

# PINHOE COMMUNITY HUB

England & Wales · Charity number 1182544

## Details

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**Other names** FRIENDS OF PINHOE LIBRARY

**Status** Registered

**Legal form** CIO

**Registered** 2019-03-19

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

## Contact

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**Address** 26 Harrington Lane  
Pinhoe  
Exeter  
EX4 8PB

**Phone** 01392462420

**Email** [PinhoeHub@gmail.com](mailto:PinhoeHub@gmail.com)

**Website** <https://www.facebook.com/PinnHub>

## Activities

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**Objects:** TO FURTHER OR BENEFIT THE RESIDENTS OF PINHOE AND THE NEIGHBOURING AREAS, WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING TOGETHER THE SAID RESIDENTS AND THE LOCAL AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND 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. IN FURTHERANCE OF THESE OBJECTS BUT NOT OTHERWISE, THE TRUSTEES SHALL HAVE POWER: TO ESTABLISH OR SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE AND TO MAINTAIN AND MANAGE SUCH A CENTRE FOR ACTIVITIES PROMOTED BY THE CHARITY IN FURTHERANCE OF THE ABOVE OBJECTS.

**Activities:** Pinhoe Community Hub is a community-led initiative to develop a new community centre, housing library, desperately needing of a new home, a contemporary community centre, with a cafe, meeting rooms and IT access, to meet the needs of the expanding community of Pinhoe. At this stage in the project we are developing the plans for the building and raising funds to build it

## Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, Amateur Sport, Recreation
- **Who:** The General Public/mankind

## Geography

- Devon

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£43,822	£4,557	-	-
2023-12-31	£3,816	£11,599	-	-
2022-12-31	£8,514	£3,694	-	-
2021-12-31	£5,928	£3,764	-	-
2020-12-31	£23,680	£9,439	-	-

## Trustees

Name	Role	Appointed
VALARIE ANNE DIXON	Chair	2019-05-08
ANGELA MARY ROBERTS		2019-05-08
Adam John Stock		2023-04-03
Andrew Oliver		2025-12-08
DUNCAN WOOD		2019-05-08
Jane Fletcher-Peters		2025-07-15
LYNNE VANESSA ROSE		2019-05-08
Matthew Gofton		2015-09-01
Nicola Andrews		2023-03-06
Sarah Croft		2023-05-09
Tracy Adele Adams		2021-07-06

**PINHOE COMMUNITY HUB**

England & Wales - Charity number 1182544

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# Accounts

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## Trustees' Annual Report for the period

From **Period start date 01 01 2024** **Period end date 31 12 2024**

**Charity name: Pinhoe Community Hub** **Charity number: 1182544**

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To further or benefit the people living in and around Pinhoe by bringing together residents, local authorities, voluntary and other organisations to work together. Working in advance education and leisure.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>We ran a number of engagement and fundraising events throughout the year. During the year a successful Ceildi was held along with other engagement ideas</p> <p>We have a successful board of Trustees' with a healthy renewal of membership bringing in new skills, ideas and enthusiasm.</p> <p>We have realised with time and the impact on the funding terrain resulting from COVID we are needing to reduce in size of the building. The provisions for the Pinhoe Community Hub will include a café, multipurpose function rooms, changing rooms for the sports that take place in the field and office space.</p> <p>Among the projects we host the Friends of Pinhoe Station commissioned a mural on the opposite to the flower bed containing the station name which we continue to maintain. This now welcomes passengers to both sides of the station.</p> <p>The Friends of Pinhoe Library ran a number of small events including Quiz's to raise funds.</p>

### Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<p>Pinhoe Community Hub started the year with £20,440.84 and finished the year with £59,665.27</p> <p>Pinhoe Community Hub – Friends of Pinhoe Library account started the year with £3,671.35 and finished the year with £3,711.93</p>
<p>Within the Pinhoe Hub main account £41,090 has been raised in grants and donations, the main single grant was £40,000 from South West Railways for the development of a cycle hub. £2,290</p>		

income was achieved through fundraising. General expenses totalled £2,007 and £2,289 from fundraising.

