Woodford Community Centre

Charitable Incorporated Organisation
Charity Registration Number: 1171494

Annual Report and Financial Statements

31 December 2025

Tandem Accounting Limited
Chartered Accountants
17 Heathville Road
London N19 3AL

Woodford Community Centre

Annual Report and Financial Statements
For the year ended 31 December 2025
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Woodford Community Centre

Legal & Administrative Information
For the year ended 31 December 2025

Charity Name	Woodford Community Centre
Charity no.	1171494. The Charity was registered with the Charity Commission on 7 February 2017.
Registered Office	Woodford Community Centre, 71 Abbotsford Gardens, Woodford Green, IG8 9HP.
Governing Document	CIO - Foundation
Objects	• to advance the Christian faith in Woodford, Essex and the surrounding area for the benefit of the public through the holding of regular services, prayer groups and provision of religious instruction for children to encourage and facilitate religious practice by existing followers and enlighten others about the Christian faith; • to provide facilities for recreation or other leisure time occupation in the interests of social welfare for persons in Woodford, Essex and the surrounding area, who have need of such facilities by reason of their youth, age, infirmity or disablement, poverty or social and economic circumstances with the object of improving the conditions of life for such persons in the same location and elsewhere as the trustees may from time to time think fit including the establishment and operation of one or more community centres to further such purposes; and • such other charitable purposes as shall, in the opinion of the trustees, further the work of the charity.
Trustees	The Trustees who served during the year or who were serving at the date of this report were: Jeremy Clifton Kong Yee Yap Trevor Newman Resigned 31st July 2026 Martin Hull
Key Management Personnel	Those in charge of planning, directing, controlling, running and operating the Charity, including those members of staff who are the senior management personnel to whom the trustees have delegated significant authority or responsibility in the day-to-day running of the charity, are the Managing Trustees and the Centre Manager.
Bankers	CAF Bank 25 Kings Hill Ave Kings Hill West Malling ME19 4JQ
Independent Examiner	John Helm ACA Tandem Accounting Limited 17 Heathville Road London N19 3AL

The Trustees submit their report and the financial statements of Woodford Community Centre ("the Charity") for the year ended 31 December 2025. The financial statements have been prepared in the format prescribed by the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP2019 (FRS102)) and the Financial Reporting Standard 102. The legal and administrative information set out earlier in this document forms part of this report.

1. Structure, Governance & Management

1.1. Trustees

The Board of Trustees, who meet approximately 4 times per annum, are responsible for the strategic direction and policy of the Charity. At present the Board is made up of 3 Trustees from a variety of backgrounds relevant to the work of the Charity. At the date of the signing of these accounts, the Charity has three trustees, all of whom are also trustees of Woodford Evangelical Church CIO ("WEC"). WEC has four trustees; its fourth trustee is its pastor. There is therefore substantial overlap between the governing bodies of the two charities. WEC hires facilities at Prospect Hall and leases the Charity's residential property at 24 Ewanrigg Terrace. Details of these arrangements are disclosed in notes 6 and 10.

In accordance with the CIO Foundation the number of Trustees shall not be less than three but is not subject to any maximum. New Trustees must be over the age of 18 and subscribe to the Statement of Beliefs.

The Trustees will ensure that any new Trustees, who are appointed by the other trustees, have the necessary skills and experience and that they will receive any necessary training and individual briefings about the Charity's achievements to date, its future plans and their responsibilities.

