

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2025
for
Pinner & District Community Association
CIO

Grant Harrod Lerman Davis LLP
Chartered Accountants
Second Floor, Kirkland House
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**Pinner & District Community Association
CIO**

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for the year ended 31 December 2025**

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**Pinner & District Community Association
CIO**

**Report of the Trustees
for the year ended 31 December 2025**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the CIO are to:

- 1) promote the benefit of the inhabitants of the area of benefit without distinction of sex, sexual orientation, age, disability, nationality, race or of political, religious or other opinions, by associating together the said inhabitants and the statutory authorities, voluntary and other organisations 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 the conditions of life for the said inhabitants;
- 2) establish, or secure the establishment of, a Community Centre and to maintain and manage the same (whether alone or in co-operation with any statutory authority or other person or body) in furtherance of the Objects;
- 3) promote such other charitable purposes as may from time to time be determined.

Significant activities

The Association provides a community facility for the benefit of the diverse people of Pinner across a wide range of different activities.

Public benefit

The principal activity of the Association consists in the management, maintenance and organisation of the Pinner Village Hall for the achievement of the charitable purposes set out above. This is achieved by hiring out the premises and facilities of the Hall to Members, Affiliated Member Groups, and non-member hirers.

The Trustees have had regard to guidance issued by the Charity Commission on public benefit.

Social investments

The Association is not involved in social investment.

Grantmaking

The Association does not issue grants.

Volunteers

There is no significant contribution made by volunteers.

FINANCIAL REVIEW

Financial position

The financial position as shown by the 2025 accounts shows an overall operating deficit for the year of £26,459. Our unrestricted funds decreased from £153,231 to £134,607 and total funds from £360,765 to £334,306.

Principal funding sources

Membership fees for Members and Affiliated Member groups; charges for hiring the premises at Pinner Village Hall; donations from Affiliated Member groups.

**Pinner & District Community Association
CIO**

**Report of the Trustees
for the year ended 31 December 2025**

FINANCIAL REVIEW

Reserves policy

Reserves are held to meet exceptional repairs and maintenance, and a possible extension of the Pinner Village Hall premises.

As at 31 December 2025 the reserves were as follows:

	£
Unrestricted	134,607
Restricted	199,699

Going concern

Trustees are satisfied that the Association has sufficient reserves to continue in operation for at least the next 12 months and it is therefore appropriate for the accounts to be prepared on a going concern basis.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes a Charitable Incorporated Organisation.

Recruitment and appointment of new trustees

Election by Members, and co-option by Trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1160571

Principal address

Village Hall
Chapel Lane
Pinner
HA5 1AA

Trustees

A M Cash
M Hemming Honorary Secretary
R Hooper Honorary Treasurer
R Aggarwal
Mrs C Cash Vice Chair
K Wooldridge Chair
A Moore (appointed 5.1.2026)


Independent Examiner

Jeremy Harrod FCCA
Grant Harrod Lerman Davis LLP
Chartered Accountants
Second Floor, Kirkland House
11-15 Peterborough Road
Harrow
Middlesex
HA1 2AX

**Pinner & District Community Association
CIO**

**Report of the Trustees
for the year ended 31 December 2025**

Approved by order of the board of trustees on 18 March 2026 and signed on its behalf by:


.....
K Wooldridge - Trustee

**Independent Examiner's Report to the Trustees of
Pinner & District Community Association
CIO**

Independent examiner's report to the trustees of Pinner & District Community Association CIO

I report to the charity trustees on my examination of the accounts of Pinner & District Community Association CIO (the Trust) for the year ended 31 December 2025.

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 Act and in carrying out my examination I have followed all 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 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.



Jeremy Harrod FCCA

Grant Harrod Lerman Davis LLP
Chartered Accountants
Second Floor, Kirkland House
11-15 Peterborough Road
Harrow
Middlesex
HA1 2AX

Date: 18/3/26

**Pinner & District Community Association
CIO**

**Statement of Financial Activities
for the year ended 31 December 2025**

	Notes	Unrestricted fund £	Restricted fund £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Income from charitable activities	2	108,475	-	108,475	126,656
Investment income	3	3,935	-	3,935	5,071
Total		<u>112,410</u>	<u>-</u>	<u>112,410</u>	<u>131,727</u>
EXPENDITURE ON					
Charitable activities					
Charitable		131,034	7,835	138,869	122,808
NET INCOME/(EXPENDITURE)		(18,624)	(7,835)	(26,459)	8,919
RECONCILIATION OF FUNDS					
Total funds brought forward		153,231	207,534	360,765	351,846
TOTAL FUNDS CARRIED FORWARD		<u><u>134,607</u></u>	<u><u>199,699</u></u>	<u><u>334,306</u></u>	<u><u>360,765</u></u>

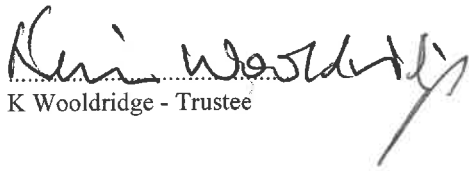
The notes form part of these financial statements

**Pinner & District Community Association
CIO**

**Balance Sheet
31 December 2025**

	Notes	Unrestricted fund £	Restricted fund £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	7	51,242	199,699	250,941	207,534
CURRENT ASSETS					
Debtors	8	12,294	-	12,294	13,649
Cash at bank		82,908	-	82,908	149,908
		95,202	-	95,202	163,557
CREDITORS					
Amounts falling due within one year	9	(11,837)	-	(11,837)	(10,326)
NET CURRENT ASSETS		83,365	-	83,365	153,231
TOTAL ASSETS LESS CURRENT LIABILITIES		134,607	199,699	334,306	360,765
NET ASSETS		134,607	199,699	334,306	360,765
FUNDS	10				
Unrestricted funds				134,607	153,231
Restricted funds				199,699	207,534
TOTAL FUNDS				334,306	360,765

The financial statements were approved by the Board of Trustees and authorised for issue on 18 March 2026 and were signed on its behalf by:


K Wooldridge - Trustee


R Hooper - Trustee

The notes form part of these financial statements

**Pinner & District Community Association
CIO**

**Notes to the Financial Statements
for the year ended 31 December 2025**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, 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 financial statements have been prepared under the historical cost convention.

