The Harry Middleton Centre

Trustees annual report 2025

Administrative information

Status	Charitable Incorporated Organisation
Charity number	1202660
Registered Office	63A Silver Street, Newport Pagnell MK16 0EQ
Bankers	Natwest, Milton Keynes
Trustees	Roger Hall (chair and secretary)
	David Wright (treasurer)
	Helen Donelan (minute secretary)
	Kim Frame
	Neil Frame
	Duncan Mason
	Carole Mullett (from 12 May 2026)
	Nick Read (resigned 20 January 2025)
	Natasha Wood

Purpose of charity

The purpose of the charity is to provide a community centre for the benefit of the residents of Newport Pagnell. The centre, housed in an 1867 chapel, has served the local community since its purchase by the Harry Middleton Gift charity in 1984. The CIO was established on 6 April 2023. The trustees are aware of the Charity Commission's guidance on public benefit and complies with this guidance in its activities, the principles of which are laid out in the CIO's constitution.

Structure, governance and management

Alongside the constitution the CIO also has a collaboration agreement with the neighbouring Newport Pagnell Baptist Church to assist with the management of the centre. The Church provides services for bookings, financial management and cleaning. The centre has no paid staff and relies on volunteers – mainly from amongst its trustees.

The constitution provides for the appointment of trustees from the following categories – up to two nominated by The Harry Middlton Gift, up to four nominated

by Newport Pagnell Baptist Church, and an unlimited number of other people elected to serve.

The trustees meet at least three times a year to manage the centre. The meetings receive regular reports on bookings and finance and address any issues or risks arising. The trustees are cognizant of the Charity Commission's advice on risk.

Lettings policy

The centre's constitution requires that the centre is used for the benefit of the residents of the civil parish of Newport Pagnell and this underlies the lettings policy. The types of groups using the centre include:

- Charitable organisations providing sessions for local residents
- Local clubs and organisations such as Scouts and Brownies
- Small businesses providing services for specialist groups like the elderly and babies
- Businesses who provide services for the benefit of local residents, such as Slimming World and Creative Arts
- One-off lettings such as children's parties.

Achievements and performance

The involvement and support of the Baptist Church since 2024 has enabled the trustees to look at increasing use of the centre and this is now beginning to be achieved in 2025. The centre's sustainability has improved significantly with the new CIO structure and Church collaboration. However, the centre continues to rely on voluntary input and this remains essential for successful operation; the trustees are very appreciative of this contribution.

The attached financial statement (which forms part of this report) provides figures for 2025 alongside those for 2024. Lettings income has grown by 10%. Exenditure has risen by 41%, but much of this relates to equipment purchases and repairs, which have been carried out with available funds now the Centre's finances are more stable. There remains a satisfactory surplus for the year of just under £4,000.

Reserves policy

The trustees have agreed a reserves policy with three elements:

- The equivalent of 3 months income for cashflow reasons
- A sum necessary to cover the excess on the buildings insurance policy (currently £10,000)
- A major repairs fund to cover potential significant expenditure on building maintenance.

The figures at December 2025 were:

- Three months turnover £3,500
- Allowance for insurance excess £10,000
- Major repairs fund £15,000

Other matters

The trustees confirm that there were no recorded incidents in connection with the charity which required to be reported to The Charity Commission.

Signed Roger Hall Date: 12 October 2026

Roger Hall (chair of trustees)

The Harry Middleton Centre
Financial Statement 1st January 2025 - 31st December 2025

	2025	2024
Income		
Rentals	£13,550.29	£12,304.86
Interest	£384.23	£253.99
Total Income	**£13,934.52**	**£12,558.85**
Expenditure		
Administration	£1,000.00	£613.12
Accounting	£161.28	£3.84
Internet	£557.28	£45.54
Electricity	£572.94	£586.46
Gas	£1,507.32	£1,473.76
Water	£326.89	£421.52
Insurance	£839.41	£776.27
Cleaning	£196.87	£317.31
Repairs & maintenance	£3,236.67	£2,717.90
Purchases	£1,542.93	£67.76
Total Expenditure	**£9,941.59**	**£7,023.48**
Surplus	**£3,992.93**	**£5,535.37**

Funds	**Opening**	**Closing**
Cash	£3.77	£3.77
General Fund	£3,021.15	£3,758.85
35 Day Account (Insurance)	£10,137.79	£10,385.25
Business Reserve	£11,384.62	£14,392.39
Total Funds	**£24,547.33**	**£28,540.26**