Penge East Community Centre



PENGE EAST COMMUNITY ASSOCIATION

ANNUAL REPORT, FINANCIAL STATEMENT & SUMMARY ACCOUNTS

1 JANUARY 2025 – 31 DECEMBER 2025





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PENGE EAST COMMUNITY ASSOCIATION

Community•Inclusion•Sustainability

Executive Summary

This report focuses on Penge East Community Association (PECA) activity from January to December 2025. It provides:

- Particulars about governance, including trustee election and appointment, membership, charitable objects, PECA's values and purpose, and public benefit.
- Delivery against operating goals.
- Outline plans for 2026.
- Financial statement and summary accounts for 2025.

Key issues and successes in 2025

- Penge East Community Centre and garden were accorded Asset of Community Value status by the London Borough of Bromley.
- PECA was awarded Best Community Space by Penge in Bloom.
- PECA's free community activities expanded: total attendances nearly doubled those in 2024. PECA is grateful to grant funders and individual donors who supported our activities programme.
- All PECA's work, including community activities, housekeeping, DIY, gardening and administration were supported by a growing volunteer team.
- The membership identified a *values and purpose* statement, focusing on community, inclusion and sustainability, to shape all PECA's work
- Trustees began modernising PECA's governance structure, to become a Charitable Incorporated Organisation (CIO) in 2026.
- Lease negotiations with Clarion Housing Association began, leading to the agreement of Heads of Terms (subject to contract) in January 2026. It is anticipated that the lease will be signed by June 2026.
- Total income (from hires, grants and donations) was £29,000 (£21,000: 2024)
- Total expenditure of £37,000 (£21,000: 2024) included a one off planned spend of £17,800 on professional fees and building survey associated with lease negotiations.
- PECA focused significantly on health and safety compliance and required building work. Outcomes included building works that will take place in 2026, e.g. a gate entry system and kitchen fire door installation.
- One-off hire processes were streamlined.

Particulars of the Charity

PECA is a volunteer managed charity and membership association. PECA was registered with the Charity Commission on 21 September 1982.

Name	Penge East Community Association
Governance model	Unincorporated Charitable Association
Registered Address	Penge East Community Centre, Station Car Park, Station Road, Penge, SE20, 7BE
Correspondence Address	9 Station Road, Penge, SE20 7BE
Email address	pecacommunitycentre@gmail.com
Charity Number	285281

Trustees during 2025

Name	Role	Date of first appointment	Change in 2025
Heather Wignall	Chair	28/04/2024	Re-elected 27/04/2025
Julie Weston	Treasurer		Co-opted 29/05/2025
Tim Shakespeare	Secretary	28/04/2024	Re-elected 27/04/2025
Chris Mitchell	Trustee	17/10/2024 (co-opted)	Elected 27/04/2025
Beatrix Verbeek	Trustee	28/04/2024	Re-elected 27/04/2025
Lucy Crawley	Trustee	28/04/2024	Re-elected 27/4/2025
Mel Skinner	Treasurer	28/05/2024	Resigned 29/05/2025
Linda Crush	Trustee	28/04/2024	Resigned 27/04/2025
Simone O'Connor	Trustee	28/04/2024	Resigned 27/04/2025

PECA's membership

The voting membership are residents in streets immediately around the Penge East Community Centre, which is PECA's base. Well-wisher members can join irrespective of where they live. Membership is free, and whilst only voting members stand for election, elect trustees, and vote at the AGM, all members are consulted on PECA's direction.

Trustee recruitment and election

Under PECA's constitution, up to seven trustees who live in the voting membership area are elected at the AGM each year. If less than seven trustees are elected, trustees can be co-opted, as long as co-opted trustees do not form more than a third (i.e. two) of the total number of trustees permitted. Co-opted trustees can reside anywhere.

Trustees form a Management Committee that oversees PECA's work. After the April 2025 AGM, the Management Committee comprised six trustees. One trustee in the Treasurer role resigned in May, and was replaced by a co-opted trustee.

A trustee role brief, incorporating the Charity Commission's six core trustee duties, is provided to the voting membership annually, and to co-opted trustees on taking up their role.

Trustee benefit

Trustees do not receive any benefits from their position. Trustees are entitled to reclaim travel and other reasonable expenses incurred in their duties. No expenses were claimed in 2025 (2024: also nil). PECA pays for trustee indemnity insurance.

