

# NETTLEHAM COMMUNITY HUB

England & Wales · Charity number 1166816

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2016-04-28

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Nettleham Community Hub  
1 East Street  
Nettleham  
Lincoln  
LN2 2SL

**Phone** 07756 644239

**Email** [trustees@nettlehamcommunityhub.co.uk](mailto:trustees@nettlehamcommunityhub.co.uk)

**Website** <https://www.thehubnettleham.co.uk/>

## Activities

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**Objects:** FOR THE BENEFIT OF THE RESIDENTS OF NETTLEHAM, LINCOLNSHIRE AND THE SURROUNDING AREA (THE "AREAS OF BENEFIT"), WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE, OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING TOGETHER THE SAID RESIDENTS AND THE LOCAL AUTHORITY, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO:1. TO ADVANCE EDUCATION THROUGH THE DEVELOPMENT OF INDIVIDUAL CAPABILITIES, COMPETENCES, SKILLS AND UNDERSTANDING2. TO DEVELOP THE CAPACITY AND SKILLS OF RESIDENTS, AND HELP MEET THEIR NEEDS AND TO PARTICIPATE MORE FULLY IN SOCIETY;3. TO PROMOTE SUSTAINABLE DEVELOPMENT AND TO ADVANCE EDUCATION IN SUBJECTS RELATING TO SUSTAINABLE DEVELOPMENT AND THE PROTECTION, ENHANCEMENT AND REHABILITATION OF THE ENVIRONMENT, WHERE SUSTAINABLE DEVELOPMENT MEANS DEVELOPMENT WHICH MEETS THE NEEDS OF THE PRESENT WITHOUT COMPROMISING THE ABILITY OF FUTURE GENERATIONS TO MEET THEIR OWN NEEDS;4. TO ADVANCE EDUCATION IN SUBJECTS RELATING TO THE CONSERVATION, PROTECTION AND IMPROVEMENT OF THE PHYSICAL AND NATURAL ENVIRONMENT;5. TO PROMOTE GOOD HEALTH AND WELLBEING IN PARTICULAR THROUGH EDUCATIONAL AND OTHER ACTIVITIES THAT HAVE A PROVEN BENEFICIAL EFFECT ON THE RESIDENTS' HEALTH AND WELLBEING;6. TO ESTABLISH OR SECURE THE ESTABLISHMENT OF A LENDING LIBRARY AND COMMUNITY RESOURCE CENTER (THE "CENTER") AND TO MAINTAIN OR MANAGE OR COOPERATE WITH ANY STATUTORY AUTHORITY IN THE MAINTENANCE AND MANAGEMENT OF SUCH A CENTER FOR ACTIVITIES PROMOTED BY THE CHARITY IN FURTHERANCE OF ITS CHARITABLE OBJECTS;7. TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECTIVE OF IMPROVING THE CONDITIONS OF LIFE FOR THE RESIDENTS. 8. TO PROMOTE THE EFFICIENCY AND EFFECTIVENESS OF CHARITIES AND TO PROMOTE THE EFFECTIVE USE OF RESOURCES FOR CHARITABLE PURPOSES BY CHARITABLE AND NON-CHARITABLE BODIES FOR THE PUBLIC BENEFIT;9. TO HELP YOUNG PEOPLE THROUGH:A. THE PROVISION OF RECREATIONAL AND LEISURE TIME ACTIVITIES PROVIDED IN THE INTEREST OF SOCIAL WELFARE, DESIGNED TO IMPROVE THEIR CONDITIONS OF LIFE;B. PROVIDING SUPPORT AND ACTIVITIES WHICH DEVELOP THEIR SKILLS, CAPACITIES AND CAPABILITIES TO ENABLE THEM TO PARTICIPATE IN SOCIETY AS MATURE AND RESPONSIBLE INDIVIDUALS; AND BYC. THE PROVISION OF A RECREATIONAL SPACE THAT ENABLES THE ABOVE (YOUNG PEOPLE'S) CHARITABLE PURPOSES TO BE MET; AND 10. TO PROMOTE SUCH OTHER CHARITABLE PURPOSES FOR THE PUBLIC BENEFIT AS ARE EXCLUSIVELY CHARITABLE ACCORDING TO THE LAWS OF ENGLAND AND WALES AS THE TRUSTEES MAY FROM TIME TO TIME DETERMINE IN THE AREA OF BENEFIT.

**Activities:** Nettleham Community Hub focus on building a community and empowering participants to reach their full potential by increasing community cohesion, empowering individuals & helping the disadvantaged in the community. We achieve this by running a Library, a cafe, a charity shop, community projects created by the community, arts and crafts, I.T, intergenerational work, intro friendships & Volunteering

## Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Acts As An Umbrella Or Resource Body
- **What:** Education/training, The Advancement Of Health Or Saving Of Lives, Environment/conservation/heritage, Economic/community Development/employment, Recreation, Other Charitable Purposes
- **Who:** Children/young People, Elderly/old People, The General Public/mankind

## Geography

- **Area of benefit:** LOCAL
- Lincolnshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£79,072	£89,051	-	-
2023-12-31	£50,297	£55,369	-	-
2022-12-31	£68,860	£52,794	-	-
2021-12-31	£58,507	£73,729	-	-
2020-12-31	£99,449	£73,253	-	-

## Trustees

Name	Role	Appointed
Ellis Michael Purvis		2021-12-16
Janet Elisabeth Schooley		2024-11-04
Mark Edward Dodds		2021-12-16
Michael Steven Purvis		2025-09-01
Russell Coulter		2021-12-16

**NETTLEHAM COMMUNITY HUB**

England & Wales - Charity number 1166816

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# Accounts

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# Trustees' Annual Report for the period

		Period start date			Period end date		
<b>From</b>	01	Jan	2023	<b>To</b>	31	Dec	2023

## Section A Reference and administration details

Charity name

NETTLEHAM COMMUNITY HUB

Other names charity is known by

Registered charity number (if any)

1166816

Charity's principal address

1 EAST STREET  
NETTLEHAM  
LINCS.  
Postcode LN2 2SL

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Russell Coulter	Treasurer		
2	Mark Dodds	Chair		
3	Ellis Purvis	Secretary		
4	Alistair McRobbie	Trustee	02-Mar-2023 onwards	
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Section B Structure, governance and management**

**Description of the charity’s trusts**

Type of governing document (eg. trust deed, constitution)	CONSTITUTION
How the charity is constituted (eg. trust, association, company)	C.I.O.
Trustee selection methods (eg. appointed by, elected by)	VOLUNTEERS with reference to skill-sets: over 60 in the year across a range of activities (library, gardening, book sales, tech buddies, DIY / decorating, Art, maintenance, marketing & publicity).

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity’s organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees’ consideration of major risks and the system and procedures to manage them.

<ul style="list-style-type: none"> <li>• Trustees introduced a Management Committee formed of volunteers to manage more day-to-day activities and release Trustees for longer-term considerations.</li> <li>• Trustees focussed efforts on a major project: development of the soft-play area housed in the former garage building, as Phase 1 of the “Youth Hub”.</li> <li>• The Business Manager was awarded a permanent contract of 38 hours per week.</li> <li>• Book-keeping services secured from You-Count Accountancy have met all expectations.</li> <li>• Trustees agreed to continue for a further year, and review the CIO for scope to extend the term of appointment and simplify the document to remove some redundant sections.</li> <li>• Trustees have agreed the branding for the ‘relaunch’, originally scheduled to coincide with completion of the soft-play area and changes to the garage on site, but the latter will only come into service in early 2024.</li> <li>• Additional trustees are sought, particularly those with experience of Finance &amp; Law.</li> <li>• Volunteer contributions to planning, setting up and tidying away at Events have improved following development of the management committee in 2023.</li> </ul>
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**Section C Objectives and activities**

<b>Summary of the objects of the charity set out in its governing document</b>	TO PROVIDE A LIBRARY SERVICE AND COMMUNITY HUB TO NETTLEHAM AND SURROUNDING AREA, INCLUDING COMMUNITY-BASED GROUP ACTIVITIES FOR ALL AGES.
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**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**The Trustees have had due regard to the guidance issued by the Charity Commissioners on public benefit.**

**Library Services** were made available throughout the year, 7 days a week.

**Café Service** continued to be offered by Seven Districts.

**Community activities** included DuckEgg Theatre, Dance School, Home Education, Sound Shower (wellbeing) & Lincoln Pottery Club (FREE USE). B&Q-funded Community Day.

**Parents & Children** (Mama’s milk support group, Preschool ballet, Mini First Aid, Messy Play, Baby Massage).

**Family Activities** (Birthday parties, Festive Market, Halloween Disco, Hallowe’en Crafts, Hallowe’en Trail, Santa’s Grotto, Elf Workshop).

**Community Services** Patchwork Community Choir, Scarecrow Festival, Crafts Market, Virtual Village Noticeboard. A Quiz Night was inaugurated. A Jigsaw Library has been established and is proving very popular. A Community Garden scheme was designed and funded.

**Health & Well-being** (Ballet Fitness, Karate, Healing Rooms, Medikate, Yoga). A number of start-ups were housed at discounted rates providing Counselling, Massage, and a Beauty & Wellness clinic. The last of these has grown to the point where the proprietor is able to afford full rate going forward (Prikli Pear).

**Office & Other Rentals** Occupancy was held at or above 2022 levels, until the last quarter, when two renters left – one for larger premises at commercial rates having grown their business. Space was rented to various social and commercial organisations, including Brick by Brick Play (home education).

**Art Gallery & Craft Shelves** Gallery offered free of charge in 2023. Crafts re-launched.

**Partnerships** Inaugural Quiz Night was a fund-raiser for St Barnabas. Xmas Market was organised in collaboration with multiple local charitable organisations - All Saints Church, Nettleham Methodists, Nettleham Scouts & Guides, and Potters Heart.

**Major Projects** Trustees refined the “Youth Hub” into phases, with Phase 1 comprising a young person soft-play area. Discussions continued with local Planning (WLDC), and landlord (LCC) on change of use for the garage building to house this activity.

The Community Garden project was launched and both local schools’ pupils were engaged. A mosaic garden sign was received with thanks from local artist Jant Schooley.

**Events** continue to attract large attendance, twenty-six events were planned, of which 21 were held through the year, close to our target of two per month.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grant-making;
- policy programme related investment;
- contribution made by volunteers.

Various groups received free use of facilities during the year: “Sound Shower”, Lincoln Pottery Club, Shine Lincolnshire, Gainsborough Trinity Foundation, “Spanish Sauces” (sampling evening), “Tech Buddies”, “Welcome Warm Space” evenings. Food Trucks Bread & Cheese van, Firehouse Pizza were hosted in the carpark each month.

