Charity registration number: 291530

COMMUNITY CENTRE FOR REFUGEES FROM VIETNAM, LAOS AND CAMBODIA
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

Counterculture Partnership LLP

Community Centre for Refugees from Vietnam, Laos and Cambodia
Contents

	Page
Trustees' Report	1—3
Independent Examiner's Report	4
Statement of Financial Activities (including Income and Expenditure Account)	5
Comparative Statement of Financial Activities (including Income and Expenditure Account)	6
Balance Sheet	7
Notes to the Financial Statements	8—13
The following pages do not form part of the statutory accounts:	
Detailed Statement of Financial Activities (including Income and Expenditure Account)	14

Community Centre for Refugees from Vietnam, Laos and Cambodia
Company No.
Trustees' Report For The Year Ended 31 March 2026

The trustees present their report and the financial statements for the year ended 31 March 2026.

Objectives and Activities

Aims and Objectives

The trust's objects are the promotion of any charitable activities for the benefit of the refugees from Vietnam, Laos and Cambodia in particular the relief of poverty, the advancement of education and the provision of facilities for recreation and leisure.

Public Benefit

The trustees confirm that they have complied with the requirements of Section 17 of the Charities Act 2011 to have due regard to the Charity Commission’s guidance on public benefit.

Achievements and Performance

Chair's Report

We would like to warmly thank the 5,000 + visitors who stepped through our doors during the financial year 2025-26. Your participation, curiosity and enthusiasm means everything to us and your presence is a vote of confidence in our work. We are proud to be a member-led community centre actively reflecting the East and Southeast Asian (ESEA) communities based in Hackney and giving them a voice whilst welcoming the wider community. We also would like to extend our huge gratitude to all our volunteers who are the heartbeat of VLC-Centre 151 and help to keep everything running smoothly.

This year we have maintained our support towards our most vulnerable ESEA older members, guaranteeing they were looked after amid the cost-of-living crisis. Our biweekly Pho Club served 2,815 homemade meals in the year, ensuring our older members have access to culturally appropriate homemade food and a place to gather and make friends. Our members were further supported through our one-to-one advice sessions - a total of 217 delivered this year – to resolve urgent administrative and health issues, increasing confidence and reducing anxiety. Our participation in the Community Health Champions Network reinforced our links within the Borough whilst ensuring our members receive accurate, relevant and current health information.

Our two annual larger community events were once again hugely successful: our Open Day in September and Lunar New Year Celebrations in February, gathering over 450 participants. We looked after our members’ mental and physical health by offering a regular set of activities such as Tai Chi / Line Dancing, Garden Club, cooking lessons alongside cultural offerings such as cinema screenings and intergenerational workshops.

One of our main challenges remains balancing our finances against a challenging economic backdrop. We managed to successfully raise 76% of our budget through our charitable activities – mostly thanks to space hire to arts and community groups - with the remaining 24% coming from grants. Raising unrestricted funding to cover core costs and ensure sustainability is at the top of our financial priorities in the years to come.

Despite a funding landscape being increasingly competitive, we are deeply grateful to our funders for putting their trust in us. We are proud to say that Hackney Council selected VLC-Centre 151 as part of their Core Grant stream, allowing our organisation to plan further ahead and make bolder decisions in the coming years. Hackney Giving gave us the necessary support to protect our members against the cost-of-living crisis over winter time whilst The Clothworkers’ Foundation gave us the funding needed to complete the electrical update of our building. Thank you as well to individual donors such as Four Winds Mahjong Club for organising a fundraising event.

We are extremely pleased to observe how much VLC-Centre 151 has expanded through our partnership with contemporary dance company Van Huynh Company, and the Wellbeing Collective made of a broad range of therapists. The expertise and knowledge brought by these groups have enriched our cultural and health offerings, allowing us to reach out to more residents as well as supporting the wider ESEA artistic community. VLC-Centre 151 has embraced diverse activity engagement to become an arts and wellbeing centre where users can take part in our biweekly Acupuncture Community Clinic or join a range of arts events throughout the year including concerts, performances, film screenings. Many younger ESEA creatives regularly reach out to us to set up their own events, effectively finding in VLC-Centre 151 the safe space needed to raise their voices and demonstrating the utmost relevance of an ESEA led organisation in our current times.