Friends of Pinhoe Library account £441 was raised from fund raising activities. £360 was paid out for activities providing additional community benefit within the Pinhoe Library.

## Reference and Administrative details

Charity name	Pinhoe Community Hub
Other name the charity uses	
Registered charity number	<b>1182544</b>
Charity's principal address	26 Harrington Lane Pinhoe Exeter EX4 8PB


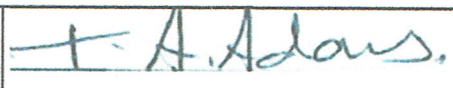
## Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Valerie Dixon			
2	Angela Roberts	Secretary		
3	Lynne Rose			
4	Duncan Wood	Vice Chairman		
5	Jakir Hussain			
6	Ashley Loakes		Stood down 28 March 2025	
7	Adam Stock	Chairman		
8	Keith Bickers		Stood down 14 May 2025	
9	Sarah Croft			
10	Tracy Adams			
11	Nicola Andrews			
12	Gemma Roulstone		Stood down 15 October 2024	
13	Elizabeth Woodgate		From 20 <sup>th</sup> May 2025	
14	Jane Fletcher Peters		From 15 <sup>th</sup> July 2025	
15				
16				

## Declarations

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

### Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Angela M Roberts	Tracy Adele Adams
Position (eg Secretary, Chair, etc)	Secretary	Vice Chairman

Date 20 October 2025

20<sup>th</sup> October 2025



Receipts and payments accounts

For the period from	Period start date	To	Period end date
	1/1/2024		12/31/2024

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>					
Grants	500	40,550	-	41,050	800
Fundraising	2,290	441	-	2,732	2,436
Donations	40	-	-	40	580
Other	-	-	-	-	-
	-	-	-	-	-
A19	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>2,830</b>	<b>40,991</b>	<b>-</b>	<b>43,822</b>	<b>3,816</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>2,830</b>	<b>40,991</b>	<b>-</b>	<b>43,822</b>	<b>3,816</b>
<b>A3 Payments</b>					
Professional Fees	-	1,700	-	1,700	-
Planning costs	-	-	-	-	8,114
Equipment and Works	-	550	-	550	1,434
Cost of Fundraising	1,394	40	-	1,435	1,236
Promotion	204	-	-	204	-
Administration	25	-	-	25	134
Insurance	283	-	-	283	566
Project Delivery	-	360	-	360	-
Other	-	-	-	-	115
<b>Sub total</b>	<b>1,906</b>	<b>2,651</b>	<b>-</b>	<b>4,557</b>	<b>11,599</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

B5 Liabilities	Details	Fund	Amount due to (optional) which liability relates	When due (optional)	
				-	
				-	
				-	
				-	
				-	

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

Signature	Print Name	Date of approval
<i>Ann Roberts</i>	Angela M Roberts	20 Oct 25
TRACY ADAMS	T. Adams	22/10/25



# Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/  
members of

Pinhoe Community Hub

On accounts for the year  
ended

31<sup>st</sup> December 2024

Charity no  
(if any)

1182544

Set out on pages

Respective responsibilities  
of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent  
examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's  
statement

In connection with my examination, no matter has come to my attention (other than that disclosed below \*)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, 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:

*J Smith*

Date:

21 October 2025

Name:

Mrs Joan Smith

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

Address:

75 Hoopern Street

Exeter, EX4 4LU



# Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/  
members of

Pinhoe Community Hub

On accounts for the year  
ended

31<sup>st</sup> December 2024

Charity no  
(if any)

1182544

Set out on pages

Respective responsibilities  
of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent  
examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's  
statement

In connection with my examination, no matter has come to my attention (other than that disclosed below \*)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, 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:

J Smith

Date:

21 October 2025

Name:

Mrs Joan Smith

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

Address:

