

Charity Registration No. 1134266

Company Registration No. 07130145 (England and Wales)

CROWBOROUGH COMMUNITY ASSOCIATION - 2010

(LIMITED BY GUARANTEE)

TRUSTEES' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2011

**CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
LEGAL AND ADMINISTRATIVE INFORMATION**

Trustees	Chantal Wilson Chairman Sheila Couston Alan Hooper Christopher Jones David Larkin Frank Lees George Moss Martin Prestage Antony Quin Clive Wilson Richard Wilkinson
Secretary	Alan Hooper
Charity number	1134266
Company number	07130145
Principal address	CCA Hall Park Road Crowborough East Sussex TN6 2QT
Registered office	Bamford House Fielden Road Crowborough East Sussex TN6 1TR
Auditors	Russell New Limited The Courtyard Shoreham Road Upper Beeding Steyning West Sussex BN44 3TN

**CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
LEGAL AND ADMINISTRATIVE INFORMATION**

Bankers

Lloyds TSB
The Broadway
Crowborough
East Sussex
TN6 1DA

NatWest
7 High Street
Crowborough
East Sussex
TN6 2PU

**CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
CONTENTS**

	Page
Trustees' report	1 - 4
Independent auditors' report	5 - 6
Statement of financial activities	7
Balance sheet	8
Notes to the accounts	9 - 14

**CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT**

FOR THE YEAR ENDED 31 DECEMBER 2011

The trustees present their report and accounts for the year ended 31 December 2011.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's Memorandum and Articles of Association, the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in March 2005.

Structure, governance and management

The Company is a Company limited by guarantee and was formed on the 19th January 2010. The Company was entered in the Register of Charities on the 11th February 2010. The Company is governed by its Memorandum and Articles of Association; members of the Company guarantee that in the event of the Company's insolvency and if requested, each member will contribute towards its liabilities to a maximum of £10.

The trustees, who are also the directors for the purpose of company law, and who served during the year were:

Chantal Wilson	Chairman
Sheila Couston	
Alan Hooper	
Christopher Jones	(Appointed 30 March 2011)
David Larkin	
Frank Lees	(Appointed 20 January 2011)
George Moss	(Appointed 20 January 2011)
Martin Prestage	
Antony Quin	
Clive Wilson	
Richard Wilkinson	(Appointed 8 August 2011)

The Memorandum of Association of the company provides that two trustees are to be nominated by the users of the Company's facilities, one by the members of the Company and one each by Crowborough District Council and Wealden District Council. Pursuant to these provisions, the current persons nominated by the users are Sheila Couston and Chantal Wilson whilst the director nominated by the members is Alan Hooper. The director nominated by Wealden District Council is Antony Quin and the director nominated by Crowborough Town Council is George Moss. All directors other these five have been co-opted as directors by the board of the Company.

Management of the Company

The Company is managed by the Trustees who meet at frequent intervals to review the operations of the Company. All transactions undertaken by the Company are carried out in accordance with the decisions taken at meetings of the Trustees with these being minuted and followed-up at subsequent meetings. All financial transactions are undertaken through its bank accounts in accordance with mandates approved by the Trustees and in accordance with financial regulations adopted by the Trustees.

Management of Risk

The Trustees take the management of risk very seriously. Advice is taken from external professionals as considered appropriate and also from individual trustees with relevant experience and expertise. In particular, a detailed Risk report has been prepared and is regularly updated in relation to the development of the new Community Centre and an Operational Risk Plan is in course of preparation. Detailed Financial Regulations specifying how financial transactions are to be undertaken have been adopted by the Trustees.

**CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT (CONTINUED)**

FOR THE YEAR ENDED 31 DECEMBER 2011

Objectives and activities

The objectives of the Company are fully set out in its articles of association and are the same as those of the Crowborough Community Association ("Old CCA") which the Company was formed to replace.

To paraphrase the Objectives of the Company, they are:

- (a) To promote the benefit of local residents without distinction of sex, sexual orientation, race or of political, religious or other opinions, by associating together such residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interest of social welfare for recreation and leisure-time occupation with the object of improving the quality of life;
- (b) To establish, or secure the establishment of, a community Centre and to maintain and manage the same (whether alone or on cooperation with any local authority or other body) in furtherance of these objectives; and
- (c) To promote such other charitable purposes as may from time to time be determined.

