Charity registration number: 523258

THE CLUB HOUSE COMMUNITY CENTRE
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

360 Accountants Limited
19 Albion Street
Hull
East Yorkshire
HU1 3TG

The Club House Community Centre
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The Club House Community Centre
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 Club House Community Centre has continued to push forward its objectives of providing social support, leisure and recreational activities to the surrounding area and population with the object of improving the conditions of life of those persons.

The Charity maintains a period building which is Grade II listed, for the purposes of providing low-cost facilities to our many users, including charities, not for profit organisations and social enterprises; and providing services to the community.

Our facilities are suitable for use by the community and professional organisations who wish to communicate and be at the centre of their community.

The Club House rents out part of the premises to the Garden Village Tearoom which provides a popular community hub for residents across the wider community as well as providing catering services to The Club House Community Centre users. This provides both a valuable facility in addition to providing important income stream that helps the Club House Community Centre to deliver its objectives and services.

Significant Activities

The Club House Community Centre has continued to attract or retain users who fulfil its core objectives of offering low-cost accommodation for charities and not for profit organisations. These include:

1. **Butterflies Memory Loss Group** — focuses on providing help to those with dementia, their carers and families. This charity is ever growing and filling a substantial need within the community.
2. **Age UK** meets weekly and has a popular 2-hour social session which continues to grow year-on-year.
3. **The National Childbirth Trust** holds regular antenatal courses from the venue
4. **Fit Mums and Friends** charity have their East Hull base at the Club House and meet every Tuesday evening.

Community Provision

The following community service groups hold regular sessions at the Club House:

Keep Fit to Music for the over 55 is always well attended.
Thursday Forwards meet fortnightly and offer social interaction to combat isolation this was initially NHS funded but is now completely self-financing and another popular activity.
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Hull and East Riding War Gamers meet on a Saturday and are very well attended.
Hull and East Yorkshire Chess have grown in popularity, and the Hull Championships were held at the venue this year. The Chess Group caters for all ages.
A resident **Brownies and Guides** group meets every Monday evening; this group is very well attended and offers great support to young girls.
Jo's Tiny Signers continue to hold Makaton sessions at the Centre for young children.
The Garden Village Tea Room continues to be popular and provides a "Talking Table" to combat isolation.

In addition:

Four martial arts groups provide sport and self-defence activities. The Centre has held several multi-association seminar days this period attracting not only the resident groups but also other non-affiliated martial artists.

One resident Yoga group meets once a week.

Two History groups continue they are a Local History group who meet on a Thursday and a Family History group who meet on Tuesday.

Activities for the young include three dance groups Irish Dance, Flex Dance and DMO Dance - all well attended.

The Club House hosts meetings for the Garden Village Society and works closely with the Society.

Significant Services

The Club House Community Centre maintains a Defibrillator unit situated on the outside of the building providing vital assistance to the Community, this has been called upon by the Ambulance service a number of times. There is also a Bleed Kit to the Defibrillator, funded by the Local Council, another valuable community asset.

The Centre has been used to provide First Aid courses.

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Significant Activities - continued

We continue to support the local council with surgeries and Police surgeries.

The centre is used as a Polling Station.

We also provide Community events including Quizzes, seasonal Fayres and themed walking trails mainly aimed at children and coinciding with school holiday. These have been very popular and offer an opportunity to unite the local community and sign post the activities and events held at the community centre.

Public Benefit

The Trustees are responsible for ensuring that The Club House Community Centre is run with due regard to the Charity Commission's Public Benefit Guidance and this report sets out how the Trustees have carried out the Charity's purposes for the 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

Main Achievements

The Charity has been able to attract or retain users who fulfil our core objective of offering low cost accommodation for charities and not for profit organisations. These include;

Butterflies Memory Loss group who focus on providing help to those with Dementia, their carers and family. This charity is ever growing and filling a substantial need within the community.

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Financial Position

<u>The latest audited accounts</u>

The last audited accounts covered the year ending 31 March 2025 and were signed off in October 2025 and posted on the Charity Commission website. A copy of these accounts was sent out with the notice of this AGM.