The B&Q Community day helped redecorate the office section of the premises, and supported the Community Garden with raised beds and seeds for growing vegetables, these being offered to visitors free of charge once harvested.

Significant fabric work remains to be done to support the ongoing operation, and to expand the areas of space (and shape) for rental in the longer term, which must be funded by the charity.

A fire alarm system was fitted in February, and clerestory windows were repaired so as to open, reducing the shared space room temperature in the summer (mitigating the need for air conditioning) – both funded by Landlord. More work is still to be done with the heating system to modernise and reduce costs (Charity responsibility), and to get a smart meter for the electricity supply so as to manage usage better. Upgrading the toilets was completed in the year including redecoration, and access is greatly improved.

To achieve full self-supporting status requires significant further capital investment, which remains under discussion with Landlord.

The Charity remains dependent on significant grant-funding to achieve break-even, and continues to seek longer-term funding sources. Rents were reviewed in the year, as renewal dates were reached.

The lease ends in Feb 2026, and despite discussions on the future landscape, nothing definite emerged in 2023. This continues to preclude certain projects and sources of funds for capital works.

Project funding of some £25,000 was secured from WLDC, LCC, and a private company. Permissions were finally granted at the end of the year, with work to commence in 2024.

No COVID-related grants were received in the year.

Activities which are directed to the Charity's Objects include:

<b>Activity</b>	<b>Use</b>	<b>Object</b>
Hiring spaces	health & well-being, parent & toddler groups, music groups	building self-confidence, facilitating networking
Office rental	opportunity for entrepreneurs to build their business using start-up discounts	building practical business skills
Wall Space	local artists build their confidence and display their work	creating self-confidence & creativity
Craft Stalls	encouraging local entrepreneurs to sell their home-made products.	increase artisanal activities including re-purposing materials
Free Use	offered to at least 10 not-for-profit community groups per year	increases range of engagement for local people, meeting new people
Voluntary groups	set up and run by Hub such as Gardening Group.	develops sense of purpose in non-threatening environment
Library Service	volunteers help to maintain the library services.	develops sense of purpose & engagement in community
Volunteering	opportunities for people to contribute in a non-threatening environment	develops sense of purpose, learning of job-related skills
Staff employment	local employment opportunities.	grows local expertise & employability
Fundraising	events and services that get the community together	provides opportunities for learning new hobbies, meeting new people
Event Participation	participating in other local events such as carnival day, scarecrow day, festive market	enhances community cohesion
Family Activities	opportunities for intergenerational activities	enhances community cohesion
Seasonal Activities	intergenerational activities and the flows of the seasons.	reduces loneliness & depression with variety & sense of passage of seasons
Café area	allows the building to be open every day & provides shared area to relax & socialise	increases scope of Hub activities, provides a local focus for social interaction
Ideas forum	ideas to create a service at The Hub: with free space to help this come to fruition	feeds the engine of variety, allows people to give back to the community

**Summary of the main achievements of the charity during the year**

2023 has been a successful if frustrating year: back to 'business-as-usual' but with a new Board and officers. Initial discussions with LCC (the Landlord) relating to the years beyond 2026, when the current lease expires, were stalled as LCC has no information beyond that date from central government. No doubt with 2024 as a General Election year, councils nationally are maintaining the status quo to see what happens.

At the beginning of the year, cash-flow was negative, so steps were taken to reduce costs and encourage additional income. Rental rates were increased at renewal, and fully subscribed for most of the year. The Studio still has potential to increase income, but there is now a small waiting list for the smaller rooms.

The local Parish Council had reported that during COVID, some antisocial behaviour from young people had been reported, and the Charity approached the Council with a proposal for a Youth Hub to draw those people into a structured environment with activities. Partner Funding was sought for the Youth Leader resource (and a supplier identified), with the Charity's contribution being the offer of the use of a large space without charge. Council reported that no budget was available for this, so the scheme was shelved for 2023.

Trustees refined the "Youth Hub" proposition into phases, including a young person soft-play area. Discussions commenced with local Planning (WLDC), and landlord Lincoln County Council (LCC) on change of use for the former garage building to house this activity. Trustees then submitted a planning application and development plan to West Lindsey Planning authority and LCC for this phase 1, with the expectation that opening could be as early as spring 2023. Approvals were finally secured only in late 2023, and additional grant aid (to add to £15,000 received in late 2022) was received in June and November 2023, from Asda (£400), and WLDC (£10,000), allowing project delivery in 2024, with Easter being the target for opening.

Extensive searches were undertaken to identify additional sources of grant funding, particularly for operational expenses. The more substantial grant-funding opportunities require pre-requisites that are challenging for a charity such as ours, and we continue to work with LCC to unlock access to these funds.

The Charity's energy contracts were renewed in 2022 for 2 years at unit prices for electricity in particular approximately 40% higher than previous fixed tariff. The Government-funded offset continued until end of Q1 2023.

Seven Start-Ups or Community ventures were offered free room-hire or subsidised rental space during the year.

The financial results show that the Community Hub has exhausted its COVID-related government grants, and with the delay in approval of the soft-play project, that anticipated revenue has not been forthcoming. 2024 will be an important year for the Charity to ensure the commitment to this feature is delivered in a timely fashion and is successful.

## Section E Financial review

**Brief statement of the charity's policy on reserves**

There is no reserves policy.

**Details of any funds materially in deficit**

None

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.



## Section F Other optional information

The Independent Examiner has scrutinised the financial records and has signed them off without comment. The Asset Audit remains outstanding.

## Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	Mark Edward Dodds	Russell Coulter
<b>Position (eg Secretary, Chair, etc)</b>	Chair of Trustees	Hon. Treasurer
<b>Date</b>	<div style="border: 1px solid black; padding: 5px; display: inline-block;">18<sup>th</sup> April 2024</div>	



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Nettleham Community Hub

1166816

**Receipts and payments accounts**

CC16a

For the period from 01/01/2024 to 31/12/2024

**Section A Receipts and payments**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
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**A1 Receipts**

	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
Capital Grants	0.00	0.00	0.00	0.00	9,400.00
Rev Grants	9,467.00	0.00	0.00	9,467.00	5,167.00
Softplay	12,503.89	0.00	0.00	12,503.89	0.00
Lot Funding	52.00	0.00	0.00	52.00	52.00
Rental Inc	35,280.25	0.00	0.00	35,280.25	29,259.25
Crafts	264.50	0.00	0.00	264.50	313.00
Donations	15,328.94	0.00	0.00	15,328.94	480.05
Sales	2,389.02	0.00	0.00	2,389.02	1,550.66
Event Inc	3,786.19	0.00	0.00	3,786.19	4,114.55
<b>Total</b>	<b>79,071.79</b>	<b>0.00</b>	<b>0.00</b>	<b>79,071.79</b>	<b>50,316.51</b>

**A2 Asset and Investment sales, (see table).**

	0.00	0.00	0.00	0.00	0.00
<b>Sub total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Total receipts**

	<b>79,071.79</b>	<b>0.00</b>	<b>0.00</b>	<b>79,071.79</b>	<b>50,316.51</b>
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**A3 Payments**

Advertising & Marketing	41.99	0.00	0.00	41.99	20.89
Book keeping, Audit & Accountancy fees	1,450.00	0.00	0.00	1,450.00	1,190.00
Card machine fees	806.21	0.00	0.00	806.21	50.47
Cleaning	2,103.03	0.00	0.00	2,103.03	3,519.28
Consulting	504.00	0.00	0.00	504.00	0.00
Depreciation Expense	2,955.80	0.00	0.00	2,955.80	1,730.44
Event expenses	1,164.13	0.00	0.00	1,164.13	1,509.93
Furniture	0.00	0.00	0.00	0.00	83.99
General Expenses	0.00	0.00	0.00	0.00	773.68
Health & Safety	1,319.17	0.00	0.00	1,319.17	375.60
Insurance	1,065.19	0.00	0.00	1,065.19	989.40

IT Software and Consumables	9.86	0.00	0.00	0.00	0.00	9.86	0.00
Legal	486.80	0.00	0.00	0.00	0.00	486.80	363.60
Pensions Costs	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
Photocopying Charges	529.11	0.00	0.00	0.00	0.00	529.11	442.80
Postage, Freight & Courier	185.53	0.00	0.00	0.00	0.00	185.53	0.00
Printing & Stationery	9.60	0.00	0.00	0.00	0.00	9.60	0.00
Professional Fees	220.87	0.00	0.00	0.00	0.00	220.87	190.41
Project Expenses	0.00	0.00	0.00	0.00	0.00	0.00	529.40
Property Improvements	0.00	0.00	0.00	0.00	0.00	0.00	547.37
Rent	831.00	0.00	0.00	0.00	0.00	831.00	219.78
Repairs & Maintenance	4,487.70	0.00	0.00	0.00	0.00	4,487.70	2,628.00
Salaries	23,876.28	0.00	0.00	0.00	0.00	23,876.28	583.08
Soft Play Expenses	2,890.94	0.00	0.00	0.00	0.00	2,890.94	21,000.00
Soft Play Set Up Costs	8,578.13	0.00	0.00	0.00	0.00	8,578.13	0.00
Subscriptions	2,089.09	0.00	0.00	0.00	0.00	2,089.09	0.00
Telephone & Internet	261.56	0.00	0.00	0.00	0.00	261.56	1,555.04
Utilities (water, electric etc.)	19,677.65	0.00	0.00	0.00	0.00	19,677.65	93.89
Waste	2,331.53	0.00	0.00	0.00	0.00	2,331.53	13,893.63
Adjustment	-6.90	0.00	0.00	0.00	0.00	-6.90	1,845.15
Pre-Paid Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense	-2,955.80	0.00	0.00	0.00	0.00	-2,955.80	-261.33
<b>Sub total</b>	<b>74,912.47</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>74,912.47</b>	<b>-1,730.44</b>
							<b>53,396.86</b>

**A4 Asset and Investment purchases, (see table)**

Softplay Equipment	12,871.99	0.00	0.00	0.00	0.00	12,871.99	6,540.00
Office Equipment	592.49	0.00	0.00	0.00	0.00	592.49	0.00
Computer Equipment	674.43	0.00	0.00	0.00	0.00	674.43	0.00
<b>Sub total</b>	<b>14,138.91</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>14,138.91</b>	<b>6,540.00</b>

**Total payments**

	<b>89,051.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>89,051.38</b>	<b>59,936.86</b>
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**Net of receipts/(payments)**

