

Minchinhampton Market House CIO

Report and Financial Statements
For the Period Ended 31 December 2024

Charity Number 1180035

Minchinhampton Market House

Reference and Administrative Information

Charity name: Minchinhampton Market House CIO

Charity registration number: 1180035

Address The Market House
Market Square
Minchinhampton,
Gloucestershire
GL6 9BW

Trustees

Elected Trustees

Mr J Hodges	Chairman
Mr C Cheetham	Treasurer
Ms A M Vella	Secretary

Co-opted Trustees

Mr M Beaufort
Mr A Hampson

Nominated Trustees

Ms L Grist	Minchinhampton Market
Mr A Vaughan	Minchinhampton Players
Mr J Waddington	Minchinhampton Parish Council
Mr G Atkinson	Minchinhampton Local History Group
Ms S Parker	MinchLife

Bankers: CAF Bank Limited
25 Kings Hill Avenue
Kings Hill,
West Malling,
Kent ME19 4JQ

Structure, Governance and Management.

The organisation is a registered Charitable Incorporated Organization under a constitution last updated on 20 September 2018. The constitution provides for 4 trustees to be elected at each AGM, 4 trustees to be nominated by named organisations and up to 6 trustees to be co-opted by the Trustees. It was created to take over the management of the Market House from the charity known as the 'Minchinhampton Market House Management Committee' (Charity Number 207308). The change took effect on 1 July 2019. The ownership of the Market House was transferred from Minchinhampton Parish Council (as Custodian Trustee) to the CIO on the same date. This was in line with recommendations from the Charity Commission, and to comply with requirements to obtain grant funding from such bodies as DEFRA and the Heritage Lottery Fund.

Objects and Activities.

The objects of the CIO are to establish and run a village hall known as the Minchinhampton Market House and to promote for the benefit of the inhabitants of the Parish of Minchinhampton ("the area of benefit") without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the conditions of life of the said inhabitants.

Achievements and Performance

Summary

During 2024 the Market House has seen private hirings, markets, concerts, plays, dance classes, film nights and Tai Chi. All have contributed to adding opportunity, entertainment and business to the community.

Market House Entertainment Events

During 2024 the Market House has supported private hirings, markets, concerts, plays, dance classes, film nights, business, local history events, Christmas carols, and Tai Chi. All of the activities have contributed to adding opportunity, entertainment and prosperity to the local community. In the last year we have increased the number of events held by the Market House:

- Concerts: 4
- Plays & Readings: 5
- Puppet Shows: 1
- Discos: 2

- We were delighted to continue hosting the Minchinhampton Players and thank them for their support to the Market House. As normal, they played to packed houses and continue with a great programme for 2025.
- We were also delighted to support the Minchinhampton Folk Club in the summer for the weekend festival. Our collective thanks go to all those who have supported the Market House by attending the 2024 events.

Our 2025 programme has got off to a good start, although we are likely to reduce the number of shows through the remainder of this year due to Trustees and volunteer available time.

General Maintenance and Improvements

We have been unable to repair the coving damage caused by the very hot weather in August 2022. This has been due to finishing the Undercroft restoration in 2023 and to the reduction of volunteers' time to arrange quotes and seek funding in 2024. We have monitored the damaged from a safety perspective and have had contractors in to make things safe for pedestrians and cars below. As reported last year the intention was to carry out repairs this year, 2025 and this work started in August 2025.

The main hall is in near constant use, and it is now looking a bit tired. Initial work on redecoration during 2023 was paused. Again, due to focus on finishing the Undercroft restoration and trustee availability. However a working group, after looking at colour schemes etc for redecoration and new curtains has agreed on the details and the work will be completed by the close of September 2025.

Fund Raising

We have not carried out any specific fund raising during 2024. However, we are about to seek grant funding to part cover the coving repair. We would welcome anyone from the community who has the time and desire to help

We would like to formally thank MinchLife for their kind donations. Also our thanks must go to the many individuals who have made personal donations.

We also thank the Minchinhampton Parish Council for their continuing outstanding support of the Market House during the 2024 financial year. The Trustees understand the pressures and priorities the Council faces and we are hugely appreciative of the grants given to the Market House.

Minchinhampton Market House Management Committee

Since the last year end Phil Hale and Annis May Timpson retired as Trustees thanks go to them both for their contribution to the Market House over their years of service, further, special thanks to Joe May who stood down after having been our Bookings Member for many years, we are grateful to Martyn Beaufort for volunteering to follow on from him

At last year's AGM we took an action to invite both the resurgent Local History Group and MinchLife to join committee with Appointed Trustees. We are delighted that Gary Atkinson (History) and Sue Parker (MinchLife) have joined the committee.

2024 saw stability with the elected Trustees, only one change was agreed at the 2025 AGM: Annis May Timpson stood down as Secretary and Anne Vella was elected, Justin Hodges & Chris Cheetham as the other Elected Trustees, were re-elected.

The 2 Co-opted trustees and the 5 Appointed trustees were all confirmed in post.

It is the energy, enthusiasm, and hard work of the committee members that allows the Market House to function through being available at the centre of the community.