Looking at the coming years we hope to finally make our building wheelchair accessible by reinstating our disabled access. We will therefore intensify our fundraising activities towards this large capital project. We also hope to keep strengthening our role as a ‘holding space’ for the wider ESEA community through further collaborations whilst retaining our core mission to look after our older community members. Against the cost-of-living crisis backdrop, our community centre remains an essential and necessary haven for Hackney’s and London’s most fragile communities.

Financial Review

Financial Position

The financial position of the charity at the end of the financial year is as detailed in the attached financial statements. The charity received funding from charitable sources totalling £130,942 (2025: £164,304) during the year. It is financially dependent on funding from these sources.

Reserves Policy

It is the policy of the trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees considers that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Reference and Administrative Details

Trustees

Mr Thinh Van Lai - Chairman
Mrs Linda Ratanavong Hagues - Vice chair
Mrs Sobopha Owen - Vice chair
Mr Dam Van Huynh - Secretary
Mrs Savannah Pham - Treasurer
Mrs Anna Thao Lai
Mrs Loan Anh Nguyen
Mr Tran Kien Dan
Mr Dinh Pham
Ms Thuy Chan Nong

Charity Number

291530

Principal Address

151 Whiston Road
London
E2 8GU

Independent Examiner

Andrew Wells FMAAT
Counterculture Partnership LLP
23 St Leonards Road
Bexhill
East Sussex
TN40 1HH

Small Company Rules

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The trustees' report was approved by the board of trustees and signed on its behalf by:



Mr Thinh Van Lai

Trustee
Date
24 September 2026

Community Centre for Refugees from Vietnam, Laos and Cambodia
Independent Examiner's Report to the Trustees of Community Centre for Refugees from Vietnam, Laos and Cambodia
For The Year Ended 31 March 2026

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2026.

Responsibilities and Basis of Report

As the charity trustees of the Company (and also its directors for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

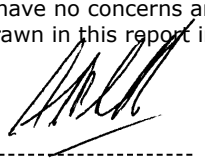
Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent Examiner's Statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.



Andrew Wells FMAAT

Date 24 September 2026
Counterculture Partnership LLP
23 St Leonards Road
Bexhill
East Sussex
TN40 1HH

Community Centre for Refugees from Vietnam, Laos and Cambodia
Statement of Financial Activities (including Income and Expenditure Account)
For The Year Ended 31 March 2026

	Notes	Unrestricted funds	Restricted funds	2026 Total funds	2025 Total funds
		£	£	£	£
INCOME AND ENDOWMENTS FROM:					
Donations and legacies	**3**	193	30,536	30,729	57,584
Charitable activities:	**4**				
Community Activities		100,213	-	100,213	106,720
		100,406	30,536	130,942	164,304
EXPENDITURE ON:					
Charitable activities:	**6**				
Community Activities		(107,619)	(42,629)	(150,248)	(144,241)
NET (EXPENDITURE)/INCOME		(7,213)	(12,093)	(19,306)	20,063
NET MOVEMENT IN FUNDS		(7,213)	(12,093)	(19,306)	20,063
RECONCILIATION OF FUNDS:					
Total funds brought forward		308,946	12,000	320,946	300,883
TOTAL FUNDS CARRIED FORWARD	**15**	301,733	(93)	301,640	320,946

The notes on pages 8 to 13 form part of these financial statements.

Community Centre for Refugees from Vietnam, Laos and Cambodia
Comparative Statement of Financial Activities (including Income and Expenditure Account)
For The Year Ended 31 March 2026

	Notes	Unrestricted funds	Restricted funds	2025 Total funds
		£	£	£
INCOME AND ENDOWMENTS FROM:				
Donations and legacies	**3**	7,700	49,884	57,584
Charitable activities:	**4**			
Community Activities		106,720	-	106,720
		114,420	49,884	164,304
EXPENDITURE ON:				
Charitable activities:	**6**			
Community Activities		(102,989)	(41,252)	(144,241)
NET INCOME		11,431	8,632	20,063
NET MOVEMENT IN FUNDS		11,431	8,632	20,063
RECONCILIATION OF FUNDS:				
Total funds brought forward		297,515	3,368	300,883
TOTAL FUNDS CARRIED FORWARD	**15**	308,946	12,000	320,946

The notes on pages 8 to 13 form part of these financial statements.