The charity has maintained a level of income which is able to sustain the outgoings in both providing a service to its users and maintaining the building for future use. Significant works undertaken during the year include:

1. Internal painting and decorating
2. Sir James Reckitt room

It is noted that by holding the AGM in May of each year, as per the Constitution, there is a significant period of accounting activity not covered by this report. A proposal will be put to the May 2025 AGM to change the AGM date to later in the year to enable audited accounts, and therefore a more up-to-date, report to be made. A Financial Summary covering 2025-2026, the interim 11-month period, will be given to the May 2026 Annual General Meeting, and subject to approval being given to moving the date of future Annual General Meetings to later in the year, it is anticipated that the next AGM will take place in December 2026 to report on the End March 2026 audited accounts.

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The clubhouse does not currently have a formal reserves policy; however, the Charity continues to maintain a reserved fund of £20,000 for building emergencies.

Future plans

To continue to provide services that are relevant to our aims.

To maintain and retain current clients and users and to attract more users and clients.

Recruit and retain Trustees and volunteers to assist in providing our services now and in the future.

Seek to increase our grant funding both to assist in maintaining the building and providing new services.

Structure, Governance and Management

Governing Document

The Club House Community Centre first registered in 1963 as a Charitable Trust. The Governing Document is the Club House Community Centre Constitution which was last amended in June 2010.

The organisational structure of the Charity has changed over time since the last amendment with recruitment of Trustees being a significant challenge. At the end of 2025 The Trustees made a concerted effort to secure more volunteers to help with the running of the Charity activities with a view to encouraging more Trustees and members of the Management Committee.

As a result of this work, the Charity now has a Management Committee comprising some 11 Trustees or Volunteers and is looking to fill the vacant positions of Treasurer and Secretary from members of the Management Committee. It is expected that this will be formalized at the Annual General Meeting in May 2026.

It is recognised that the Constitution requires a full review to ensure that it complies with relevant regulations governing Charitable Trusts and Trustees and that it is aligned with the Charitable Objects and the new Governance Structure.

This is a current workstream that will be completed within this governing year.

Trustee Selection Methods

In regards to recruiting trustees, the Club House Community Centre advertises on Local community boards and AGM.

Risk management

The charity is aware that financial stability is essential to provide a service to the community in the future. The current level of usage of the facility enables it to cover the operating costs of running the centre and to maintain a financial reserve for emergencies.

There is always a risk of significant building work being required to the old building this could impact the present status.

Encouraging volunteers to take part in the management of the charity at the Trustee Level is a risk that has been identified. We are still seeking Trustees, management committee members to assist in the management Of the facility and are actively seeking to increase volunteer resources.

Reference and Administrative Details

Trustees

Mr J P Mcnally
Mr A Toomey
Mr P Goulden
Miss J Cooke
Mr T Wing
Miss Y Mainprize
Miss A Goulden
Miss A Ward

Charity Number

523258

Principal Address

The Club House Community Centre
Elm Avenue
Hull
East Yorkshire
HU8 8PZ

Independent Examiner

Sophie Holmes ACA FCCA
360 Accountants Limited
19 Albion Street
Hull
East Yorkshire
HU1 3TG

Bankers

HSBC
55 Whitefriargate
Hull
East Yorkshire
HU1 2HX

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

Mr P Goulden

Trustee
18th October 2026

Miss J Cooke

Trustee

The Club House Community Centre
Independent Examiner's Report to the Trustees of The Club House Community Centre
For The Year Ended 31 March 2026

I report to the trustees on my examination of the accounts of The Club House Community Centre (the Trust) for the year ended 31 March 2026.

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 2011 Act and in carrying out my examination, I have followed the 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 contents 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.