75 Hoopern Street

Exeter, EX4 4LU

**PINHOE COMMUNITY HUB**

England & Wales - Charity number 1182544

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# Accounts

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# Trustees' Annual Report for the period

From **01 01 2023** To **31 12 2023**  
Period start date Period end date

## Section A Reference and administration details

**Charity name** Pinhoe Community Hub

**Other names charity is known by** Friends of Pinhoe Library

**Registered charity number (if any)** 1182544

**Charity's principal address** 26 Harrington Lane  
 Pinhoe  
 Exeter  
**Postcode** EX4 8PB

### 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	Tracy Adams			
2	Nicola Andrews		Appointed 06/03/23	
3	Wendy Bodell		Stood down 09/5/23	
4	Keith Bickers		Appointed 09/05/23	
5	Valerie Dixon	Chair		
6	Jakir Hussain			
7	Rachael Hodgson-Magee		Stood down 23/02/23	
8	Ashley Loakes		Appointed 03/04/23	
9	Angela Roberts	Secretary		
10	Gemma Rolstone		Appointed 26/10/23	
11	Lynne Rose			
12	Adam Stock		Appointed 03/04/23	
13	Duncan Wood			

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document	Constitution
How the charity is constituted	CIO
Trustee selection methods	Trustees are appointed through election by association members at a general meeting, notification to stand submitted in advance. The members or the charity trustees may co-opt new charity trustees during the year.

## Section C

## Objectives and activities

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

To further or benefit the people living in and around Pinhoe by bringing together residents, local authorities, voluntary and other organisations to work together. Working to advance education and leisure.

**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)**

We ran a number of engagement and fundraising events including information drop ins and coffee mornings plus the ever-popular Pinhoe Fun Day. We also held Christmas Carols on 24th Dec round tree we set up in centre of the shopping area.

We did a skills audit of the Trustee Board and ran a successful recruitment campaign for Trustees.

We applied for our second term of planning in February, which was approved in June 2023. The proposal was summarised as the provisions of Community Hub Building to include: a library, sports changing rooms, cafe, multi-purpose function rooms and office space.

One of our projects, the Friends of Pinhoe Station constructed a flowerbed and sign for the station. This will welcome passengers to the station and is sited opposite the location that the Hub building will be built.

We began work on a website.

## Section D

## Achievements and performance

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

Alongside developing the project we continued our work in community engagement and information sharing about the new building and to raise funds local to support its construction and ultimate running costs.

In September Exeter City confirmed its significant (£1.2M) match funding to support the construction of the new building with the signing off of the memorandum of understanding for the funding. This commitment means we have secured more than half the funding required to build the community hub.

## Section E

## Financial review

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

The Pinhoe Hub aims to retain reserves sufficient to meet our legal obligations were we in a position where we needed to wind up the charity. This includes resources necessary to meet any commitments of the charity including the return of unspent restricted funds which cannot be spent in line with funding agreements.

# Section G Declaration

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

Signed on behalf of the charity's trustees

Signature(s)	Am Roberts	T. A. Adams,
Full name(s)	Angela Mary Roberts	TRACY ADELE ADAMS
Position (eg Secretary, Chair, etc)	Secretary	TRUSTEE
Date	31st October 2024	