Employees

There were no employees during 2025.

PECA's facilities

The Penge East Community Centre comprises a small hall, a servery kitchen, and a much-loved garden, all based on an old railway siding.

The Centre was imagined, built and paid for through volunteer collaboration, initiative and determination. Money to build the Centre was raised in the late 1970s and '80s by the local community through an intense fundraising campaign. Local residents cleared the ground and oversaw the building of the hall, which opened in 1983, and has been maintained and managed by volunteers on behalf of the community ever since.

PECA's Charitable Objects, Values and Purpose Statement and Operating Goals

PECA's objects, set out in its Governing Document (1983) are:

(a) to promote the benefit of the inhabitants of Penge East and the neighbourhood (hereinafter called 'the area of benefit') without distinction of sex or of political, religious or other opinions by associating the local authorities, voluntary organisations and inhabitants 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 object of improving conditions of life for the said inhabitants.

(b) to establish or secure the establishment of a Community Centre (hereinafter called 'the Centre) and to maintain and manage, or to co-operate with any local statutory authority in the maintenance and management of, such a Centre for activities promoted by the Association and its constituent bodies in furtherance of the above objects.

PECA values and purpose statement

This statement, identified by the membership in 2025, shapes PECA's work.

- ***COMMUNITY***

We are run for the Community by the Community:

- We live here and listen to what the community needs
- We're proud of Penge - PECA is a way of saying 'we are part of our local community'
- The Centre physically embodies our sense of community.

- ***INCLUSION***

Our community space is open and available to everyone:

When people ask

Will I be included in the Community?

We want to hear

Yes, I feel welcome here

- ***SUSTAINABILITY***

Our wellbeing depends on looking after all our resources:

- Our garden and urban nature
- People's skills and energy
- Our volunteer structure for running PECA
- Our Centre - built and funded by the community
- Relationships with all supporters.

PECA's operating goals

PECA's five operating goals (pages 7 -15) are the means by which PECA's charitable objects are delivered.

PECA's Operating Model

Building costs, and PECA's free community programme are paid for from hire fees, supplemented in 2025 by grants and donations. To maximise access, PECA aims for hire charges to be moderate with respect to other local halls, balancing this with the income required to run the building and community activities programme.

The model depends on voluntary management and delivery of most work associated with PECA. Professional companies provide specialised services.

Public Benefit Statement

The trustees have considered the Charity Commission's general guidance on public benefit. During 2025, PECA delivered public benefit through its free community activity programme, available to Penge East residents and the neighbourhood, and anyone who chose to attend. Directly supporting PECA's charitable objects, the programme advanced education, and provided facilities in the interests of social welfare, recreation and leisure-time occupation.

Public benefit was also delivered through the management and maintenance of the community centre and garden. This enabled PECA's activities, and affordable leisure and educational activities provided by private hirers.

Trustees review the activity programme regularly so that it remains relevant to PECA's charitable objects. They review hire policy annually so that the space remains as affordable as possible.

2025 PECA's year in numbers



141

Community activities



3082

Attendances at free community activities



405

Hours of free community activity



848

Hours of volunteering given by...



77

Volunteers



10

Management committee meetings



115

Occasional hires for children's parties & sedate adult events



301

Regular hire sessions



13

Free one-off bookings for community groups benefiting Penge

Delivery against operating goals

GOAL ONE: Provide free community activities, incorporating what members and centre users suggest

PECA Community Activity Programme	*2025*	*2024*	*% increase*
• Number of activities	141	99	42
• Hours available to community	405	287	41
• Total attendances	3082	1653	86

Summary

PECA offered more free activities this year than last, over more hours and many more people came. To support inclusion, all activities were child friendly, with toys and snacks provided, and were on a drop- in basis. The programme was advertised widely on social media and on posters around Penge. Nearly 900 households were leafletted with new season programmes four times during the year, which was also automatically sent to all signed up members and wellwishers.

New activities were made possible by volunteer skill and time hosting sessions, preparing the Centre beforehand, and cleaning afterwards.

New activities

2025 saw the start of Green Crew Children's Nature and Gardening Club, the Carers Café, and the Clothes Mending Café. A series of wellbeing sessions in January & February included Qi Gong, a climate conversation, making lanterns, a community choir evening, St John Ambulance citizens' first aid, and the Penge History Group. The RSPB led an urban nature session on butterflies and insects, and PECA participated again in the Great Garden Bird Watch. In the summer holidays PECA hosted a *'gentle games day'* for primary aged children.