Related-party arrangements and conflicts of interest

The trustees recognise that their overlapping roles in WCC and WEC create conflicts of loyalty when considering arrangements between the two charities. The terms of WEC's occupation of Prospect Hall and its lease of 24 Ewanrigg Terrace were considered and approved by the trustees separately for each arrangement. In reaching these decisions, WCC considered the charitable benefits, financial implications and basis for the rent and other terms. The conflicts were addressed by ensuring that overlapping trustees formally declared their dual roles prior to discussions. Because every trustee held a concurrent position in both charities, an unconflicted quorum could not be formed under standard procedures, and full physical withdrawal by conflicted trustees would have rendered the meeting inquorate. Acting in accordance with specialist charity advice obtained in January 2016 from Charles Russell Speechlys LLP, the board managed this structural overlap by permitting trustees to remain present, participate in joint deliberations, and vote on inter-charity matters—ensuring that conflicts were openly minuted, clear representation boundaries were maintained by having Edward Connor Solicitors represent Woodford Evangelical Church (WEC) exclusively, and an independent RICS property valuation was secured to safeguard the distinct charitable objects and financial interests of each entity. The trustees' reasons for approving the arrangements were that providing residential accommodation to a church Pastor directly fulfils WCC's primary charitable objective to facilitate local Christian ministry and community outreach, while the £300 pcm rental income and WEC's assumption of full covenant liability for utility outgoings, internal repairs, and maintenance deliver financial sustainability for WCC while preserving its capital assets, and formalising a 10-year lease with a two-month break clause establishes long-term administrative stability for both charities while retaining necessary operational flexibility for WCC.

1.2 Risk Management

The Trustees acknowledge that they have a responsibility for the identification and proper management of risks faced by the Charity in achieving its primary aims. The Trustees have therefore assessed the major risks to which the Charity is exposed, in particular those relating to the specific operational areas of the Charity and its finances. The Trustees believe that, by monitoring reserve levels, by ensuring that controls exist over key financial systems, and by examining the operational risks faced by the Charity, they have established effective systems and procedures to mitigate those risks.

2. Activities & Strategies

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities. The Charity manages:

- a community hall, hired by a variety of community and leisure organisations. The hall is managed under a lease from the London Borough of Redbridge.

- a freehold residential property adjacent to the community hall was occupied by the Pastor of Woodford Evangelical Church and his family under a lease agreement at a rent of £300 per calendar month. Woodford Evangelical Church is based at Prospect Hall, Woodford Green and is involved in several community projects and activities.

3. Achievements and Performance

During the year of 2025, an increasing number of organisations regularly hired the premises on a weekly basis. One hirer, Rising Stars Nursery & Pre-school, established in February 2017, under a licence agreement with the Charity, provides a steady income revenue. Sensible price structuring has allowed many regular hirers of the community centre to thrive and become profitable businesses, which in turn has seen Prospect Hall become a hub of regular and diverse community activity 7-days a week throughout the year and has enabled the Charity to continue to grow its revenue and reinvest in the premises and operation costs. In addition, the premises were hired for one-off events by both individuals and organisations.

One significant challenge during the year of 2025 was the high repair and refurbishment costs for both Prospect Hall and for the freehold residential property, with costs reaching £47,037 (2024: £26,850) for the year.

The principal objective of the Charity is the advancement of the Christian faith. During the year Woodford Evangelical Church was one of the main users of Prospect Hall. The activities of Woodford Evangelical Church include its Sunday services, a parent & toddler group, and a weekly community café.

Since 1st July 2024, 24 Ewanrigg Terrace was occupied by the Woodford Evangelical Church Pastor and his family, fulfilling the Charity's principal objective to provide church worker accommodation. This arrangement was formalised on 13th November 2025 via a 10-year lease (backdated to 1st July 2024) between the Charity and Woodford Evangelical Church at a rent of £300pcm.

During the year the Charity invested £21,862 (2024: £6,849) in various repairs and maintenance projects, most notably significant painting, carpeting and wood floor restoration works of Prospect Hall. During 2025, WCC incurred £ 24,677 on repairs and refurbishment at 24 Ewanrigg Terrace, principally comprising extensive internal damp proofing, kitchen and bathroom refitting, plumbing, electrical rewiring, floor restoration, and external structural and roof repairs. Of this expenditure, £0 was recharged to WEC and £24,677 was borne by WCC. Although the residential lease places responsibility for repairs and maintenance on WEC, WCC met these costs because the property had suffered long-term disrepair and required extensive capital remediation to ensure it was fit for purpose as a minister's residence prior to the lease being granted, and because delays in the legal drafting process meant the leasehold agreement had not yet been finalised, leaving payment outstanding.

