

ANNUAL REPORT



A review of what Keynsham Community Hub has
achieved in 2024/25 and looking ahead to the
future

hello@keynshamhub.co.uk



Annual Report – Keynsham Community Hub

This year has been one of significant progress and positive change for our organisation. One of the most important steps we took was the change of name from **Community at 67** to **Keynsham Community Hub (KCH)**. This new name better reflects the wide role we play within the Keynsham community and the increasing range of people who use our space and services. We are very grateful to Ian Sheppard for his support in our consultation with the community and helping us develop the new brand and digital presence.

1. New Initiatives and Programme Development

Activities and Community Support

Our regular activities continue to play a vital role in reducing isolation, building confidence, and creating community connections:

- The **Public Living Room** provides weekly support, offering a safe, welcoming environment where people can come together and build friendships.
- Our **Craft Group** not only creates wonderful handmade items but also serves as an important social space that many people rely on. This year Trish decorated a table for the Keynsham Music Festival
- The **Code Club** offers weekly sessions for children to learn programming skills and create their own games. This group is extremely popular and currently oversubscribed – we would welcome more volunteers so we can expand this provision.
- In addition the centre continues to be used by outside groups such as **Bath City College Adult Education department for a termly art course**
- **Dorothy House** run a weekly support group aimed at those affected directly or indirectly by cancer or a life-limiting illness. The group support about 40 people in our community



Our **Breakfast and Babies** group for parents and babies aged 0–6 months has been a huge success. The group continues to grow in popularity, providing a warm, welcoming, and supportive environment for new parents. Funding from the National Lottery has played a vital part in sustaining this valuable service, and we are deeply grateful for their support.

- This year we also trialled a **children's art group**. Although the group was not ultimately viable, it was a worthwhile venture and reflects KCH's willingness to try new ideas and respond creatively to community needs.
- A regional Bible Group hire the premises on alternate Saturdays

2. Building Improvements

A major transformation took place inside the Hub with the removal of the internal office, creating a much larger and more flexible front room space. This has significantly improved how we operate and the atmosphere we can offer to visitors and groups.

A huge thank-you goes to Dan Condick for all his hard work in planning and creating this fantastic improved space.

We have also been dealing with ongoing damp issues in the building, and we are hopeful that the recent work carried out by Curo has resolved the problem.



We have introduced access to free period products in our toilets for anyone who needs them, whether due to financial difficulty or in an emergency. This small but important step reflects our commitment to dignity, inclusion, and practical community support.



3. Thanks

None of our achievements this year would have been possible without the dedication of our volunteers.

My heartfelt thanks go to:

- All volunteers who help run our weekly activities
- Those who work tirelessly behind the scenes and the trustees to keep the Hub functioning smoothly
- Everyone who attends our groups and contributes donations – your generosity enables us to continue offering activities without charging, ensuring they remain accessible to all

We are also grateful for the funding support received from the **National Lottery** for the Breakfast and Babies group and from **Keynsham Town Council**, whose contributions help us maintain and grow our services.

4. Looking to the Future and Strengthening Our Marketing

As Keynsham Community Hub moves into the year ahead, our focus is on building long-term sustainability, expanding our reach, and ensuring that more local residents and organisations benefit from the services we offer. The coming year will concentrate on three key areas: growth, digital visibility, and deeper community engagement.

1. Building Long-Term Sustainability

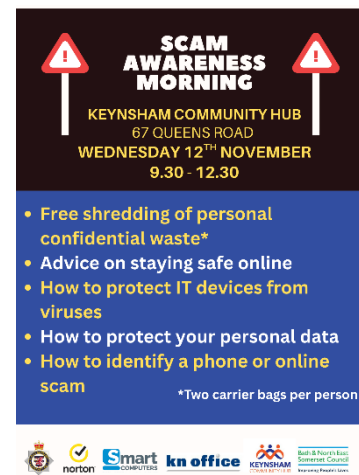
To ensure the Hub continues to thrive, we will:

- Seek new funding streams and grants. We have submitted a stage 1 bid to the National Lottery Rebuilding Communities Fund
- Promote revenue-generating activities such as events and room hire.
- Strengthen partnerships that help us deliver services efficiently and at low cost.
- Be active in improving the area around Keynsham Community Hub

2. Strengthening Our Marketing and Communications

To continue to raise awareness of what the Hub offers through

- Maintaining our visibility on social media, local newsletters, and community noticeboards.
- Developing simple, accessible information about our services to attract new users.
- More proactive promotion of room hire, community events, and partnership opportunities.



