REGISTERED CHARITY NUMBER: 1196955

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2025

for

The Epsom Wells Community Association

Ark Accountancy Limited
Chartered Certified Accountant
56-58 High Street
Ewell
Epsom
Surrey
KT17 1RW

Contents of the Financial Statements
for the Year Ended 31 December 2025

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 to 10
Detailed Statement of Financial Activities	11

Status

EWCA was created on 1 July 2021 as an unincorporated entity and registered as a charitable incorporated organisation (CIO) on 6 December 2021, for exclusively charitable purposes pursuant to the Charity Commission for England and Wales.

This is the second set of financial statements being prepared by the Charity.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Wells Community Centre has now reopened and made available to the community for hire purposes. The secondary objective is to also run classes that fulfil the values of education, wellbeing, environment and community.

In setting the EWCA's objectives and planning its activities, the Trustees have considered Section 17 of the Charities Act 2011. In doing so they are satisfied that they have complied with their duty to have regard to the Public Benefit guidance published by the Charity Commission. The EWCA's activities and achievements are outlined throughout this Trustees' Report and the Trustees believe they fully demonstrate that the EWCA is providing public benefit.

The objects of the EWCA are;

- To further or benefit the residents of surrey and the neighbourhood, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local 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 objective of improving the conditions of life for the residents.

- In furtherance of these objects but not otherwise, the trustees shall have power: to establish or secure the establishment of a community centre and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such a centre for activities promoted by the charity in furtherance of the above objects.

Public benefit

The Trustees confirm that they have complied with the duty in section 4 of the Charities Act 2006 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefit.

Grantmaking

The Trustees who form part of the Committee meet regularly to consider what grants they will make and to review any feedback they have received.
The Trustees are committed to applying the EWCA's resources in a responsible manner for the purposes of yielding maximum benefit.

FINANCIAL REVIEW

Financial position

Total incoming resources amounted to £56,432 (2024 £40,253).
The asset base of the EWCA stands at £42,106 (2024 £33,703).

Investment policy and objectives

Investment Policy

Under the constitution (governing document), the EWCA has the power to invest in any way the Trustees wish.
The Trustees, having regard to the liquidity requirements of the EWCA and to the reserves policy have operated a policy of keeping available funds ring-fenced in the current account.

FINANCIAL REVIEW

Reserves policy

The Trustees are committed to applying the EWCA's resources in a responsible manner for the purposes of yielding maximum benefit.

To achieve this the Trustees, aim to keep reserves to a minimum in order to ensure that most of the income generated is distributed, and that the EWCA operates on minimal overheads with many services provided by the Trustees and Companies related to them.

Restricted Fund

Restricted funds are generated when the donor stipulates how their donation may be spent. In most cases, there will be a time lag between when such funds are received and when they are expensed. The Trustees ensure that these funds are expensed in accordance with the terms under which they have been donated to the EWCA.
During the year £500 was donated which had restrictions placed on them.

Expendable Endowment

Expendable Endowment Funds include all funds received which the Trustees are authorised to spend when and if they decide to spend these funds. The funds may be used to further the specific charitable purposes the EWCA was established to support. These costs can include both direct and support costs associated with activities undertaken by the Restricted Funds within the EWCA.

Operational Reserves

Cash flow projections for income and expenditure are regularly reviewed by the Trustees to ensure that the level of disposable net assets is adequate and that the EWCA is in a position to meet all its grant-making and working capital commitments for the foreseeable future.
The reserves policy is reviewed annually to reassess the risks and reflect any changes to the EWCA's income, capital, financial obligations and long-term plans for charitable expenditure.
The unrestricted funds are expendable at the discretion of the Board of Trustees in furtherance of the objects of the funds.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

The Trustees are selected on the basis of their skills and expertise and the contribution, in particular in the areas of business management and development, which they can make to determine the strategy and policies of the EWCA and to monitor implementation.

The Trustees are responsible for finance, development and planning. There is no formal process for training Trustees, but training is provided to individual Trustees and to the Trustees as a whole as needs arise.
All Trustees give their time freely and no Trustee remuneration was paid in the year.

Organisational structure

The Board of Trustees meets to review and update the EWCA's strategy and areas of activity, including consideration of grant-making, a review of the reserves policy as well as the overall risk profile of the EWCA.

Risk management

The Trustees are responsible for the management of the risks faced by the EWCA and have examined the major strategic, business and operational risks to which the EWCA is and may be exposed. They are satisfied that the systems and controls are in place to mitigate and manage exposure to such major risks identified by the Trustees. They continue to review current processes recognising that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
1196955

Principal address
The Wells Centre
Spa Drive
Epsom
Surrey
KT18 7LR

Trustees
Mrs V G Marchant (resigned 29.1.25)
Ms J Hancock
Ms D L Sparham
J Marchant
B Murton
R Cordell (resigned 29.1.25)
Mrs S Miller
Ms A B Radley (appointed 26.1.26)
D M Rudland (appointed 26.1.26)
Ms C Thrower (appointed 26.1.26)
Ms R J Blackman (appointed 26.1.26)

Independent Examiner
Mary E Ryan FCCA
Ark Accountancy Limited
Chartered Certified Accountant
56-58 High Street
Ewell
Epsom
Surrey
KT17 1RW

Approved by order of the board of trustees on .....14/10/26..... and signed on its behalf by:

.....
B Murton - Trustee

Independent examiner's report to the trustees of The Epsom Wells Community Association
I report to the charity trustees on my examination of the accounts of The Epsom Wells Community Association (the Trust) for the year ended 31 December 2025.

