

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:



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.