5. Finance

Keynsham Community Hub made an operating loss of -£4,166.92 in F/Y 2024/25 (see “Operating (General) Costs” below) – the fourth successive year that the Charity has run at a loss. This demonstrates the continuing challenges faced across many segments of society – whether business, charitable or personal – in the continuing financial environment. It also highlights the Charity’s reliance on income from Grants (see “Restricted (Grants) Costs” below).

The modest increase in Operating Income from Lettings continued in 2024/25, with Lettings income totalling £4,647.05 for the year, compared to £4,107 in 2023/24, £3,266 in and £969 in 2021/22. This income was augmented by some £2,776 of Operating Income donations from the various events hosted in the KCH premises – principally the Arts & Craft and Warm Spaces/Living Lounge groups. These contributions – large or small – remain an important and gratefully received source of income.

The Trustees and volunteers worked hard to ensure that only essential Expenditure was incurred during the F/Y, although key areas of Expenditure are within our control grew significantly, specifically Rent & Service charge payments to Curo (increasing from £2,128 in 2023/24 to £4,647 in 2024/25) and Gas & Electric payments (increasing from £2,112 in 2023/24 to £3,262 in 2024/25).

One key area of success has been the Charity’s ability to secure targeted funding for specific events and activities (see “Restricted (Grant) Costs” below). KCH managed to secure £19,502.00 to fund the “Breakfast & Babies” group over a two-year period (2024/25 and 2025/26). Sums of £500.00 were also received in-year from both BaNES and Keynsham Town Council. All direct “Restricted” Expenditure is managed separately from the general Operating Costs to ensure we continue to meet the obligations placed on us by the grant-making bodies.

As Trustees, we monitor our finances carefully and regularly and maintain a discrete Contingency Fund to provide a degree of financial resilience to our operation.

Income & Expenditure for F/Y 2024/25:

| Income & Expenditure | |
|---------------------------------------|---------------|
| Operating (General) Costs | |
| Operating Receipts (Income) | £8,649.38 |
| Operating Payments (Expenditure) | £12,816.30 |
| Restricted (Grants) Costs | |
| Grants received for specific projects | £20,502.00 |
| Expenditure on specific projects | £7,342.52 |
| Summary | |
| Total income (inc grants*) | £29151 |
| Total expenditure (inc grants) | £20158 |

- Lottery grant for two years

Trustees 2024/ 2025

| | |
|------------------|--------------------|
| Martin Burton | Chair |
| Daniel Condick | Vice chair |
| Peter Allsop | Treasurer |
| Dave Biddleston | KTC representative |
| Bridget O'Cleary | |
| Amy Clarke | |
| Molly Churchman | |
| Richard Jolliffe | |
| Adrian Inker | |



This year has shown how much can be achieved when a community comes together. Our new name reflects our purpose, our volunteers reflect our spirit, and our activities reflect our commitment to making Keynsham a place where everyone feels welcome and supported. I look forward to building on this progress in the year ahead.

