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Registration Number IP29244R

BRENTFORD FOOTBALL COMMUNITY SOCIETY LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2025

Docusign Envelope ID: 4FECEBD4-C940-4CEE-987A-763D6D2D5AEC

SOCIETY INFORMATION

Officers and Advisers	Stuart Hatcher (Chair) Sharon Wright (Deputy Chair) Don Tanswell (Secretary) Graham Hancock (Treasurer) John Scott Colleen Wong Jonathan Burchill - appointed 21 January 2025 Fran Carroll - resigned 21 January 2025 Jeff Dent - resigned 21 January 2025 Jon Gosling – resigned 21 January 2025 Keith MacInnes - resigned 21 January 2025
Secretary	Don Tanswell (Secretary)
Company Number	IP29244R
Registered Office	Amelia House Crescent Road Worthing BN11 1RL
Accountants	Carpenter Box Amelia House Crescent Road Worthing BN11 1RL
Bankers	The Co-operative Bank PO Box 250 Skelmersdale WN8 6WT

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BRENTFORD FOOTBALL COMMUNITY SOCIETY LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

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BRENTFORD FOOTBALL COMMUNITY SOCIETY LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

CHAIR'S STATEMENT

Introduction

This is now my third report as Chair of Brentford Football Community Society Limited (or Bees United as it is generally referred to), delivered during a period of significant change at Brentford FC, across football, and within our board. But, before I jump in to the report I do want to thank all of the Bees United members who have engaged with us via calls, emails, letters, social media or in person and also particularly all of the members of the Bees United board, as I feel it is important to re-iterate and recognise that every board member gives their time freely on an unpaid, volunteer basis and do countless hours of unseen work by members, and so they are due recognition and thanks.

Membership

Bees United remains Brentford FC's official supporters trust and we continue to benefit from the historic and ongoing generosity of members via both donations and the contributions they make of their time and expertise in relation to various campaigns and events that we run. While we may not be that organisation rattling buckets to try to save the club from going out of business, ongoing donations remain vital to Bees United's role in the community and in safeguarding the club's stadium. We remain grateful and in no way complacent for the support we get – whether financial or otherwise – from all of our members.

We continue to be the largest supporters group (as well as the official supporters trust) and our ambition is still to remain the largest group representing the widest number of fans and voices and to continue to build membership. So if you are reading this and don't know if your fellow Bees fan friends aren't members of Bees United then ask them and get them to join if they aren't!

I can't complete a membership section without a thank you to John Scott for his continued diligence as Membership Secretary and the interaction that he has with members – and particularly in this day and age for ensuring that even the few members who do not have emails were able to participate in our recent elections by way of postal vote. Thank you John!

Bees United Board - changes

Once again, we have had a squad refresh with Bees United and have had to say our thank you's and goodbyes this year to Fran Carroll who has throughout his tenure been a sterling voice for international fees (with his involvement in the Irish Bees being notable), Keith MacInnes who has a passion for the club second to none and an ability to recollect historical events and matters that is up there with the best of them and who has willingly shared that knowledge (as well as his insight into Bees memorabilia and collecting) and also Jeff Dent who is probably the busiest retired man I've ever met and who has thrown himself into every event and campaign that we have run that he can possibly do! They have all brought their own insights and perspectives to the board and we thank them for all their time and commitment and they leave us all as friends of BU who we hope to see involved in the future!

Jonathan Burchill was also co-opted on to the board and has now been formally appointed as a director at the last AGM, and he has been particularly valuable in relation to our continued focus on "History and Heritage" as one of our four pillars at Bees United.

And in mentioning postal voting, I must say a quick welcome to Ben Bland, Steve Hammond and Peter Turner who were all successful in their applications to become our newest board members following the election and I look forward to working with them on the board. Equally important is to say thank you to the many people who enquired about standing for election. If it is any consolation to the members who were not successful in the election, I can happily report that a number of members have said to me that the quality and calibre of candidates proposed was impressive and meant it was hard to choose who to vote for and they could easily have said "any 3 of the 5". We

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hope that all those who expressed interest and particularly those that stood for election in particular will remain firm friends and be able to be involved in future plans!