2024 has seen a great team effort. The Market House's profile continues to grow with ever more people visiting us for all the events and activities it provides right in the heart of our town. Our thanks to all the trustees and volunteers for their support, hard work and dedication over the last year.

Financial Review

The Profit & Loss and Balance Sheet cover the period 1 January 2024 to 31 December 2024. Total income was £32,787 (2023 - £23,085). Total surplus was £17,066 (2023 - loss of £57,736).

General Fund

Profit for the year amounted to £17,066 (2023 £1,464) with no transfer required from from General to Appeal reserves (2023 £25,937).

Income

Income from Fund Raising Events being productions covering drama and music was stable at £9,672 (2023 - £10,693) Letting income is broadly stable reflecting the extent to which the Market House is extremely well used £12,420 (2023 - £11,726). The Dazzle Workshops are a key user and go from strength to strength in town whilst the Minchinhampton Players staged two productions and continue to be another key user.

Expenditure

Depreciation was £976. Event Costs were £4,539 giving a net profit of £5,133. Repairs and Maintenance of £518 cost was routine maintenance of heating, electrical and fire systems. Repairs to the coving and a significant internal redecoration will take place in 2025. There were no capital purchases this year (2023 - £nil).

Appeal Fund

No activities were undertaken this year, the Undercroft renovation being completed in 2023. (2023 – loss of £30,344)

During 2024 the only transactions were receipt of a small donation and expenditure on bank/loan costs (2023 expenditure - £55,892)

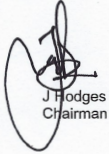
Balance Sheet

General Fund

Cash at bank rose to £28,016 (2023 - £9,546). Deferred revenue of £nil (2023 – £nil). Total reserves carried forward were £30,351 (2023 - £13,212)

Appeal Fund

Cash at bank fell to £12,195 (2023 - £14,192) the sole outflows being repayment of the ACRE loan and bank costs. The ACRE loan is £11,680 (2023 £13,372). Total reserves carried forward were £515 (2023 - £819).



J. Hodges
Chairman

23rd September 2025



C Cheetham
Treasurer

23rd September 2025



Section A

Independent Examiner's Report

Report to the trustees

Minchinhampton Market House CIO

On accounts for the year
ended

31 December 2024

Charity no
(if any)

1180035

Set out on pages

1-5

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

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 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
- 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:

24 September 2025

Name:

Matthew Burrows

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

ICAEW

Address:

17 St Michaels Close, Charlton Kings

Cheltenham

GL53 9DW

Section B**Disclosure**

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.

N/A

Minchinhampton Market House CIO
Statement of Financial Activities
General Fund


		January - December	
Ordinary Income/Expense	note	2024	2023
Income			
Bank Interest Earned		35.95	57.31
Fund Raising Events		9,672.16	10,693.28
Grants and Donations Income			
Restricted	5a		364.04
Unrestricted	5b	10,371.00	
Total Gifts and Donations Income		20,079.11	11,114.63
Hire Charges		12,420.00	11,725.86
Miscellaneous Income		29.00	
Total Income		32,528.11	22,840.49
Expense			
Advertising & Marketing		315.00	678.26
Bank Charges		120.00	120.75
Bank and Loan Interest		0.00	
Cleaning		2,178.69	1,930.65
Depreciation Expense		976.00	3,492.00
Deferred income			-1,400.00
Event Costs		4,298.77	5,922.52
Insurance Expense		2,322.19	2,179.17
Miscellaneous Expense		907.29	581.92
Office Expense		190.08	450.60
Performing Rights		240.25	162.58
Professional Fees			
Repairs and Maintenance	5c	518.15	7,247.70
Utilities			
Electricity		1,241.54	1,529.01
Gas		1,341.99	1,065.47
Telephone & Broadband		508.50	344.40
Total Utilities		3,092.03	2,938.88
Total Expense		15,158.45	24,305.03
Net Ordinary Income		17,369.66	-1,464.54
Other Income/Expense			
Net Other Income			
Profit for the Year		17,369.66	-1,464.54
Transfer of reserves to Appeal			-25,926.78
Movement in reserves		17,369.66	-27,391.32

Minchinhampton Market House CIO
Statement of Financial Activities
Appeal Fund

		January - December	
Ordinary Income/Expense	note	2024	2023
Income			
Bank Interest Earned		26.79	39.20
Gifts and Donations Income	6a	232.55	205.00
Total Income		259.34	244.20
Expenses			
Bank charges		60.00	55.00
Bank/Loan Interest Paid		503.35	568.59
Repairs and Maintenance			55,891.74
Total Expense		563.35	56,515.33
Net Ordinary Income		-304.01	-56,271.13
Profit for the Year		-304.01	-56,271.13
Transfer of Reserves from General			25,926.78
Movement in Reserves		-304.01	-30,344.35

