

TOPSHAM ADVENTURE CENTRE

England & Wales - Charity number 1170649

Details

Status Registered

Legal form CIO

Registered 2016-12-09

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

Contact

Address 2 Wessex Close
Topsham
Exeter
EX3 0LU

Phone 01392877729

Email chair@topshamadventurecentre.org.uk

Website www.topshamadventurecentre.org.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE TO ACT AS A RESOURCE FOR YOUNG PEOPLE IN TOPSHAM AND THE SURROUNDING AREA IN PARTICULAR BY THE PROVISION AND MAINTENANCE OF AN ADVENTURE CENTRE FOR THE PUBLIC BENEFIT (THE TOPSHAM ADVENTURE CENTRE) AS A MEANS OF:(A) ADVANCING THEIR LIFE AND HELPING THEM DEVELOP THEIR SKILLS, CAPACITIES AND CAPABILITIES TO ENABLE THEM TO PARTICIPATE IN SOCIETY AS INDEPENDENT, MATURE AND RESPONSIBLE INDIVIDUALS;(B) ADVANCING THEIR EDUCATION;(C) PROMOTING THEIR GOOD HEALTH AND WELL BEING; AND BY(D) PROVIDING RECREATIONAL AND LEISURE TIME ACTIVITY AND OPPORTUNITIES IN THE INTERESTS OF SOCIAL WELFARE FOR THEM AND FOR OTHER PEOPLE LIVING IN THE AREA WHO HAVE NEED BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABILITY, POVERTY OR SOCIAL AND ECONOMIC CIRCUMSTANCES WITH A VIEW TO IMPROVING THEIR CONDITIONS OF LIFE.NOTHING IN THIS CONSTITUTION SHALL AUTHORISE AN APPLICATION OF THE PROPERTY OF THE CIO FOR THE PURPOSES WHICH ARE NOT CHARITABLE IN ACCORDANCE WITH [SECTION 7 OF THE CHARITIES AND TRUSTEE INVESTMENT (SCOTLAND) ACT 2005] AND [SECTION 2 OF THE CHARITIES ACT (NORTHERN IRELAND) 2008]

Activities: To provide a facility to that allows children and youths to engage in activities that enhance their personal or social lives.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation
- **Who:** Children/young People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** LOCAL
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£10,513	£8,897	-	-
2023-12-31	£10,360	£4,736	-	-
2022-12-31	£10,398	£2,236	-	-
2021-12-31	£46,626	£954	-	-
2020-12-31	£7,952	£1,673	-	-

Trustees

Name	Role	Appointed
Angus McNicol	Chair	2017-01-10
Diarmad Perry		2024-09-01
Gillian Lesley McLean		2017-09-14
Mark David Stott		2022-01-12

TOPSHAM ADVENTURE CENTRE

England & Wales - Charity number 1170649

Accounts

Topsham Adventure Centre

Annual Report

Year ended 31 December 2024

Registered Charity Number: 1170649

Topsham Adventure Centre

Trustees' Annual Report

Year ended 31 December 2024

The Trustees present their report and the financial statements for the year ended 31 December 2024.

The financial statements have been prepared on the Receipts and Payments basis.

The Charitable Incorporated Organisation (CIO) was registered with the Charity Commission (Registration No. 1170649) on 9 December 2016.

Trustees

The trustees who acted during the year were as follows:

Mr A McNicol

Mrs G McLean

Mrs F Lambeck (resigned June 2024)

Ms T Costello (resigned September 2024)

Mr M Stott

Mr D Perry (appointed September 2024)

The principal office of the charity is:

2 Wessex Close

Topsham

Exeter

EX3 0LU

Charitable objects

The objects of the CIO are to provide and maintain a community building (Topsham Adventure Centre) for the public benefit and particularly for the benefit of young people in order to:

- a) develop skills, capacities and capabilities to enable young people to participate in society as independent, mature and responsible individuals
- b) advance their education
- c) promote good health and wellbeing
- d) provide recreational and leisure activities and opportunities in the interests of social welfare for them and other people living in the area who have need by reason of their youth, age, infirmity or disability, poverty or social and economic circumstances, with a view to improving their conditions of life.