A5 Transfers between funds	-9,979.59	0.00	0.00	0.00	0.00	-9,979.59	-9,620.35
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**A6 Cash funds last year end**

	27,144.68	0.00	0.00	0.00	0.00	27,144.68	0.00
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**Cash funds this year end**

	17,165.09	0.00	0.00	0.00	0.00	17,165.09	36,765.03
							27,144.68

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

Categories	Details	Unrestricted funds	Restricted funds	Endowment funds
		to nearest £	to nearest £	to nearest £
<b>B1 Cash funds</b>	Lloyds Hub	16,667.36	-	-
	Lloyds Treasurer	157.99	-	-
	Stripe	109,67	-	-
	Pre-Paid Expenses	89,54	-	-
	Petty Cash	140,53	-	-
	<b>Total cash funds</b>	<b>17,165.09</b>	<b>-</b>	<b>-</b>
	<small>(agree balances with receipts and payments account(s))</small>	<small>OK</small>	<small>OK</small>	

Details	Unrestricted funds	Restricted funds	Endowment funds
	to nearest £	to nearest £	to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Picnic Table	Unrestricted	-	-
Tables For Studio	Unrestricted	-	-
Paper Shredder	Unrestricted	-	-


**B4 Assets retained for the charity's own use**

Coffee Machine	Unrestricted		
Fridge 1	Unrestricted		
Fridge 2	Unrestricted		
Freezer	Unrestricted		
MAC 2	Unrestricted		
Lenovo 15 Tablet	Unrestricted		
Dyson Hoover	Unrestricted		
LOGIK LAC10C22 Aircon	Unrestricted		
LOGIK LAC10C22 Aircon	Unrestricted		
Zettle Card Reader	Unrestricted		
Play Equipment	Unrestricted		
HP Laptop	Unrestricted		
Acer Monitor	Unrestricted		
Mobile Phone	Unrestricted		
Tables	Unrestricted		
Air Conditioning	Unrestricted		

**B5 Liabilities**

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	RUSSELL COLLIER	01-09-25



**Section A Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
Nettleham Community Hub

**On accounts for the year  
ended**

31<sup>st</sup> December 2024

**Charity no  
(if any)**

1166816

**Set out on pages**

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2024**.

**Responsibilities and  
basis of report**

As the charity trustees, you are responsible for the preparation of the accounts in accordance with 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 2011 Act and in carrying out my examination, I have followed all the 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 (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**

**Date:**

30/04/2025

**Name:**

Paula Mellows

**Relevant professional  
qualification(s) or body  
(if any):**

FMAAT

**Address:**

8 Wedgewood Close

Lincoln

LN6 3LS

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here details of any items that the examiner wishes to disclose.**

**NETTLEHAM COMMUNITY HUB**

England & Wales - Charity number 1166816

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# Accounts

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# Trustees' Annual Report for the period

		Period start date			Period end date		
<b>From</b>	01	Jan	2023	<b>To</b>	31	Dec	2023

## Section A Reference and administration details

Charity name

NETTLEHAM COMMUNITY HUB

Other names charity is known by

Registered charity number (if any)

1166816

Charity's principal address

1 EAST STREET  
NETTLEHAM  
LINCS.  
Postcode LN2 2SL

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Russell Coulter	Treasurer		
2	Mark Dodds	Chair		
3	Ellis Purvis	Secretary		
4	Alistair McRobbie	Trustee	02-Mar-2023 onwards	
5				
6				
7				
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17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

--

**Section B Structure, governance and management**

**Description of the charity’s trusts**

Type of governing document (eg. trust deed, constitution)	CONSTITUTION
How the charity is constituted (eg. trust, association, company)	C.I.O.
Trustee selection methods (eg. appointed by, elected by)	VOLUNTEERS with reference to skill-sets: over 60 in the year across a range of activities (library, gardening, book sales, tech buddies, DIY / decorating, Art, maintenance, marketing & publicity).

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity’s organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees’ consideration of major risks and the system and procedures to manage them.

<ul style="list-style-type: none"> <li>• Trustees introduced a Management Committee formed of volunteers to manage more day-to-day activities and release Trustees for longer-term considerations.</li> <li>• Trustees focussed efforts on a major project: development of the soft-play area housed in the former garage building, as Phase 1 of the “Youth Hub”.</li> <li>• The Business Manager was awarded a permanent contract of 38 hours per week.</li> <li>• Book-keeping services secured from You-Count Accountancy have met all expectations.</li> <li>• Trustees agreed to continue for a further year, and review the CIO for scope to extend the term of appointment and simplify the document to remove some redundant sections.</li> <li>• Trustees have agreed the branding for the ‘relaunch’, originally scheduled to coincide with completion of the soft-play area and changes to the garage on site, but the latter will only come into service in early 2024.</li> <li>• Additional trustees are sought, particularly those with experience of Finance &amp; Law.</li> <li>• Volunteer contributions to planning, setting up and tidying away at Events have improved following development of the management committee in 2023.</li> </ul>
--

**Section C Objectives and activities**

<b>Summary of the objects of the charity set out in its governing document</b>	TO PROVIDE A LIBRARY SERVICE AND COMMUNITY HUB TO NETTLEHAM AND SURROUNDING AREA, INCLUDING COMMUNITY-BASED GROUP ACTIVITIES FOR ALL AGES.
--	--

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**The Trustees have had due regard to the guidance issued by the Charity Commissioners on public benefit.**

**Library Services** were made available throughout the year, 7 days a week.

**Café Service** continued to be offered by Seven Districts.

**Community activities** included DuckEgg Theatre, Dance School, Home Education, Sound Shower (wellbeing) & Lincoln Pottery Club (FREE USE). B&Q-funded Community Day.

**Parents & Children** (Mama’s milk support group, Preschool ballet, Mini First Aid, Messy Play, Baby Massage).

**Family Activities** (Birthday parties, Festive Market, Halloween Disco, Hallowe’en Crafts, Hallowe’en Trail, Santa’s Grotto, Elf Workshop).

**Community Services** Patchwork Community Choir, Scarecrow Festival, Crafts Market, Virtual Village Noticeboard. A Quiz Night was inaugurated. A Jigsaw Library has been established and is proving very popular. A Community Garden scheme was designed and funded.

**Health & Well-being** (Ballet Fitness, Karate, Healing Rooms, Medikate, Yoga). A number of start-ups were housed at discounted rates providing Counselling, Massage, and a Beauty & Wellness clinic. The last of these has grown to the point where the proprietor is able to afford full rate going forward (Prikli Pear).

**Office & Other Rentals** Occupancy was held at or above 2022 levels, until the last quarter, when two renters left – one for larger premises at commercial rates having grown their business. Space was rented to various social and commercial organisations, including Brick by Brick Play (home education).

**Art Gallery & Craft Shelves** Gallery offered free of charge in 2023. Crafts re-launched.

**Partnerships** Inaugural Quiz Night was a fund-raiser for St Barnabas. Xmas Market was organised in collaboration with multiple local charitable organisations - All Saints Church, Nettleham Methodists, Nettleham Scouts & Guides, and Potters Heart.

**Major Projects** Trustees refined the “Youth Hub” into phases, with Phase 1 comprising a young person soft-play area. Discussions continued with local Planning (WLDC), and landlord (LCC) on change of use for the garage building to house this activity.

The Community Garden project was launched and both local schools’ pupils were engaged. A mosaic garden sign was received with thanks from local artist Jant Schooley.

**Events** continue to attract large attendance, twenty-six events were planned, of which 21 were held through the year, close to our target of two per month.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grant-making;
- policy programme related investment;
- contribution made by volunteers.

Various groups received free use of facilities during the year: “Sound Shower”, Lincoln Pottery Club, Shine Lincolnshire, Gainsborough Trinity Foundation, “Spanish Sauces” (sampling evening), “Tech Buddies”, “Welcome Warm Space” evenings. Food Trucks Bread & Cheese van, Firehouse Pizza were hosted in the carpark each month.

The B&Q Community day helped redecorate the office section of the premises, and supported the Community Garden with raised beds and seeds for growing vegetables, these being offered to visitors free of charge once harvested.

Significant fabric work remains to be done to support the ongoing operation, and to expand the areas of space (and shape) for rental in the longer term, which must be funded by the charity.

A fire alarm system was fitted in February, and clerestory windows were repaired so as to open, reducing the shared space room temperature in the summer (mitigating the need for air conditioning) – both funded by Landlord. More work is still to be done with the heating system to modernise and reduce costs (Charity responsibility), and to get a smart meter for the electricity supply so as to manage usage better. Upgrading the toilets was completed in the year including redecoration, and access is greatly improved.

To achieve full self-supporting status requires significant further capital investment, which remains under discussion with Landlord.

The Charity remains dependent on significant grant-funding to achieve break-even, and continues to seek longer-term funding sources. Rents were reviewed in the year, as renewal dates were reached.

The lease ends in Feb 2026, and despite discussions on the future landscape, nothing definite emerged in 2023. This continues to preclude certain projects and sources of funds for capital works.

Project funding of some £25,000 was secured from WLDC, LCC, and a private company. Permissions were finally granted at the end of the year, with work to commence in 2024.

No COVID-related grants were received in the year.

Activities which are directed to the Charity's Objects include:

<b>Activity</b>	<b>Use</b>	<b>Object</b>
Hiring spaces	health & well-being, parent & toddler groups, music groups	building self-confidence, facilitating networking
Office rental	opportunity for entrepreneurs to build their business using start-up discounts	building practical business skills
Wall Space	local artists build their confidence and display their work	creating self-confidence & creativity
Craft Stalls	encouraging local entrepreneurs to sell their home-made products.	increase artisanal activities including re-purposing materials
Free Use	offered to at least 10 not-for-profit community groups per year	increases range of engagement for local people, meeting new people
Voluntary groups	set up and run by Hub such as Gardening Group.	develops sense of purpose in non-threatening environment
Library Service	volunteers help to maintain the library services.	develops sense of purpose & engagement in community
Volunteering	opportunities for people to contribute in a non-threatening environment	develops sense of purpose, learning of job-related skills
Staff employment	local employment opportunities.	grows local expertise & employability
Fundraising	events and services that get the community together	provides opportunities for learning new hobbies, meeting new people
Event Participation	participating in other local events such as carnival day, scarecrow day, festive market	enhances community cohesion
Family Activities	opportunities for intergenerational activities	enhances community cohesion
Seasonal Activities	intergenerational activities and the flows of the seasons.	reduces loneliness & depression with variety & sense of passage of seasons
Café area	allows the building to be open every day & provides shared area to relax & socialise	increases scope of Hub activities, provides a local focus for social interaction
Ideas forum	ideas to create a service at The Hub: with free space to help this come to fruition	feeds the engine of variety, allows people to give back to the community

**Summary of the main achievements of the charity during the year**

2023 has been a successful if frustrating year: back to 'business-as-usual' but with a new Board and officers. Initial discussions with LCC (the Landlord) relating to the years beyond 2026, when the current lease expires, were stalled as LCC has no information beyond that date from central government. No doubt with 2024 as a General Election year, councils nationally are maintaining the status quo to see what happens.