Established activities

Popular favourites continued: Natter with Neighbours, Penge Swift project, the Quiz, volunteer gardening, and biannual community celebration days. August *Open Fridays*, where anyone can enjoy the garden were repeated.

Community activities in more detail

Natter with Neighbours

PECA's weekly community drop-in was three years old in November, providing a welcoming space for neighbours, friends and visitors to chat over refreshments. There was a 53% increase in total attendances compared with 2024.

Organisations joined Natter to provide advice and sign posting, including the Safer Neighbourhood Patrol Team, Bromley Trading Standards, the London Fire Brigade, the South East London Energy Cooperative, Community Links, Penge and Cator's local councillors and Penge Primary Care Network. Natter was also joined by representatives of key local groups, including Kinship Carers, Bromley Parent Voice

and the Gateway Club. In the school holidays, Natter had an intergenerational feel, with all ages enjoying each other's company. 'Natterers' are a vital source of information and perspective, and are consulted on all PECA plans.

Natter attendances	**2025**	**2024**	**% increase**
• Total attendances over 51 sessions	1037	680	53
• Average weekly attendance	20	13	53
• No of different adults attending	170	106	60
• No of different children attending	29	16	81

A survey of core Natter attendees identified these main benefits:

- *'Community connection: meeting neighbours I wouldn't otherwise know'*
- *'Enjoying garden and nature, and sitting out in the summer'*
- *'Making new friends and feeling like I belong'*
- *'Sharing skills and learning new things'*
- *'Supporting my mental health and wellbeing'*
- *'Getting to play trains! Intergenerational company'.*

Green Crew Children's Gardening and Nature Club

The Green Crew began in January. For children under ten accompanied by carers, Green Crew provides a fun introduction to growing things, garden birds, animals, and ecosystems in PECA's beautiful urban garden. Sixteen Green Crew sessions took place.

Green Crew attendances[1] over 2025

	Child Attendances	**Adult carers/parents**	**Total attendances**
Number of attendances 2025	*216*	*233*	*449*
	Average per session children	**Average per session adults**	**Average total**
Jan - June (5 sessions weekends at PECA)	20	17	37
Apr - June (6 after school sessions)	3	4	7
Sept – Dec (5 weekend sessions)	20	20	40

Until summer 2025, sessions were held in partnership with the Blenheim Arpley Estate Residents Association (BAERA), including weekday after-school sessions at alternating sites. Although carers initially requested after-school sessions, they proved difficult for children to attend (the average after-school session attendance was seven). After piloting these between January and June, from September sessions reverted to weekends at PECA.

[1] Attendances totals the numbers attending each session rather than how many different children/adults attended.

Benefits that Green Crew participants identified include:



From September, BAERA were unable to provide volunteers, and were reviewing the function of their community garden. PECA ran Green Crew on its own from then on, ensuring BAERA participants were invited to all sessions, and leaving the partnership opportunity open should BAERA feel able to participate at a later date.

In September, the Worshipful Company of Gardeners of London awarded PECA a grant, funding Green Crew for one year.

Penge Swift project

Started by a volunteer in 2024, this project captured the community's imagination and concern for these amazing birds. Swift populations declined by 66% across the UK between 1995 and 2022.[2] The project aims to support and increase the Penge swift population, (who return to nest here between May and August), and raise awareness of what we can all do to protect and enjoy nature.

In February 2025 (Year One of the project), the community made fifteen swift nest boxes that were installed on local properties and registered on *Swiftmapper*[3], an RSPB funded online conservation data recording system.

There were subsequently four Swift Project events as the project moved into Year Two in the Autumn. Attendance figures are below.

Swift Project Events in 2025	***Adults***	***Children***	***Total***
• February swift nestbox walk	*7*	1	8
• May swift picnic	*29*	12	41
• November swift creative workshop	*50*	*50*	*100*
• November nestbox assembly workshop	*31*	*5*	*36*
Totals	***110***	***67***	***195***

The swift nestbox walk toured existing swift colonies in Penge, and the newly installed Penge nestboxes. The May picnic in PECA's garden welcomed the swifts home from Africa, and enjoyed watching them overhead.

Year Two of the project began in November, when a hundred people, including friends from Bromley RSPB Branch attended a creative workshop to learn more about swifts. Swift linocuts, window decorations and articulated swifts were assembled. Participants visited the 'swift café' and took seeds home to grow flowers that attract insects that swifts eat.