In setting the charity's objectives and planning its activities, the trustees have given careful consideration to the Charity Commission's general guidance on public benefit.

Topsham Adventure Centre

Trustees' Annual Report (cont'd)

Year ended 31 December 2024

Charitable objects (cont'd)

Topsham Adventure Centre is a collaboration between 1st Topsham Sea Scout Group and CEDA (Community, Equality, Disability Action). CEDA provides educational and life skills activities for children and young adults with disabilities. The new community building will provide a much-needed permanent home for the girls & boys of 1st Topsham Sea Scouts, Cubs and Beavers, and a semi-rural addition to CEDA's existing facilities in Exeter. Furthermore the centre will be available to other local community groups when not in use by the Scouts or CEDA.

Achievements and performance

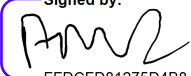
Planning permission for the Adventure Centre was granted in 2016, with an estimated construction cost c£600,000. Following the Covid epidemic and inflationary cost of raw materials, this figure was revised in 2022 to £758,000 and has increased further since.

At 31 December 2024, the building fund stood at £299,703. This included pledges from the Claire Milne Trust, Beatrice Laing Trust, Bernard Sunley Foundation, Gibbons Trust and Topsham Market House Trust, together amounting to £127,500.

Despite concerted efforts to obtain additional pledges, many funders continue to focus on specific post-pandemic social and mental welfare needs and the charity's short-term aim to reach a 51% tipping point in funding has not yet been reached. Therefore an alternative way-forward has been suggested, as explained below.

The Trustees are now in discussion with another local charity who lease a building on an adjoining site. Plans to extend that existing building, taking in the TAC site, are being developed and costed, after which the TAC Trustees will re-engage with large funders who have previously expressed interest. As well as providing a permanent home for Topsham Scouts and an additional location for CEDA, the revised joint project will provide improved facilities for the wider youth of Topsham in line with our potential new partner's charitable objectives.

We remain confident that our revised project will be seen as attractive by potential funders as part of nationwide objectives to regenerate society and improve the life skills, mental health and morale of young people.

Signed by:

FFDCFD81275D4B8...
Angus McNicol
on behalf of the Trustees

Date: 20 October 2025

Topsham Adventure Centre

Chartered Accountants' Report to the Trustees on the Unaudited Receipts and Payments Accounts of Topsham Adventure Centre

Year ended 31 December 2024

In accordance with the engagement letter, we have prepared for your approval the receipts and payments account and statement of assets and liabilities from the charity's accounting records and information and explanations you have given us.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at [icaew.com/membershandbook](https://www.icaew.com/membershandbook).

This report is made solely to you, the charity's Board of Trustees, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the receipts and payments account and statement of assets and liabilities of Topsham Adventure Centre and state those matters that we have agreed to state to them in this report in accordance with the guidance of ICAEW as detailed at [icaew.com/compilation](https://www.icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its Board of Trustees as a body for our work or for this report.

You have approved the receipts and payments account for the year ended 31 December 2024 and the statement of Assets and liabilities as at 31 December 2024 and have acknowledged your responsibility for it, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary for its compilation.

We have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Signed by:

Francis Clark LLP

C8A63D877357405...

Francis Clark LLP
Chartered Accountants
Centenary House
Peninsula Park
Rydon Lane
Exeter
EX2 7XE

Date: 22 October 2025

Topsham Adventure Centre
Receipts and Payments Account
Year ended 31 December 2024

	Restricted Funds 2024 £	Unrestricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Receipts				
Donations	-	240	240	-
Grants	-	5,000	5,000	6,000
Fundraising	-	86	86	-
Sundry	-	5,187	5,187	4,360
Total Receipts	-	10,513	10,513	10,360
Administration costs	-	1,310	1,310	1,376
Charitable activities	-	-	-	-
Raising funds	-	7,588	7,588	3,360
Total Payments	-	8,897	8,897	4,736
Excess of Receipts over Payments	-	1,616	1,616	5,624
Total funds brought forward	-	170,587	170,587	164,963
Bank Balance at 31 Dec 2024	-	172,203	172,203	170,587

Statement of Assets and Liabilities
As at 31 December 2024

<i>Current Assets</i>				
Bank Balance at 31 Dec 2024	-	172,203	172,203	170,587

20 October 2025

Approved by the Board of Trustees on and signed on its behalf by:

Signed by:
 Angus McNicol  Trustee
FFDCFD81275D4B8...