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Pinhoe Community Hub

## 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>					
Grants	800	-	-	800	3,770
Fund Raising	2,197	239	-	2,436	4,281
Donations	580	-	-	580	425
Other	-	-	-	-	37
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>3,577</b>	<b>239</b>	<b>-</b>	<b>3,816</b>	<b>8,513</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>3,577</b>	<b>239</b>	<b>-</b>	<b>3,816</b>	<b>8,513</b>
<b>A3 Payments</b>					
Build & Design Costs	-	-	-	-	-
Planning Costs	-	8,114	-	8,114	-
Cost of Fundraising	1,236	-	-	1,236	2,700
Promotion	-	-	-	-	790
Administration	134	-	-	134	166
Insurance	566	-	-	566	-
Equipment and supplies	481	953	-	1,434	37
Other	115	-	-	115	-
	-	-	-	-	-
<b>Sub total</b>	<b>2,531</b>	<b>9,067</b>	<b>-</b>	<b>11,599</b>	<b>3,694</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>2,531</b>	<b>9,067</b>	<b>-</b>	<b>11,599</b>	<b>3,694</b>
<b>Net of receipts/(payments)</b>	<b>1,045</b>	<b>- 8,828</b>	<b>-</b>	<b>- 7,782</b>	<b>4,819</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>6,289</b>	<b>25,605</b>	<b>-</b>	<b>31,894</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>7,334</b>	<b>16,777</b>	<b>-</b>	<b>24,112</b>	<b>4,819</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>	Pinhoe Community Hub Account	7,334	13,106	-
	Pinhoe Hub (Friends of Pinhoe Library)	-	3,671	-
		-	-	-
	<b>Total cash funds</b>	<b>7,334</b>	<b>16,777</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
	Angela M Roberts	31/10/24
	TRACY ADAMS	31/10/24



Section A Independent Examiner's Report

Report to the trustees

PINHOE LIBRARY + HUB

On accounts for the year ended

31-12-2023 Charity no (if any)

Set out on pages

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

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

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.

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
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: J Smith

Date: 26-10-24

Name: JOAN SMITH

Relevant professional qualification(s) or body

(if any):

Address: 15 HOOPERW ST  
EXETER  
EXH ALU

**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.

**PINHOE COMMUNITY HUB**

England & Wales - Charity number 1182544

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# Accounts

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# Trustees' Annual Report for the period

Period start date: 1st January 2022  
 Period end date: 31st December 2022

## Section A Reference and administration details

Charity name: Pinhoe Community Hub

Other names charity is known by: n/a

Registered charity number (if any): 1182544

Charity's principal address: 26 Harrington Lane  
 Pinhoe  
 Exeter  
 Postcode: EX4 8PB

### 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	Tracy Adams			
2	Wendy Bodell			
3	Valerie Dixon	Chair		
4	Jakir Hussain		Appointed 20/09/22	
5	Rachael Hodgson-Magee			
6	Angela Roberts	Secretary		
7	Lynne Rose			
8	Duncan Wood			

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document	Constitution
How the charity is constituted	CIO
Trustee selection methods	Trustees are appointed through election by association members at a general meeting, notification to stand submitted in advance. The members or the charity trustees may co-opt new charity trustees during the year.

## Section C Objectives and activities

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

To further or benefit the people living in and around Pinhoe by bringing together residents, local authorities, voluntary and other organisations to work together. Working to advance education and leisure.

**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)**

We ran a number of engagement and fundraising events including the ever popular Pinhoe Fund Day and Christmas Fair.

We worked with Exeter City Council officers to demonstrate the community need and the plans to develop solutions for the communities of Pinhoe, Monkerton and Hill Barton.

In December Exeter City Council voted to in principle provide significant (£1.2M) match funding to support the construction of the new building. This commitment means we have secured more than half the funding required to build the community hub.

## Section D Achievements and performance

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

Alongside developing the project we continued our work in community engagement and information sharing about the new building and to raise funds local to support its construction and ultimate running costs. In total we ran six engagement and fundraising events including the Christmas Fayre for the second year.

Following on from the submission of our development plan we presented a full business plan and met with senior Councillors and Directors to discuss funding for the construction of the building. Our proposal was considered by the Council's Executive Committee February. We began working with officers to ensure the needs of the community could be matched with the Council's community objectives.

Finally at the December Council meeting it was agreed that in principle for up to £1,222,707 of CIL and Section 106 funding towards the development of the Pinhoe Community Hub once full external funding is confirmed. This secures more than half of the funding needed to build the community hub and is clearly a significant step closer to bringing these key facilities to the community.