Brentford FC changes – and BU Special Share

In addition to the changes to the BU Board, there was one very notable and major change for Bees United this year. We were asked to assist Matthew in respect of a modernisation of the ownership of Brentford FC with a view to future investment into the club and as a result we agreed to swap the BU Special Share for a Protective Rights Deed.

This new Protective Rights Deed effectively replicates the BU Special Share and means that Bees United retain a veto over the sale of the Gtech Community Stadium unless certain criteria are in place as regards a replacement stadium and also sets out our right to have (still uniquely in the Premier League) an independent director on the board of the club. This was a big step for the club in relation to the ownership structure but as regards the rights that Bees United held via the BU Special Share there is, in reality, no real change to those rights (and we also validated this fact with a formal legal opinion from a King's Counsel expert in company law). Accordingly, the BU Board was happy to agree to make the change and agree to help with the restructure in this way as we consider it a benefit for the future success of the club. We look forward to working with the new investors in the future and we will endeavour to ensure that the fans voice remains heard.

Fan Engagement

The Fan Advisory Board (FAB) continues to meet on a regular basis and remains jointly chaired by Bees United and BIAS. While we are all fans of a club that are extremely fortunate to have an owner who is a fan and who intends to do the right thing by Brentford as a community club that won't forget its past, it does remain important that the dialogue between club and fans remains that of a critical friend via the FAB (and of course at Bees United I do also sit on the club board itself). I would therefore encourage you all to ensure that you do follow the summary of the meetings that the club publishes[1]: and to raise any matters that may concern fans with any member of the FAB so that it might be discussed with the club.

Football also reached a historic milestone this year with the establishment of an independent regulator. This development potentially marks a fundamental shift in governance of the game – with the possibility that changes may occur in relation to safeguarding the game's integrity, financial sustainability, and connection to its communities. We will wait and see what the regulator actually means in practice for fans and for football but in the meantime we appreciate that we are one of the clubs that has least to be concerned about as regards the engagement and involvement of club and fans.

Bees United Communications and events

Our monthly newsletter continues to be well received based on feedback and discussions I have with members and it is of course one of the most important means we have of communicating with our members, as well as sharing content via our website and social media.

This year of course has included a number of crucial updates and, as mentioned above, particularly around the changing of the ownership structure of Brentford FC which involved a dedicated comms plan to ensure fans were aware of what the changes met for the club and for Bees United, see announcement[2]. We will continue to work on how we can best engage with all our members in relation to important events that affect Bees United, our members and fans more widely.

[1] https://www.brentfordfc.com/en/the-fan-advisory-board
[2] https://mailchi.mp/da6943dd13b2/members-announcement

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Our members survey earlier in the year (which over 800 of our members completed) gave us interesting insight into our members views on a number of topics – including any pricing of tickets (which remains a hot topic of debate – perhaps more so at other clubs than at Brentford but we will not be complacent). Watch this space for future members surveys and also the possibility of some more specific member events.

History and Heritage

The focus of our history and heritage pillar ("To Promote and protect the history and heritage of the Club") remains and there is ongoing, mostly unsung, work on continuing to catalogue our memorabilia and also to collect in new donations and try to ensure that we have a fresh and interesting collection that capture these years as well as historic ones. On the particular note of current years, I do have to thank Bob Oteng (or Kitman Bob as most people seem to affectionately know him) as when we raised the question of getting old shirts or boots from players, he has stepped up and helped source some lovely items for the collection (we will perhaps overlook that the boots of the 3 players he gave to us are players who all left in the summer and so we might need to think hard about who we ask for donations from this year…), but in all seriousness these are wonderful items for us to be able to collect and in the future curate for events.

Special mention must go to Paul Stembridge for all of his efforts on supporting history and heritage as he now steps back from day to day involvement. Without Paul's efforts in completing the checking-off of the originally 'recorded' items in the collection and without his dedication, diligence and precision and his knowledge of (and understanding of) each item, each person and their specific Brentford contexts, we would not be where we are as regards the memorabilia we hold. I must also credit Jonathan Burchill and Don Tanswell for their tireless efforts and countless trips to our storage facility – they just keep things moving along! Brendan Nevin also deserves mention for all of his contributions to the memorabilia and history of items and particularly his extensive knowledge of the club kits and badges over time. One final mention amongst many is reserved for Paul Briers and his years of work relating to those who played for Brentford and were lost in the world wars which has meant that we now have a poignant plaque commemorating them, and once again we had the occasion to mark Remembrance this season ahead of the Newcastle game in November 2025. Without all of those named – and others – who have either spent time in storage or shared their research and knowledge we would not be as well placed to continue to enhance the heritage and understanding of Brentford FC's place in the community throughout history

Finance

Our financial position is possible because of the donations which our members make and BU thanks each member who continues to support our work financially with regular donations.