At a second workshop, 30 people assembled sixteen nestboxes for the 2026 nesting season. Boxes were cut from a template by a local joiner, and wood was ordered by a local picture framing company. Penge Swift Project will have installed 36 boxes by May 2026.

In October 2025 the KTR Environment Fund awarded PECA a grant to support the installation of sixty nesting boxes for the three nesting seasons between 2026 and 2028. By May 2028 75 boxes will have been installed. The grant also supports information and educational initiatives about this extraordinary bird.

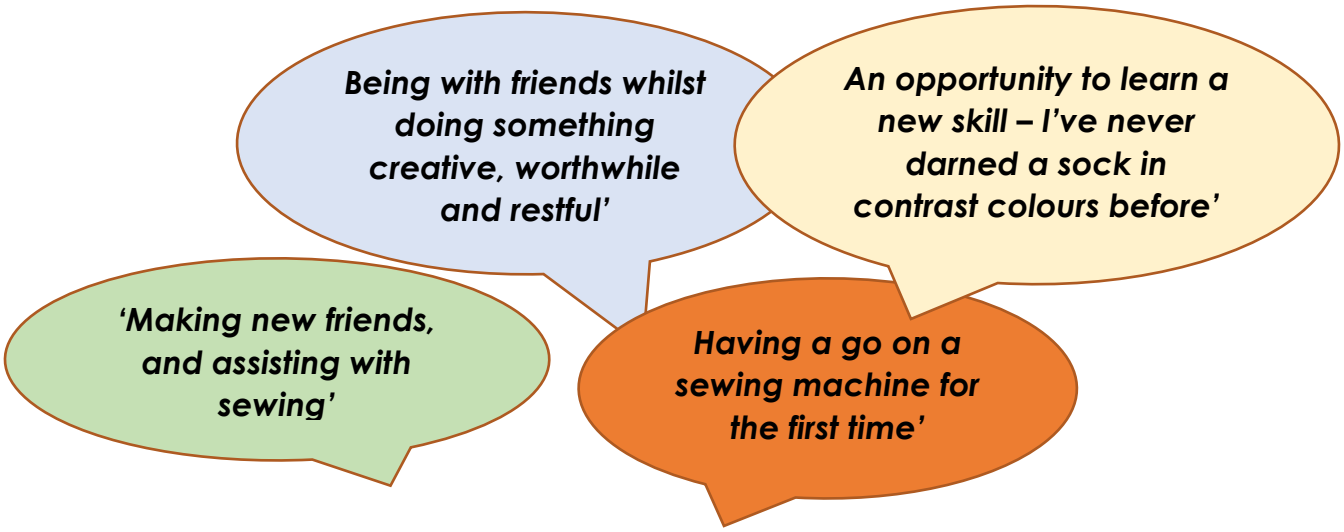
[2] https://www.rspb.org.uk/whats-happening/news/the-most-wonderful-time-of-the-year-what-went-right-for-nature-this-year

[3] https://www.swiftmapper.org.uk/

Volunteer Gardening
The garden is an inextricable part of PECA's offer, enjoyed during all community activities and private hires.

Twenty core volunteers kept the garden weeded, planted, pruned, deadheaded, safe and well-maintained through 25 volunteer gardening sessions and a summer watering rota.

Clothes Mending Café
The monthly Café was initiated by a volunteer who ran it with like-minded volunteers from July. It aims to reduce textile waste whilst building skills in mending favourite clothes. It also encourages sharing stories about mending and textiles in a relaxed child-friendly space. There was an average attendance of 23 people at sessions. Benefits identified by participants include:



After a review, sessions were extended to include skills demonstration, and lessons in using a sewing machine.

Carers Café
A collaboration between Beckenham and Penge Dementia Café and PECA, the monthly peer group cafe began in January. It provides a confidential space over lunch for anyone providing unpaid care due to childcare or eldercare needs, illness, disability, or mental health challenges.

Participants defined the café's purpose as:

> ***'A place for peers to breathe, talk, share ideas, swap knowledge, laugh, and find signposting and support. Most of all, it is a space where carers don't have to feel alone'.***

There were 108 attendances, averaging nine people per session. Attendance grew towards year end, and included kinship carers, people caring for neurodivergent young people, and people caring for people with dementia. An emerging theme

was the similarity of issues relating to caring for people of any age, particularly when interacting with services.