The London Borough of Redbridge and the Charity signed and entered into a lease agreement to the premises of Prospect Hall on 19th April 2017. The tenancy of Prospect Hall, and all rights and obligations in managing the property, transferred from Woodford Community Centre Limited to Woodford Community Centre CIO upon the commencement of the new lease. The lease is 10 years in length. A break clause was inserted into the lease agreement, allowing both the Charity and London Borough of Redbridge the mechanism to break the lease agreement at any time once completion of 5 years of the lease has elapsed (18th April 2022).

4. Financial Review

The Charity's main source of funding is income from the letting of the community hall facilities.

The Statement of Financial Activities and Balance Sheet can be found on pages 7 and 8 respectively. The Charity's reserves increased by £24,644 (2024: decreased by £23,726) during the year. The balance sheet shows total net assets of £561,161 (2024: £536,517).

Reserves Policy
The Trustees consider that it is appropriate to hold free reserves equivalent to 6 months' worth of ongoing expenditure. The Trustees are of the opinion that this provides sufficient flexibility to cover temporary shortfalls in incoming resources and will allow the Charity to cope and respond to unforeseen emergencies whilst specific action plans are implemented. At 31 December 2025 the Charity had net free reserves of £45,384 (2024: £20,318) as follows:

	2025 £	2024 £
Total reserves	**561,161**	**536,517**
Less: tangible fixed assets	(600,422)	(600,844)
Add: loan (although stated within current liabilities, will only begin to be repaid when funds become available)	84,645	84,645
Free reserves	**45,384**	**20,318**
Free reserves requirement:		
6 month's budgeted routine expenditure	**40,000**	**40,000**

5. Plans for Future Periods

During the upcoming period, the Charity plans to continue planned capital improvements to the premises at Prospect Hall. Subject to budget availability, key priorities for 2026 include upgrading the interior lighting to more energy-efficient fittings and addressing site drainage across the premises.

The Charity's current 10-year lease from the London Borough of Redbridge (LBR) for Prospect Hall expires on 18th April 2027. Constructive discussions have already commenced with LBR regarding the renewal of the leasehold. These discussions have been guided by an external consultant to assist the Trustees in building a clear, focused vision for the future of the community centre. Securing a new long-term lease is a primary focus for the Charity, as it will establish long-term organisational stability, unlock opportunities for future grant funding, and support the continued strategic development and expansion of community activities at Prospect Hall.

6. Responsibilities of Trustees for the Financial Statements

The Trustees are responsible for preparing the report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice. Charity law in England and Wales requires the Trustees to prepare financial statements for each financial period 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 those financial statements, the Trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles of the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any 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 activities of the Charity will continue.

The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enables them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the governing document. 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 Charity and financial information included in the Charity's website.

7. Approval

The report of the Trustees was approved by the Trustees on 28 October 2026 and signed on their behalf by:



Jeremy Clifton
Trustee

Woodford Community Centre

Report of the Independent Examiner to the Trustees of the Woodford Community Centre
For the year ended 31 December 2025

I report on the financial statements of the Woodford Community Centre charitable incorporated organisation ("the CIO") for the year ended 31 December 2025, which are set out on pages 8 to 15.

Respective responsibilities of trustees and examiner
The trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act"). I report in respect of my examination of the CIO's accounts carried out under section 145 of the 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.

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

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

Independent examiner's statement
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 the CIO as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.