At the beginning of the year, cash-flow was negative, so steps were taken to reduce costs and encourage additional income. Rental rates were increased at renewal, and fully subscribed for most of the year. The Studio still has potential to increase income, but there is now a small waiting list for the smaller rooms.

The local Parish Council had reported that during COVID, some antisocial behaviour from young people had been reported, and the Charity approached the Council with a proposal for a Youth Hub to draw those people into a structured environment with activities. Partner Funding was sought for the Youth Leader resource (and a supplier identified), with the Charity's contribution being the offer of the use of a large space without charge. Council reported that no budget was available for this, so the scheme was shelved for 2023.

Trustees refined the "Youth Hub" proposition into phases, including a young person soft-play area. Discussions commenced with local Planning (WLDC), and landlord Lincoln County Council (LCC) on change of use for the former garage building to house this activity. Trustees then submitted a planning application and development plan to West Lindsey Planning authority and LCC for this phase 1, with the expectation that opening could be as early as spring 2023. Approvals were finally secured only in late 2023, and additional grant aid (to add to £15,000 received in late 2022) was received in June and November 2023, from Asda (£400), and WLDC (£10,000), allowing project delivery in 2024, with Easter being the target for opening.

Extensive searches were undertaken to identify additional sources of grant funding, particularly for operational expenses. The more substantial grant-funding opportunities require pre-requisites that are challenging for a charity such as ours, and we continue to work with LCC to unlock access to these funds.

The Charity's energy contracts were renewed in 2022 for 2 years at unit prices for electricity in particular approximately 40% higher than previous fixed tariff. The Government-funded offset continued until end of Q1 2023.

Seven Start-Ups or Community ventures were offered free room-hire or subsidised rental space during the year.

The financial results show that the Community Hub has exhausted its COVID-related government grants, and with the delay in approval of the soft-play project, that anticipated revenue has not been forthcoming. 2024 will be an important year for the Charity to ensure the commitment to this feature is delivered in a timely fashion and is successful.

## Section E Financial review

**Brief statement of the charity's policy on reserves**

There is no reserves policy.

**Details of any funds materially in deficit**

None

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.


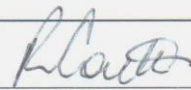
## Section F Other optional information

The Independent Examiner has scrutinised the financial records and has signed them off without comment. The Asset Audit remains outstanding.

## Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	Mark Edward Dodds	Russell Coulter
<b>Position (eg Secretary, Chair, etc)</b>	Chair of Trustees	Hon. Treasurer
<b>Date</b>	<div style="border: 1px solid black; padding: 5px; display: inline-block;">18<sup>th</sup> April 2024</div>	



**Receipts and payments accounts**

**CC16a**

For the period from	01/01/2023	To	31/12/2023
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**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Cap Grants	9,400.00	0.00	0.00	9,400.00	-
Rev Grants	5,167.00	0.00	0.00	5,167.00	
Lott Funding	52.00	0.00	0.00	52.00	-
Rental Inc	29,259.25	0.00	0.00	29,259.25	-
Crafts	313.00	0.00	0.00	313.00	-
Donations	460.05	0.00	0.00	460.05	-
Suspense Income	0.00	0.00	0.00	0.00	-
Event Inc	4,114.55	0.00	0.00	4,114.55	-
Sales	1,550.66	0.00	0.00	1,550.66	
<b>Sub total (Gross income for AR)</b>	<b>50,316.51</b>	<b>0.00</b>	<b>0.00</b>	<b>50,316.51</b>	<b>68,860</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>50,316.51</b>	<b>0.00</b>	<b>0.00</b>	<b>50,316.51</b>	<b>68,860</b>
<b>A3 Payments</b>					
Salaries	21,000.00	0.00	0.00	21,000.00	0.00
Pension Cost	442.80	0.00	0.00	442.80	0.00
Health & Safety	375.60	0.00	0.00	375.60	0.00
Tel & Int	93.69	0.00	0.00	93.69	0.00
Event Expenses	1,509.93	0.00	0.00	1,509.93	0.00
Project Expenses	547.37	0.00	0.00	547.37	0.00
Furniture	83.99	0.00	0.00	83.99	0.00
Advertising/Marketing	20.89	0.00	0.00	20.89	0.00
Legal/ Acc	1,250.00	0.00	0.00	1,250.00	0.00
Bookkeeping/Accountancy	1,190.00	0.00	0.00	1,190.00	0.00
Professional Fees	529.40	0.00	0.00	529.40	0.00
Card Machine Fees	50.47	0.00	0.00	50.47	0.00
Insurance	989.40	0.00	0.00	989.40	0.00
Depreciation	1,730.44	0.00	0.00	1,730.44	0.00
IT Software/Consumables	363.60	0.00	0.00	363.60	0.00
Post Stat and Print	190.41	0.00	0.00	190.41	0.00
Rent	2,628.00	0.00	0.00	2,628.00	0.00
Utilities	13,893.63	0.00	0.00	13,893.63	0.00
Subscriptions	1,558.04	0.00	0.00	1,558.04	0.00
Cleaning	3,519.28	0.00	0.00	3,519.28	0.00
Repairs/Maintenance	583.08	0.00	0.00	583.08	0.00
Property Improvements	219.78	0.00	0.00	219.78	0.00
Waste	1,845.15	0.00	0.00	1,845.15	0.00
General Expenses	773.68	0.00	0.00	773.68	0.00
Pre-Paid Expenses	-261.33	0.00	0.00	-261.33	0.00
Depreciation	-1,730.44	0.00	0.00	-1,730.44	0.00
	<b>53,396.86</b>	<b>0.00</b>	<b>0.00</b>	<b>53,396.86</b>	<b>52,794</b>

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

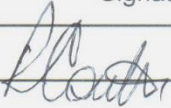
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Lloyds Hub	21,199.81	-	-
	Lloyds Treasurer	5,605.06	-	-
	Stripe	18.90	-	-
	Petty Cash	320.91	-	-
	<b>Total cash funds</b>	<b>27,144.68</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))			
<b>B2 Other monetary assets</b>	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Picnic Table	Unrestricted	-	-
	Tables For Studio	Unrestricted	-	-
	Paper Shredder	Unrestricted	-	-
	Coffee Machine	Unrestricted	-	-
	Fridge 1	Unrestricted	-	-
	Fridge 2	Unrestricted	-	-
	Freezer	Unrestricted	-	-
	MAC 2	Unrestricted	-	-
	Lenovo 15 Tablet	Unrestricted	-	-
	Dyson Hoover	Unrestricted	-	-
	LOGIK LAC10C22 Aircon	Unrestricted	-	-
	LOGIK LAC10C22 Aircon	Unrestricted	-	-
	Zettle Card Reader	Unrestricted	-	-
Play Equipment	Unrestricted	-	-	
	Details	Fund to which liability relates	Amount due (optional)	When due (optional)

<b>A4 Asset and investment purchases, (see table)</b>					
Softplay Equipment	6,540	-	-	6,540	
	-	-	-	-	
<b>Sub total</b>	<b>6,540</b>	<b>-</b>	<b>-</b>	<b>6,540</b>	<b>-</b>
<b>Total payments</b>	<b>59,936.86</b>	<b>0.00</b>	<b>0.00</b>	<b>59,936.86</b>	<b>52,794</b>
<b>Net of receipts/(payments)</b>	<b>-9,620.35</b>	<b>0.00</b>	<b>0.00</b>	<b>-9,620.35</b>	<b>16,066</b>
A5 Transfers between funds	0.00	0.00	0.00	0.00	0.00
A6 Cash funds last year end	36,765.03	0.00	0.00	36,765.03	20,699
<b>Cash funds this year end</b>	<b>27,144.68</b>	<b>0.00</b>	<b>0.00</b>	<b>27,144.68</b>	<b>36,765.03</b>

**B5 Liabilities**

		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	RUSSELL COULTER HON. TREAS.	19/4/24



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
Nettleham Community Hub

**On accounts for the year  
ended**

31<sup>st</sup> December 2023

**Charity no  
(if any)**

1166816

**Set out on pages**

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2023**.

**Responsibilities and  
basis of report**

As the charity trustees, you are responsible for the preparation of the accounts in accordance with 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 2011 Act and in carrying out my examination, I have followed all the 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 (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**