Café members are planning an event in July 2026, exploring the Carers Week theme 'Building carer friendly communities.'

Community Celebration Days
These one-day events in April and October celebrated wellbeing, community and urban nature. Over 300 people came over the course of each day, providing neighbours from everywhere with the opportunity to meet, relax and laugh together. Alongside sharing lunch and tea, activities included painting, wind chime making, planting, seed share, stories of Penge in the 1960s, games, imagining future Penge, banner making, music, magic, poetry reading, dancing, learning CPR skills from St John Ambulance, visits from the police and a fire engine.

Lending the Centre to groups benefitting Penge
A policy was implemented giving free one-off Centre hires to community groups benefitting Penge residents, where the event was free to attendees and did not make an income or profit for individuals.

There were twelve such hires, including a Kinship Carers and Bromley Parent Voice children's summer tea party, a Brownies gardening session, Friends of Cator and Alexander Park wet weather sessions and two Bromley Community Links workshops. The Centre also provided a free venue for a community event marking the 80th anniversary of VE Day.

GOAL TWO*: *Maintain the centre so it is safe and clean for visitors

Health and Safety Audit
In January, PECA commissioned Performance Health and Safety Ltd to audit health and safety compliance. Their report noted PECA's active management of health and safety. It valued the in-person health and safety briefings and contractual information provided to hirers, and the general orderliness of the Centre and garden.

The report recommended 26 actions which the Management Committee reviewed and in large part implemented.

Two remaining priority actions are:

- Installing a 30-minute fire door to the kitchen
- Implementing an emergency lock down procedure in case of imminent danger.

The kitchen fire door was originally included in a kitchen refurbishment plan. Given the cost, work and shut-down time required for this, the committee decided that refurbishment would take place after securing the lease, to ensure that expenditure

was a good use of charitable money. In the interim, the gas supply to the hob was capped off to remove the naked flame in the kitchen. An internal handle was added to the existing door to prevent it being opened by children (a building survey recommendation (see below)).

The kitchen refurbishment will now be delayed due to necessary non- recurring legal expenditure relating to finalising the lease and incorporation as a CIO (see Goals Four and Five). Fire door installation will happen separately in Summer 2026.

In relation to the lockdown procedure, a gate entry system will be installed in April 2026 (a priority recommendation from the building survey). The procedure, and associated training for hirers and volunteers, will be implemented after this key element is installed.

Building survey
JMD Building Consultancy Ltd carried out a full building survey in July to a.) provide an overview of the Centre's condition in advance of lease negotiations, b.) review progress on health and safety, and c.) support the ongoing prioritisation of building works.

The report concluded that health and safety and the management of the property had been significantly progressed since 2024. Consistent with the Health and Safety audit, replacing the kitchen door was a priority recommendation. The survey also prioritised the gate entry system and resurfacing pathways. Pathway repair will be scheduled after the installation of the fire door.

PECA Health and Safety policy
Guidelines were implemented for volunteer gardening, using ladders, dog etiquette, smoking and vaping, lone working and tea urn safety. A COSHH policy and an Equal Opportunities Policy were approved. PECA's health and safety policies and risk assessments are in the kitchen for all visitors to access.

Asbestos survey
The building survey recommended an asbestos survey (the previous one took place in 2016). No asbestos was detected internally or in the roof space.

The survey confirmed the 2016 report that asbestos cement, a low risk material, is contained in the external gable ends and is in good condition. Specialist redecoration of the gable ends is planned for 2027.

Drains survey
A CCTV drain survey was commissioned. No urgent work was identified.

Cleaning standards
Cleaning protocols and frequencies were implemented. The Centre is fully cleaned against these by volunteers before and after weekend hires, and mid-week. Between each event throughout the week, all points of contact and kitchen surfaces are cleaned.

Hirers are required to clean after their event as per a displayed checklist and explained at their hirer briefing.

Bathroom redecoration
The small bathroom was decorated, the radiator replaced, and flooring renewed.

Testing
There are four smoke alarms, three CO alarms and an emergency alarm in the accessible bathroom. A weekly regime of testing all alarms was implemented.

GOAL THREE: Regularise rental processes

One-off hires
The hire process was further refined. Managing booking enquiries is a complex volunteer duty. Streamlining made this simpler, Digitising this process will happen when there is capacity.