Basis of preparation

These accounts have been prepared on the receipts and payments basis, and comply with the appropriate legal requirements.

TOPSHAM ADVENTURE CENTRE

England & Wales - Charity number 1170649

Accounts

Topsham Adventure Centre

Annual Report

Year ended 31 December 2023

Registered Charity Number: 1170649

Topsham Adventure Centre

Trustees' Annual Report

Year ended 31 December 2023

The Trustees present their report and the financial statements for the year ended 31 December 2023.

The financial statements have been prepared on the Receipts and Payments basis.

The Charitable Incorporated Organisation (CIO) was registered with the Charity Commission (Registration No. 1170649) on 9 December 2016.

Trustees

The trustees who acted during the year were as follows:

Mr A McNicol
Mrs G McLean
Mrs F Lambeck
Dr N Batchelor (President)
Ms T Costello
Mr M Stott
Ms L Young (resigned 11 April 2023)

The principal office of the charity is:

2 Wessex Close
Topsham
Exeter
EX3 0LU

Charitable objects

The objects of the CIO are to provide and maintain a community building (Topsham Adventure Centre) for the public benefit and particularly for the benefit of young people in order to:

- a) develop skills, capacities and capabilities to enable young people to participate in society as independent, mature and responsible individuals
- b) advance their education
- c) promote good health and wellbeing
- d) provide recreational and leisure activities and opportunities in the interests of social welfare for them and other people living in the area who have need by reason of their youth, age, infirmity or disability, poverty or social and economic circumstances, with a view to improving their conditions of life.

In setting the charity's objectives and planning its activities, the trustees have given careful consideration to the Charity Commission's general guidance on public benefit.

Topsham Adventure Centre

Trustees' Annual Report (cont'd)

Year ended 31 December 2023

Charitable objects (cont'd)

Topsham Adventure Centre is a collaboration between 1st Topsham Sea Scout Group and CEDA (Community, Equality, Disability Action). CEDA provides educational and life skills activities for children and young adults with disabilities. The new community building will provide a much-needed permanent home for the girls & boys of 1st Topsham Sea Scouts, Cubs and Beavers, and a semi-rural addition to CEDA's existing facilities in Exeter. Furthermore the centre will be available to other local community groups when not in use by the Scouts or CEDA.

Achievements and performance

Planning permission for the Adventure Centre was granted in 2016. In 2018, costings obtained by our architects established that the overall cost of the project would be in the region of £600,000. Following the Covid epidemic and raw material inflation, this figure was revised in 2022 to £758,000.

As at 31 December 2023 the building fund stood at £230,587 which includes £10,000 notified but not yet received, and a pledge from The Clare Milne Trust in the sum of £50,000. These amounts will be received once the building project commences. Funds received for the building project as at 31 December 2023 totalled £170,587.

Further grants and pledges amounting to £65,500 (including a pledge of £40,000 from The Bernard Sunley Foundation) have been received since the year-end, bringing the overall committed funds to approximately £295,000 (being 39% of target) at the date of signing this report. The Trustees' objective remains to obtain funding pledges and raise funds equivalent to 50% of the revised target of £758,000 over the next 18 months on the basis that, once we get to that level, this will be the "tipping point" at which stage other large funders will wish to join in to enable construction of Topsham Adventure Centre to start.

We are currently in discussion with various potentially large funders who are interested in the unique nature of this project which, as well as providing a permanent home for Topsham Scouting Groups and an additional location for CEDA, will be one of the only centres in the wider Exeter area that is specifically designed to accommodate young people/adults of all abilities.