Minchinhampton Market House CIO
Balance Sheet

		31-Dec-24			31-Dec-23		
		General	Appeal	Total	General	Appeal	Total
Assets							
Tangible Fixed Assets	7a	500,450.00		500,450.00	501,426.00		501,426.00
Current Assets							
Prepaid Expenses	8a	2,192.48		2,192.48	2,322.19		2,322.19
Accounts Receivable	8b	2,236.00		2,236.00	1,079.00		1,079.00
Cash at bank and in hand	8c	28,016.80	12,194.89	40,211.69	9,545.60	14,191.55	23,737.15
Total Current Assets		32,445.28	12,194.89	44,640.17	12,946.79	14,191.55	27,138.34
Current Liabilities (due within one year)							
Accounts Payable		2,544.24		2,544.24	1,160.60		1,160.60
ACRE Loan			1,760.51	1,760.51		1,692.65	1,692.65
Deferred Revenue				0.00			0.00
Total Current Liabilities		2,544.24	1,760.51	4,304.75	1,160.60	1,692.65	2,853.25
NET CURRENT ASSETS		29,901.04	10,434.38	40,335.42	11,786.19	12,498.90	24,285.09
Liabilities due after one Year			9,919.43	9,919.43		11,679.94	11,679.94
TOTAL ASSETS LESS LIABILITIES		530,351.04	514.95	530,865.99	513,212.19	818.96	514,031.15
Capital and Reserves							
Unrestricted reserves		30,351.04	514.95	30,865.99	13,212.39	818.96	14,031.35
Restricted Reserves		0.00		0.00	0.00		0.00
Building Valuation Reserve		500,000.00		500,000.00	500,000.00		500,000.00
Total Reserves		530,351.04	514.95	530,865.99	513,212.39	818.96	514,031.35


Justin Hodges
23rd September 2025


Chris Cheetham
23 September 2025

Notes forming part of the Financial Statements for the period ended 31 December 2024

1. Basis of preparation

These accounts have been prepared on the basis of historic cost in accordance with Accounting and Reporting by Charities – Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities. (Charities SORP (FRS 102)), Accounting Standards and with the Charities Act.

2. Accounting Policies

INCOMING RESOURCES

Recognition of incoming resources These are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources;
- the trustees are virtually certain that they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Unrestricted grants and donations Unrestricted grants and donations are only included the SoFA when the charity has unconditional entitlement to the resources.

Restricted grants and donations Restricted grants and donations are matched with the expenditure to which they relate.

Donated services and facilities These are only included in incoming resources if material.

Volunteer help The value of any voluntary help is not included in the accounts but is described in the trustees' annual report.

EXPENDITURE AND LIABILITIES

Liability recognition Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

ASSETS

Market House Building The building was gifted by Col H G Ricardo in 1920 to be held by Trustees for the benefit of the residents of Minchinhampton. Having been held by Minchinhampton Parish Council as Custodian Trustees, it was transferred to the CIO on 2 July 2019 and is included at valuation

Other Tangible fixed assets These are capitalised if they can be used for more than one year and cost at least £250. Items costing less than £250 are expensed and shown in the SoFA as 'Capital Purchases'

3. Employees

The charity has no employees

4. Trustee Expenses

No trustees received any remuneration during the period. Three trustees were reimbursed for supplies and equipment purchased on behalf of the charity amounting to £118.

5. General Fund Income and Expenditure

- a. Restricted Grants and Donations relate to grants as explained above.
- b. In 2024 Unrestricted Grants and Donations comprised two grants each of £5,000 from Minchinhampton Parish Council.
- c. Repairs and Maintenance were minimal this year, the £518 cost being routine maintenance of heating, electrical and fire systems. Repairs to the coving and a significant internal redecoration will take place in 2025
- d. There were no Capital Purchases in 2024

6. Appeal Fund Income and Expenditure

No material income or expenditure were received or spent in relation to the undercroft renovation

7. Fixed Assets

a. Movement in the year

	Freehold land and Buildings	Building Improvements	Equipment	Total
Cost				
Beginning of Year	500,000.00	29,550.00	7,750.00	537,300.00
Additions				0.00
Disposals				0.00
End of Year	500,000.00	29,550.00	7,750.00	537,300.00
Depreciation				
Beginning of year	0.00	29,074.00	6,800.00	35,874.00
Charged in year		476.00	500.00	976.00
Disposals				0.00
End of Year	0.00	29,550.00	7,300.00	36,850.00
Net Book Value	500,000.00	0.00	450.00	500,450.00

- b. The purchases and depreciation based on a life of 5 years of building improvements and equipment are shown in the balance sheet. Some of these assets were purchased with grants from various bodies. The grants have been treated as deferred income which is credited to the profit and loss account by instalments over the useful life of the related assets on a basis consistent with the depreciation policy. This is in accordance with SSAP4. 'Accounting for government grants'

8. Other Balance Sheet

- a. Prepaid Expenses of £2,192 is for insurance premiums for 2025.
- b. Accounts Receivable, Accounts Payable and Deferred Revenue.

Accounts Receivable of £2,236 is for hire charges. Accounts Payable of £2,544 is principally the insurance premium of £2,192 and £250 for energy. Deferred revenue £nil (2023 £nil).

- c. The loan from ACRE (Action with Communities in Rural England) was received on 14 September 2022. The interest rate is 3.95% and is repayable over 8 years. Repayments commenced in January 2023