Sophie Holmes ACA FCCA

21st October 2026
19 Albion Street
Hull
East Yorkshire
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The Club House Community Centre
Statement of Financial Activities
For The Year Ended 31 March 2026

	Notes	2026 Unrestricted funds £	2025 Unrestricted funds £
INCOME AND ENDOWMENTS FROM:			
Donations and legacies	**3**	1,500	500
Charitable activities:			
Room Hire		30,426	29,229
Investments	**4**	431	530
		32,357	30,259
EXPENDITURE ON:			
Charitable activities:	**6**		
Room Hire		(33,515)	(34,451)
NET EXPENDITURE		(1,158)	(4,192)
NET MOVEMENT IN FUNDS		(1,158)	(4,192)
RECONCILIATION OF FUNDS:			
Total funds brought forward		221,608	225,800
TOTAL FUNDS CARRIED FORWARD	**12**	220,450	221,608

The notes on pages 9 to 12 form part of these financial statements.

The Club House Community Centre
Statement of Financial Position
As At 31 March 2026

	Notes	2026 Unrestricted funds £	2025 Total funds £
FIXED ASSETS			
Tangible Assets	**9**	167,278	169,447
		167,278	169,447
CURRENT ASSETS			
Debtors	**10**	290	245
Cash at bank and in hand		54,382	53,416
		54,672	53,661
Creditors: Amounts Falling Due Within One Year	**11**	(1,500)	(1,500)
NET CURRENT ASSETS (LIABILITIES)		53,172	52,161
TOTAL ASSETS LESS CURRENT LIABILITIES		220,450	221,608
NET ASSETS		220,450	221,608
FUNDS OF THE CHARITY			
Unrestricted Funds		220,450	221,608
TOTAL FUNDS	**12**	220,450	221,608

On behalf of the board

Mr P Goulden

Trustee
18th October 2026

Miss J Cooke

Trustee

The notes on pages 9 to 12 form part of these financial statements.

1. General Information

The Club House Community Centre is an unincorporated charity registered with the Charity Commission, registered charity number 523258. The principal address is The Club House Community Centre, Elm Avenue, Hull, East Yorkshire, HU8 8PZ.

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 Charities Act 2011.

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

2.2. Fund Accounting

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

Designated funds comprise unrestricted funds that have been set aside by the trustees for a specific purpose.

Restricted funds are to be used for specific purposes as laid down by the donor.

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

2.3. Incoming Resources

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.

2.4. Resources Expended

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.

2.5. 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:

Freehold	10% on cost
Fixtures & Fittings	10% on cost
Computer Equipment	33% on cost

2.6. Taxation

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

3. Income from Donations and Legacies

	2026 Unrestricted funds £	2025 Unrestricted funds £
Grants	1,500	500

4. Investment Income

	2026 Unrestricted funds £	2025 Unrestricted funds £
Other interest receivable	431	530

5. Net Income/(Expenditure)

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

	2026 £	2025 £
Depreciation of tangible fixed assets - owned	3,620	3,929

6. Analysis of Expenditure

	Activities undertaken directly £	Support costs (see note 7) £	2026 Total £
Room Hire	187	33,328	33,515

	Activities undertaken directly £	Support costs (see note 7) £	2025 Total £
Room Hire	96	34,355	34,451

7. Support Costs

	2026 Room Hire £	2025 Room Hire £
Premises expenses	21,273	22,280
General administration	6,832	6,523
Depreciation	3,620	3,929
Interest payable	103	123
Governance costs	1,500	1,500
	33,328	34,355

8. Average Number of Employees

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

9. Tangible Assets

	Land & Property Freehold	Fixtures & Fittings	Computer Equipment	Total
	£	£	£	£
Cost				
As at 1 April 2025	226,015	17,803	2,974	246,792
Additions	-	289	1,162	1,451
As at 31 March 2026	226,015	18,092	4,136	248,243
Depreciation				
As at 1 April 2025	57,787	16,584	2,974	77,345
Provided during the period	3,457	157	6	3,620
As at 31 March 2026	61,244	16,741	2,980	80,965
Net Book Value				
As at 31 March 2026	164,771	1,351	1,156	167,278
As at 1 April 2025	168,228	1,219	-	169,447