We remain confident that our project will be seen as attractive by potential funders and that it will be part of a nationwide programme to regenerate society and improve the life skills, mental health and morale of young people.



Angus McNicol
on behalf of the Trustees

Date: 14/6/24

Topsham Adventure Centre

Chartered Accountants' Report to the Trustees on the Unaudited Receipts and Payments Accounts of Topsham Adventure Centre

Year ended 31 December 2023

In accordance with the engagement letter, we have prepared for your approval the receipts and payments account and statement of assets and liabilities from the charity's accounting records and information and explanations you have given us.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to you, the charity's Board of Trustees, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the receipts and payments account and statement of assets and liabilities of Topsham Adventure Centre and state those matters that we have agreed to state to them in this report in accordance with the guidance of ICAEW as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its Board of Trustees as a body for our work or for this report.

You have approved the receipts and payments account for the year ended 31 December 2023 and the statement of Assets and liabilities as at 31 December 2023 and have acknowledged your responsibility for it, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary for its compilation.

We have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.



Francis Clark LLP
Chartered Accountants
Centenary House
Peninsula Park
Rydon Lane
Exeter
EX2 7XE

Date: 14.06.2024

Topsham Adventure Centre

Receipts and Payments Account

Year ended 31 December 2023

	Restricted Funds 2023 £	Unrestricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
Receipts				
Donations	-	-	-	4,308
Grants	-	6,000	6,000	3,000
Fundraising	-	-	-	1,726
Sundry	-	4,360	4,360	1,364
Total Receipts	-	10,360	10,360	10,398
Payments				
Administration costs	-	1,376	1,376	2,038
Charitable activities	-	-	-	-
Raising funds	-	3,360	3,360	198
Total Payments	-	4,736	4,736	2,236
Excess of Receipts over Payments	-	5,624	5,624	8,162
Total funds brought forward	-	164,963	164,963	156,801
Bank Balance at 31 Dec 2023	-	170,587	170,587	164,963

Statement of Assets and Liabilities As at 31 December 2023

<i>Current Assets</i>				
Bank Balance at 31 Dec 2023	-	170,587	170,587	164,963

Approved by the Board of Trustees on 14/6/24 and signed on its behalf by:



Angus McNicol

Trustee

Basis of preparation

These accounts have been prepared on the receipts and payments basis, and comply with the appropriate legal requirements.

TOPSHAM ADVENTURE CENTRE

England & Wales - Charity number 1170649

Accounts

Topsham Adventure Centre

Annual Report

Year ended 31 December 2022

Registered Charity Number: 1170649

Topsham Adventure Centre

Trustees' Annual Report

Year ended 31 December 2022

The Trustees present their report and the financial statements for the year ended 31 December 2022.

The financial statements have been prepared on the Receipts and Payments basis.

The Charitable Incorporated Organisation (CIO) was registered with the Charity Commission (Registration No. 1170649) on 9 December 2016.

Trustees

The trustees who acted during the year were as follows:

Mr A McNicol

Mrs G McLean

Mrs F Lambeck

Ms L Young (resigned 11 April 2023)

Dr N Batchelor (President)

Ms T Costello

Mr M Stott (appointed 12 January 2022)

The principal office of the charity is:

2 Wessex Close

Topsham

Exeter

EX3 0LU

Charitable objects

The objects of the CIO are to provide and maintain a community building (Topsham Adventure Centre) for the public benefit and particularly for the benefit of young people in order to:

- (a) develop skills, capacities and capabilities to enable young people to participate in society as independent, mature and responsible individuals
- (b) advance their education
- (c) promote good health and wellbeing
- (d) provide recreational and leisure activities and opportunities in the interests of social welfare for them and other people living in the area who have need by reason of their youth, age, infirmity or disability, poverty or social and economic circumstances, with a view to improving their conditions of life.

In setting the charity's objectives and planning its activities, the trustees have given careful consideration to the Charity Commission's general guidance on public benefit.