Income

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.

Expenditure

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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

- Long leasehold - in accordance with the property
- Fixtures and fittings - Straight line over 5 years

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

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

2. INCOME FROM CHARITABLE ACTIVITIES

	2025	2024
	£	£
Income from charitable activities	<u>108,475</u>	<u>126,656</u>

**Pinner & District Community Association
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**Notes to the Financial Statements - continued
for the year ended 31 December 2025**

3. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	3,935	5,071
	<u>3,935</u>	<u>5,071</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

5. STAFF COSTS

	2025	2024
	£	£
Salaries and wages	26,967	24,804
Stewarding	19,500	26,857
Social security costs	-	44
Pension costs	1,275	846
	<u>47,742</u>	<u>52,551</u>

The average monthly number of employees during the year was as follows:

	2025	2024
Administration	1	1
Stewarding	1	2
	<u>2</u>	<u>3</u>

No employees received emoluments in excess of £60,000.

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Income from charitable activities	126,656	-	126,656
Investment income	5,071	-	5,071
Total	<u>131,727</u>	<u>-</u>	<u>131,727</u>
EXPENDITURE ON			
Charitable activities			
Charitable	114,973	7,835	122,808
NET INCOME/(EXPENDITURE)	16,754	(7,835)	8,919

**Pinner & District Community Association
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**Notes to the Financial Statements - continued
for the year ended 31 December 2025**

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted fund £	Restricted fund £	Total funds £
RECONCILIATION OF FUNDS			
Total funds brought forward	136,477	215,369	351,846
	<u>153,231</u>	<u>207,534</u>	<u>360,765</u>
TOTAL FUNDS CARRIED FORWARD			
	<u><u>153,231</u></u>	<u><u>207,534</u></u>	<u><u>360,765</u></u>
7. TANGIBLE FIXED ASSETS	Long leasehold £	Fixtures and fittings £	Totals £
COST			
At 1 January 2025	422,219	93,324	515,543
Additions	-	64,052	64,052
	<u>422,219</u>	<u>157,376</u>	<u>579,595</u>
At 31 December 2025	<u>422,219</u>	<u>157,376</u>	<u>579,595</u>
DEPRECIATION			
At 1 January 2025	214,685	93,324	308,009
Charge for year	7,835	12,810	20,645
	<u>222,520</u>	<u>106,134</u>	<u>328,654</u>
At 31 December 2025	<u>222,520</u>	<u>106,134</u>	<u>328,654</u>
NET BOOK VALUE			
At 31 December 2025	<u>199,699</u>	<u>51,242</u>	<u>250,941</u>
At 31 December 2024	<u>207,534</u>	<u>-</u>	<u>207,534</u>
8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		2025	2024
		£	£
Other debtors		<u>12,294</u>	<u>13,649</u>

**Pinner & District Community Association
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**Notes to the Financial Statements - continued
for the year ended 31 December 2025**

9.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2025	2024
		£	£
	Other creditors	11,837	10,326
		<u> </u>	<u> </u>

10.	MOVEMENT IN FUNDS		Net movement in funds	At 31.12.25
		At 1.1.25	in funds	£
		£	£	£
	Unrestricted funds			
	General fund	153,231	(18,624)	134,607
	Restricted funds			
	Building Fund	207,534	(7,835)	199,699
		<u> </u>	<u> </u>	<u> </u>
	TOTAL FUNDS	<u>360,765</u>	<u>(26,459)</u>	<u>334,306</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	112,410	(131,034)	(18,624)
Restricted funds			
Building Fund	-	(7,835)	(7,835)
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>112,410</u>	<u>(138,869)</u>	<u>(26,459)</u>

Comparatives for movement in funds

	At 1.1.24	Net movement in funds	At 31.12.24
	£	£	£
Unrestricted funds			
General fund	136,477	16,754	153,231
Restricted funds			
Building Fund	215,369	(7,835)	207,534
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>351,846</u>	<u>8,919</u>	<u>360,765</u>

**Pinner & District Community Association
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**Notes to the Financial Statements - continued
for the year ended 31 December 2025**

10. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	131,727	(114,973)	16,754
Restricted funds			
Building Fund	-	(7,835)	(7,835)
TOTAL FUNDS	<u>131,727</u>	<u>(122,808)</u>	<u>8,919</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.24 £	Net movement in funds £	At 31.12.25 £
Unrestricted funds			
General fund	136,477	(1,870)	134,607
Restricted funds			
Building Fund	215,369	(15,670)	199,699
TOTAL FUNDS	<u>351,846</u>	<u>(17,540)</u>	<u>334,306</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	244,137	(246,007)	(1,870)
Restricted funds			
Building Fund	-	(15,670)	(15,670)
TOTAL FUNDS	<u>244,137</u>	<u>(261,677)</u>	<u>(17,540)</u>

**Pinner & District Community Association
CIO**

**Notes to the Financial Statements - continued
for the year ended 31 December 2025**

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.

12. INDEPENDENT EXAMINER'S REMUNERATION

The independent examiner's remuneration of £1,440 (2024: £1,440) was paid during the year.