Eds

## Section E Financial review

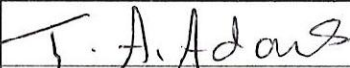
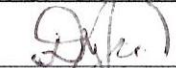
**Brief statement of the charity's policy on reserves**

The Pinhoe Hub aims to retain reserves sufficient to meet our legal obligations were we in a position where we needed to wind up the charity. This includes resources necessary to meet any commitments of the charity including the return of unspent restricted funds which cannot be spent in line with funding agreements.

## 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)	TRACY ADAMS	DUNCAN WOOD
Position (eg Secretary, Chair, etc)	TRUSTEE	TRUSTEE
Date	30/10/23	



## Receipts and payments accounts

CC16a

For the period from	01/01/2022	To	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>					
Grants	2,270	1,500	-	3,770	1,500
Fund Raising	3,814	467	-	4,281	2,757
Donations	420	5	-	425	195
Other	-	37	-	37	1,476
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>6,504</b>	<b>2,010</b>	<b>-</b>	<b>8,514</b>	<b>5,928</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>6,504</b>	<b>2,010</b>	<b>-</b>	<b>8,514</b>	<b>5,928</b>
<b>A3 Payments</b>					
Build & Design Costs	-	-	-	-	450
Planning Costs	-	-	-	-	-
Cost of Fundraising	2,639	61	-	2,700	1,794
Promotion	376	414	-	790	656
Administration	37	130	-	166	82
Insurance	-	-	-	-	282
Library Equipment	-	37	-	37	500
Other	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>3,052</b>	<b>642</b>	<b>-</b>	<b>3,694</b>	<b>3,764</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>3,052</b>	<b>642</b>	<b>-</b>	<b>3,694</b>	<b>3,764</b>
<b>Net of receipts/(payments)</b>	<b>3,452</b>	<b>1,368</b>	<b>-</b>	<b>4,820</b>	<b>2,164</b>
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	2,837	24,237	-	27,074	-
<b>Cash funds this year end</b>	<b>6,289</b>	<b>25,605</b>	<b>-</b>	<b>31,894</b>	<b>2,164</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>	Pinhoe Community Hub Account	6,289	21,220	-
	Pinhoe Hub (Friends of Pinhoe Library)	-	4,385	-
		-	-	-
	<b>Total cash funds</b>	<b>6,289</b>	<b>25,605</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
	DUNCAN WOOD	30/10/23
L. ROSE	LYNNE ROSE	30/10/23

Joan Smith  
75 Hoopern Street  
Exeter  
EX4 4LU

I have examined the documents supplied to me by the Pinhoe Community Hub and find that they represent a true picture of the financial affairs of the Charity at the 31<sup>st</sup> December 2022.

*Joan Smith*

J Smith

27<sup>th</sup> October 2023

**PINHOE COMMUNITY HUB**

England & Wales - Charity number 1182544

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# Accounts

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# Trustees' Annual Report for the period

Period start date			Period end date				
From	1st	January	2021	To	31st	December	2021

## Section A Reference and administration details

Charity name Pinhoe Community Hub

Other names charity is known by n/a

Registered charity number (if any) 1182544

Charity's principal address

26 Harrington Lane

Pinhoe

Exeter

Postcode EX4 8PB

### 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	Valerie Dixon	Chair		
2	Rachael Hodgson-Magee			
3	Angela Roberts			
4	Lynne Rose			
5	Duncan Wood			
6	Tracy Adams		Appointed 06/07/21	
7	Wendy Bodell		Appointed 05/10/21	

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document	Constitution
How the charity is constituted	CIO
Trustee selection methods	Trustees are appointed through election by association members at a general meeting, notification to stand submitted in advance. The members or the charity trustees may co-opt new charity trustees during the year.

Additional governance issues (Optional information)

## Section C Objectives and activities

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

To further or benefit the people living in and around Pinhoe by bringing together residents, local authorities, voluntary and other organisations to work together. Working to advance education and leisure.