**Date:**

03/04/2024

**Name:**

Paula Mellows

**Relevant professional  
qualification(s) or body  
(if any):**

FMAAT

**Address:**

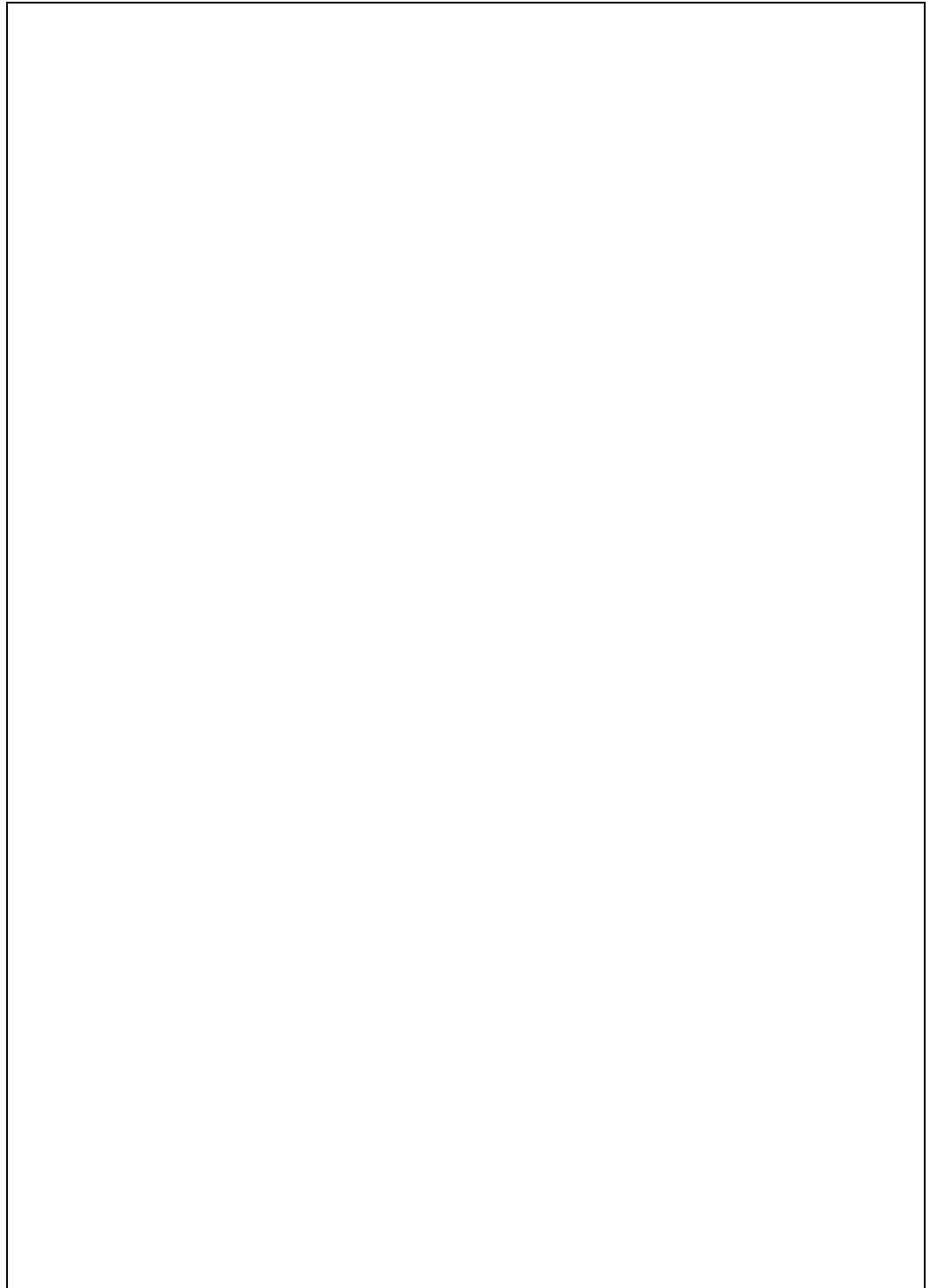
8 Wedgewood Close

Lincoln

LN6 3LS

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here details of any items that the examiner wishes to disclose.**



**NETTLEHAM COMMUNITY HUB**

England & Wales - Charity number 1166816

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# Accounts

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# Trustees' Annual Report for the period

		Period start date			Period end date		
<b>From</b>	01	Jan	2022	<b>To</b>	31	Dec	2022

## Section A Reference and administration details

**Charity name**

**Other names charity is known by**

**Registered charity number (if any)**

**Charity's principal address**

1 EAST STREET
NETTLEHAM
LINCS.
<b>Postcode</b> <input type="text" value="LN2 2SL"/>

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Jaime Oliver	Strategy Manager	01-Jan-2022 to 31-Jul-2022	
2	Janet Schooley	Secretary		
3	Russell Coulter	Treasurer		
4	Mark Dodds	Chair of Trustees		
5	Ellis Purvis	Trustee		
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### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

--

**Section B Structure, governance and management**

**Description of the charity’s trusts**

Type of governing document (eg. trust deed, constitution)	CONSTITUTION
How the charity is constituted (eg. trust, association, company)	C.I.O.
Trustee selection methods (eg. appointed by, elected by)	VOLUNTEERS with reference to skill-sets

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity’s organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees’ consideration of major risks and the system and procedures to manage them.

- Trustees introduced a Management Committee formed of volunteers to manage more day-to-day activities and release Trustees for longer-term considerations.
- Trustees resolved not to renew the contract for strategic services with the previous provider when their contract expired on 31-Dec-2022.
- The apprentice employed by the Charity completed her training and was awarded a 6-month contract of 30 hours per week as Business Manager.
- Book-keeping services secured from Capella Services in early 2021 (including operation of payroll), proved unsatisfactory by the end of 2022, and alternative arrangements were made with You-Count Accountancy in 2023, to include resolution of 2022 accounts.
- Trustees agreed to continue for a further year, and review the CIO for scope to extend the term of appointment and simplify the document to remove some redundant sections.
- Trustees have taken steps to manage the Charity ‘brand’ and communication in light of some unfavourable or inappropriate articles published towards the end of the year. This may lead to a ‘relaunch’ in 2023.
- Additional trustees are sought, particularly those with experience of Finance & Law.
- Volunteer contributions to planning, setting up and tidying away at Events are disappointingly small: Trustees will address motivation in 2023.

**Section C Objectives and activities**

Summary of the objects of the charity set out in its governing document	TO PROVIDE A LIBRARY SERVICE AND COMMUNITY HUB TO NETTLEHAM AND SURROUNDING AREA, INCLUDING COMMUNITY-BASED GROUP ACTIVITIES FOR ALL AGES.
---	--

THE TRUSTEES HAVE HAD DUE REGARD TO THE GUIDANCE ISSUED BY THE CHARITY COMMISSIONERS ON PUBLIC BENEFIT.

**Library Services** were available throughout the year, 7 days a week.

**Café Service** continued to be offered by Seven Districts, whose long-term occupancy was sealed with a sub-lease.

**Community activities** and room occupancy recovered to pre-COVID levels.

**Parents & Children** (Mama's milk support group, Preschool ballet, Mini First Aid, Messy Play, Baby Massage);

**Family Activities** (Birthday parties, Festive Market, Halloween Disco, Hallowe'en Crafts, Hallowe'en Trail, Santa's Grotto, Elf Workshop);

**Community Services** (Flower shed workshops, St\*tch-&-B\*tch, Preloved and Book sales, Patchwork Community Choir, Scarecrow Festival, Crafts Market, Virtual Village Noticeboard);

Community Garden project was launched and both local schools' pupils were engaged. Twenty-six events were planned, of which 20 were held through the year, close to our target of two per month.

**Health & Well-being** (Ballet Fitness, Karate, Healing Rooms, Medikate, Yoga);

**Office Rentals** Occupancy was much improved over 2021: space was rented to various social and commercial organisations, including Brick by Brick Play (home education), Gallery for Entrepreneurs, Food Trucks; and a number of start-ups at discounted rates providing Counselling, Massage, and Beauty & Wellness clinic.

**Partnerships** Trustees identified in 2021 a 'Youth Project': in 2022 this was pursued and refined into phases, including a "KidzZone" young person play area. A number of options were identified and partial funding was secured for a pre-school age group soft play area. Discussions commenced with local Planning (WLDC), and landlord (LCC on change of use for the garage building to house this activity. Further funding was also sought from both these partners.

**Events** continue to attract large attendance, twenty-six events were planned, of which 20 were held through the year, close to our target of two per month. A programme to improve the working environment and improve staff morale with the Management Committee formation are intended to help increase volunteer engagement.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

### **Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grant-making;
- policy programme related investment;
- contribution made by volunteers.

Significant work remains to the building and to support the ongoing operation, particularly disabled access for all areas, which must be funded by the charity, supported from reserves, by fund-raising and some modest local grants; and to expand the areas of space (and shape) for rental in the longer term, as interest in a range of activities is increasingly being expressed as the year closes. A fire alarm system was fitted in the year, funded by Landlord, and clerestory windows were repaired so as to open, reducing the shared space room temperature in the summer, & mitigating the need for expensive electric air conditioners. More work remains to be done with the heating system to modernise and reduce costs (Charity responsibility), and to get a smart meter for the electricity supply so as to manage usage better. Upgrading the toilets is under way but not complete.

The Charity continues to negotiate with its Landlord in respect of a longer-term lease, which would open up a number of grant sources, and any statutory services that might be delivered locally. To achieve full self-supporting status requires significant further capital investment, which remains under discussion with Landlord.

Discussions continue with the local Parish and District Councils over grant assistance, some of which have been successful: the Charity has received £14,000 in COVID-related business re-start grants from West Lindsey in the year.

The Charity remains dependent on significant grant-funding to achieve break-even, and continues to seek longer-term funding sources. Re-structuring of team resources discussed in 2021 was implemented in 2022, with savings of £5,000 in the year, and ongoing. Careful thought will need to be given to rent reviews in the light of current utility costs, and to secure funding for the aims of increasing and expanding community services in line with quantified expressed local needs.

Activities which are directed to the Charity's Objects include:

<b>Activity</b>	<b>Use</b>	<b>Object</b>
Hiring spaces	health & well-being, parent & toddler groups, music groups	building self-confidence, facilitating networking
Office rental	opportunity for entrepreneurs to build their business using start-up discounts	building practical business skills
Wall Space	local artists build their confidence and display their work	creating self-confidence & creativity
Craft Stalls	encouraging local entrepreneurs to sell their home-made products.	increase artisanal activities including re-purposing materials
Free Use	offered to at least 10 not-for-profit community groups per year	increases range of engagement for local people, meeting new people
Voluntary groups	set up and run by Hub such as Lego Club, Tech buddies	develops sense of purpose in non-threatening environment
Library Service	volunteers help to maintain the library services.	develops sense of purpose & engagement in community
Volunteering	opportunities for people to contribute in a non-threatening environment	develops sense of purpose, learning of job-related skills
Staff employment	local employment opportunities.	grows local expertise & employability
Fundraising	events and services that get the community together	provides opportunities for learning new hobbies, meeting new people
Event Participation	participating in other local events such as carnival day, scarecrow day, festive market	enhances community cohesion
Family Activities	opportunities for Intergenerational activities	enhances community cohesion
Seasonal Activities	intergenerational activities and the flows of the seasons.	reduces loneliness & depression with variety & sense of passage of seasons
Café area	allows the building to be open 6 days & provides shared area to relax & socialise	increases scope of Hub activities, provides a local focus for social interaction
Ideas forum	ideas to create a service at The Hub: with free space to help this come to fruition	feeds the engine of variety, allows people to give back to the community

## Section D

## Achievements and performance

**Summary of the main achievements of the charity during the year**

2022 has been a year of transition: back to 'business-as-usual' but with a new Board and officers. Initial discussions with LCC (the Landlord) relating to the years beyond 2026, when the current lease expires, were stalled as LCC has no information beyond that date from central government. No doubt with 2024 as a General Election year, councils nationally are maintaining the status quo to see what happens.

At the beginning of the year, cash-flow was negative, so steps were taken to reduce costs and encourage additional income. Rental rates were held at prior years' levels to encourage occupancy. Office rentals ended the year with all rooms rented, but some for only part of the week: the Studio still has potential to increase income, but there is now a small waiting list for the smaller rooms.

