



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	01	Jan	2023		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				
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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.

- Trustees introduced a Management Committee formed of volunteers to manage more day-to-day activities and release Trustees for longer-term considerations.
- 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".
- The Business Manager was awarded a permanent contract of 38 hours per week.
- Book-keeping services secured from You-Count Accountancy have met all expectations.
- 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 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.
- Additional trustees are sought, particularly those with experience of Finance & Law.
- Volunteer contributions to planning, setting up and tidying away at Events have improved following development of the management committee 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.

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)

<p>The Trustees have had due regard to the guidance issued by the Charity Commissioners on public benefit.</p>	
	<p>Library Services were made available throughout the year, 7 days a week.</p> <p>Café Service continued to be offered by Seven Districts.</p> <p>Community activities included DuckEgg Theatre, Dance School, Home Education, Sound Shower (wellbeing) & Lincoln Pottery Club (FREE USE). B&Q-funded Community Day.</p> <p>Parents & Children (Mama's milk support group, Preschool ballet, Mini First Aid, Messy Play, Baby Massage).</p> <p>Family Activities (Birthday parties, Festive Market, Halloween Disco, Hallowe'en Crafts, Hallowe'en Trail, Santa's Grotto, Elf Workshop).</p> <p>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.</p> <p>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).</p> <p>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).</p> <p>Art Gallery & Craft Shelves Gallery offered free of charge in 2023. Crafts re-launched.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

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.

<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>To achieve full self-supporting status requires significant further capital investment, which remains under discussion with Landlord.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>No COVID-related grants were received in the year.</p>	
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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 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

Signature(s)		
Full name(s)	Mark Edward Dodds	Russell Coulter
Position (eg Secretary, Chair, etc)	Chair of Trustees	Hon. Treasurer

Date

18th April 2024



CHARITY COMMISSION
FOR ENGLAND AND WALES

Nettleham Community Hub

1166816

Receipts and payments accounts

CC16a

For the period	Period start date	To	Period end date
from	01/01/2024		31/12/2024

Section A Receipts and payments

Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £

A1 Receipts

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	460.05
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
	79,071.79	0.00	0.00	79,071.79	50,316.51

A2 Asset and investment sales, (see table).

	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
Sub total					

Total receipts	79,071.79	0.00	0.00	79,071.79	50,316.51
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A3 Payments

Advertising & Marketing	41.99	0.00	0.00	41.99	20.89
Book keeping, Audit & Accountancy fees					
Card machine fees	1,450.00	0.00	0.00	1,450.00	1,190.00
Cleaning	806.21	0.00	0.00	806.21	50.47
Consulting	2,103.03	0.00	0.00	2,103.03	3,519.28
Depreciation Expense	504.00	0.00	0.00	504.00	0.00
Event expenses	2,955.80	0.00	0.00	2,955.80	1,730.44
Furniture	1,164.13	0.00	0.00	1,164.13	1,509.53
General Expenses	0.00	0.00	0.00	0.00	83.99
Health & Safety	1,319.17	0.00	0.00	1,319.17	773.68
Insurance	1,065.19	0.00	0.00	1,065.19	375.60
					989.40

IP/T	9.86	0.00	0.00	9.86	0.00
IT Software and Consumables	486.80	0.00	0.00	486.80	363.60
Legal	0.00	0.00	0.00	0.00	1,250.00
Pensions Costs	529.11	0.00	0.00	529.11	442.80
Photocopying Charges	185.53	0.00	0.00	185.53	0.00
Postage, Freight & Courier	9.60	0.00	0.00	9.60	0.00
Printing & Stationery	220.87	0.00	0.00	220.87	190.41
Professional Fees	0.00	0.00	0.00	0.00	529.40
Project Expenses	0.00	0.00	0.00	0.00	547.37
Property Improvements	0.00	0.00	0.00	0.00	219.78
Rent	831.00	0.00	0.00	831.00	2,628.00
Repairs & Maintenance	4,487.70	0.00	0.00	4,487.70	583.08
Salaries	23,876.28	0.00	0.00	23,876.28	21,000.00
Soft Play Expenses	2,890.94	0.00	0.00	2,890.94	0.00
Soft Play Set Up Costs	8,578.13	0.00	0.00	8,578.13	1,555.04
Subscriptions	2,089.09	0.00	0.00	2,089.09	93.69
Telephone & Internet	261.56	0.00	0.00	261.56	13,893.63
Utilities (water, electric etc.)	19,677.65	0.00	0.00	19,677.65	1,845.15
Waste	2,331.53	0.00	0.00	2,331.53	0.00
Adjustment	-6.90	0.00	0.00	-6.90	-261.33
Pre-Paid Expenses	0.00	0.00	0.00	0.00	-1,730.44
Depreciation Expense	-2,955.80	0.00	0.00	-2,955.80	53,396.86
Sub total	74,912.47	0.00	0.00	74,912.47	53,396.86

A4 Asset and investment purchases, (see table)					
Softplay Equipment	12,871.99	0.00	0.00	12,871.99	6,540.00
Office Equipment	592.49	0.00	0.00	592.49	0.00
Computer Equipment	674.43	0.00	0.00	674.43	0.00
Sub total	14,138.91	0.00	0.00	14,138.91	6,540.00

Total payments	89,051.38	0.00	0.00	89,051.38	59,936.86
Net of receipts/(payments)	-9,979.59	0.00	0.00	-9,979.59	-9,620.35
A5 Transfers between funds	0.00	0.00	0.00	0.00	0.00
A6 Cash funds last year end	27,144.68	0.00	0.00	27,144.68	36,765.03
Cash funds this year end	17,165.09	0.00	0.00	17,165.09	27,144.68

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

Categories

B1 Cash funds

Details	Unrestricted funds	Restricted funds	Endowment funds
	to nearest £	to nearest £	to nearest £
Lloyds Hub	16,667.36	-	-
Lloyds Treasurer	157.99	-	-
Stripe	109.67	-	-
Pre-Paid Expenses	89.54	-	-
Petty Cash	140.53	-	-
Total cash funds	17,165.09		
(agree balances with receipts and payments account(s))	OK	OK	

B2 Other monetary assets

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

B3 Investment assets

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

B4 Assets retained for the charity's own use


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

31st 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.