Keynsham Community Hub

Reg Charity No 1163103

Receipts & Payments Account for Year Ending 31-March-2025

| | 2024/25 | |
|------------------------------------|-----------------------|---------|
| | £ | |
| OPERATING ACCOUNT | | |
| RECEIPTS | | |
| Lettings | 4647.05 | |
| Shop Sales | 0.00 | |
| Donations | 168.32 | |
| Refreshments | 0.00 | |
| Fundraising | 0.00 | |
| Activities - Arts & Crafts | 1554.30 | |
| Activities - Internet Café | 25.00 | |
| Activities - Maths Club | 0.00 | |
| Activities - Scrabble | 13.00 | |
| Activities - Warm Spaces | 956.43 | |
| Activities - Da Beats | 59.90 | |
| Activities - Other | 0.00 | |
| Unrestricted grants | 1000.00 | |
| Bank Interest | 225.38 | |
| Total Income: | 8649.38 a | 2819 |
| PAYMENTS | | |
| Premiums | | |
| Rent & Service Charge | 5683.31 | |
| Insurance (includes activities) | 341.52 | |
| Utilities | | |
| Electricity | 1594.32 | |
| Gas | 1668.00 | |
| Water | 378.00 | |
| Telephone - Mobile | 235.38 | |
| Telephone - Land + internet | 468.02 | |
| Operating | | |
| Licences & Subscriptions | 178.10 | |
| Property Maintenance | 96.85 | |
| Core Publicity | 559.37 | |
| Consumables - Office | 26.98 | |
| Consumables - Cleaning | 1516.74 | |
| Consumables - Kitchen | 0.00 | |
| Purchases for Resale | 0.00 | |
| Food & Drink - Regular activities | 0.00 | |
| Equipment Replacement/Repair | 0.00 | |
| Fundraising | 0.00 | |
| Governance | 20.51 | |
| Volunteers | | |
| DBS Checks | 19.20 | |
| Training | 0.00 | |
| Expenses | 30.00 | |
| Activities | | |
| Arts & Crafts | 0.00 | |
| Internet Café | 0.00 | |
| Maths Club | 0.00 | |
| Scrabble Club | 0.00 | |
| Café At67 | 0.00 | |
| Breakfast & Babies | 0.00 | |
| Breakfast & Babies | 0.00 | |
| Special Events | 0.00 | |
| Total Payments: | 12816.3 b | 5958.02 |
| OPERATING Surplus / Deficit | -4166.92 (a-b) | |

COMMUNITY AT 67

Reg Charity No 1183103

RESTRICTED ACTIVITIES ACCOUNT

| | | | |
|--------------------------|-------------|----------|-------------------|
| RECEIPTS | BANES | 500.00 | |
| | Nat.Lottery | 19502.00 | |
| | KTC | 500.00 | |
| | | 0.00 | |
| Total Restricted Income: | | | <u>20502.00 c</u> |

| PAYMENTS | Nil Payment | |
|--------------------------|----------------|----------------|
| | Transfers | Payments |
| Code Club & Youth Café | 192.51 | 0.00 |
| Rent Off-set (St John's) | - | 310.27 |
| Hearing Loop | | 0 |
| Fun Day | 125.25 | 0.00 |
| Breakfast & Babies | 2783.3 | 7,022.25 |
| | 0 | 0.00 |
| | 0 | 0.00 |
| | <u>3101.06</u> | <u>7342.52</u> |

Total Restricted Payments: 7342.52 d

Restricted Surplus / Deficit: 13159.48 (c-d)

OVERALL NET INCOME/DEFICIT 8992.56 (a+c)-(b+d)

BALANCE AND FUNDS AT 31 March 2022

| | | |
|---------------------------------|-----------------|-------------------------------|
| Balance from Previous Year | <u>10453.30</u> | taken from 2023-2024 Accounts |
| Plus overall net income/deficit | 8992.56 | |

BALANCE AT YEAR END 29445.86

STATEMENT OF FUNDS AT YEAR END

| | |
|---|----------|
| General Fund (unrestricted) | 5777.92 |
| General Fund (unres) - Designated Reserve | 12025.48 |
| Total Restricted Funds | 11642.46 |

Total 29445.86

Represented by:

| | |
|----------------------|-----------------|
| Current Account HSBC | 17,370.38 |
| Savings Account HSBC | 12,025.48 |
| Petty Cash | 50.00 |
| Total | <u>29445.86</u> |

| | |
|--------------------------|-----------------|
| Less cheques not cleared | 0 |
| | <u>29445.86</u> |

NOTES TO THE ACCOUNTS: None

Accounts prepared by: Peter Allsop KCH Treasurer dated: 08-Apr-23

Accounts reviewed & audited by: John Daniels Independent Reviewer & Auditor dated: 26-Jul-23