The local Parish Council had reported that during COVID, some antisocial behaviour from young people had been reported, and the Charity approached the Council with a proposal for a Youth Hub to draw those people into a structured environment with activities. Partner Funding was sought for the Youth Leader resource (and a supplier identified), with the Charity offering the use of a large space without charge. Council reported that no budget was available for this, so the scheme was shelved.

Trustees received a grant of £15,000 from Jojo Maman Bébé towards a soft-play area assembly for pre-school children, and submitted a planning application and development plan to West Lindsey Planning authority and Lincoln County Council (Landlord). The local council was again approached for some match-funding, but none was made available.

Extensive searches were undertaken to identify additional sources of grant funding. The more substantial grant-funding opportunities require pre-requisites that are challenging for a charity such as ours, and we continue to work with LCC to unlock access to these funds.

The Charity's energy contracts came up for renewal in 2022, and were renewed in the end for 2 years at unit prices for electricity in particular approximately 40% higher than previous fixed tariff. Some Government-funded offset was received (via direct discount on bill from supplier). This offset is for 6 months, so continues until early 2023.

Six Start-Ups or Community ventures were offered free room-hire or subsidised rental space during the year.

## Section E

## Financial review

Brief statement of the charity's policy on reserves

There is no reserves policy.

Details of any funds materially in deficit

None

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

## Section F

## Other optional information



The Independent Examiner has noted three points in their inspection, relating to: assets, restricted funds, and cash handling. Trustees have already adopted a simpler cash handling and recording process, reconciling monthly; are working with accountancy services to establish a record of restricted funds in the Xero ledger system used for bookkeeping (currently on a spreadsheet); and will undertake an asset survey in 2023 to audit existing assets and identify any further acquisitions (marking equipment may be required to code the assets).

## Section G

## Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	R. Coulter	M. Dodds
Position (eg Secretary, Chair, etc)	Treasurer	
Date	7 <sup>th</sup> September 2023	



**Receipts and payments accounts**

CC16a

For the period from	01/01/2022	31/12/2022
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**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Cap Grants	-	-	-	-	-
Rev Grants	19,167	-	-	19,167	-
Lott Funding	20	-	-	20	-
Rental Inc	22,388	-	-	22,388	-
Crafts	225	-	-	225	-
Donations	18,849	-	-	18,849	-
Suspense Income	818	-	-	818	-
Event Inc	582	-	-	582	-
Sales	6,811	-	-	6,811	-
<b>Sub total (Gross income for AR)</b>	<b>68,860</b>	<b>-</b>	<b>-</b>	<b>68,860</b>	<b>58,507</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>68,860</b>	<b>-</b>	<b>-</b>	<b>68,860</b>	<b>58,507</b>
<b>A3 Payments</b>					
Salaries	10,791	-	-	10,791	-
Pension Cost	107	-	-	107	-
Health & Safety	400	-	-	400	-
Adjustment Year End	-	368	-	368	-
Tel & Int	158	-	-	158	-
Event Expenses	422	-	-	422	-
Craft items	403	-	-	403	-
Furniture	41	-	-	41	-
Advertising/Marketing	1,019	-	-	1,019	-
Legal/ Acc	2,997	-	-	2,997	-
Consultation	13,733	-	-	13,733	-
Insurance	853	-	-	853	-
IPT	96	-	-	96	-
Depreciation	1,724	-	-	1,724	-
IT Software/Consumables	33	-	-	33	-
Post Stat and Print	414	-	-	414	-
Utilities	11,536	-	-	11,536	-
Subscriptions	1,128	-	-	1,128	-
Cleaning	2,302	-	-	2,302	-
Repairs/Maintenance	686	-	-	686	-
Property Improvements	2,549	-	-	2,549	-
General Expenses	1,770	-	-	1,770	-
	52,794	-	-	52,794	73,729
	-	-	-	-	-
<b>Sub total</b>	<b>52,794</b>	<b>-</b>	<b>-</b>	<b>52,794</b>	<b>73,729</b>
<b>Total payments</b>	<b>52,794</b>	<b>-</b>	<b>-</b>	<b>52,794</b>	<b>73,729</b>
<b>Net of receipts/(payments)</b>	<b>16,066</b>	<b>-</b>	<b>-</b>	<b>16,066</b>	
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>20,699</b>	<b>-</b>	<b>-</b>	<b>20,699</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>36,765</b>	<b>-</b>	<b>-</b>	<b>36,765</b>	<b>20,699</b>

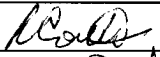
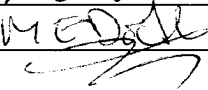
## Section B Statement of assets and liabilities at the end of the period

Category	Fund	Unrestricted funds to nearest £ to nearest £	Restricted funds to nearest £ to nearest £	Endowment funds to nearest £ to nearest £
<b>B1 Cash funds</b>	Details			
	Lloyds Hub	18,790	-	-
	Lloyds Treasurer	17,121	-	-
	Petty Cash	854	-	-
		-	-	-
	<b>Total cash funds</b> <small>(agree balances with receipts and payments account(s))</small>	<b>36,765</b>	-	-
		Unrestricted funds	Restricted funds	Endowment funds

<b>B2 Other monetary assets</b>		-	-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

**B3 Investment assets**

Category	Fund	Unrestricted funds to nearest £ to nearest £	Restricted funds to nearest £ to nearest £	Endowment funds to nearest £ to nearest £
<b>B4 Assets retained for the charity's own use</b>	Details			
	Picnic Table	Unrestricted	-	
	Tables For Studio	Unrestricted	-	
	Paper Shredder	Unrestricted	-	
	Coffee Machine	Unrestricted		
	Fridge 1	Unrestricted		
	Fridge 2	Unrestricted		
	Freezer	Unrestricted		
	MAC 2	Unrestricted		
	Lenovo 15 Tablet	Unrestricted		
	Dyson Hoover	Unrestricted		
	LOGIK LAC10C22 Aircon	Unrestricted		
	LOGIK LAC10C22 Aircon	Unrestricted		
	Zettle Card Reader	Unrestricted		
				-
			-	

Signature	Print Name	Date of approval
	R. COUPER	6/9/23
	M. DODDS	6/9/23



**Section A Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
Nettleham Community Hub

**On accounts for the year  
ended**

31 <sup>st</sup> December 2022	<b>Charity no (if any)</b>	1166816
--------------------------------	--------------------------------	---------

**Set out on pages**

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2022**.

**Responsibilities and  
basis of report**

As the charity trustees, you are responsible for the preparation of the accounts in accordance with 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 2011 Act and in carrying out my examination, I have followed all the 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 (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**

**Date:**

13/09/2023

**Name:**

Paula Mellows

**Relevant professional  
qualification(s) or body  
(if any):**

FMAAT

**Address:**

8 Wedgewood Close  
Lincoln  
LN6 3LS

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here details of any items that the examiner wishes to disclose.**

There is a difference between reported cash figure year ending 31/12/2021 and recorded figure in the accounting software. This was due to a review of all accounts and as such has resulted in an alteration in the amount, also the Hub are now tightening up their accounting practices going forward.

**NETTLEHAM COMMUNITY HUB**

England & Wales - Charity number 1166816

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# Accounts

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# Trustees' Annual Report for the period

Period start date                      Period end date  
**From** 01 Jan 2021                      **To** 31 Dec 2021

## Section A Reference and administration details

**Charity name**

**Other names charity is known by**

**Registered charity number (if any)**

**Charity's principal address**

1 EAST STREET	
NETTLEHAM	
LINCS.	
<b>Postcode</b>	LN2 2SL

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Jaime Oliver	Project Manager		
2	Janet Schooley	Secretary		
3	Russell Coulter	Treasurer		
4	Mark Dodds	Trustee	16-Dec-2021 to 31-Dec-2021	
5	Ellis Purvis	Trustee	16-Dec-2021 to 31-Dec-2021	
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Section B Structure, governance and management**

**Description of the charity's trusts**

Type of governing document <small>(e.g. articles of association, trust deed)</small>	CONSTITUTION
How the charity is constituted <small>(e.g. trust, incorporated committee)</small>	C.I.O.
Trustee selection methods <small>(e.g. election, appointment)</small>	VOLUNTEERS with reference to skill-sets

**Additional governance issues (Optional information)**

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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**Section C Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

TO PROVIDE A LIBRARY SERVICE AND COMMUNITY HUB TO NETTLEHAM AND SURROUNDING AREA, INCLUDING COMMUNITY-BASED GROUP ACTIVITIES FOR ALL AGES.

THE TRUSTEES HAVE HAD DUE REGARD TO THE GUIDANCE ISSUED BY THE CHARITY COMMISSIONERS ON PUBLIC BENEFIT.

**Library Services** were unavailable until 9<sup>th</sup> July 2021 when all COVID restrictions ceased; books returned to the main area (from office spaces).

**Community Café** service ceased operation in February 2021. Staff were formally advised and due process followed to make the roles redundant. This was a very disappointing end to the venture, but followed very weak footfall in early 2021. Opportunities were taken to redecorate and re-arrange the library shelving and volunteer stations, and re-requip the shared space furniture.

**Community activities re-commenced very slowly from July 2021:**

**Parents & Children** (Preschool ballet, Mini First Aid, Messy Play, Baby Massage);

**Family Activities** (Festive Market, Halloween Disco, Halloween Crafts, Halloween Trail, Polar Express movie night, Santa's Grotto, Elf Workshop);

**Community Services** (Preloved and Book sales, Patchwork Community Choir, Scarecrow Festival, Crafts Market, Virtual Village Noticeboard); Community Garden project was launched and both local schools' pupils were engaged.

**Health & Well-being** (Ballet Fitness, Pilates, Yoga);

**Office Rentals** Very limited occupancy was achieved but space was rented to various social and commercial organisations, including Brick by Brick Play (home education), Gallery for Entrepreneurs, Food Trucks; and a number of start-ups at discounted rates providing Counselling, Massage, and Beauty & Wellness clinic.

Hub was pleased to welcome Seven Districts opening a branch of their successful coffee chain in the building, at a commercial rental: this replaced the unsuccessful Community Café venture.

**Partnerships** Discussions started towards the end of the year with All Saints Anglican church around provision of a 'Youth Project' based on the agreement to 'pool' action related to social inclusion activities and inter-generational heritage projects, confirming co-operation between the two to address the Youth project in 2022.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**Additional details of objectives and activities (Optional information)**

Significant work remains needed to the building configuration to support the ongoing operation, particularly disabled access for all areas, which must be funded by the charity, supported from reserves, by fund-raising and some modest local grants (see above); and to expand the areas of space (and shape) for rental in the longer term, as interest in a range of activities is increasingly being expressed as the year closes.