There is usually a one-off event hire each day at the weekend. The length of these reduced due to a stronger application of PECA's hire criteria, which meant that there were fewer parties with a mainly adult age range in the late evening. This takes account of the Centre's location in a residential area, and the need for volunteers to feel safe when they are closing the centre. As a result, one-off hire income was £700 lower than in 2024. (See page 19)

Regular hires
Regular hirers are an important part of PECA's community, and often give their support to PECA events. Their offers included toddler music, toddler nature sessions, music therapy, fitness classes for new mothers, yoga, Narcotics Anonymous and St John Ambulance training. Regular hire income increased by £3600 in comparison with 2024 as new hirers joined the Centre (see page 19). PECA aims to increase regular hire occupancy in 2026.

GOAL FOUR: Managing PECA's finances and governance effectively

Finances

PECA's 2025 Financial Statement and Summary Accounts 2025 start on page 17.

All financial transactions were systematically recorded and receipts retained. In 2025 there were over 400 banking transactions and 100 deposits to administer.

The Committee and Treasurer are grateful to the volunteer book keeper who manages day-to-day financial processes; the volunteer management accountant for guidance on financial reporting, and the volunteer independent examiner for reviewing the 2025 financial records and systems.

Governance
In 2026, PECA's trustees, with the membership's endorsement, aims to modernise PECA's governance structure by applying to become a Charitable Incorporated Organisation (CIO). This will support grant applications, and ensure that PECA has its own legal identity (which currently rests with individual trustees). The first step, drafting a constitution based on Charity Commission requirements, began in 2025.

GOAL FIVE: Agree a lease with Clarion Housing Association, and pay a reasonable rent

The Ethical Property Foundation (EPF), a dedicated property advice charity, was commissioned in June to support lease negotiation. EPF advised us to undertake the building survey (see p13). This was particularly helpful in identifying building priorities, as a review of the building had not taken place since it was built. EPF's ongoing support and the full building survey cost £17,800. £15,000 of this was designated for this lease negotiation support in the 2024 accounts.

EPF's representation and guidance enabled Heads of Terms (subject to contract) to be agreed between PECA and Clarion Housing Association in early 2026.

The main terms comprise a 15-year lease with a break clause at 5 years and any time after this with 12 months' notice, and an annual rent of £225 (subject to upward only rent reviews based on CPI at five and ten-year intervals). In March 2026, at a PECA Special General Meeting, the voting membership gave the Committee permission to sign a lease on these terms. This lease will provide PECA with the stability required to develop its community programme and refurbish the building.

Volunteers
Being volunteer managed ad led means that PECA's activities are rooted in our community. There is flexibility about how work is organised, and staffing costs do not feature in financial planning.

Volunteers manage all aspects of PECA, including housekeeping; hosting and welcoming visitors; book-keeping; managing hires; designing and facilitating community activities; health and safety and safeguarding compliance; fundraising and grant applications; communication on social media, emails and leafleting; building partnerships and looking after the garden.

To consolidate and develop the charity, in 2025 PECA began organising a more formal volunteer structure. This will become a more systematic approach for matching skills, time, and preferences with volunteering opportunities. All contributions are very welcome.

Awards

In 2025 Penge East Community Centre and Garden received Asset of Community Value status from the London Borough of Bromley. This means that the Centre and garden are deemed to improve the social wellbeing or interests of the local community.

PECA was delighted to win the Penge in Bloom Best Community Space award 2025.

Overview of plans for 2026 and beyond

2025 was a busy year, with substantial delivery against PECA's operating goals. Main user feedback is that people would like the community programme to grow and diversify, including more frequent opening of the garden for community use.

To enable this, there must be a corresponding increase in volunteer capacity. PECA must also continue to balance the community activities programme with hiring out the Centre for other events enjoyed by the community, and raising essential core income through this source.

Completing the lease negotiation and becoming a CIO will incur necessary one-off legal costs. Essential building works is also prioritised. PECA's 2026 plans will take account of this expenditure and the corresponding reduction in reserves.

Main actions will comprise:

- Consolidating and increasing volunteer activity
- Increasing regular hire usage
- Implementing priority building upgrades, i.e. the gate entry system and the kitchen fire door
- Developing the community activity programme
- Agreeing, supported by a volunteer surveyor, a costed building refurbishment programme for 2026 and beyond
- Seeking further grants and donations of time, materials and money to support the community programme and the building refurbishment
- Continuing to develop feedback from members and visitors on PECA's work, and how the Centre and garden can be developed within our resources and capacity.

