

# THE HUT AT BLOGISHAY LANE

England & Wales · Charity number 1182545

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2019-03-19

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

## Contact

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**Address** Brooklands  
Rew Road  
Ashburton  
Newton Abbot  
TQ13 7EJ

**Phone** 01364652236

## Activities

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**Objects:** (1) To hold, maintain and operate upon trust the property known as The Hut at Blogishay Lane primarily for the membership and beneficiaries of the Ashburton Branch of the Royal British Legion according to the rules thereof; the said Ashburton Branch of the Royal British Legion to be the principal tenants of The Hut in perpetuity. The Hut is not to be sold, leased, mortgaged or otherwise dealt with except by agreement with the Committee of the said Ashburton Branch of the British Legion.(2) Without prejudice to Object (1) above, to benefit the residents of Ashburton and the surrounding neighbourhood, 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 secure the establishment of The Hut at Blogishay Lane from the Royal British Legion and to maintain or manage or co-operate with any statutory authority in the maintenance and management of the Hut for activities promoted by the charity in furtherance of the above objects

**Activities:** To hold, maintain and operate upon trust the property known as The Hut at Blogishay Lane primarily for the membership and beneficiaries of the Ashburton Branch of the Royal British Legion according to the rules thereof; the said Ashburton Branch of the Royal British Legion to be the principal tenants of The Hut in perpetuity.

## Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation

## Geography

- Devon

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£12,854	£12,911	-	-
2024-12-31	£20,965	£12,753	-	-
2023-12-31	£14,260	£4,793	-	-
2022-12-31	£6,728	£2,480	-	-
2021-12-31	£1,785	£556	-	-

## Trustees

Name	Role	Appointed
<b>Calvin Giles</b>	Chair	2023-08-18
Amanda Germon		2023-09-03
Dr ANDREW CHARLES VAUGHAN PRINCE EdD		2019-08-05
John Gregory Germon		2021-07-26
John Lucas Germon		2021-12-06
Julie Teague		2023-09-05
KAREN TURNER		2019-08-05
KATHERINE JAYNE PUGH		2019-08-05
MARTYN WILLAM BROOKS		2019-08-05
NICHOLAS JAMES TURNER		2019-08-05

**THE HUT AT BLOGISHAY LANE**

England & Wales - Charity number 1182545

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# Accounts

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The Hut at Blogishay Lane (The CIO)  
REPORT TO THE CHARITY COMMISSION FOR THE YEAR ENDED  
31 DECEMBER 2025

**Trustees**

John Gregory Germon – Chair (until the AGM Monday 7<sup>th</sup> April 2025)

Martyn William Brooks – Deputy Chair

Dr. Andrew Charles Vaughan Prince – Secretary

Katherine Jayne Pugh – Treasurer

Karen Turner

Nicholas James Turner

John Lucas Germon

Amanda Germon

Calvin Giles – Chair (from the AGM Monday 7<sup>th</sup> April 2025)

Julie Teague

**Charity Number**                      1182545

**Principal Office**                      The Hut at Blogishay Lane  
Ashburton  
Devon  
TQ13 7DE

**Bankers**                                      Lloyds Bank plc  
PO Box 1000  
BX1 1LT

**Independent Examiner’s Statement**


I have examined these accounts in accordance with the Charity Commission’s “Independent Examination of Charity Accounts: Examiners’ Guide.”

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the trustees have not met the requirements to ensure that proper accounting records are kept and that appropriate financial statements are prepared which agree with the accounting records.