The Charity continues to negotiate with its Landlord in respect of a longer-term lease, which would open up a number of grant sources, and any statutory services that might be delivered locally. To achieve full self-supporting status requires significant further capital investment, which remain under discussion with Landlord.

Discussions continue with the local Parish and District Councils over grant assistance, some of which have been successful: jointly-funded partnership activities have been actively pursued, with hopes of a major item in 2022.

Support from local and national sources for the Charity during lockdown was provided by five separate grants totalling £24,500: without this support, the Charity's reserves would have been almost completely eroded - to support the activities in 2021 required conversion of nearly 35% of the Charity's reserves.

The Charity remains dependent on significant grant-funding to achieve break-even, and continues to seek longer-term funding sources. Re-structuring of team resources has been discussed with a view to implementation in 2022.

You may choose to include further statements, where relevant, about:

- policy on grant-making;
- policy programme related investment;
- contribution made by volunteers.

Activities which are directed to the Charity's Objects include:

<b>Activity</b>	<b>Use</b>	<b>Object</b>
Hiring spaces	health & well-being, parent & toddler groups, music groups	building self-confidence, facilitating networking
Office rental	opportunity for entrepreneurs to build their business using start-up discounts	building practical business skills
Wall Space	local artists build their confidence and display their work	creating self-confidence & creativity
Craft Stalls	encouraging local entrepreneurs to sell their home-made products.	increase artisanal activities including re-purposing materials
Free Use	offered to at least 10 not-for-profit community groups per year	increases range of engagement for local people, meeting new people
Voluntary groups	set up and run by Hub such as Lego Club, Tech buddies	develops sense of purpose in non-threatening environment
Library Service	volunteers help to maintain the library services.	develops sense of purpose & engagement in community
Volunteering	opportunities for people to contribute in a non-threatening environment	develops sense of purpose, learning of job-related skills
Staff employment	local employment opportunities.	grows local expertise & employability
Fundraising	events and services that get the community together	provides opportunities for learning new hobbies, meeting new people
Event Participation	participating in other local events such as carnival day, scarecrow day, festive market	enhances community cohesion
Family Activities	opportunities for Intergenerational activities	enhances community cohesion
Seasonal Activities	intergenerational activities and the flows of the seasons.	reduces loneliness & depression with variety & sense of passage of seasons
Café area	allows the building to be open 6 days & provides shared area to relax & socialise	increases scope of Hub activities, provides a local focus for social interaction
Ideas forum	ideas to create a service at The Hub: with free space to help this come to fruition	feeds the engine of variety, allows people to give back to the community

**Summary of the main achievements of the charity during the year**

The COVID-19 pandemic, and associated legislation by HMG, affected operations in 2021 - well beyond those envisaged initially, when the building closed and operations ceased on 20th March 2020.

Removal of all restrictions was finally announced as 19th July 2021. Over the preceding months, Trustees had reviewed the operating model, and identified a number of scenarios which led the charity back to "normal" (ie pre-COVID) levels of activity.

In the event, footfall was slow to recover, though the effective operation of the café, including new offerings and strengthening of off-sales by new tenant Seven Districts helped. Office rentals which had previously been contracted for many months by the same tenant, but which had been terminated by mutual consent, were in almost every case not re-instated at the request of the tenant – everyone was unsure how things would 'pick up'.

These issues were offset to a degree by grants from central government (distributed through District Council) for Business Restart.

Trustees:

- Applied for and received funding by HMG (via WLDC) for COVID re-start grants (£18,000);
- Furloughed all paid staff until date of café closure (31<sup>st</sup> May 2021);
- Applied for HMRC furlough [CJRS] grants (£7,222) ;
- Applied for and received LCC revenue grant (£5,967);
- Applied for and received £1,000 project grant from Groundwork.

Marketing and strategic services continued to be provided during the closure periods, as Trustees considered a number of scenarios in planning business operations in 2021, and in an attempt to set a budget for 2021.

Considerable time was spent exploring options with LCC related to provision of further statutory services from the Hub location, and in defining and implementing a sub-lease for Seven Districts, to assure their tenancy for 3 years.

Extensive searches were undertaken to identify additional sources of grant funding. The more substantial grant-funding opportunities require pre-requisites that are challenging for a charity such as ours, and we continue to work with LCC to unlock access to these funds.

Book-keeping services were secured from Capella Services in early 2021, including operation of payroll.

## Section E Financial review

Brief statement of the charity's policy on reserves

There is no reserves policy.

Details of any funds materially in deficit

None

### Further financial review details (Optional information)

You may choose to include additional information, where relevant about:



- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

## Section F Other optional information

## Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	R. COULTER	JANET SCHOOLEY
Position (eg Secretary, Chair, etc)	TREASURER	SECRETARY.
Date	21/10/22	



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Nettleham Community Hub

1166816

## Receipts and payments accounts

CC16a

For the period from	01-Jan-21	To	31-Dec-21
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Cap Grants	-	-	-	-	2,580
Rev Grants	5,967	-	-	5,967	5,943
Lott Funding	-	-	-	-	-
Rental Inc	11,833	-	-	11,833	6,064
Other	31,723	-	-	31,723	65,431
Donations	-	-	-	-	2,169
Event Inc	10	-	-	10	479
Sales	8,994	-	-	8,994	16,783
<b>Sub total (Gross income for AR)</b>	<b>58,507</b>	<b>-</b>	<b>-</b>	<b>58,507</b>	<b>99,449</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>58,507</b>	<b>-</b>	<b>-</b>	<b>58,507</b>	<b>99,449</b>
<b>A3 Payments</b>					
Salaries	11,462	-	-	11,462	
Staff Training	-	-	-	-	
Tel & Int	425	-	-	425	
CS Overheads	2,817	-	-	2,817	
Grants	-	-	-	-	
Furniture	1,935	-	-	1,935	
Legal/ Acc	3,243	-	-	3,243	
Other	-	-	-	-	
Post Stat and Print	123	-	-	123	
Proj Management	12,304	-	-	12,304	
Property Improvements	11,926	-	-	11,926	
Running Costs	29,494	-	-	29,494	
<b>Sub total</b>	<b>73,729</b>	<b>-</b>	<b>-</b>	<b>73,729</b>	<b>73,182</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Coffee Shop Equip	-	-	-	-	
	-	-	-	-	
<b>Sub total</b>	<b>73,729</b>	<b>-</b>	<b>-</b>	<b>73,729</b>	<b>73,182</b>
<b>Total payments</b>	<b>73,729</b>	<b>-</b>	<b>-</b>	<b>73,729</b>	<b>73,182</b>
<b>Net of receipts/(payments)</b>	<b>- 15,222</b>	<b>-</b>	<b>-</b>	<b>- 15,222</b>	
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>35,921</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>20,699</b>	<b>-</b>	<b>-</b>	<b>20,699</b>	<b>35,921</b>

## 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 £
<b>B1 Cash funds</b>	Lloyds Hub	20,169	-	-
	Hub Cash	29	-	-
	Lloyds CS	80	-	-
	C Snop Cash	997	-	-
	Creditors (nett)	- 1,387	-	-
	Adj.	318	-	-
	Lego Cash	493	-	-
	<b>Total cash funds</b>		<b>20,699</b>	<b>-</b>

(agree balances with receipts and payments account(s))



Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	R. COULTER	20-10-22
	M. DODDS	21-10-22



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Nettleham Community Hub

**On accounts for the year  
ended**

31<sup>st</sup> December 2021

**Charity no  
(if any)**

116816

**Set out on pages**

1 & 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2021.

**Responsibilities and  
basis of report**

As the charity's trustees, 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 2011 Act and in carrying out my examination, I have followed all the 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 (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or

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.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**

*K Cain*

**Date:**

19<sup>th</sup> October 2022

**Name:**

Karen Cain

**Relevant professional  
qualification(s) or body  
(if any):**

FICB Pm.Dip

**Address:**

74 Abbotsleigh Road

South Woodham Ferrers

Essex CM3 5SS

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

**NETTLEHAM COMMUNITY HUB**

England & Wales - Charity number 1166816

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# Accounts

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# Trustees' Annual Report for the period

	Period start date			Period end date		
<b>From</b>	01	Jan	2020	<b>To</b>	31	Dec 2020

## Section A Reference and administration details

Charity name

NETTLEHAM COMMUNITY HUB

Other names charity is known by

Registered charity number (if any)

1166816

Charity's principal address

1 EAST STREET

NETTLEHAM

LINCS.

Postcode

LN2 2SL

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Jaime Oliver	Project Manager		
2	Janet Schooley	Secretary		
3	Russell Coulter	Treasurer		
4	John Barrett	Trustee	26-Oct-2019 to 25-Mar-2020	
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

--

**Section B Structure, governance and management**

**Description of the charity's trusts**

Type of governing document <i>(eg. trust deed, constitution)</i>	CONSTITUTION
How the charity is constituted <i>(eg. trust, association, company)</i>	C.I.O.
Trustee selection methods <i>(eg. appointed by, elected by)</i>	VOLUNTEERS with reference to skill-sets

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

--

**Section C Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

TO PROVIDE A LIBRARY SERVICE AND COMMUNITY HUB TO NETTLEHAM AND SURROUNDING AREA, INCLUDING COMMUNITY-BASED GROUP ACTIVITIES FOR ALL AGES.
--

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

THE TRUSTEES HAVE HAD DUE REGARD TO THE GUIDANCE ISSUED BY THE CHARITY COMMISSIONERS ON PUBLIC BENEFIT.

**Library Services** were unavailable from 20<sup>th</sup> March 2020 as a result of closure of the building by LCC (the landlord). Major relocation of the library books, and one-way movement of people with signage was required by LCC to meet risk management and social mixing criteria, which also changed throughout the year, necessitating multiple risk assessments to be approved by LCC prior to any potential re-opening. Limited services (drop-off and click-&-collect) re-started briefly in December 2020.

**Community Café** service was suspended from 17<sup>th</sup> March 2020 until 1<sup>st</sup> December 2020, re-starting as a take-away service; and again closed at end December 2020.