John Helm ACA
28 October 2026

Woodford Community Centre

Statement of Financial Activities
For the year ended 31 December 2025

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Income from:	2				
Donations and legacies		-	-	-	-
Charitable activities		94,417	-	94,417	109,898
Other trading activities		708	-	708	1,353
Investments		818	-	818	1,071
Other		-	-	-	296
Total income		**95,943**	**0**	**95,943**	**112,618**
Expenditure on:					
Charitable activities	3	71,299	-	71,299	136,344
Total expenditure		**71,299**	**0**	**71,299**	**136,344**
Net (expenditure) / income before tax	**4**	**24,644**	**0**	**24,644**	**(23,726)**
Tax payable	5	-	-	-	-
Net (expenditure) / income after tax		**24,644**	**0**	**24,644**	**(23,726)**
Other recognised gains and losses		30,000	-	30,000	**-**
Net movement in funds		**54,644**	**0**	**54,644**	**(23,726)**
Total funds brought forward		**536,517**	**-**	**536,517**	**560,243**
Total funds carried forward		**591,161**	**0**	**591,161**	**536,517**

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above.

Woodford Community Centre

Balance Sheet
As at 31 December 2025

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Fixed Assets					
Tangible fixed assets	6	630,422	-	630,422	600,844
		630,422	0	630,422	600,844
Current Assets					
Debtors	7	7,064	-	7,064	6,282
Cash At Bank And In Hand		55,264	-	55,264	47,765
		62,328	0	62,328	54,047
Creditors - Amounts Falling Due Within One Year	8	101,589	-	101,589	118,374
Net Current Liabilities		(39,261)	0	(39,261)	(64,327)
Net Assets		**591,161**	**0**	**591,161**	**536,517**
Represented By:					
Unrestricted Income Funds		591,161	0	591,161	536,517
Total Funds		**591,161**	**0**	**591,161**	**536,517**

The financial statements were approved by the Trustees on 28 October 2026 and signed on their behalf by:

Martin Hull
Trustee

1. Accounting Policies

Woodford Community Centre is a charitable incorporated organisation in the United Kingdom. The registered office address is 71 Abbotsford Gardens, Woodford Green, IG8 9HP.

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

Basis of accounting
The financial statements have been prepared in accordance with the Charities Statement of Recommended Practice (Charities SORP 2019 (FRS 102)) and the Charities Act 2011. The financial statements are drawn up on the historical cost basis of accounting with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these financial statements.

The Charity meets the definition of a public benefit entity under FRS 102.

Going Concern
There are no material uncertainties about the charity's ability to continue as a going concern and accordingly the accounts have been drawn up on a going concern basis.

Income recognition
Voluntary income and donations (including legacies) are accounted for once the Charity has entitlement to the income, it is probable the income will be received, and the amount of income receivable can be reliably measured. Income from the recovery of tax on gift aided donations is accounted for in the period to which the relevant donation is received. Grant income is recognised on a receivable basis.

Hall hire income is recognised in the period in which the facilities are provided. Residential rental income is recognised on a straight-line basis over the lease term. Amounts received in advance for future periods are included in creditors as deferred income.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the bank.

No amounts have been included in the financial statements for services donated by volunteers.

Expenditure recognition
Expenditure is accrued as soon as a liability is considered probable, and the amount of obligation can be measured reliably. The Charity is not registered for VAT and accordingly expenditure includes VAT where appropriate.

Charitable expenditure includes those costs in fulfilling the Charity's principal objects, as outlined in the Report of the Trustees. This includes governance costs. Governance costs are those incurred in connection with the administration of the Charity and compliance with constitutional and statutory requirements, which tasks are undertaken mainly by the Trustees. Governance costs also include costs relating to statutory independent examination and legal fees.

The Charity contributes to certain employees' personal pension plans. These are defined contribution schemes, the assets of which are held separately from those of the charity. The cost in the accounts is the amount of contributions paid and payable during the period.