## Income and Expenditure Account

<b>RECEIPTS</b>	£ <b>2023</b>	£ <b>2024</b>	£ <b>2025</b>
Rents	4,240.00	2,075.50	600.00
Trading receipts	2,520.37	18,733.33	12,254.68
Transfer of restricted funds from RBL Ashburton Branch	7,500.00	156.02	Nil
<b>TOTAL RECEIPTS</b>	<b>14,260.37</b>	<b>20,964.85</b>	<b>12,854.68</b>
<b>PAYMENTS</b>			
Direct Charitable Payments	(3,162.98)	(2,757.45)	(2,823.26)
Running Costs, inc. utilities, insurance & licences	(2,506.14)	(3,456.20)	(2,007.82)
Works to front porch and doors			(3,700.00)
Purchase of stock & POS equipment from RBL	(1,700.00)	Nil	Nil
Stock top-up	(586.96)	(6,539.05)	(4,380.35)
<b>TOTAL PAYMENTS</b>	<b>(4,793.10)</b>	<b>(12,752.70)</b>	<b>(12,911.43)</b>
<b>NET RECEIPTS (PAYMENTS) FOR YEAR</b>	<b>9,467.27</b>	<b>8,212.15</b>	<b>(56.75)</b>
<b>BANK AND CASH AT 31 DECEMBER</b>			
Restricted Reserves (Building Works)	10,500.00	10,656.02	10,656.02
Restricted Reserves (Advance of rent - RBL)	1,500.00	400.00	Nil
<b>Available funds</b>	<b>2,946.89</b>	<b>12,103.02</b>	<b>12,446.27</b>

**Signed**



Ian Ansell

Chief Superintendent (Retd.); Devon & Cornwall Police

## **Trustees' Annual Report**

### **1. AGM**

The AGM was held on Monday 7<sup>th</sup> April 2025. The Annual Report and Accounts for 2024 were adopted. The Memoranda of Understanding between The Hut Charity and the Ashburton Branch, Royal British Legion and the Methodist Growing Space Group were reviewed and continued in operation. The trustees remain unchanged. John Germon senior relinquished the role of chair at the AGM while remaining a trustee. Calvin Giles stepped up to the chair. The officers of the CIO were re-elected *en-bloc*. The Health & Safety Policy and the policies for Finances and Reserves, for Equality, Diversity & Inclusion and for Data Protection, were reviewed. Having been circulated with the agenda and there being no amendments they were signed by the Chair accordingly.

### **2. In memoriam**

The sad death of Mike Lowrey, in March 2025, is remembered. Although Mike was not a trustee of the CIO he was a stalwart supporter of both The Hut charity and of the RBL Ashburton Branch (being a veteran) and a past portreeve (1188) of Ashburton.

The equally sad death of Peter Brewer in June is likewise remembered. Peter was a former mayor of Ashburton, past portreeve (1192) and a prominent supporter of many worthwhile causes in the town, including the Bank Youth Project, the RBL Ashburton Branch and The Hut charity.

### **3. Funding**

The CIO continues to enjoy a steady funding stream of rents from the Growing Space community, as well as from individuals and organisations that book The Hut for functions. Regular outgoings in respect of Insurance, Wi-fi, Water and Electricity are established by direct debit arrangement and the electricity supply was switched from EdF to Octopus upon a fixed tariff which, together with the installation of a smart meter, will have helped to mitigate increases in utilities costs. The level of unrestricted funds slightly exceeds the amount mandated in the CIO's Reserves & Finance Policy, being greater than £10,000: this is justified on grounds of some uncertainty about the total cost of forthcoming structural works (see Para. 7 below).

The CIO operates principally as the *de facto* trading arm of the Ashburton Branch RBL; purchasing stock and receiving receipts from sales and events tickets. Branch-dedicated events still take place (such as a cream tea and events connected to Remembrance Week), with the income and expenditure being channelled through the CIO's books and any profit accrued being transferred to the Ashburton Branch RBL accordingly.

#### **4. Activities**

We have continued to offer use of The Hut at no charge to worthy local groups: applications are considered by the trustees on a case-by-case basis.

Events were organised throughout the year, particularly during the summer months: pop-up bars on Friday evenings continued, although attendance and receipts were down on previous years, due to inclement weather and the re-opening of three local pubs in defiance of national trends. The annual Burns night supper was again extremely popular as was the annual Ale Tasting and Bread Weighing ceremony in July, when it was pronounced that The Hut “does serve good ale!”