Topsham Adventure Centre

Trustees' Annual Report (cont'd)

Year ended 31 December 2022

Charitable objects (cont'd)

Topsham Adventure Centre is a collaboration between 1st Topsham Sea Scout Group and CEDA (Community, Equality, Disability Action). CEDA provides educational and life skills activities for children and young adults with disabilities. The new community building will provide a much-needed permanent home for the girls & boys of 1st Topsham Sea Scouts, Cubs and Beavers, and a semi-rural addition to CEDA's existing facilities in Exeter. Furthermore the centre will be available to other local community groups when not in use by the Scouts or CEDA.

Achievements and performance

Planning permission for the Adventure Centre was granted in 2016. In 2018, costings obtained by our architects established that the overall cost of the project would be in the region of £600,000. Following the Covid epidemic and raw material inflation, this figure has been revised during 2022 to £758,000.

As at 31 December 2022 the building fund stood at £224,963 including £10,000 notified but not yet received, and a pledge from The Clare Milne Trust in the sum of £50,000.

The Trustees' objective remains to obtain funding pledges and raise funds equivalent to 50% of the revised target of £758,000 over the next 18 months on the basis that, once we get to that level, this will be the "tipping point" at which stage other large funders will wish to join in to enable construction of Topsham Adventure Centre to start.

We are currently in discussion with various potentially large funders who are interested in the unique nature of this project which, as well as providing a permanent home for Topsham Scouting Groups and an additional location for CEDA, will be one of the only centres in the wider Exeter area that is specifically designed to accommodate young people/adults of all abilities.

We remain confident that our project will be seen as attractive by potential funders and that it will be part of a nationwide programme to regenerate society and improve the life skills, mental health and morale of young people.



Angus McNicol
on behalf of the Trustees

Date: 23/8/23

Topsham Adventure Centre

Chartered Accountants' Report to the Trustees on the Unaudited Receipts and Payments Accounts of Topsham Adventure Centre

Year ended 31 December 2022

In accordance with the engagement letter, we have prepared for your approval the receipts and payments account and statement of assets and liabilities from the charity's accounting records and information and explanations you have given us.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to you, the charity's Board of Trustees, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the receipts and payments account and statement of assets and liabilities of Topsham Adventure Centre and state those matters that we have agreed to state to them in this report in accordance with the guidance of ICAEW as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its Board of Trustees as a body for our work or for this report.

You have approved the receipts and payments account for the year ended 31 December 2022 and the statement of Assets and liabilities as at 31 December 2022 and have acknowledged your responsibility for it, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary for its compilation.

We have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.



Francis Clark LLP
Chartered Accountants
Centenary House
Peninsula Park
Rydon Lane
Exeter
EX2 7XE

Date:

Topsham Adventure Centre

Receipts and Payments Account

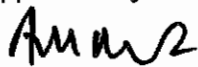
Year ended 31 December 2022

	Restricted Funds 2022 £	Unrestricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Receipts				
Donations	-	4,308	4,308	42,825
Grants	-	3,000	3,000	3,000
Fundraising	-	1,726	1,726	124
Sundry	-	1,364	1,364	276
Total Receipts	-	10,398	10,398	46,626
Payments				
Administration costs	-	2,038	2,038	954
Charitable activities	-	-	-	-
Raising funds	-	198	198	-
Total Payments	-	2,236	2,236	954
Excess of Receipts over Payments	-	8,162	8,162	45,672
Total funds brought forward	5,661	151,140	156,801	111,129
Transfer between funds	(5,661)	5,661		
Bank Balance at 31 Dec 2022	-	164,963	164,963	156,801

**Statement of Assets and Liabilities
As at 31 December 2022**

<i>Current Assets</i>				
Bank Balance at 31 Dec 2022	-	164,963	164,963	156,801

Approved by the Board of Trustees on ^{5/8/23} and signed on its behalf by:


Angus McNicol

Trustee / Chair

Basis of preparation

These accounts have been prepared on the receipts and payments basis, and comply with the appropriate legal requirements.