1. Accounting Policies (continued)

Tangible Fixed Assets

- Fixtures & fittings. Depreciation is provided to write off the cost, less estimated residual values, of fixtures and fittings with a cost of £400 or more, over their expected useful lives at a rate of 25% per annum straight line
- The freehold residential property is held to further the Charity's objects through the provision of accommodation for a church worker and is included within tangible fixed assets. The property is carried at a revalued amount, being its fair value at the date of revaluation less subsequent accumulated depreciation and impairment losses. Revaluations are undertaken with sufficient regularity to ensure that the carrying amount does not differ materially from fair value at the reporting date.
- Freehold land is not depreciated. Depreciation on the building is calculated to write off its carrying amount, less its estimated residual value, over its remaining useful economic life. Useful lives and residual values are reviewed annually. No depreciation is charged where the building's estimated residual value equals or exceeds its carrying amount.
- The property is reviewed for indicators of impairment at each reporting date, and any impairment loss is recognised as appropriate.

Creditors and Provisions

Creditors and accruals are recognised where the Charity has a present obligation arising from a past event that will probably require a transfer of resources and the amount can be measured reliably. They are measured at their settlement amount.

The interest-free loan is accounted for as a concessionary loan and is measured at the amount received, less repayments. It is repayable when funds permit.

Provisions are recognised where the Charity has a present legal or constructive obligation arising from a past event, a transfer of resources is probable and the amount can be estimated reliably. They are measured at the best estimate of the amount required to settle the obligation and discounted to present value where the effect of the time value of money is material.

Funds Structure

Unrestricted income comprises those 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, or which have been raised by the Charity for specific purposes.

2. Income

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Voluntary Income				
Donations	-	-	-	-
Charitable activities				
Community Centre Hire Fees	90,233	-	90,233	93,598
Ewanrigg Terrace House Rental & Recharges	4,184	-	4,184	16,300
	94,417	**0**	**94,417**	**109,898**
Other trading income				
Sale of textiles	708	-	708	1,353
Investment income				
Bank interest	818	-	818	1,071
Other income	-	-	-	296
	95,943	**0**	**95,943**	**112,618**

3. Expenditure – Charitable Activities

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Staff costs (see below)	16,802	-	16,802	18,835
Premises costs	48,916	-	48,916	111,315
Office costs	3,881	-	3,881	5,150
Governance costs	1,700	-	1,700	1,044
	71,299	**0**	**71,299**	**136,344**

Staff Costs

Included within expenditure are the following staff costs:	Total 2025 £	Total 2024 £
Wages and salaries	16,213	17,665
Employer National Insurance	1,507	984
Employment allowance	(1,507)	(984)
Pension contributions	589	1,170
	16,802	**18,835**
Of which the following total employee benefits were in respect of Key Management Personnel	**16,802**	**18,835**

3. Expenditure – Charitable Activities (continued)

The average number of employees of the Charity in the year was 1 (2024: 1). The Trustees receive no remuneration for their services to the charity, nor were they reimbursed for any out-of-pocket expenses.

4. Net Income

Net income is stated after charging:	Total 2025 £	Total 2024 £
Depreciation – owned assets	422	422
Independent Examiner's remuneration	1,700	1,044
	2,122	**1,466**

5. Taxation

As a charity, Woodford Community Centre is exempt from tax on income and gains falling within the provisions of the Corporation Taxes Act 2010 or the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen on the Charity.

6. Tangible Fixed Assets

	Freehold land & building £	Fixtures, fittings & equipment £	Total £
Cost or valuation			
At 1 January 2025	600,000	8,279	608,279
Additions	-	-	-
Revaluation	30,000	-	30,000
Disposals	-	-	-
At 31 December 2025	630,000	8,279	638,279
Depreciation			
At 1 January 2025	-	7,435	7,435
Charge for Year	-	422	422
Disposals	-	-	-
At 31 December 2025	0	7,857	7,857
Net Book Value			
At 31 December 2025	600,000	422	630,422
At 31 December 2024	600,000	844	600,844

6. Tangible Fixed Assets (continued)

The freehold property at 24 Ewanrigg Terrace, Woodford Green, is held to further the Charity's object of advancing the Christian faith through the provision of affordable accommodation for a local church minister or Christian worker.