Community Centre for Refugees from Vietnam, Laos and Cambodia
Balance Sheet
As At 31 March 2026

	Notes	Unrestricted funds	Restricted funds	2026 Total funds	2025 Total funds
		£	£	£	£
FIXED ASSETS					
Tangible Assets	**11**	186,709	-	186,709	189,102
		186,709	-	186,709	189,102
CURRENT ASSETS					
Debtors	**12**	20	-	20	20
Cash at bank and in hand		117,228	(93)	117,135	134,011
		117,248	(93)	117,155	134,031
Creditors: Amounts Falling Due Within One Year	**13**	(2,224)	-	(2,224)	(2,187)
NET CURRENT ASSETS (LIABILITIES)		115,024	(93)	114,931	131,844
TOTAL ASSETS LESS CURRENT LIABILITIES		301,733	(93)	301,640	320,946
NET ASSETS		301,733	(93)	301,640	320,946
FUNDS OF THE CHARITY					
Restricted Funds				(93)	12,000
Unrestricted Funds				301,733	308,946
TOTAL FUNDS	**15**			301,640	320,946

For the year ending 31 March 2026 the charitable company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

On behalf of the board



Mr Thinh Van Lai

Trustee
Date
24 September 2026

The notes on pages 8 to 13 form part of these financial statements.

1. General Information

Community Centre for Refugees from Vietnam, Laos and Cambodia is a company limited by guarantee, incorporated in , registered number and registered charity number 291530. The registered office is .

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements 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 Companies Act 2006.

The charitable company is a Public Benefit Entity as defined by FRS 102.

2.2. Incoming Resources

All incoming resources are included in the statement of financial activities when the Charity is entitled to the income and the amount can be quantified with reasonable accuracy.

2.3. Resources Expended

Liabilities are recognised as resources expended when there is a legal or constructive obligation committing the Charity to the expenditure.

2.4. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Leasehold	Over the period of the elase
Fixtures & Fittings	20% straight line

2.5. Cash and Cash Equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

2.6. Taxation

The charity is exempt from tax as all its income is charitable and applied for charitable purposes.

2.7. Pensions

The charitable company operates a defined pension contribution scheme. Contributions are charged to the Statement of Financial Activities as they become payable in accordance with the rules of the scheme.

3. Income from Donations and Legacies

	Unrestricted funds	Restricted funds	2026 Total funds
	£	£	£
Donations and gifts	193	-	193
Grants	-	30,536	30,536
	193	30,536	30,729

	Unrestricted funds £	Restricted funds £	2025 Total funds £
Donations and gifts	7,700	-	7,700
Grants	-	49,884	49,884
	7,700	49,884	57,584

The following grants are included within the total income from donations and legacies above:

	2026 Restricted funds £	2025 Restricted funds £
Community Health Champions Network	1,250	1,000
Hackney Council Lunch Club	9,286	12,582
Hackney Council Main Grant	-	7,403
Hackney Cultural Fund	-	4,900
People's Postcode Lottery	-	24,000
Hackney Giving	5,000	-
The Clothworkers' Foundation	10,000	-
Hackney Council Core Grant	5,000	-
	30,536	49,885

4. **Income from Charitable Activities**

	2026 Unrestricted funds £	2025 Unrestricted funds £
Community Activities:		
Hall bookings	80,922	90,076
Lunch club	16,557	14,101
Tai Chi	780	700
Membership fee	700	630
Other activities	1,254	1,213
	100,213	106,720

5. **Net Income/(Expenditure)**

The net (expenditure)/income is stated after charging/(crediting):

	2026 £	2025 £
Depreciation of tangible fixed assets - owned	4,144	3,794

6. **Analysis of Expenditure**

	Activities undertaken directly	Support costs (see note 7)	2026 Total
	£	£	£
Community Activities	65,093	85,155	150,248

	Activities undertaken directly	Support costs (see note 7)	2025 Total
	£	£	£
Community Activities	57,000	87,241	144,241

7. **Support Costs**

	2026 Community Activities	2025 Community Activities
	£	£
Employee costs	77,355	79,791
General administration	3,656	3,656
Depreciation	4,144	3,794
	85,155	87,241

8. **Independent Examiner's Remuneration**

	2026	2025
	£	£
Independent examination of the financial statements	1,656	1,656

9. **Staff Costs**

Staff costs were as follows:

	2026	2025
	£	£
Wages and salaries	63,554	62,522
Other pension costs	1,878	1,790
	65,432	64,312

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000.