TOPSHAM ADVENTURE CENTRE

England & Wales - Charity number 1170649

Accounts

Topsham Adventure Centre

Annual Report

Year ended 31 December 2021

Registered Charity Number: 1170649

Topsham Adventure Centre

Trustees' Annual Report

Year ended 31 December 2021

The Trustees present their report and the financial statements for the year ended 31 December 2021.

The financial statements have been prepared on the Receipts and Payments basis.

The Charitable Incorporated Organisation (CIO) was registered with the Charity Commission (Registration No. 1170649) on 9 December 2016.

Trustees

The trustees who acted during the year were as follows:

Mr A McNicol

Mrs G McLean

Mrs F Lambeck

Ms L Young

Dr N Batchelor (Resigned 30 November 2021 and re-appointed as President)

Ms T Costello (Appointed 10 October 2021)

The principal office of the charity is:

2 Wessex Close

Topsham

Exeter

EX3 0LU

Charitable objects

The objects of the CIO are to provide and maintain a community building (Topsham Adventure Centre) for the public benefit and particularly for the benefit of young people in order to:

- (a) develop skills, capacities and capabilities to enable young people to participate in society as independent, mature and responsible individuals
- (b) advance their education
- (c) promote good health and wellbeing
- (d) provide recreational and leisure activities and opportunities in the interests of social welfare for them and other people living in the area who have need by reason of their youth, age, infirmity or disability, poverty or social and economic circumstances, with a view to improving their conditions of life.

In setting the charity's objectives and planning its activities, the trustees have given careful consideration to the Charity Commission's general guidance on public benefit.

Topsham Adventure Centre is a collaboration between 1st Topsham Sea Scout Group and CEDA (Community Equality Disability Action). CEDA provide educational and life skills activities for children and young adults with disabilities. The new community building will provide a much-needed permanent home for 1st Topsham Beavers, Cubs and Sea Scouts, and a semi-rural addition to CEDA's existing facilities in Exeter.

Topsham Adventure Centre

Trustees' Annual Report (cont'd)

Year ended 31 December 2021

Achievements and performance

Planning permission for the Adventure Centre was granted in 2016. In 2018, costings (obtained by our architects, Steve Eastland Design in conjunction with Weststructure) established that the overall cost of the project would be in the region of £600,000. Following the Covid epidemic, this figure has risen to £750,000.

At the beginning of 2020, the Trustees were expecting to reach 50 per cent of the total building cost during that year, but in March 2020 all face-to-face meetings, social fundraising activities and grant applications were paused. The Trustees met regularly by Zoom until the summer of 2021 when outdoor meetings were possible again, but successive increases in infection rates meant that conventional fundraising events still could not be planned. As the pandemic eased, grant-holders turned to meet immediate needs resulting from the health crisis rather than longer-term and more general applications.

During the Covid shutdown, 1st Topsham Scout Group parents voluntarily transferred their children's membership subscriptions to TAC, and we claimed and were granted Gift Aid on previous donations. During 2021, completion of Heritage Homes building work allowed Exeter City Council to grant £42,000 (Section 106 funding). A charitable trust (Elizabeth and Prince Zaiger) donated for the third time.

The UK vaccination programme began in January 2021, and on 30 September 2021 we held an outdoor relaunch event in the Teepees at Dart's Farm, Topsham to gain support from local politicians and attract local funders. Exeter City Council pledged financial support for the project and Simon Jupp MP offered to help raise awareness.

At 31 December 2021 the building fund stood at £167,800 (including £10,000 notified, but not yet received).

The Trustees remain confident that fundraising will achieve its interim target (50% of the total £600,000 including VAT) during the 18 month period following lifting of Covid-19 restrictions. On that basis we currently hope to be in a position to attract funding from some of the more heavyweight funders by the second half of 2022. We remain confident that our project will be seen as attractive by potential funders and that it will be part of a nationwide programme to regenerate society and improve the mental health and morale of young people.



Angus McNicol
on behalf of the Trustees

27 April 2022

Topsham Adventure Centre

Independent Examiner's Report to the Trustees of Topsham Adventure Centre

Year ended 31 December 2021

I report to the Trustees on my examination of the accounts of Topsham Adventure Centre (the CIO) for the year ended 31 December 2021.