#### **5. Royal British Legion Ashburton Branch.**

The Branch remains the principal tenant of The Hut. The sound financial basis upon which the CIO operates meant that it was able to reduce the monthly rent payable by the Ashburton Branch from £100 to a token £20, with effect from June (the start of the Branch financial year). The Branch marked VE Day with a parade at the war memorial on Thursday 8<sup>th</sup> May and an afternoon event with musical entertainment at The Hut on Saturday 3<sup>rd</sup> May. Events during Remembrance Week marked significant milestones in the annual round and exemplify the close relationship that the CIO enjoys with Ashburton Branch Royal British Legion. This included funding the expenses of the annual Portreeve's Poppy Ball in the sum of 2,823.26p.

#### **6. Growing Space**

The CIO continues to enjoy a mutually beneficial working relationship with Growing Space and the group has made considerable improvements to the curtilage and contributes significantly to maintaining the grounds.

#### **7. Structural Works.**

The CIO maintains £10,656.02p in restricted reserves against planned building works (The Tony Pugh Stand), although the total amount required is yet to be determined. Planning permission has been realised, after a prolonged tussle with the Dartmoor National Park planners, and it is expected that the works will be undertaken during 2026.

Restoration of the front porch and replacement doors were carried out to a good standard.

## 8. Summary.

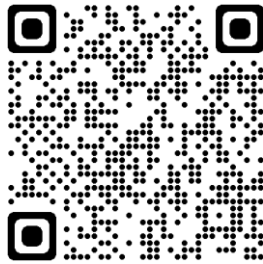
The Hut charity has consolidated its sound financial position with good governance and appropriate policies in place to support its activities. Income from rents and from trading activities have reduced while our balance at the bank has stabilised and this demonstrates a steady state, so the CIO is well able to meet its obligations and it is anticipated that this position will continue in the forthcoming year.

### Signed on behalf of the trustees



Dr. Andrew Prince  
Secretary.

[www.hutatblogishaylane.co.uk](http://www.hutatblogishaylane.co.uk)



**THE HUT AT BLOGISHAY LANE**

England & Wales - Charity number 1182545

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# Accounts

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The Hut at Blogishay Lane (The CIO)  
REPORT TO THE CHARITY COMMISSION FOR THE YEAR ENDED  
31 DECEMBER 2024

**Trustees**

John Gregory Germon – Chair  
Martyn William Brooks – Deputy Chair  
Dr. Andrew Charles Vaughan Prince – Secretary  
Katherine Jayne Pugh – Treasurer  
Karen Turner  
Nicholas James Turner  
John Lucas Germon  
Amanda Germon  
Calvin Giles  
Julie Teague

**Charity Number**                      1182545

**Principal Office**                      The Hut at Blogishay Lane  
Ashburton  
Devon  
TQ13 7DD

**Bankers**                                      Lloyds Bank plc  
PO Box 1000  
BX1 1LT

**Independent Examiner’s Statement**


I have examined these accounts in accordance with the Charity Commission’s “Independent Examination of Charity Accounts: Examiners’ Guide.”

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the trustees have not met the requirements to ensure that proper accounting records are kept and that appropriate financial statements are prepared which agree with the accounting records.

## Income and Expenditure Account

<b>RECEIPTS</b>	<b>£</b> <b>2022</b>	<b>£</b> <b>2023</b>	<b>£</b> <b>2024</b>
Rents	3,727.60	4,240.00	2,075.50
Trading receipts	Nil	2,520.37	18,733.33
Transfer of restricted funds from RBL Ashburton Branch	3,000.00	7,500.00	156.02
<b>TOTAL RECEIPTS</b>	<b>6,727.60</b>	<b>14,260.37</b>	<b>20,964.85</b>
<b>PAYMENTS</b>			
Direct Charitable Payments	Nil	(3,162.98)	(2,757.45)
Running Costs, inc. utilities, insurance & licences	(2,479.62)	(2,506.14)	(3,456.20)
Purchase of stock & POS equipment from RBL	Nil	(1,700.00)	Nil
Stock top-up	Nil	(586.96)	(6,539.05)
<b>TOTAL PAYMENTS</b>	<b>(2,479.62)</b>	<b>(4,793.10)</b>	<b>(12,752.70)</b>
<b>NET RECEIPTS (PAYMENTS) FOR YEAR</b>	<b>4,247.98</b>	<b>9,467.27</b>	<b>8,212.15</b>
<b>BANK AND CASH AT 31 DECEMBER</b>			
Restricted Reserves (Building Works)	3,000.00	10,500.00	10,656.02
Restricted Reserves (Advance of rent - RBL)		1,500.00	400.00
Available funds	2,479.62	<b>2,946.89</b>	<b>12,103.02</b>