**All community activities were truncated at the end of March:**

**Parents & Children** (Story Time, Lego Club, Baby Massage, Tummies to Mummies, Dance Academy, Heartbeeps, Multisensory Play);

**Family Activities** (Artful Dodgers, Festive Market, CV Writing, Introduction to Spanish, Online Family Safety, Tipping Point, Finding Your Mojo);

**Community Services** (Tech Buddies, Art Studio, Rustic Workshop, Pre-Loved Sales, Pamper Night, Patchwork community, Jammin' Sessions, Book Club, Chatter & Natter.);

**Health & Well-being** (Stretch & Flex, Ballet Fitness, Mindfulness, Circuits, Pilates, Yoga, Total Body Tone);

**Office Rentals** (Space was rented to various social and commercial organisations, including Web Design No 75, Shooting Fish Theatre Group, Total Balance).

**Partnerships** The agreement made with All Saints Anglican church to 'pool' action related to social inclusion activities and a series of inter-generational heritage projects did not result in any projects, as the church building was also closed during most of the year.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grant-making;
- policy programme related investment;
- contribution made by volunteers.

In the early months of 2020, progress was made in providing space for community activities through 3<sup>rd</sup> parties and limited number of events eg half-term craft activities, Lego Club, Easter Egg hunt. Silent Disco was run by volunteers to generate match-funds for building improvements.

Office space was provided for the following:

A wellness clinic (start-up), reflexology (start-up), physiotherapist (start-up), masseuse (start-up), disadvantaged theatre group, The Living Room (religious group), Patchwork Community (choir), Gallery for entrepreneurs (local), Food Trucks (local Entrepreneurs), No 75 (web commerce start-up).

Trustees have historically agreed annually to allow 10 local non-profit organisation to get free use of studio / main room. In 2020, this included

Hexameter Poetry Performance Group, book-readings (local author), The Sanctuary, WriteNote (local free space for music practice), Elster Bread Co, Flower Shed.

OneYou (free use of room to interview GP referrals), VCS (free) to help local people who are vulnerable to network effectively. using 1-1 interviews..

Tech buddies (free to customers), Local Councillor surgeries (free), Book Club, Public Health Collaboration (free)

A number of specific grant applications were made, of which some were successful, viz: Crowd-funding appeal for improvements to the toilets;

WLDC Initiate fund (windows, blinds, and bike racks);

The FSA for website development and core operating costs

Reserves ring-fenced for these projects are carried forward.

Significant work remains needed to the building configuration to support the ongoing operation, particularly disabled access for all areas, which must be funded by the charity, supported from reserves, by fund-raising and some modest local grants (see above).

To achieve full self-supporting status requires significant further capital investment, currently under discussion with Landlord.

Support from local and national sources for the Charity during lockdown was provided by ten separate grants totalling £37,024: without this support, the Charity's reserves would have been almost completely eroded. As it stands, the Charity remains dependent on significant grant-funding to achieve break-even.

Activities which are directed to the Charity's Objects include:.

Activity	Use	Object
Hiring spaces	health & well-being, parent & toddler groups, music groups	building self-confidence, facilitating networking
Office rental	opportunity for entrepreneurs to build their business using start-up discounts	building practical business skills
Wall Space	local artists build their confidence and display their work	creating self-confidence & creativity
Craft Stalls	encouraging local entrepreneurs to sell their home-made products.	increase artisanal activities including re-purposing materials
Free Use	offered to at least 10 not-for-profit community groups per year	increases range of engagement for local people, meeting new people
Voluntary groups	set up and run by Hub such as Lego Club, Tech buddies	develops sense of purpose in non-threatening environment
Library Service	volunteers help to maintain the library services.	develops sense of purpose & engagement in community
Volunteering	opportunities for people to contribute in a non-threatening environment	develops sense of purpose, learning of job-related skills
Staff employment	local employment opportunities.	grows local expertise & employability
Fundraising	events and services that get the community together	provides opportunities for learning new hobbies, meeting new people
Event Participation	participating in other local events such as carnival day, scarecrow day, festive market	enhances community cohesion
Family Activities	opportunities for Intergenerational activities	enhances community cohesion
Seasonal Activities	intergenerational activities and the flows of the seasons.	reduces loneliness & depression with variety & sense of passage of seasons
Café area	allows the building to be open 6 days & provides shared area to relax & socialise	increases scope of Hub activities, provides a local focus for social interaction
Ideas forum	ideas to create a service at The Hub: with free space to help this come to fruition	feeds the engine of variety, allows people to give back to the community

**Summary of the main achievements of the charity during the year**

The COVID-19 pandemic, and associated legislation by HMG affected operations in 2020 well beyond those envisaged initially, when the operations ceased on 20<sup>th</sup> March 2020. As reported in the 2019 Report: *“The café closed on 17<sup>th</sup> March 2020 in anticipation of loss of footfall, and the building closed on 20<sup>th</sup> March 2020. It will remain closed until at least mid-May 2020.”*

In the event, the building remained closed for all activities until early November 2020, when Library “Click-&-Collect” services commenced, and a takeaway service was trialled by Café staff in December. The re-opening even for these limited activities was curtailed in December 2020 with further emergency measures imposed nationally.

Impact was (a) loss of footfall to café, (b) loss of rental income and (c) loss of fund-raising opportunities while building was closed, and impairment while social distancing in force when the premises opened. These were offset to a degree by grants from central government (distributed through District Council) for Business Protection, and from HMRC funds under the CJRS scheme to support furloughed staff at 80% of their average income.

**Trustees:**

- i. Applied for and received funding by HMG Emergency Business Protection Scheme as participating in the Leisure industry (£25,000);
- ii. Furloughed all paid staff from the date of café closure;
- iii. Applied for HMRC furlough grants [CJRS grant];
- iv. Supported staff on furlough from reserves to top up pay.

Marketing and strategic services continued to be provided during the closure periods, as Trustees considered a number of scenarios in planning business operations in 2021, and in an attempt to set a budget for 2021, with the largest uncertainties over timing of any relaxation of restrictions and the subsequent ‘bounce-back’ of custom. Extensive searches were undertaken to identify additional sources of grant funding.

The person supplying book-keeping services resigned mid-year but agreed to continue operating payroll on behalf of the Charity until December 2020.

## Section E Financial review

<b>Brief statement of the charity's policy on reserves</b>	There is no reserves policy.
<b>Details of any funds materially in deficit</b>	None

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

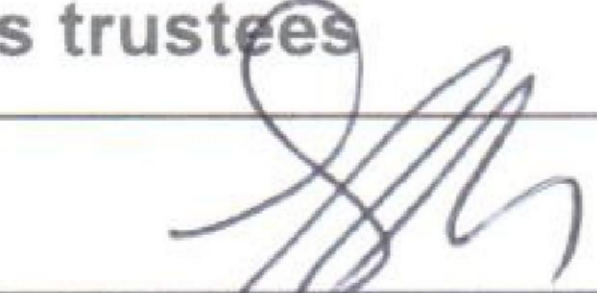
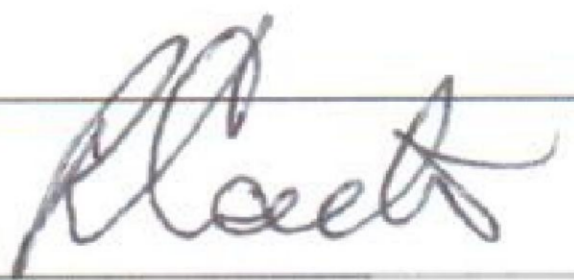
- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

## Section F Other optional information

## Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	JAIME OLIVER	RUSS COOPER
Position (eg Secretary, Chair, etc)	CHAIR	HON. TREAS.

Date 16th Dec 2021



## Receipts and payments accounts

CC16a

For the period  
from

01-Jan-20

To

31-Dec-20

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Cap Grants	2,580	-	-	2,580	-
Rev Grants	5,943	-	-	5,943	5,166
Lott Funding	-	-	-	-	10,000
Rental Inc	6,064	-	-	6,064	14,472
Other	65,431	-	-	65,431	5,182
Donations	2,169	-	-	2,169	1,731
Event Inc	479	-	-	479	4,619
Sales	16,783	-	-	16,783	52,850
<b>Sub total (Gross income for AR)</b>	<b>99,449</b>	<b>-</b>	<b>-</b>	<b>99,449</b>	<b>94,020</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>99,449</b>	<b>-</b>	<b>-</b>	<b>99,449</b>	<b>94,020</b>
<b>A3 Payments</b>					
Salaries	29,091				29,677
Staff Training					186
Tel & Int	1,395				1,098
CS Overheads	-	-	-	-	23,594
Grants	-	-	-	-	1,382
Furniture	-	-	-	-	362
Legal/ Acc	1,270	-	-	1,270	1,945
Other	-	-	-	-	371
Post Stat and Print	278	-	-	278	873
Proj Management	875	-	-	875	13,450
Property Improvements	3,201	-	-	3,201	2,180
Running Costs	67,558	-	-	67,558	11,280
<b>Sub total</b>	<b>73,182</b>	<b>-</b>	<b>-</b>	<b>73,182</b>	<b>86,344</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Coffee Shop Equip	-	-	-	-	8,158
	-	-	-	-	-
<b>Sub total</b>	<b>73,182</b>	<b>-</b>	<b>-</b>	<b>73,182</b>	<b>8,158</b>
<b>Total payments</b>	<b>73,182</b>	<b>-</b>	<b>-</b>	<b>73,182</b>	<b>94,502</b>
<b>Net of receipts/(payments)</b>	<b>26,196</b>	<b>-</b>	<b>-</b>	<b>26,196</b>	<b>- 482</b>
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	9,725	-	-	9,725	10,207
<b>Cash funds this year end</b>	<b>35,921</b>	<b>-</b>	<b>-</b>	<b>35,921</b>	<b>9,725</b>

## 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 £
<b>B1 Cash funds</b>	Lloyds Hub	31,862	-	-
	Hub Cash	29	-	-
	Lloyds CS	2,319		
	C Shop Cash	1,052		
	Creditors (nett)	166		
	Lego Cash	493	-	-
	<b>Total cash funds</b>	<b>35,921</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	JAIME OLIVER	14/12/21
	RUSS COOPER	14/12/21



**Section A**

**Independent Examiner's Report**

<b>Report to the trustees/ members of</b>	Charity Name Nettleham Community Hub		
<b>On accounts for the year ended</b>	31 <sup>st</sup> December 2020	<b>Charity no (if any)</b>	116816
<b>Set out on pages</b>	1 & 2 <small>(remember to include the page numbers of additional sheets)</small>		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 12 / 2020.

**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").

**Independent  
examiner's statement**

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**  **Date:** 7th Dec 2021

**Name:** Karen Cain

**Relevant professional qualification(s) or body (if any):** FICB, PM.Dip

**Address:** 74 Abbotsleigh Road  
South Woodham Ferrers  
Essex CM3 5SS

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**