**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)**

During the start of 2021 Covid regulations still impacted on our fundraising and community activities, but as the year progressed, we were able to once again carefully begin to hold public events.

We began the year by running a number of online events such as quizzes and "chocolate bingo". But were soon able to run live events and even to bring back the very popular Pinhoe Fun Day.

## Section D Achievements and performance

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

We were able to return to our work in community engagement and information sharing about the new building and to raise funds local to support its construction and ultimate running costs. In total we ran six fundraising and engagement events including the introduction of a Christmas Fayre to the calendar of scheduled events.

We began negotiations to secure a significant increase in the agreed funding from Exeter City Council through consideration as an infrastructure project and able to attract funding from the Community Infrastructure Levy (CIL).

## Section E Financial review

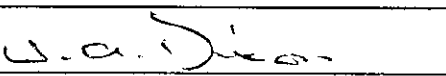
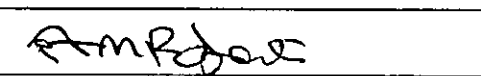
**Brief statement of the charity's policy on reserves**

The Pinhoe Hub aims to retain reserves sufficient to meet our legal obligations were we in a position where we needed to wind up the charity. This includes resources necessary to meet any commitments of the charity including the return of unspent restricted funds which cannot be spent in line with funding agreements.

## 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)	VALERIE A. DIXON	Angela M Roberts
Position (eg Secretary, Chair, etc)	CHAIR	Secretary
Date	20/10/22	



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Pinhoe Community Hub

**Receipts and payments accounts**

CC16a

For the period  
from

01/01/2021

To

31/12/2021

**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>					
Grants	1,000	500	-	1,500	23,054
Fund Raising	2,654	103	-	2,757	626
Donations	185	10	-	195	-
Other	-	1,476	-	1,476	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>3,839</b>	<b>2,089</b>	<b>-</b>	<b>5,928</b>	<b>23,680</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>3,839</b>	<b>2,089</b>	<b>-</b>	<b>5,928</b>	<b>23,680</b>
<b>A3 Payments</b>					
Build and design costs	-	450	-	450	7,782
Planning Fees	-	-	-	-	-
Cost of Fundraising	1,764	30	-	1,794	208
Promotion	-	856	-	856	136
Administration	82	-	-	82	283
Insurance	283	-	-	283	1,030
Library Equipment and promotion	-	500	-	500	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>2,128</b>	<b>1,636</b>	<b>-</b>	<b>3,764</b>	<b>9,439</b>
<b>A4 Asset and Investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>2,128</b>	<b>1,636</b>	<b>-</b>	<b>3,764</b>	<b>9,439</b>
<b>Net of receipts/(payments)</b>	<b>1,711</b>	<b>453</b>	<b>-</b>	<b>2,164</b>	<b>14,241</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>1,126</b>	<b>23,784</b>	<b>-</b>	<b>24,910</b>	<b>10,669</b>
<b>Cash funds this year end</b>	<b>2,837</b>	<b>24,237</b>	<b>-</b>	<b>27,075</b>	<b>24,910</b>

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

Frequency	Date	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Pinhoe Hub Main bank account	2,837	21,264	-
	Pinhoe Hub (Friends to Pinhoe Library)	-	2,974	-
		-	-	-
	<b>Total cash funds</b>	<b>2,837</b>	<b>24,237</b>	<b>-</b>

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

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

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

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

Frequency	Date	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
	VALERIE A. DIXON	18/07/22
	Angela M Roberts	18/07/22

**PINHOE COMMUNITY HUB**

England & Wales - Charity number 1182544

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# Accounts

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# Trustees' Annual Report for the period

Period start date 1st January 2020 To Period end date 31st December 2020

## Section A Reference and administration details

Charity name Pinhoe Community Hub

Other names charity is known by n/a

Registered charity number (if any) 1182544

Charity's principal address 26 Harrington Lane  
Pinhoe  
Exeter  
Postcode EX4 8PB

### 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	Valerie Dixon	Chair		
2	Rachael Hodgson-Magee			
3	Angela Roberts			
4	Lynne Rose			
5	Duncan Wood			

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document Constitution  
How the charity is constituted CIO  
Trustee selection methods Trustees are appointed through election by association members at a general meeting. The members or the charity trustees may appoint a new charity trustee,

### Additional governance issues (Optional information)

## Section C Objectives and activities

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

To further or benefit the people living in and around Pinhoe by bringing together residents, local authorities, voluntary and other organisations to work together. Working to advance education and leisure.