PECA Financial Statement and Summary Accounts 2025

The narrative should be read alongside the summary accounts on page 19.

During 2025, income generated by PECA was £29,000 (2024: £21,000), with expenditure of £37,000 (2024: £21,000). This resulted in an in-year deficit of £8,000 (2024: £445).

Of the expenditure during 2025, £17,800 related to EPF's consultancy advice on lease negotiation and the associated building survey.

Designated funds as at 01/01/2025 represented £15,000 set aside for lease negotiation support, and £7,000 set aside for the kitchen refurbishment. Of the £17,800 fee for consultancy advice and the building survey, £15,000 was paid from designated funds, and £2,800 from unrestricted funds.

The unspent £7,000 designated funds set aside for the kitchen refurbishment are carried forward as at 31/12/2025. A further £6,500 has been transferred to designated funds from unrestricted funds.

Designated funds to cover anticipated costs in 2026 now total £13,500. The costs are for fitting a fire door (£3,000), the gate entry system (£2,500) and an immediately anticipated £8,000 of legal fees relating to lease negotiation and incorporation.

The total legal costs in 2026 could be as high as £13,000, as the level of advice required is difficult to estimate. If required, the additional £5,000 will be funded by unrestricted income (£3,000 brought forward from 2025, and £2,000 from anticipated earnings of £6,000 during 2026).

The Trustees consider it prudent to keep unrestricted reserves of £5,000 to cover unforeseen costs. Due to the need to designate money to cover the potential costs outlined above, PECA's balance of unrestricted funds at 01/01/2026 is £3,000. We expect to build up these reserves during 2026.

As stated earlier, in 2025, hire revenue, PECA's core income stream, grew by £3,000, through increased regular hires.

There was a big increase in donations and grants, with income from those sources totalling £6,242[4] (2024: £450) Of this, £4,800 was restricted for specific community activities. PECA increased its spending on community activities to £6,300 (2024: £1,500) given that it had grant funding and donations to support these activities.

Some grant and fundraised income was carried over into 2026, as grant funding timing does not coincide with the calendar year. For example, Green Crew is

[4] (The (£100 'deposit held' in the financial statement is within restricted funds as it belongs to a hirer and is not a donation/grant).

funded until Summer 2026, and the KTR Environment Fund's grant will be received over three years - instalments two and three are due in October 2026 and 2027.

PECA will seek new grant and fundraised income in 2026 to further support the community activities programme.

Thank you

PECA is very grateful to funders who supported our work in 2025: Veolia, Worshipful Company of Gardeners of London, KTR Environment Fund and Christ Church Beckenham. We are also grateful to individual donors who supported PECA at the triennial fundraising quiz, and through personal donations, and to Carnival Coffee, Southey Brewery, Alex Duncan Joinery and Squared Framing, for much appreciated donated supplies, time and expertise.