10. **Average Number of Employees**

Average number of employees during the year was: 4 (2025: 4)

11. **Tangible Assets**

	Land & Property Leasehold	Fixtures & Fittings	Total
	£	£	£
Cost			
As at 1 April 2025	276,559	50,327	326,886
Additions	-	1,750	1,750
As at 31 March 2026	276,559	52,077	328,636
Depreciation			
As at 1 April 2025	91,140	46,644	137,784
Provided during the period	2,793	1,350	4,143
As at 31 March 2026	93,933	47,994	141,927
Net Book Value			
As at 31 March 2026	182,626	4,083	186,709
As at 1 April 2025	185,419	3,683	189,102

12. **Debtors**

	2026	2025
	£	£
Due within one year		
Other debtors	20	20

13. **Creditors: Amounts Falling Due Within One Year**

	2026	2025
	£	£
Taxation and social security	568	532
Accruals and deferred income	1,656	1,655
	2,224	2,187

14. **Pension Commitments**

The charitable company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charitable company in an independently administered fund.

During the year the charge to the statement of financial activities in respect of defined contribution schemes was £1,878 (2025: £1,790).

At the balance sheet date contributions of £NIL were due to the fund and are included in creditors.

15. **Movement in Funds**

	As at 1 April 2025	Income	Expenditure	As at 31 March 2026
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	86,527	100,406	(104,826)	82,107
Designated:				
Building Fund	185,419	-	(2,793)	182,626
Building Maintenance Fund	15,000	-	-	15,000
Lunch Club	10,000	-	-	10,000
Redundancy Fund	12,000	-	-	12,000
	222,419	-	(2,793)	219,626
Total unrestricted funds	308,946	100,406	(107,619)	301,733
Restricted funds				
Restricted Grant	12,000	30,536	(42,629)	(93)
Total funds	320,946	130,942	(150,248)	301,640

	As at 1 April 2024	Income	Expenditure	Transfers	As at 31 March 2025
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	82,302	114,420	(100,195)	(10,000)	86,527
Designated:					
Building Fund	188,213	-	(2,794)	-	185,419
Building Maintenance Fund	15,000	-	-	-	15,000
Lunch Club	-	-	-	10,000	10,000
Redundancy Fund	12,000	-	-	-	12,000
	215,213	-	(2,794)	10,000	222,419
Total unrestricted funds	297,515	114,420	(102,989)	-	308,946
Restricted funds					
Restricted Grant	3,368	49,884	(41,252)	-	12,000
Total funds	300,883	164,304	(144,241)	-	320,946

16. **Transactions with Trustees**

During the year the expenses reimbursed to the trustees or paid directly to third parties were as follows:

	2026	2025
	£	£

17. **Related Party Disclosures**

18. **Company limited by guarantee**

The company is limited by guarantee and has no share capital.

Every member of the company undertakes to contribute to the assets of the company, in the event of a winding up, such an amount as may be required not exceeding £1.

Community Centre for Refugees from Vietnam, Laos and Cambodia
Detailed Statement of Financial Activities (including Income and Expenditure Account)
For The Year Ended 31 March 2026

	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM:		
Donations and legacies		
Donations and gifts	193	7,700
Grants	30,536	49,884
	30,729	57,584
Charitable Activities:		
Community Activities		
Hall bookings	80,922	90,076
Lunch club	16,557	14,101
Tai Chi	780	700
Membership fee	700	630
Other activities	1,254	1,213
	100,213	106,720
	130,942	164,304
EXPENDITURE ON:		
Charitable Activities:		
Community Activities		
Events and activities	(24,504)	(29,596)
Others	(1,098)	(764)
Capital works	(18,150)	-
Travel and subsistence expenses	(1,950)	(1,674)
Premises costs	(16,147)	(17,719)
Repairs, renewals and maintenance	(1,726)	(5,652)
Marketing and website costs	(304)	(455)
Data and telecommunications costs	(1,002)	(1,027)
Printing, postage and stationery	(212)	(113)
Wages and salaries	(63,554)	(62,522)
Employers pensions - defined contributions scheme	(1,878)	(1,790)
Duty manager	(11,923)	(15,479)
Independent examiner's fees	(1,656)	(1,656)
Fundraising consultancy	(2,000)	(2,000)
Depreciation of fixtures and fittings	(1,350)	(1,000)
Depreciation of leasehold land and property	(2,794)	(2,794)
	(150,248)	(144,241)
	(150,248)	(144,241)
NET (EXPENDITURE)/INCOME	(19,306)	20,063