During the period covered by this report the objectives of the Company were to:

- (a) Continue to operate the existing hall in Park Road for the benefit of the community whilst ensuring that sufficient funds were received from hiring fees and other activities to pay the bills arising from the operation of this facility;
- (b) To construct a new community facility adjacent to Wealden District Council's offices in Pine Grove and to obtain sufficient commitments from funders to allow anticipated costs to be met with an appropriate margin. In the event, committed facilities were received from The National Lottery of £474,950 and from Crowborough Town Council of £2.7m. At the time of this report, the anticipated total cost of the new facility inclusive of all fees is in the region of £3.16m. These anticipated costs include the sums to be incurred under the contract for the building of the facility which was entered into shortly before Christmas 2010 with Sunninghill Construction Company Limited at a price of £2.574m.
- (c) To commence detailed work on the policies and procedures for the operation of the new community centre and to ensure that when it is opened, everything is in place for its smooth running including the likelihood of sufficient bookings to pay anticipated costs. At the time of this report, more than 1600 bookings have been made for the new facility which is expected to open to hirers on the 1st June 2012.

The Trustees consider that these objectives have been met and that the building of the new facility is proceeding satisfactorily with completion anticipated for late April 2012.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

**CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT (CONTINUED)**

FOR THE YEAR ENDED 31 DECEMBER 2011

Financial review

As mentioned above, The Company has committed facilities available to it of £474,950 from the Lottery and £2.7m from Crowborough Town Council. Of this latter sum, £2.4m is available as grants whilst the remaining £300,000 is a limited recourse interest free loan secured by a second charge over the CCA Hall in Park Road. Under this legal charge, the liability of the Company to repay the loan is restricted to the net amount received from its sale but with the whole of those net proceeds of sale being payable to Crowborough Town Council even if they exceed £300,000. Crowborough Town Council has agreed that the Old Hall in Park Road is not to be sold until the new facilities are operational and it should therefore continue to be available to the community until the move to the new facility has taken place.

All financial facilities are available to be drawn down against sight of invoices received for expenses incurred in connection with the construction of the new facility and are payable in sufficient time to allow such invoices to be paid before their respective due dates of payment. In practice, the Company makes monthly calls upon these facilities and in the past, the funds have been made available within the agreed timescales. The Trustees do not anticipate this changing and that as a consequence, no cashflow difficulties should arise during the construction of the new facilities.

Income earned from lettings of the old hall together with donations has been sufficient to pay bills incurred by the old hall and its operations.

Reserves

The policy of the trustees of the Old CCA was to hold cash reserves equal to six months expenditure; in recent times, this has never been met. The current Trustees have set a similar target but appreciate that in the early years of operation of the new facility, this ambitious target is unlikely to be met but reserves will be built as cash receipts allow.

However, the Company hold small reserves, amounting to £10,245, paid to the old CCA and subsequently transferred to the Company, the use of which is restricted to being spent in connection with the new facility. Suitable items will be chosen in due course.

Plans for the future

The new facility is anticipated to be available to hirers on the 1st June 2012 and much effort is being expended to ensure that this happens smoothly. A new team has been assembled which has significant expertise in the areas concerned, namely marketing, risk, HR, finance etc. This team is charged exclusively with the issues of running the new hall and is not distracted by construction issues. This separation, although managed by the board as a whole, should ensure that the operation of the new hall has all the attention it needs from the board when the time comes. The board considers it essential that the inevitable but time consuming issues arising during the construction phase of a building are not allowed to prevent appropriate concentration on what will be the operational priorities of the facility once it is available to us.

**CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT (CONTINUED)**

FOR THE YEAR ENDED 31 DECEMBER 2011

Statement of trustees' responsibilities

The trustees, who are also the directors of Crowborough Community Association - 2010 for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the directors has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

Auditors

A resolution proposing that Russell New Limited be reappointed as auditors of the company will be put to the members.

On behalf of the board of trustees

Chantal Wilson

Chantal Wilson Chairman

Trustee

Dated: 25 MAY 2012

**CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
INDEPENDENT AUDITORS' REPORT**

TO THE MEMBERS OF CROWBOROUGH COMMUNITY ASSOCIATION - 2010

We have audited the accounts of Crowborough Community Association - 2010 for the year ended 31 December 2011 set out on pages 7 to 14. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members as a body, for our audit work, for this report, or for the opinions we have formed. In the previous accounting period the trustees took advantage of audit exemptions available to them under S477 of the Companies Act 2006, meaning that an opinion was not expressed on the comparative figures.

Respective responsibilities of trustees and auditors

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of Crowborough Community Association - 2010 for the purposes of company law, are responsible for the preparation of the accounts and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the accounts in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the accounts

An audit involves obtaining evidence about the amounts and disclosures in the accounts sufficient to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charity's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the accounts. In addition, we read all the financial and non-financial information in the Trustees' Annual Report to identify material inconsistencies with the audited accounts. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on accounts

In our opinion the accounts:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2011 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Trustees' Report for the financial year for which the accounts are prepared is consistent with the accounts.

**CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
INDEPENDENT AUDITORS' REPORT (CONTINUED)**

TO THE MEMBERS OF CROWBOROUGH COMMUNITY ASSOCIATION - 2010

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the accounts are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.



