



# CUFOS

## Community Use for the Old Station

**Trustees Annual Report for the period 15 March 2021 to 31 March 2022**

### **Aim and Purposes**

CUFOS is responsible for the maintenance and management of a community centre in the former railway station at Alexandra Palace for use by the inhabitants of the London Borough of Haringey and others who would be suitable beneficiaries of the charity.

### **Objectives and Activities**

CUFOS lets out the rooms and external space at the Old Station for meetings, lectures, workshops and classes, for properly supervised children's activities and for other forms of recreation and leisure time occupation with the object of improving the condition of life of the inhabitants.

In managing the community centre, the Trustees have had regard to the guidance on public benefit issued by the Charity Commission. We aim to ensure that the Centre is used by a range of groups providing support and space for many different sectors of the community.

### **Achievements and performance**

During this year CUFOS was gradually getting back to full operation after its closure during the Covid 19 lockdowns and restrictions. The Trustees were careful and thorough in ensuring that the building was kept clean and ventilated and in providing equipment to users to contribute to this. Although some groups stopped operating during lockdown, the number and range of groups is now returning to pre-pandemic levels. CUFOS is now well used by groups providing for pre-school children and parents, after school groups, and for yoga, music, art and general support and well-being. It also provides space for social gatherings and parties, primarily for small children. All users benefit from the availability of a local, well-kept and interesting building.

The Trustees continue to be grateful to the volunteers who help in running the building, some coming from the groups who use the building and some who have been involved with CUFOS for many years. Without their willing availability, particularly at weekends overseeing parties, CUFOS could not operate.

### **Financial Review**

Total income for the year was £30,089, which is mainly made up of room lettings but includes £934 grants made by the London Borough of Haringey to assist in recovery after the pandemic. The building had to be maintained, and rent paid, even during times when it was little used so total expenditure at £28,225 left little income for investment for the future. Administration costs were low because a



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Trustee, unpaid, managed the bookings for a few months. The Trustees managed to protect the reserve account of £20,000 which has long been maintained in case of emergencies at the building eg boiler failure.

There is now a need to ensure that room lettings are maintained and grown as the main risks facing the charity are the increased costs of heating and a major increase in rent. Some of the beneficiaries of the charity - the small groups renting rooms – are not in a position to support a significant increase in rent and have indicated that if they would fold if this were introduced, putting the whole future of CUFOS under threat. The Trustees are very conscious of this challenge and are working to address it.

#### **Structure, Governance and Management**

CUFOS became a Charitable Incorporated Organisation on 15 March 2021 having previously been a charity with the same aims and objectives. It operates under a constitution which sets out that the charity is managed by a maximum of seven trustees. The trustees are individuals who have an interest in CUFOS usually resulting from attending or organising group meetings there. At present there are five trustees. They meet regularly and are closely involved with the management of the building.

#### **Administrative Information**

CUFOS, Community Use for the Old Station, the old Alexandra Palace Station at the Top of the Avenue, London N10 2QE.

Trustees serving during the year under report were

Henry Hagger	Chair	retired March 2021
Natacha de Lantivy	Treasurer	
Elin Murphy		March 2021-November 2021
Pauline Wise		
Ann Waters		
Jo Pitman		
Graham Pike	Chair	appointed March 2021

Approved on behalf of the Trustees of CUFOS and signed by Ann Waters, Trustee.

23 January 2023



**CUFOS**

**Community Use For The Old Station**

**Financial Statements**

**for the year ended 31 March 2022**

**Charity Number: 1193803**

**[www.cufos.org.uk](http://www.cufos.org.uk)**



## **CUFOS**

### **Community Use For The Old Station**

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## **CUFOS**

### **Community Use For The Old Station**

#### **Independent Examiner's Report to the Trustees**

I report to the Trustees on the financial statements of the Charity for the year ended 31 March 2022 set out on pages 2 to 4.

#### **Responsibilities and basis of report**

As the charity's trustees, 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 all 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content 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.

.....  
**Nigel Sands ACA**

**42 Waterlow Road**

**London N19 5NH**

.....  
**Date 21 December 2022**



## CUFOS

### Community Use For The Old Station

#### Balance Sheet as at 31 March 2022

	Notes	2022		2021	
		£	£	£	£
<b>Current Assets</b>					
Debtors	2	292		284	
Cash at bank and in hand		31,152		26,969	
		<u>31,444</u>		<u>27,253</u>	
<b>Current Liabilities</b>					
Creditors	3	2,780		1,095	
Accruals	3	1,683		1,041	
		<u>4,463</u>		<u>2,136</u>	
<b>Net Current Assets</b>			26,981		25,117
<b>Total Assets less Current Liabilities</b>			<u>26,981</u>		<u>25,117</u>
<b>Funds</b>					
<b>Unrestricted Funds</b>					
General Fund			6,981		5,117
Reserve Account			20,000		20,000
			<u>26,981</u>		<u>25,117</u>

Approved on behalf of the Trustees:

.....  
N.K.M. de Lantivy

Trustee

.....  
Date 22 December 2022



## CUFOS

### Community Use For The Old Station

#### Statement of Financial Activities for the year ended 31 March 2022

	2022		2021	
	£	£	£	£
Room Lettings		29,140		4,104
Membership		10		5
Bank Deposit Interest		5		15
Grants Received		934		14,470
		<u>30,089</u>		<u>18,594</u>
Resources Expended				
Direct Charitable:				
Rent and Rates	10,726		10,000	
Water	5		610	
Repairs: General	2,286		2,054	
Maintenance: Fire Alarm	254		630	
Light and heat	1,892		3,872	
Cleaning: Contract & general	4,962		2,558	
Cleaning: Trade refuse	3,484		1,660	
Printing, postage, stationery	0		0	
Telephone	562		596	
Insurance	1,640		1,708	
Equipment: Furniture	0		120	
Performing rights society	831		746	
Administration Costs	712		3,061	
Sundry expenses	871		300	
		<u>-28,225</u>		<u>-27,916</u>
Net Incoming/Outgoing Resources for the Year		1,864		-9,323
General Fund: Balance Brought Forward		5,117		14,440
Transfer to Reserve account		-		-
General Fund: Balance Carried Forward		<u>6,981</u>		<u>5,117</u>



## **CUFOS**

### **Community Use For The Old Station**

#### **Notes to the Accounts for the year ended 31 March 2022**

## **1 Accounting Policies**

### **1.1 Accounting convention**

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value.

The accounts have been prepared in accordance with the Statements of Recommended Practice : Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

### **1.2 Room Lettings**

Room Lettings represent the total invoice value, excluding value added tax, of room lettings made during the year.

## **2 Debtors**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Prepayments: Insurance	292	284
	<u>292</u>	<u>284</u>

## **3 Current Liabilities**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Creditors: Key and letting deposits	2,780	1,095
Accruals – General	1,683	1,041
	<u>4,463</u>	<u>2,136</u>





**CUFOS**

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**Financial Statements**

**for the year ended 31 March 2022**

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