monday night, and on Sunday mornings the Community Centre provides a venue for Quaker meetings.

WHO HAS USED AND BENEFITED FROM OUR SERVICES?

Our most recent survey of visitors took place in 2024, illustrating that 82% live either in the North Deal area of CT14 6 or in one of the immediately surrounding postcodes. We have class sizes of up to 25 for fitness and health related exercise. Our café regularly has approximately 35 customers at lunchtime. The educational sessions have between six and thirty attendees. Support groups are well attended, providing help where needed.

FINANCIAL REVIEW

The income derived from room hiring and cafe sales increased on the figures for the previous year but prices for both of these income streams were increased. Internal fundraising was boosted by a one day Art Exhibition which raised funds of over £2000, the most to date realised from a single fundraising

project. Two grants totalling £2694 were awarded from local government which helped to fund the weekly get together evenings organised for the local community.

The cost of increased prices of the utilities continued to be challenging. All employees were awarded pay increments in line with government guidelines and in line with the Charity's policy.

The investment fund units, due to a drop in the stock market was reduced by over £9K by year end however the value of the fund is still over £30K more than the original investment.

Overall there was a small Trading loss at year end of £448, however when the investment fund interest income is included the end result for the organisation showed a £2906 surplus.

PRINCIPAL FUNDING SOURCES

The main income streams are room hire and café sales, with solar panel, investment revenue and other fund-raising. An estimated 50-plus people use the café per day, with approximately three-quarters of them having meals. We appreciate the grant support from both Dover District Council and Deal Town Council.

RESERVES POLICY

The Board of Trustees has examined the charity's requirements for reserves in the light of the main risks to the organisation. It has established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity should be between:

- a minimum of three months' running costs, which will enable the Charity to be able to respond to short-term fluctuations in the levels of funding and to have sufficient liquidity to meet short term liabilities
- and an optimum reserves level of nine months' running costs to ensure that any services and projects undertaken can be sustained for a reasonable time

If at any time the Trustee overseeing financial matters has cause to believe that the policy will be breached, he/she will report this at the next Board of Trustees' meeting and corrective action agreed.

PLANS FOR THE FUTURE

In the forthcoming years, the charity intends to continue the activities outlined earlier in this document, and to develop new services to meet the needs of the community, subject to satisfactory funding arrangements.

We are aiming to achieve certain outcomes, as stated in our Governing Document, and which include

- More people having an improved sense of individual well-being
- More people making new connections with their local community and reducing loneliness and social isolation
- More people increasing access to employment, education, training and recovery
- More people experiencing good mental and physical health, with our services supporting physical, social and psychological well-being.
- More people having a positive experience of their local community centre
- More people being aware of the services available at the centre through improved communication and increased engagement

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The organisation converted to a Foundation Charitable Incorporated Organisation on 26 November 2021. It was originally a charitable company limited by guarantee incorporated on 25September 2006 and registered as a charity on 24 August 2015.

Recruitment and Appointment of Trustees and Management Committee

Trustees

Apart from the first charity trustees, every trustee is appointed for a term of two years by a resolution passed at a properly convened meeting of the charity trustees.

In selecting individuals for appointment as appointed trustees, the charity trustees have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

New trustees receive an induction pack providing them with information about the charity, including duties and obligations of trustees, the Memorandum and Articles, documents which set out the operational framework for the charity, the current financial position as set out in the latest published accounts, and an explanation of future plans and objectives. Additionally, new trustees are invited and encouraged to attend a short introductory training session to familiarise themselves with the charity and the context within which it operates.

Management Committee

All but one (the Centre Manager) of the members of the Management Committee give their time voluntarily and receive no benefits from the charity, Any expenses reclaimed from the charity are shown in the accounts.

Risk Management

A risk register has been established and is updated regularly. Where appropriate, systems or procedures have been established to mitigate the risks the charity faces. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and projects. Procedures are in place to ensure compliance with health and safety of staff, volunteers, clients and visitors to the centre. These procedures are periodically reviewed to ensure that they continue to meet the needs of the charity.

Organisational Structure

North Deal Community Company CIO has a Board of Trustees that meets every two months and is responsible for the strategic direction and policy of the charity. As of June 2026, the Board has six trustees from a variety of backgrounds relevant to the work of the charity. The community centre manager also attends Board meetings but has no voting rights. In turn, a member of the Board of Trustees attends Management Committee meetings but has no voting rights. A member of our local council is also invited to attend Board meetings but has no voting rights,

A scheme of delegation is in place and day to day responsibility for the management of the community centre rests with the Golf Road Community Centre Management Committee, which is a subcommittee of the Board and is chaired by the Community Centre Manager. The Chair of the subcommittee is responsible for the supervision of the staff and volunteer team and for ensuring that the team continue to develop their skills and working procedures in line with good practice,

Salaried Staff

There are four paid members of staff: a Centre Manager, a Café Manager, a Café Assistant and a caretaker. All are part time with the exception of the full time Café Manager.

Signed [signature]

Date 28/10/26

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees	Charity Name: NORTH DEAN COMMUNITY COMPANY CIO		
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Signed:	VICTORIA MCCARTHY	**Date:**	20/9/26
Name:	[signature]		
Relevant professional qualification(s) or body	MICB		

(if any):	
Address:	96 MONGEHAM RD
	DEAL
	KENT CT14 9PE

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