



Chairman's report for AGM held 20 March 2025

General

The Trust has undergone some change this year. We were very sad to receive the resignation of our Chair, David Wilde. David has worked tirelessly over the years for the benefit of our community and to say he will be missed is an understatement. In his absence I have taken on the role of acting Chair whilst we try to fill the large hole left by David. Thank you, David, for everything you have done over the years, your community is lucky to have you. We are delighted to recently welcome David York as a trustee, he will be a great addition to the trustees.

Highlights of the year are as follows:

Market Hall

The Market Hall continues to have three tenants, Libraries Unlimited, Jonny Bowden Fitness and Horizon Coffee Company. Bob has continued to look after the Market Hall with myself and David working with Bob recently to help consolidate the past work and plan for the future.

Middleham Gardens

Inspired by Laura's hard work at Middleham we organised a working party in the summer to tackle some of the bigger jobs. It was a great day and we were able to start the big task of reducing the height of the laurel hedge allowing more light into the garden. Many thanks to Tony, who continued this work on a weekly basis, the hedge pruning has now been completed. Amongst many other jobs Laura has also planted a lot of spring bulbs that we will all be enjoying soon. Sadly the large Alder tree at the end of the garden came down in storm Darragh and we are working to remove this and ultimately replant something in the space that this will leave.

Lyn in Bloom

Once again Laura has agreed to lead on Lyn in Bloom, we are very grateful for her support and for giving up her valuable time. Hopefully she will be able to recruit plenty of volunteers to spread the workload. Fund raising will need to be considered to pay towards the cost of displays.

Affordable Housing

John Atherton has continued to drive this project this year and a new housing needs survey has been completed, identifying the need for 15 homes. The trust continues to work to identify a suitable site for any potential development.

Lyn Climate Action Group

The Group has been very active over the year and with the support of the trust have been successful in receiving funding to support the creation of Lyn Community Orchard adjacent to the cemetery in Valley of Rocks. This project will be a great asset for the community in the years to come.

Other activities

We were delighted to be able to assist the community in raising funds for the provision of a Riser Chair for Paramedics in the Lyn Valley, using our Charity status to enable Gift Aid to be claimed on donations from individuals. We were also able to help the Lyn Defibrillator fund in their efforts to raise money to replace the various Defibrillators in the Lyn Valley area, and via Gift Aid reclaimed, we were able to add significantly to the fund raising campaign.

We have supported Lynton and Exmoor Museum post its successful application for major refurbishment. We have also provided funding towards the disabled access facility that have been installed at Hannington Hall, Martinhoe

I would like to thank all Trustees for their continued enthusiasm and hard work in undertaking their various activities, all of which are for the benefit of the Lyn Valley in general.

Kate Holland, Acting Chair

19th March 2025



CHARITY COMMISSION
FOR ENGLAND AND WALES

Lyn Community Development Trust

1095324

Receipts and payments accounts

CC16a

For the period
from

Period start date
01/05/2024

To

Period end date
30/04/2025

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Donations	-	990	-	990	3,759
Gift Aid Received	-	-	-	-	686
Rent	11,636	-	-	11,636	12,579
Holding Deposit	-	-	-	-	-
Grants	-	9,275	-	9,275	2,000
Sundry Transfer	923	-	-	923	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	12,559	10,265	-	22,824	19,024
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	12,559	10,265	-	22,824	19,024
A3 Payments					
Maintenance & Repairs	524	6,353	-	6,877	23,350
Insurance	389	-	-	389	377
Utilities	1,467	-	-	1,467	1,496
Holding Deposit Refund	-	-	-	-	400
Accounting Costs	180	-	-	180	220
Donations	1,000	-	-	1,000	9,453
Website Prep	134	-	-	134	268
Administration	351	-	-	351	213
Membership Fees	-	-	-	-	-
Printing	-	-	-	-	-
Rent	87	-	-	87	252
Sundry Transfer	-	923	-	923	1
Salaries	-	-	-	-	-
#	4,132	7,276	-	11,408	36,030
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	4,132	7,276	-	11,408	36,030
Net of receipts/(payments)	8,426	2,989	-	11,415	- 17,006
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	34,749	17,350	-	52,099	69,105
Cash funds this year end	43,175	20,339	-	63,514	52,099

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	General Account	18,246	700	-
	Market Hall	24,706	1,000	-
	Woodside Bridge	-	-	-
	Walkers Are Welcome	223	-	-
	Middleham Gardens	-	4,132	-
	Affordable Housing	-	910	-
	Air Ambulance	-	2,794	-
	Lyn in Bloom	-	5,335	-
	Lyn Climate Action	-	5,469	-
	Total cash funds	43,175	20,339	-
(agree balances with receipts and payments account(s))				
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Short Leashold Property	General	-	115,681
	Fixtures & Fittings	General	-	32
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	