Responsibilities and basis of report
As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 the Trust 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.

Mary E Ryan FCCA

Ark Accountancy Limited
Chartered Certified Accountant
56-58 High Street
Ewell
Epsom
Surrey
KT17 1RW

Date: .....

The Epsom Wells Community Association

Statement of Financial Activities
for the Year Ended 31 December 2025

	Notes	Unrestricted fund £	Restricted funds £	31.12.25 Total funds £	31.12.24 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		4,139	7,130	11,269	6,937
Other trading activities	3	45,163	-	45,163	33,316
Total		49,302	7,130	56,432	40,253
EXPENDITURE ON					
Charitable activities					
Charitable Activities		42,238	5,791	48,029	25,979
NET INCOME		7,064	1,339	8,403	14,274
RECONCILIATION OF FUNDS					
Total funds brought forward		33,203	500	33,703	19,429
TOTAL FUNDS CARRIED FORWARD		40,267	1,839	42,106	33,703

The notes form part of these financial statements

The Epsom Wells Community Association

Balance Sheet
31 December 2025

	Notes	Unrestricted fund £	Restricted funds £	31.12.25 Total funds £	31.12.24 Total funds £
CURRENT ASSETS					
Cash at bank and in hand		41,047	1,839	42,886	34,543
CREDITORS					
Amounts falling due within one year	6	(780)	-	(780)	(840)
NET CURRENT ASSETS		40,267	1,839	42,106	33,703
TOTAL ASSETS LESS CURRENT LIABILITIES		40,267	1,839	42,106	33,703
NET ASSETS		40,267	1,839	42,106	33,703
FUNDS	7				
Unrestricted funds				40,267	33,203
Restricted funds				1,839	500
TOTAL FUNDS				42,106	33,703

The financial statements were approved by the Board of Trustees and authorised for issue on .....14/10/26... and were signed on its behalf by:

B Murton

B Murton - Trustee

The notes form part of these financial statements

1. GENERAL INFORMATION

The EWCA is a Charitable Incorporated Organisation (CIO), registered in England and Wales (company CE027482). The address of its registered office is 7 Spa Drive, Epsom, Surrey, KT18 7LR.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by 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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments
Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

3. OTHER TRADING ACTIVITIES

	31.12.25	31.12.24
	£	£
Hall hire	45,163	33,316

continued...

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	6,937	-	6,937
Other trading activities	33,316	-	33,316
Total	40,253	-	40,253
EXPENDITURE ON			
Charitable activities			
Charitable Activities	17,151	8,828	25,979
NET INCOME/(EXPENDITURE)	23,102	(8,828)	14,274
Transfers between funds	(946)	946	-
Net movement in funds	22,156	(7,882)	14,274
RECONCILIATION OF FUNDS			
Total funds brought forward	11,047	8,382	19,429
TOTAL FUNDS CARRIED FORWARD	33,203	500	33,703

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.25 £	31.12.24 £
Other creditors	780	840

continued...

7. MOVEMENT IN FUNDS

	At 1.1.25 £	Net movement in funds £	At 31.12.25 £
Unrestricted funds			
General fund	33,203	7,064	40,267
Restricted funds			
Magic Little Grant	500	(500)	-
Surrey County Council for repairs	-	1,839	1,839
	500	1,339	1,839
TOTAL FUNDS	33,703	8,403	42,106

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	49,302	(42,238)	7,064
Restricted funds			
Magic Little Grant	-	(500)	(500)
Surrey County Council for repairs	2,030	(191)	1,839
Asda	2,500	(2,500)	-
Community Foundation	2,600	(2,600)	-
	7,130	(5,791)	1,339
TOTAL FUNDS	56,432	(48,029)	8,403

Comparatives for movement in funds

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	11,047	23,102	(946)	33,203
Restricted funds				
Magic Little Grant	500	-	-	500
Surrey County Council for repairs	7,882	(8,828)	946	-
	8,382	(8,828)	946	500
TOTAL FUNDS	19,429	14,274	-	33,703

continued...

7. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	40,253	(17,151)	23,102
Restricted funds			
Surrey County Council for repairs	-	(8,828)	(8,828)
TOTAL FUNDS	40,253	(25,979)	14,274

8. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.

The Epsom Wells Community Association

Detailed Statement of Financial Activities
for the Year Ended 31 December 2025

	31.12.25 £	31.12.24 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	4,139	6,937
Grants	7,130	-
	11,269	6,937
Other trading activities		
Hall hire	45,163	33,316
Total incoming resources	56,432	40,253
EXPENDITURE		
Charitable activities		
Events costs	70	149
Repairs	27,096	8,828
Site equipment	1,270	200
	28,436	9,177
Support costs		
Management		
Other operating leases	1,200	-
Rates and water	-	1,665
Insurance	1,798	3,118
Light and heat	8,444	5,141
Telephone	905	677
Postage and stationery	137	-
Sundries	41	1,916
Refreshments	388	478
Cleaning & grounds maintenance	4,776	61
Office equipment	-	475
Waste collection	770	199
Computer costs	222	-
	18,681	13,730
Information technology		
Website	-	1,700
Governance costs		
Legal fees	132	532
Independent examiner's fee	780	840
	912	1,372
Total resources expended	48,029	25,979
Net income	8,403	14,274