**Mr Mark Cummins FCCA
for and on behalf of Russell New Limited**

Statutory Auditors

The Courtyard
Shoreham Road
Upper Beeding
Steyping
West Sussex
BN44 3TN

Dated: 26 June 2012

CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2011

		Unrestricted funds	Restricted funds	Total 2011	Total 2010
	Notes	£	£	£	£
<u>Incoming resources</u>					
Incoming resources from generated funds					
Fundraising income		8,654	5,000	13,654	1,484
Interest receivable		26	-	26	45
		<u>8,680</u>	<u>5,000</u>	<u>13,680</u>	<u>1,529</u>
Incoming resources from charitable activities	2	11,886	1,360,712	1,372,598	202,945
Other incoming resources	3	1,900	-	1,900	69,366
		<u>22,466</u>	<u>1,365,712</u>	<u>1,388,178</u>	<u>273,840</u>
<u>Resources expended</u>					
Charitable activities					
Lettings		12,616	-	12,616	11,397
New community centre building		-	697	697	3,178
		<u>12,616</u>	<u>697</u>	<u>13,313</u>	<u>14,575</u>
Total charitable expenditure		<u>12,616</u>	<u>697</u>	<u>13,313</u>	<u>14,575</u>
Governance costs		3,000	-	3,000	1,200
		<u>15,616</u>	<u>697</u>	<u>16,313</u>	<u>15,775</u>
Total resources expended		<u>15,616</u>	<u>697</u>	<u>16,313</u>	<u>15,775</u>
Net income for the year/ Net movement in funds		<u>6,850</u>	<u>1,365,015</u>	<u>1,371,865</u>	<u>258,065</u>
Fund balances at 1 January 2011		<u>57,917</u>	<u>200,148</u>	<u>258,065</u>	-
Fund balances at 31 December 2011		<u><u>64,767</u></u>	<u><u>1,565,163</u></u>	<u><u>1,629,930</u></u>	<u><u>258,065</u></u>

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

All activities of the Charity are classed as continuing.

**CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
BALANCE SHEET**

AS AT 31 DECEMBER 2011

	Notes	2011 £	£	2010 £	£
Fixed assets					
Tangible assets	7	1,961,251		256,129	
Current assets					
Debtors	8	185		3,525	
Cash at bank and in hand		26,869		15,484	
		<u>27,054</u>		<u>19,009</u>	
Creditors: amounts falling due within one year	9	<u>(358,375)</u>		<u>(17,073)</u>	
Net current (liabilities)/assets			<u>(331,321)</u>		<u>1,936</u>
Total assets less current liabilities			<u>1,629,930</u>		<u>258,065</u>
Income funds					
Restricted funds	10	1,565,163		200,148	
Unrestricted funds		64,767		57,917	
			<u>1,629,930</u>		<u>258,065</u>

The accounts were approved by the Board on 14th May 2012

Chantal Wilson

Chantal Wilson Chairman
Trustee

Company Registration No. 07130145

**CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS**

FOR THE YEAR ENDED 31 DECEMBER 2011

1 Accounting policies

1.1 Basis of preparation

The accounts have been prepared under the historical cost convention.

The accounts have been prepared in accordance with applicable accounting standards, the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in March 2005 and the Companies Act 2006.

1.2 Incoming resources

Donations, grants and other forms of voluntary income are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement.

Investment income is accounted for on a receivable basis.

Other incoming resources represents the remainder of the transfer of assets and trade from Crowborough Community Association, an unincorporated charity on 19th January 2010.

1.3 Resources expended

Expenditure is recognised on an accrual basis:

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include independent examination fees and costs linked to the strategic management of the charity.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource.

1.4 Tangible fixed assets and depreciation

Tangible fixed assets other than freehold land are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Freehold land is not depreciated	
Freehold buildings	2% reducing balance
Fixtures, fittings & equipment	25% reducing balance
Assets under construction	No depreciation

1.5 Fund accounting

The charity has various funds for which it is responsible:

Unrestricted funds - these are for use on the general charitable objectives of the charity.

Restricted funds - these funds are for use as directed by the donor. A description of the projects can be found on note 10.

CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2011

2 Incoming resources from charitable activities

	Unrestricted funds £	Restricted funds £	Total 2011 £	Total 2010 £
Community hall lettings	11,886	-	11,886	10,404
New community centre building grants - non lottery	-	1,087,893	1,087,893	192,541
New community centre building grants - lottery	-	272,819	272,819	-
	<u>11,886</u>	<u>1,360,712</u>	<u>1,372,598</u>	<u>202,945</u>

The grants figure above are amounts received from Crowborough Town Council and The National Lottery fund.