The overall level of donations has shown a small decrease compared to the prior year, by approximately 7% both in number and in overall value, this trend has been the case over recent years as the number of ceased recurring donations is more than new donations.

We have continued with the cost-free way that members can support BU by giving via retail purchases through the Easyfundraising website[3], this is shown as other operating income.

A significant element of one-off income is shown this year of £6,000 relating to the write-off of loans to BU from members due to three long-standing loans kindly being waived by members as explained in note 6 to the accounts.

The vast majority of the cash balances are on fixed term deposits across a number of different banks in order to maximise the amount of interest. This is the first time that we have benefited from the full-year effect of this strategy and hence the interest income has increased on the previous year. We expect this interest income to be of a similar amount in future years as long as the overall cash balance remains at a similar level, it is of course subject

[3] https://www.easyfundraising.org.uk/panel/

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to bank interest rates which have reduced slightly over this year. This interest income is subject to tax and hence the tax expenditure has shown a similar increase.

The levels of expenditure have reduced this year on the previous year. Heritage expenditure is lower due to the previous year having had a particularly high level of activity and more expenditure on storage equipment. Non-heritage expenditure has been maintained at broadly the same level.

I will finish by reflecting that it feels that we are in a period of change as regards the support of our great club, Brentford FC. We have had practical change at Bees United at board level and elections to bring new people in and swapping the BU Special Share for the Protective Rights Deed. The club has meanwhile seen Thomas Frank and a number of the coaching staff leave to join a different London team, the loss of a goalkeeper, a captain, a striker and also a fan favourite in Bryan Mbeumo who I think we have all cherished seeing him play for us since he joined us in 2019 as an 18 year old. Changes were also announced with our excellent AGM guest of last year, Academy Director, Stephen Torpey also being lured away – and added to that incoming investors and a new company ownership structure being put in place it feels like a lot of change but of course Brentford then did "a Brentford thing" and appointed the free kick coach, who had never been a manager, to take over the reins and I think we all wish Keith Andrews continued success as he steers the team through this Premier League season.

I'll finish by referencing a Phil Giles quote that I think captures the Brentford ethos (be it fan or club perspective):

"I don't think you can sit here and say that 'being where we are now is special enough'. … As soon as you do that, that's where we'll start to fall backwards; you always have to aspire to the next level."

Stuart Hatcher

Stuart Hatcher
Chair
Dated: 2nd December 2025

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BOARD MEMBERS' REPORT

The Board Members present their report with the financial statements of the Society for the year ended 30 June 2025.

Principal activities
The Society's principal activity during the year continued to be that of a football supporter society.

Constitution
The Society is registered under the Co-operative and Community Benefit Societies Act 2014.

Guiding Principles:
The Society is run on the following fundamental principles:

- Accountability - through annual elections to the Society Board in line with Supporters' Direct recommended practice;
- Democracy - by fully involving members in key decisions of the society and operating in an engaging manner;
- Inclusive - by agreeing at a General Meeting if any membership fee is required;
- Open - by being transparent in all our activities.

Principal Aims:
The Society was set up with the following principal aims:

- To maintain a senior Professional football club in the local community;
- To bring the benefits of football closer to the community;
- To have elected supporter representation on the Board of the Club;
- To raise sufficient funds to invest in the club in pursuance of the above.

Board Members
Elected Directors
Stuart Hatcher (Chair)
Sharon Wright (Deputy Chair)
Don Tanswell (Secretary)
Graham Hancock (Treasurer)
John Scott
Colleen Wong
Jonathan Burchill - appointed 21 January 2025
Fran Carroll – resigned 21 January 2025
Jeff Dent – resigned 21 January 2025
Jon Gosling – resigned 21 January 2025
Keith MacInnes – resigned 21 January 2025

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BOARD MEMBERS' REPORT

Statement of Board Members' Responsibilities

The board members are responsible for preparing the Annual report and the financial statements in accordance with applicable law and regulations.