**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)**

During 2020 due to Covid regulations a number of planned community events were postponed including the annual Pinhoe Fun Day.

However we were able to ran a number of events online to help people to connect and to raise funds.

## Section D

## Achievements and performance

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

We were unable to carry out the work we had planned and therefore we could not deliver the planned achievements for 2020.

We did provide some online activities for residents from in and around Pinhoe in fun activities and space to connect and chat.

## Section E

## Financial review

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


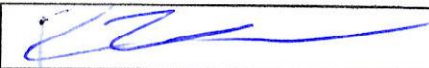
The Pinhoe Hub aims to retain reserves sufficient to meet our legal obligations were we in a position where we needed to wind up the charity. This includes resources necessary to meet any commitments of the charity including the return of unspent restricted funds which cannot be spent in line with agreements.

## 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)	Angela Mary Roberts	RACHAEL HODGSON MAGEE
Position (eg Secretary, Chair, etc)	Trustee	TRUSTEE
Date	26th October 2021	26 Oct 2021



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Pinhoe Community Hub

Receipts and payments accounts

CC16a

For the period  
from

01/01/2020

To

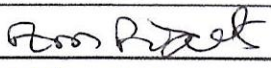

31/12/2020

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>					
Grants	-	23,054	-	23,054	23,909
Fund Raising	552	74	-	626	6,197
Donations	-	-	-	-	335
Other	-	-	-	-	57
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>552</b>	<b>23,128</b>	<b>-</b>	<b>23,680</b>	<b>30,498</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>552</b>	<b>23,128</b>	<b>-</b>	<b>23,680</b>	<b>30,498</b>
<b>A3 Payments</b>					
Build and design costs	-	7,782	-	7,782	13,200
Planning Fees	-	-	-	-	5,107
Cost of Fundraising	208	-	-	208	818
Promotion	136	-	-	136	174
Insurance	283	-	-	283	283
Library Equipment and promotion	-	1,030	-	1,030	247
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>627</b>	<b>8,812</b>	<b>-</b>	<b>9,439</b>	<b>19,829</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>627</b>	<b>8,812</b>	<b>-</b>	<b>9,439</b>	<b>19,829</b>
<b>Net of receipts/(payments)</b>	<b>- 75</b>	<b>14,316</b>	<b>-</b>	<b>14,241</b>	<b>10,669</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

A6 Cash funds last year end	1,201	9,468	-	10,669	-
Cash funds this year end	1,126	23,784	-	24,910	10,669

## 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>	Pinhoe Hub Main bank account	1,126	20,893	-
	Pinhoe Hub (Friends to Pinhoe Library)	-	2,891	-
		-	-	-
	<b>Total cash funds</b>	<b>1,126</b>	<b>23,784</b>	<b>-</b>
	(agree balances with receipts and payments account(s))			
<b>B2 Other monetary assets</b>	Details			
		-	-	-
		-	-	-
		-	-	-
<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)
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>	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	
		Angela M Roberts	26 Oct 21	
		RACHAEL H. MAGEE	26 Oct 21	

Mrs Joan Smith  
75 Hoopern Street  
Exeter  
EX4 4LU  
20<sup>th</sup> October 2021

I have examined the various documents supplied to me by the Treasurer of Pinhoe Community Hub and believe that the prepared Accounts for the year ended 31<sup>st</sup> December 2020 are a true reflection of the financial position of the Hub at that date.

*J Smith*  
*20/10/2021*