10. Debtors

	2026	2025
	£	£
Due within one year		
Prepayments and accrued income	290	245

11. Creditors: Amounts Falling Due Within One Year

	2026	2025
	£	£
Accruals	1,500	1,500

12. Movement in Funds

	As at 1 April 2025	Income	Expenditure	As at 31 March 2026
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	221,608	32,357	(33,515)	220,450
Total funds	221,608	32,357	(33,515)	220,450

	As at 1 April 2024	Income	Expenditure	As at 31 March 2025
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	225,800	30,259	(34,451)	221,608
Total funds	225,800	30,259	(34,451)	221,608

13. **Transactions with Trustees**

None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current or previous year.

No trustee expenses have been incurred.

14. **Related Party Disclosures**

During the year the trustees used the facilities at non-preferrential rates.

Mrs A Ward is a trustee connected to the Garden Village Tea Rooms, a company who rent a space from the charity.

The Club House Community Centre
Detailed Statement of Financial Activities
For The Year Ended 31 March 2026

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Donations and legacies		
Grants	1,500	500
	1,500	500
Charitable Activities:		
Room Hire		
Room hire and similar income	30,426	29,229
	30,426	29,229
Investments		
Deposit account interest	431	530
	431	530
	32,357	30,259
EXPENDITURE ON:		
Charitable Activities:		
Room Hire		
Purchases	(187)	(96)
Rates	(2,085)	(2,177)
Light and heat	(10,556)	(10,199)
Repairs and maintenance	(1,943)	(4,653)
Cleaning	(4,480)	(3,689)
Security costs	(2,209)	(1,562)
Insurance	(3,981)	(3,779)
Telephone and internet	(783)	(850)
Sundry expenses	2	-
Gardening	(2,070)	(1,894)
Depreciation of fixtures and fittings	(157)	(146)
Depreciation of computer equipment	(6)	(326)
Depreciation of freehold land and property	(3,457)	(3,457)
Bank charges	(103)	(123)
Accountancy fees	(1,500)	(1,500)
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Trustee
18th October 2026

Miss J Cooke

Trustee

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21st October 2026
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Charitable activities:			
Room Hire		30,426	29,229
Investments	**4**	431	530
		32,357	30,259
EXPENDITURE ON:			
Charitable activities:	**6**		
Room Hire		(33,515)	(34,451)
NET EXPENDITURE		(1,158)	(4,192)
NET MOVEMENT IN FUNDS		(1,158)	(4,192)
RECONCILIATION OF FUNDS:			
Total funds brought forward		221,608	225,800
TOTAL FUNDS CARRIED FORWARD	**12**	220,450	221,608

The notes on pages 9 to 12 form part of these financial statements.

The Club House Community Centre
Statement of Financial Position
As At 31 March 2026

	Notes	2026 Unrestricted funds £	2025 Total funds £
FIXED ASSETS			
Tangible Assets	**9**	167,278	169,447
		167,278	169,447
CURRENT ASSETS			
Debtors	**10**	290	245
Cash at bank and in hand		54,382	53,416
		54,672	53,661
Creditors: Amounts Falling Due Within One Year	**11**	(1,500)	(1,500)
NET CURRENT ASSETS (LIABILITIES)		53,172	52,161
TOTAL ASSETS LESS CURRENT LIABILITIES		220,450	221,608
NET ASSETS		220,450	221,608
FUNDS OF THE CHARITY			
Unrestricted Funds		220,450	221,608
TOTAL FUNDS	**12**	220,450	221,608

On behalf of the board

Mr P Goulden

Trustee
18th October 2026

Miss J Cooke

Trustee

The notes on pages 9 to 12 form part of these financial statements.

1. General Information

The Club House Community Centre is an unincorporated charity registered with the Charity Commission, registered charity number 523258. The principal address is The Club House Community Centre, Elm Avenue, Hull, East Yorkshire, HU8 8PZ.

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 Charities Act 2011.

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

2.2. Fund Accounting

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

Designated funds comprise unrestricted funds that have been set aside by the trustees for a specific purpose.