The board members are required to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of affairs of the society and of the surplus or deficit for that year. In preparing those financial statements, the board members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that Society will continue in business.

The board members are responsible for maintaining satisfactory systems of internal control and keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the society and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. They are also responsible for safeguarding the assets of the society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The board members are responsible for maintenance and integrity of the corporate and financial information included on the society's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report has been prepared in accordance with the provision applicable to societies entitled to the small companies exemption.

This report was approved by the board on 2nd December 2025.

Signed on behalf of the board

Signed by:
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Stuart Hatcher (Chair)

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Don Tanswell
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Don Tanswell (Secretary)

Signed by:
Graham Hancock
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Graham Hancock (Treasurer)

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ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF BRENTFORD FOOTBALL COMMUNITY SOCIETY LIMITED FOR THE YEAR ENDED 30 JUNE 2025

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Brentford Football Community Society Limited for the year ended 30 June 2025 which comprise the income and expenditure account, the balance sheet and the related notes from the society's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at http://www.icaew.com/en/members/regulations-standards-and-guidance.

This report is made solely to the Board Members of Brentford Football Community Society Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Brentford Football Community Society Limited and state those matters that we have agreed to state to the Board of Members of Brentford Football Community Society Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Brentford Football Community Society Limited and its Board Members as a body, for our work or for this report.

It is your duty to ensure that Brentford Football Community Society Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and result of Brentford Football Community Society Limited. You consider that Brentford Football Community Society Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Brentford Football Community Society Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

3rd December 2025

Carpenter Box
Chartered Accountants

Amelia House
Crescent Road
Worthing
BN11 1RL

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INCOME AND EXPENDITURE ACCOUNT

	Notes	2025 £	2025 £	2024 £	2024 £
Income					
Donations	3	18,194		19,489	
Other operating income	3	325		325	
Other income	3, 6	6,000		-	
Total income			24,519		19,814
Expenditure					
Heritage		11,314		14,432	
Non-heritage		14,356		15,885	
Total expenditure			(25,670)		(30,317)
Operating (deficit)/surplus			(1,151)		(10,503)
Interest receivable			20,779		13,813
Surplus for the year			19,628		3,310
Taxation	4		(3,948)		(2,624)
Net surplus for the year	7		15,680		686

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BRENTFORD FOOTBALL COMMUNITY SOCIETY LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

BALANCE SHEET

	Notes	2025 £	2025 £	2024 £	2024 £
Current assets					
Debtors and prepayments	5	521,824		514,699	
Cash at bank and in hand		504,326		500,633	
Total current assets			1,026,150		1,015,332
Current liabilities					
Creditors: due within one year	6	7,502		12,364	
			(7,502)		(12,364)
Net assets			1,018,648		1,002,968
Capital and reserves					
Share capital	7		3,812		3,808
Income and expenditure account	7		1,014,836		999,160
Members' funds			1,018,648		1,002,968

The shareholders have voted at the Annual General Meeting to remove the requirement for the accounts for the year ended 30 June 2025 to be audited, in accordance with the Society's articles.

These financial statements have been prepared in accordance with the provisions applicable to societies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved by the Board of Members and authorised for issue on 2nd December 2025, and are signed on its behalf by:

Signed by:
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Stuart Hatcher
Chair

DocuSigned by:
Don Tanswell
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Don Tanswell
Secretary

Signed by:
Graham Hancock
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Graham Hancock
Treasurer

Company registration number IP29244R

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NOTES TO THE FINANCIAL STATEMENTS

1. Accounting policies

1.1. Statement of compliance

These financial statements have been prepared in accordance with FRS 102, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ("FRS 102") and the requirements of the Companies Act 2006 as applicable to entities subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the society. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2. Members' income

Members' subscriptions and donations for annual memberships are recognised as income on a receipts basis.

1.3. Going concern

The financial statements have been prepared on a going concern basis. The board members have considered relevant information, including the annual budget and the impact of subsequent events in making their assessment. The society is financially strong with results since the year-end being satisfactory.

1.4. Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include current accounts and deposits held with banks.

1.5. Financial assets and liabilities

The society has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues' of FRS 102 to all of its financial instruments.

Basic financial assets

Basic financial assets, which include loans from related parties, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost.

