ST MICHAEL'S COMMUNITY CENTRE WELLING

ANNUAL GENERAL MEETING FOR YEAR ENDING 31 DECEMBER 2025

15th October 2026 - 10am

CHAIRMAN'S REPORT

I am pleased to see the continued growth and stability of support the St Michael's Community Centre has achieved in 2025 despite the obstacles including the hall ceiling replacement and the financial impact of its loss of use for almost 6 weeks.
The costly legal expenditure pertaining its absolute independence from the WCCT was also completed by virtue of receipt of the accrued outstanding grant sums, at the beginning of 2026.
Further to this our corporate commitment to invest in the upkeep and maintenance of St Michael's has also been demonstrated with new flooring in the reception areas, repainting internally and externally, and windows and doors replacement and general upkeep.
There is however a lot more to do, but, with a clean slate and no further legal expense, there is no doubt we are maintaining our ongoing commitment to provide an essential facility to the residents of the St Michael's Community.
We continue to provide essential facilities for the NHS Blood donations team and have reached out further offering our facilities to other vital service providers throughout 2025 and continue to do so into 2026.

SECRETARY'S REPORT

The hall continues to get a high level of enquiries for weekend parties.

At the beginning of the year the hall was closed to install a new ceiling and lighting. Now when the lights are on it looks like daylight!

The NHS Blood Transfusion continue to hire the hall throughout the year. But unfortunately, one of our oldest community hirers, Welling Flower Club had to close.

With this continued teamwork, support and good governance from our Committee [*and management team*], we hope to continue with the previous successful years.

TREASURER'S REPORT

1. It was agreed that we re-appoint Susan Wilson as our Examiner and you have her report for 2025.
2. The accounts show a £5k deficit due to the extra costs incurred due to the ceiling lights in the main hall, and the tail end of legal expenses (Russell Cook Solicitors/WCCT). Our turnover was, possibly highest at £111,589. So, despite making a loss it was unexpectedly buoyant with an influx of private hirers.
3. Our larger expenditure for 2025 (Building Maintenance £20K) was for £20,086.
4. Business Rates are up from 2024, due to having to pay £2965 to Castle Water.
5. Equipment maintenance our floor cleaning machine needed servicing.
6. Disbursement charges of £23,565 are offset by fees of £18,400.

St Michael's Community Centre Welling CIO

Charity Registration Number : 1202935

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31st December 2025

St Michael's Community Centre Welling CIO

Charity Registration Number : 1202935

Contents

	Page
Administrative Information	1
Trustees report and Statement of Responsibilities	2 – 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to account	8 - 9

St Michael's Community Centre Welling CIO

Charity Registration Number : 1202935

Administrative Information

REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31st December 2025

Trustees

Mr Paul Castle	Chairman
Mrs Janette Williams	
Miss Geraldine Holland	
Mrs Carrie-Anne Creedy	
Mrs Colleen Smith	

Centre Address

Wrotham Road
Welling
Kent
DA16 1LS

Accountant

Ms S Wilson FCCA
117 Heath Way
Northumberland Heath
Kent, DA8 3LZ

Bankers

CAF Bank Limited
West Malling
Kent
ME19 4JQ

Page 1

INDEPENDENT EXAMINER'S REPORT
to the
Trustees
St Michael's Community Centre Welling CIO
Charity Registration Number : 1202935
on the
For the year Ended
31st December 2025

RESPECTIVE RESPONSIBILITIES OF THE TRUSTEES AND EXAMINER

An independent examination is required in accordance with the constitution of the centre.

BASIS OF INDEPENDENT EXAMINER'S STATEMENT

An examination includes a review of the accounting records maintained by the centre and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the committee concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently we do not express an audit opinion on the accounts.

INDEPENDENT EXAMINER'S STATEMENT

In accordance with the Constitution of The St Michael's Community Centre Association [Section 15(c)(iv)] we have examined the records of the Association for the year under review and in the course of that examination, no matter has come to our attention which gives us reasonable cause to believe that in any material respect the committee have not met the requirements to ensure that:

(i) Proper accounting records are maintained;

(ii) Accounts are prepared which agree with the accounting records and comply with accepted accounting standards