Restricted funds are to be used for specific purposes as laid down by the donor.

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

2.3. Incoming Resources

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.

2.4. Resources Expended

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.

2.5. 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:

Freehold	10% on cost
Fixtures & Fittings	10% on cost
Computer Equipment	33% on cost

2.6. Taxation

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

3. Income from Donations and Legacies

	2026 Unrestricted funds £	2025 Unrestricted funds £
Grants	1,500	500

4. Investment Income

	2026 Unrestricted funds £	2025 Unrestricted funds £
Other interest receivable	431	530

5. Net Income/(Expenditure)

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

	2026 £	2025 £
Depreciation of tangible fixed assets - owned	3,620	3,929

6. Analysis of Expenditure

	Activities undertaken directly £	Support costs (see note 7) £	2026 Total £
Room Hire	187	33,328	33,515

	Activities undertaken directly £	Support costs (see note 7) £	2025 Total £
Room Hire	96	34,355	34,451

7. Support Costs

	2026 Room Hire £	2025 Room Hire £
Premises expenses	21,273	22,280
General administration	6,832	6,523
Depreciation	3,620	3,929
Interest payable	103	123
Governance costs	1,500	1,500
	33,328	34,355

8. Average Number of Employees

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

9. Tangible Assets

	Land & Property Freehold	Fixtures & Fittings	Computer Equipment	Total
	£	£	£	£
Cost				
As at 1 April 2025	226,015	17,803	2,974	246,792
Additions	-	289	1,162	1,451
As at 31 March 2026	226,015	18,092	4,136	248,243
Depreciation				
As at 1 April 2025	57,787	16,584	2,974	77,345
Provided during the period	3,457	157	6	3,620
As at 31 March 2026	61,244	16,741	2,980	80,965
Net Book Value				
As at 31 March 2026	164,771	1,351	1,156	167,278
As at 1 April 2025	168,228	1,219	-	169,447

10. Debtors

	2026	2025
	£	£
Due within one year		
Prepayments and accrued income	290	245

11. Creditors: Amounts Falling Due Within One Year

	2026	2025
	£	£
Accruals	1,500	1,500

12. Movement in Funds

	As at 1 April 2025	Income	Expenditure	As at 31 March 2026
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	221,608	32,357	(33,515)	220,450
Total funds	221,608	32,357	(33,515)	220,450

	As at 1 April 2024	Income	Expenditure	As at 31 March 2025
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	225,800	30,259	(34,451)	221,608
Total funds	225,800	30,259	(34,451)	221,608

13. **Transactions with Trustees**

None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current or previous year.

No trustee expenses have been incurred.

14. **Related Party Disclosures**

During the year the trustees used the facilities at non-preferrential rates.

Mrs A Ward is a trustee connected to the Garden Village Tea Rooms, a company who rent a space from the charity.

The Club House Community Centre
Detailed Statement of Financial Activities
For The Year Ended 31 March 2026

	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM:		
Donations and legacies		
Grants	1,500	500
	1,500	500
Charitable Activities:		
Room Hire		
Room hire and similar income	30,426	29,229
	30,426	29,229
Investments		
Deposit account interest	431	530
	431	530
	32,357	30,259
EXPENDITURE ON:		
Charitable Activities:		
Room Hire		
Purchases	(187)	(96)
Rates	(2,085)	(2,177)
Light and heat	(10,556)	(10,199)
Repairs and maintenance	(1,943)	(4,653)
Cleaning	(4,480)	(3,689)
Security costs	(2,209)	(1,562)
Insurance	(3,981)	(3,779)
Telephone and internet	(783)	(850)
Sundry expenses	2	-
Gardening	(2,070)	(1,894)
Depreciation of fixtures and fittings	(157)	(146)
Depreciation of computer equipment	(6)	(326)
Depreciation of freehold land and property	(3,457)	(3,457)
Bank charges	(103)	(123)
Accountancy fees	(1,500)	(1,500)
	(33,515)	(34,451)
	(33,515)	(34,451)
NET EXPENDITURE	(1,158)	(4,192)