Summary Accounts 2025

Penge East Community Association 2025 Summary Accounts												
End of year summary 31 December 2025									**EoY summary 2024**			
				Unrestricted		**Restricted**	**Total 2025**		**Unr**	**Restr**		**Total 2024**
Income received												
Occasional hires				£11,780.00					£12,477.00			
Regular hires				£11,220.00					£7,602.00			
Donations & fundraising	**Unrestricted**			£462.12					£65.37			
	Restricted											
	Patchwork frame					£60.71		Patchwork frame		£326.00		
	Green Crew					£766.00		Liv Well & Mayor's Fund		£125.00		
	Carers café					£347.73						
Grants								Grants Unrestr				
	Cr Church Beck			£924.24					£0.00			
Grants restr								Grants Restr				
	Veolia (compost & mulch)					£250.00				£0.00		
	Worshipful Co of Gard Lon					£1,496.38				£0.00		
	KTR Fund					£1,565.00				£0.00		
	Veolia (Pond)					£370.00				£0.00		
Interest				£0.00					£0.00			
Deposit held						£100.00				£0.00		
Total income				**£24,386.36**		**£4,955.82**	**£29,342.18**		**£20,144.37**	**£451.00**		**£20,595.37**
Expenditure 2025									**Expenditure 2024**			
Utilities												
	Electricity[1]	£620.81							£1,497.29			
	Water	£716.80							£521.66			
	Gas[2]	£1,082.71							£1,925.00			
	Phone[3]	£280.35							£135.89			
			£2,700.67							***£4,079.84***		
Rent												
		£0.00							£0.00			
Rates												
	LBB[4]	£239.52							£99.80			
			£239.52							***£99.80***		
Insurance			***£1,938.40***							***£1,633.08***		
Rent			***£0.00***							***£0.00***		
Lease consultants			***£17,880.00***							***£0.00***		
Infrastructure & maintenance			***£4,850.97***							***£11,601.43***		
H&S inc training			***£1,219.74***							***£48.00***		
Printing & centre supplies			***£1,540.67***							***£1,059.74***		
Garden			***£698.97***							***£717.20***		
Community activities			***£4,454.30***							***£1,476.58***		
Total unrestricted expenditure				**£35,523.24**							**£20,715.67**	
Expenditure from Restricted Funds								***Exp Restr Funds***				
	Patchwork frame					£452.40		Donations to LMF & LW		***£124.50***		
	Green Crew Worshipful Company of Gardeners					£405.22						
	Green Crew PECA					£356.50						
	Swift Project - KTR Sustainability Fund					£389.69						
	Pond Veolia					£37.98						
	Compost/mulch Veolia					£250.00						
	Carers Café PECA					£0.00						
Total restricted expenditure						**£1,891.79**						
Returned deposits						**£0.00**			***£200.00***			
Total expenditure							**£37,415.03**					**£21,040.17**
Net for year (income - expenditure)							**-£8,072.85**					**-£444.80**
Opening bank balance 1.1.2025							£27,978.61					£28,423.41
Closing bank balance 31.12.2025							£19,905.77					£27,978.61

2025 Cash reserves		Unrestricted		Restricted		Designated	Total						
Brought forward 1/1/25		£5,652.11		£326.50		£22,000.00	£27,978.61						
Movement in the year													
	Lease cons/legal	-£2,800.00				-£15,000.00	-£17,800.00						
	Restricted			£3,064.03			£3,064.03						
	Movement in the year	£6,663.13					£6,663.13						
Balance at 31/12/25		**£9,515.24**		**£3,390.53**		**£7,000.00**	**£19,905.77**						
	Transfer to designated funds	-£6,500.00				£6,500.00							
Revised balance at 31/12/25		**£3,015.24**		**£3,390.53**		**£13,500.00**	**£19,905.77**						

Notes	**Utilities Notes**	
PECA owns the building at the Community Centre with an insurance value of £142,000	**1 Electricity**	Elec Meter changed from prepay meter in 2024. Changed supplier June 2025
The land is owned by Clarion Housing Association	**2 Gas**	Smart meter inaccurate so spend in year atypical. Changed supplier June 2025
	3 Phone	2025 complete 12 months, 2024 only 7 months
	4 Business rates	Rate relief reduced nationally from 75% to 40% in April 2025

Restricted Funds movement in 2025		Deposits held	Patchwork frame	Veolia 1	WCOG	Gr Crew Gen	Carers café	KTR	Veolia 2
Opening balance	**£326.50**	£0.00	£326.50	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
RF rec'd 2025	£5,055.82	£200.00	£60.71	£250.00	£1,496.38	£766.00	£347.73	£1,565.00	£370.00
Less Expenditure 2025	£1,991.79	£100.00	£452.40	£250.00	£405.22	£356.50	£0.00	£389.69	£37.98
Closing balance	**£3,390.53**	**£100.00**	**-£65.19**	**£0.00**	**£1,091.16**	**£409.50**	**£347.73**	**£1,175.31**	**£332.02**

Restricted Funds movement in 2024		Patchwork frame	Mayors & LWell funds
Opening Balance	£0.00	£0.00	£0.00
RF Rec'd in 2024	**£451.00**	£326.00	£125.00
Less RF Expenditure 2024	£124.50	£0.00	£124.50
Closing balance	**£326.50**	**£326.00**	**£0.50**

Independent examination of the accounts

PECA's 2025 financial records were examined by Sue Waller (who is neither a PECA Trustee nor a voting member, and who has experience of holding the Treasurer's role in another charity). Sue concluded on 9 April 2026:

"The systems for recording the transactions were thorough and detailed and I found no inconsistencies or concerns regarding the management of the Association's finances in the year 1 January 2025 to 31 December 2025"

Penge East Community Association

Management Committee

April 2026