Responsibilities and basis of report

As the Charity Trustees of the CIO 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 CIO'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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the CIO as required by section 30 of the Act; or
2. the accounts do not accord with those records.

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.

Neil Hitchings

Neil Hitchings FCA
Independent Examiner
Francis Clark LLP
Centenary House
Peninsula Park
Rydon Lane
EXETER
EX2 7XE

3 May 2022

Topsham Adventure Centre

Receipts and Payments Account

Year ended 31 December 2021

	Restricted Funds 2021 £	Unrestricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
Receipts				
Donations	-	42,825	42,825	4,611
Grants	-	3,000	3,000	3,000
Fundraising	-	525	124	-
Sundry	-	276	276	341
Total Receipts	-	46,626	46,626	7,952
Administration costs	-	954	954	1,508
Charitable activities	-	-	-	165
Raising funds	-	-	-	-
Total Payments	-	954	954	1,673
Excess of Receipts over Payments	-	45,672	45,672	6,279
Total funds brought forward	5,661	105,468	111,129	104,850
Bank Balance at 31 Dec 2021	5,661	151,140	156,801	111,129

**Statement of Assets and
Liabilities
As at 31 December 2021**

<i>Current Assets</i>				
Bank Balance at 31 Dec 2021	7,735	149,066	156,801	111,129

Approved by the Board of Trustees on 12th April 2022 and signed on its behalf by:


Angus McNicol Trustee

Basis of preparation

These accounts have been prepared on the receipts and payments basis, and comply with the appropriate legal requirements.

TOPSHAM ADVENTURE CENTRE

England & Wales - Charity number 1170649

Accounts

Topsham Adventure Centre

Annual Report

Year ended 31 December 2020

Registered Charity Number: 1170649

Topsham Adventure Centre

Trustees' Annual Report

Year ended 31 December 2020

The Trustees present their report and the financial statements for the year ended 31 December 2020.

The financial statements have been prepared on the Receipts and Payments basis.

The Charitable Incorporated Organisation (CIO) was registered with the Charity Commission (Registration No. 1170649) on 9 December 2016.

Trustees

The trustees who acted during the year were as follows:

Dr N Batchelor

Mrs G McLean

Mr A McNicol

Mrs F Lambeck

Ms L Young

The principal office of the charity is:

2 Wessex Close

Topsham

Exeter

EX3 0LU

Charitable objects

The objects of the CIO are to act as a resource for young people in Topsham and the surrounding area in particular by the provision and maintenance of an adventure centre for the public benefit (the Topsham Adventure Centre) as a means of:

- (a) advancing their life and helping them develop their skills, capacities and capabilities to enable them to participate in society as independent, mature and responsible individuals;
- (b) advancing their education;
- (c) promoting their good health and wellbeing; and by
- (d) providing recreational and leisure time activity and opportunities in the interests of social welfare for them and for other people living in the area who have need by reason of their youth, age, infirmity or disability, poverty or social and economic circumstances, with a view to improving their conditions of life.

In setting the charity's objectives and planning its activities, the trustees have given careful consideration to the Charity Commission's general guidance on public benefit.

Achievements and performance

Topsham Adventure Centre is a partnership between 1st Topsham Sea Scout Group and Community Equality Disability Action (CEDA), Exeter, who provide educational,

Topsham Adventure Centre

Trustees' Annual Report (cont'd)

Year ended 31 December 2020

life skills and sporting activities for children and adults with disabilities. The new building will provide a much-needed permanent home for Beavers, Cubs and Sea Scouts, and a semi-rural addition to CEDA's facilities.

Planning permission for the Adventure Centre was granted just over three years ago. Detailed costings obtained in 2018 by our architects, Steve Eastland Design in conjunction with Weststructure, established that the cost of the whole project will be in the region of £500,000 plus VAT.