3 Other incoming resources

	2011 £	2010 £
Transfer of activities and net assets from Crowborough Community Association (unincorporated)	1,900	69,366
	<u>1,900</u>	<u>69,366</u>

4 Total resources expended

	Staff costs £	Depreciation £	Other costs £	Total 2011 £	Total 2010 £
Charitable activities					
<u>Lettings</u>					
Activities undertaken directly	4,160	1,316	7,140	12,616	11,397
<u>New community centre building grants - non lottery</u>					
Activities undertaken directly	-	-	697	697	3,178
	<u>4,160</u>	<u>1,316</u>	<u>7,837</u>	<u>13,313</u>	<u>14,575</u>
Governance costs	-	-	3,000	3,000	1,200
	<u>4,160</u>	<u>1,316</u>	<u>10,837</u>	<u>16,313</u>	<u>15,775</u>

Governance costs includes payments to the accountants of £3,000 for audit fees (2010: £1,200 for independent examiner's fees).

CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2011

5 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year. However, one Trustee was reimbursed for out of pocket expenses of £724.

6 Employees

Number of employees

The average monthly number of employees during the year was:

	2011	2010
	Number	Number
Cleaning	<u>1</u>	<u>1</u>

Employment costs

	2011	2010
	£	£
<i>Wages and salaries</i>	<u>4,160</u>	<u>3,952</u>

There were no employees whose annual remuneration was £60,000 or more.

7 Tangible fixed assets

	Land and buildings	Asset under construction	Fixtures, fittings & equipment	Total
	£	£	£	£
Cost				
At 1 January 2011	57,580	199,622	106	257,308
Additions	-	1,705,889	549	1,706,438
At 31 December 2011	<u>57,580</u>	<u>1,905,511</u>	<u>655</u>	<u>1,963,746</u>
Depreciation				
At 1 January 2011	1,152	-	27	1,179
Charge for the year	1,152	-	164	1,316
At 31 December 2011	<u>2,304</u>	<u>-</u>	<u>191</u>	<u>2,495</u>
Net book value				
At 31 December 2011	<u>55,276</u>	<u>1,905,511</u>	<u>464</u>	<u>1,961,251</u>
At 31 December 2010	<u>56,428</u>	<u>199,622</u>	<u>79</u>	<u>256,129</u>

CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2011

8 Debtors	2011	2010
	£	£
Trade debtors	-	3,525
Prepayments and accrued income	185	-
	185	3,525
	185	3,525
	185	3,525

9 Creditors: amounts falling due within one year	2011	2010
	£	£
Loans	300,000	-
Trade creditors	4,915	15,873
Other creditors	47,400	-
Accruals	6,060	1,200
	358,375	17,073
	358,375	17,073

The loan from Crowborough Town Council is secured via a legal charge dated 15 February 2011 it is not repayable until the opening of the new Community Centre or ceasing to use the old Community Centre and the liability to the Town Council is restricted to the net realised value of the old Community Hall but with the whole of such net realised value being payable even if it should exceed £300,000. No interest shall be due or payable unless the Charity defaults under the terms of the agreement.

CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2011

10 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance at 1 January 2011	Movement in funds		Balance at 31 December 2011
	£	Incoming resources	Resources expended	£
New Community Centre Building Fund	200,148	1,360,712	-	1,560,860
Marketing and Advertising Fund	-	5,000	(697)	4,303
	<u>200,148</u>	<u>1,365,712</u>	<u>(697)</u>	<u>1,565,163</u>

The New Community Centre Building Fund is made up of a grant from Crowborough Town Council and The National Lottery of £1,087,893 and £272,819 respectively. The fund is being used to build a new community centre in Crowborough and once completed will be depleted by depreciation at 2% reducing balance.

The Marketing and Advertising Fund was a donation from R Standley for £5,000. This is to be used for the marketing and advertising of the new community centre.

11 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total
	£	£	£
Fund balances at 31 December 2011 are represented by:			
Tangible fixed assets	396,088	1,565,163	1,961,251
Current assets	27,054	-	27,054
Creditors: amounts falling due within one year	(358,375)	-	(358,375)
	<u>64,767</u>	<u>1,565,163</u>	<u>1,629,930</u>

12 Contingent liabilities

Under the VAT Act 1994 section 10, the asset under construction is zero rated due to its intended use for charitable purposes. Should the use of the building change within 10 years of its construction then the VAT on the construction costs may become payable. It is the intention of the Trustees to use the building for charitable purposes for the foreseeable future.

CROWBOROUGH COMMUNITY ASSOCIATION - 2010
(LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2011

13 Capital commitments

The charity entered into an agreement to build a new community centre which has a quoted cost of £2,574,000. To the balance sheet date, construction costs of £1,532,600 had been incurred.

14 Control

The charity is controlled by its trustees.