Following the termination of the previous commercial tenancy, the property was let to Woodford Evangelical Church CIO (registered charity number 1177194) under a ten-year lease commencing on 1 July 2024 and ending on 30 June 2034, formalised on 13 November 2025. The lease provides for a concessionary rent of £300 per calendar month (£3,600 per annum) and permits the tenant to terminate on two months' notice. The tenant is responsible for repairs and maintenance and reimburses the Charity for building insurance premiums and statutory compliance expenses paid by the Charity.

The contractual rent of £300 per calendar month (£3,600 per annum) is concessionary. The trustees estimate that the property's market rental value is approximately £2,500 per calendar month (£30,000 per annum), based on comparable local lettings. The difference is approximately £26,400 per annum before allowing for differences in tenancy terms. Under the lease, WEC is responsible for repairs and maintenance and reimburses WCC for building insurance and statutory compliance expenses; these obligations should be taken into account when comparing the contractual rent with the market rental estimate.

The trustees consider that providing accommodation on these terms supports WEC's pastoral ministry in the local community and furthers WCC's charitable object of advancing the Christian faith. They regard the concession as a deliberate application of WCC's charitable resources towards that purpose.

The property was revalued by the Trustees at £630,000 at 31 December 2025. Their assessment took account of an independent professional valuation of £580,000 undertaken in September 2022, subsequent improvement works and market rental evidence. The assessment also took account of the existing concessionary lease and the tenant's termination rights.

The Charity operates the community centre at the premises of Prospect Hall in Prospect Road, Woodford Green, Essex under a lease from the London Borough of Redbridge, which owns the freehold. Expenditure on the leased premises during the year related to repairs and maintenance and has therefore been charged to expenditure as incurred. Improvements that meet the criteria for recognition as tangible fixed assets are capitalised and depreciated over their estimated useful lives or, if shorter, the remaining period over which the Charity expects to benefit from their use of the premises.

7. Debtors

	2025 £	2024 £
Prepayments	4,326	961
Lettings receivable	-	2,368
Accounts receivable	2,738	2,953
	7,064	**6,282**

8. Creditors - Amounts Falling Due Within One Year

	2025 £	2024 £
Lettings deposits	3,764	3,986
Loan	84,645	84,645
Other creditors including taxation and social security	11,317	16,391
Accruals and deferred income	1,863	13,352
	101,589	**118,374**

The loan is not interest bearing and is repayable when funds permit.

9. Operating Lease Commitments

The total future minimum lease payments under non-cancellable operating leases are payable:

	2025 £	2024 £
Not later than one year	15,000	15,000
Later than one year and not later than five years	3,250	18,250
	18,250	**33,250**

The commitment is in relation to a lease with Redbridge Council for the community centre. The 10-year lease, which had a 5-year break clause at 18 April 2022 requires the charity to invest £148k in the fabric of the building over a period, which ends at the 5-year break clause. Amounts in excess of £148k have already been invested by the charity and the predecessor charity.

10. Related Party Transactions

Trevor Newman, a trustee, received remuneration totalling £nil (2024: £12,933) in respect of his employment as Centre Manager.

At the date of the signing of these accounts, the Charity's three trustees, Jeremy Clifton, Kong Yee Yap and Martin Hull, are also three of the four trustees of Woodford Evangelical Church CIO ("WEC"). WEC's fourth trustee is its pastor. WEC uses Prospect Hall under an informal arrangement for which there is no written agreement. Charges for its use of the hall totalled £18,000 during 2025 (2024: £18,000), equivalent to approximately £346 per week, covering Sundays, and weekday parent & toddler group, and cafe. The trustees consider this charge reasonable for the facilities and access provided. WEC also rents the house at Ewanrigg Terrace to accommodate its pastor, paying rent of £3,600 (2024: £1,800 for 6 months), together with reimbursements for property related charges. The concessionary rent is below market rental value and supports the Charity's object of advancing the Christian faith. Further details of the residential lease are included in note 6.

During the year, the Trustees made no donations (2024: £nil) to the charity.