Susan Wilson FCCA

Date: 12th September 2026

St Michael's Community Centre Welling CIO
Charity Registration Number : 1202935

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED

31st December 2025

		2025		2024	
		£	£	£	£
Income					
	Centre Rent		88,588		87,839
	Event Deposits		0		(465)
	Special Events		3,000		0
	Hiring Fees		91,588		87,374
	Disbursement Fees		18,400		18,465
	Misc Income		471		1,610
	Locker Hire		1,110		1,220
	Interest Received		20		27
	Attendance Charge		0		0
			111,589		108,696
Grants	Designated - Adjustment		0		660
Total Income			111,589		109,356
Expenses					
	Accounts	0		0	
	Ops Management	21,850		21,605	
	Cleaning	13,481		15,291	
	Light and Heat	6,414		7,722	
	Rates	3,884		1,121	
	Refuse	3,030		2,736	
	Telephone	1,832		1,239	
	Printing and Stationery	763		381	
	Buildings Maintenance	20,086		10,659	
	Equipment Maintenance	1,114		326	
	Insurances	3,001		3,210	
	Membership	52		105	
	Professional	11,126		17,944	
	Hire Refunds	0		0	
	Disbursement Charges	23,565		21,895	
	Advertising	70		70	
	Miscellaneous	277		379	
	Accountancy	5,501		3,744	
	Bank Charges	61		45	
	Depreciation	964		1,506	
	Bad Debts	0		0	
			117,071		109,978
Surplus / (deficit) for the year			(5,482)		(622)

St Michael's Community Centre Welling CIO
Charity Registration Number : 1202935

BALANCE SHEET

31st December 2025

	Note	2025 £	2025 £	2024 £	2024 £
Fixed assets - at net book value	2		772		1,736
			772		1,736
Current assets					
Debtors and prepayments	3	45,746		44,085	
Cash at bank and in hand		8,175		19,303	
		53,922		63,388	
Current liabilities					
Creditors: Amounts falling due within one year	4	41,941		46,890	
Net current assets			11,980		16,498
Total assets less liabilities			12,752		18,234
Represented by:_					
General Reserve					
Balance brought forward			(10,673)		(10,051)
Prior Adjustment			0		0
Surplus / (deficit) for the year			(5,482)		(622)
Balance carried forward			(16,155)		(10,673)
Designated Reserve					
Balance brought forward			28,907		28,907
Movement in year					
Balance carried forward			28,907		28,907
Total Reserves			12,752		18,234

....
Secretary Treasurer

.....
Date

St Michael's Community Centre Welling CIO
Charity Registration Number : 1202935

NOTES TO THE ACCOUNTS

31st December 2025

1. ACCOUNTING POLICIES

1.1 **Basis of preparation**
The financial statements have been prepared under the historical cost convention and in accordance with generally accepted accounting principles.

Incoming Resources

1.2 Recognition of incoming resources
These are included in the Statement of Financial Activities when:
- The centre becomes entitled to the resources
- The committee are certain they will receive the resources, and,
- The monetary value can be measured with sufficient reliability

Grants and donations are only included when the centre has unconditional entitlement to the resources.
Investment income is included in the accounts when receivable.

Expenditure and liabilities

1.3 Liability recognition:
Liabilities are recognised as soon as there is a legal or constructive obligation committing the centre to pay out resources.

2. FIXED ASSETS

Depreciation is provided at the rate of 20% on a straight line basis.

		Centre Equipment & Furnishings	Total 2025	2024
Costs		£	£	£
Balance at	1st January 2025.	76,326	76,326	76,326
	Additions		0	0
Balance at	31st December 2025	76,326	76,326	76,326
Depreciation/amortisation				
Balance at	1st January 2025.	74,590	74,590	73,084
	Charge for the year	964	964	1,506
Balance at	31st December 2025	75,554	75,554	74,590
Net book value at	31st December 2025	773	773	1,736
Net book value at	31st December 2024	1,736	1,736	0

St Michael's Community Centre Welling CIO
Charity Registration Number : 1202935

NOTES TO THE ACCOUNTS

31st December 2025

3. DEBTORS AND PREPAYMENTS

	2025	2024
	£	£
Debtors	6,156	4,111
Prepayments	3,350	3,734
L A Grant	36,240	36,240
	45,746	44,085

4. CREDITORS: Amounts falling due within one year

	2025	2024
	£	£
Trade creditors	0	0
Hall Deposits	7,745	8,600
Accruals	34,196	38,290
	41,941	46,890

5. Funds Movement

		General	Designated	Total 2025	Total 2024
Balances b/f 1st January	2025	-10,672	28,907	18,235	0
Movement in year		-5,482		-5,482	0
Prior year adjustment				0	0
Balances c/f 31st December	2025	-16,155	28,907	12,752	0

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Contents

	Page
Administrative Information	1
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