Basic financial liabilities

Basic financial liabilities, such as loans and other accounts receivable and payable are initially measured at present value of the future payments and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received.

1.6. Taxation

The tax expense represents the tax payable and on interest earned in the year.

2. Employees

The average number of persons (including board members) employed by the society during the year was 0 (2024 - 0).

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NOTES TO THE FINANCIAL STATEMENTS

3. Income

The total income of the society for the year has been derived from its principal activity wholly undertaken in the UK.

Donations are all received from members.

Other operating income is from members via retail purchases through the Easyfundraising website.

Other income relates to the loan notes waived by the loanees as explained in note 6 below.

4. Taxation

	2025	2024
	£	£
UK Corporation tax current year	3,948	2,624
	3,948	2,624

5. Debtors and prepayments

	2025	2024
	£	£
Secured loans to Brentford FC Ltd	402,000	402,000
Unsecured loans to Brentford FC Ltd	99,998	99,998
Brentford Holdings Ltd	8,166	8,166
Prepayments	11,660	4,535
	521,824	514,699

The £402,000 is secured against the new Community Trust Building, being part of the Brentford stadium.

6. Creditors: due within one year

	2025	2024
	£	£
Loan notes	2,000	8,000
Corporation tax	3,948	2,624
Accruals	1,554	1,740
	7,502	12,364

The loan notes are amounts loaned to Brentford Football Community Society Limited by members past and present, interest free, issued in 2008 and earlier. There are two loans of £1,000 each (2024: five loans ranging from £1,000 to £4,000). During the year, three loans ranging from £1,000 to £4,000 were waived by the loanees and the total amount of £6,000 written back has been reflected as other income within the income and expenditure account.

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7. Share capital and reserves

	Share capital 2025 £	Income and expenditure account 2025 £	Share capital 2024 £	Income and expenditure account 2024 £
At 1 July	3,808	999,160	3,670	998,612
Adjustment to share capital	4	(4)	138	(138)
Net surplus for the year	-	15,680	-	686
At 30 June	3,812	1,014,836	3,808	999,160

The company does not have an authorised share capital. Each adult member owns one share in the society which is not transferable. The share is cancelled if an individual ceases to be a member.

New members are not charged the £1 for their share, the addition to share capital is shown as a transfer from reserves.

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These pages do not form part of the statutory accounts.

DETAILED INCOME AND EXPENDITURE ACCOUNT

	2025 £	2025 £	2024 £	2024 £
Income				
Members' donations	18,194		19,489	
Easyfundraising donations	325		325	
Write-off of loan notes	6,000		-	
		24,519		19,814
Interest receivable				
Barclays Bank	-		575	
Hargreaves Lansdown	-		785	
Redwood Bank	3,337		3,422	
United Trust Bank	4,011		3,689	
The Charity Bank	3,336		3,129	
Hampshire Trust Bank	3,307		1,221	
Unity Trust Bank	4,094		992	
Virgin Money	2,694		-	
		20,779		13,813
Income for the year		45,298		33,627
Heritage expenditure				
Storage	5,292		5,041	
Storage insurance	540		315	
Storage equipment	243		1,782	
Plaques	1,172		2,531	
Repairs (frames, ceramics and glass)	3,040		2,999	
Scanning	-		293	
Travel and expenses	1,027		1,471	
		(11,314)		(14,432)
Non-heritage expenditure				
Website and newsletter	3,300		5,120	
Promotions and media support	2,400		285	
Surveys	489		118	
Brentford Voice	-		245	
Social media	223		143	
Equipment, software and licences	854		273	
Subscriptions	114		-	
Database costs	842		835	
Professional fees - accounting	1,554		1,593	
Professional fees – legal	47		356	
Registered office costs	336		321	
Accounting software	182		900	
General meeting costs	1,765		2,242	
Insurance	650		602	
Microsoft infrastructure	-		1,532	

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	2025	2025	2024	2024
	£	£	£	£
Travel and expenses	12		133	
Community fund donations	1,550		105	
Adjustment to loan notes valuation	-		1,000	
Other costs	38		82	
		(14,356)		(15,885)
Expenditure for the year		(25,670)		(30,317)
Pre-tax surplus for the year		19,628		3,310
Taxation		(3,948)		(2,624)
Net surplus for the year		15,680		686