



## 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>
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		

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


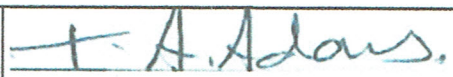
## Names of the charity trustees who manage the charity

	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





CHARITY COMMISSION  
FOR ENGLAND AND WALES

Pinhoe Community Hub

1182544

## Receipts and payments accounts

CC16a

For the period  
from

Period start date

1/1/2024

To

Period end date

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</b> (Gross income for AR)	2,830	40,991	-	43,822	3,816
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	2,830	40,991	-	43,822	3,816
<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>	1,906	2,651	-	4,557	11,599
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-

**B5 Liabilities**

Details	FundAmount 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
Ann Roberts	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

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On accounts for the year  
ended

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