At the beginning of 2020, the Trustees were confidently expecting to reach 50 per cent of that figure during the year, but by mid-March cases of Covid-19 were surging in the UK and schools were closed. Scouting activities throughout the rest of the year were online or curtailed completely, as successive lockdowns prevented face-to-face meetings. The Trustees continued to meet regularly by Zoom, but it proved impossible to hold social fundraising activities.

A small number of donations were received from local donors, and we claimed and were granted Gift Aid on previous donations. A charitable trust (Elizabeth and Prince Zaiger) donated for the third time. For the third year running, we were selected for Co-op Community Awards, with 1% of supporters' spend at the Topsham store donated to TAC.

In early December, we obtained verbal support from Simon Jupp MP and a face-to-face meeting at the Adventure Centre site will be held when Covid restrictions have been lifted.

The building fund as at 31 December 2020 stood at just under £163,000 (including amounts notified, but not yet received of £52,000). This figure takes into account that we have in addition paid out over £30,000 in development costs. We are therefore well on the way to the target of £0.6m. As at 31 March 2021 the sum held is just over £163,000, (£42,000 having been received earlier in March 2021).


As at 31 December 2020, the country was again in lockdown, but there were signs that 2021 would be better. The UK vaccination programme began on 4 January 2021. While fundraising events have been postponed until we emerge from the crisis, a number of draft funding applications are lined up ready to go.

Topsham Adventure Centre

Trustees' Annual Report (cont'd)

Year ended 31 December 2020

The Trustees remain confident that fundraising will achieve its interim target (50% of the total £600,000 including VAT) during the 12 months following lifting of Covid-19 restrictions. On that basis we currently hope to be in a position to attract funding from some of the more heavyweight funders by the second half of 2022. We remain confident that our project will be seen by potential funders as an attractive one, that will be part of a nationwide programme to regenerate society and improve the mental health and morale of young people.



Angus McNicol
on behalf of the Trustees

Vice Chair

21 June 2021

Topsham Adventure Centre

Receipts and Payments Account

Year ended 31 December 2020

	Restricted Funds 2020 £	Unrestricted Funds 2020 £	Total Funds 2020 £	Total Funds 2019 £
Receipts				
Donations	-	4,611	4,611	36,948
Grants	-	3,000	3,000	10,000
Fundraising	-	-	-	232
Sundry	-	341	341	447
Total Receipts	-	7,952	7,952	47,627
Administration costs	-	1,508	1,508	2,462
Charitable activities	-	165	165	300
Raising funds	-	-	-	2,520
Total Payments	-	1,673	1,673	5,282
Excess of Receipts over Payments	-	6,279	6,279	42,345
Total funds brought forward	5,661	99,189	104,850	62,505
Bank Balance at 31 Dec 2020	5,661	105,468	111,129	104,850

**Statement of Assets and
Liabilities
As at 31 December 2020**

<i>Current Assets</i>				
Bank Balance at 31 Dec 2020	5,661	105,468	111,129	104,850

Approved by the Board of Trustees on 21/6/2021 and signed on its behalf by:



Angus McNicol

Trustee

Basis of preparation

These accounts have been prepared on the receipts and payments basis, and comply with the appropriate legal requirements.

Topsham Adventure Centre

Chartered Accountant's Report to the Trustees on the Preparation of the Unaudited Statutory Financial Statements of Topsham Adventure Centre.

Year Ended 31 December 2020.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Topsham Adventure Centre for the year ended 31 December 2020 which comprise the Statement of Financial Activities, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practicing member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icaew.com/regulations.

This report is made solely to the Board of Trustees of Topsham Adventure Centre, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Topsham Adventure Centre and state those matters that we have agreed to state to them, as a body, in this report in accordance with AAF 02/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Topsham Adventure Centre and its Board of Trustees, as a body, for our work or for this report.

It is your duty to ensure that Topsham Adventure Centre has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Topsham Adventure Centre. You consider Topsham Adventure Centre is exempt from the statutory audit requirement for the year.

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

Francis Clark LLP

FRANCIS CLARK LLP
Chartered Accountants
Centenary House
Peninsula Park
Rydon Lane
Exeter
EX2 7XE

28 June 2021