**Signed**



Ian Ansell

Chief Superintendent (Retd.); Devon & Cornwall Police

## **Trustees' Annual Report**

### **1. AGM**

The AGM was held on Monday 3rd March 2024. The Memoranda of Understanding between The Hut Charity and the Ashburton Branch, Royal British Legion and the Methodist Growing Space Group were reviewed and continued in operation. The officers of the CIO were re-elected *en-bloc*.

### **2. The Trustees**

The trustees remain unchanged.

### **3. Funding**

The CIO continues to enjoy a steady funding stream of rents from the Growing Space community, as well as from individuals and organisations that book The Hut for functions. Rents from the Ashburton Branch, Royal British Legion have been reduced from £250/month to £100/month (paid in advance and held in restricted reserves), with potential to reduce further. Regular outgoings in respect of Insurance, Wi-fi, Water and Electricity are established by direct debit arrangement. The level of unrestricted funds slightly exceeds the amount mandated in the CIO's Reserves & Finance Policy, being greater than £10,000: this is justified on grounds of some uncertainty about the total cost of forthcoming structural works (see Para. 6 below).

The CIO operates principally as the *de facto* trading arm of the Ashburton Branch RBL; purchasing stock and receiving receipts from sales and events tickets. Branch-dedicated events still take place (such as a cream tea and events connected to Remembrance Week), with the income and expenditure being channelled through the CIO's books and any profit accrued being transferred to the Ashburton Branch RBL accordingly. Both turnover and profits have increased significantly in this first full year under the present arrangements.

#### **4. Activities**

We have continued to offer use of The Hut at no charge to worthy local groups: applications are considered by the trustees on a case-by-case basis.

Events were organised throughout the year, particularly during the summer months: pop-up bars on Friday evenings continued although poor weather reduced attendance somewhat. The annual Burns night supper was extremely popular. Events to commemorate the anniversary of D-Day and during Remembrance Week marked significant milestones in the annual round and exemplify the close relationship that the CIO enjoys with Ashburton Branch Royal British Legion.

#### **5. Royal British Legion Ashburton Branch.**

The Branch remains the principal tenant of The Hut. The CIO was again enabled to support the annual poppy appeal in the sum of £2,757.45p, this being principally used to cover the expenses of the annual Portreeve's Poppy Ball and to part-fund the Branch's standard bearer in travelling to London to represent Ashburton Branch Royal British Legion at the Festival of Remembrance in the Royal Albert Hall.

#### **6. Growing Space**

The CIO continues to enjoy a mutually beneficial working relationship with Growing Space and the group has made considerable improvements to the curtilage and contributes significantly to maintaining the grounds.

#### **7. Structural Works.**

The CIO maintains £10,656.02p in restricted reserves against planned building works (The Tony Pugh Stand), although the total amount required is yet to be determined.

It is anticipated that restoration of the front porch and replacement doors will be required in the year 2025: the cost being dependent upon the condition of the structure which will only be found once the works commence.

#### **8. Summary.**

The Hut charity has consolidated its sound financial position with good governance and appropriate policies in place to support its activities. Income from trading activities and our balance at the bank having both increased, the CIO is well able to meet its obligations and it is anticipated that this position will strengthen further in the forthcoming year.

**Signed on behalf of the trustees**



Dr. Andrew Prince  
Secretary.

[www.hutatblogishaylane.co.uk](http://www.hutatblogishaylane.co.uk)



**THE HUT AT BLOGISHAY LANE**

England & Wales - Charity number 1182545

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# Accounts

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The Hut at Blogishay Lane (The CIO)  
REPORT TO THE CHARITY COMMISSION FOR THE YEAR ENDED  
31 DECEMBER 2023

**Trustees**

Martyn William Brooks – Chair until 3<sup>rd</sup> July, then deputy Chair

Dr. Andrew Prince – Secretary and acting Treasurer until 23<sup>rd</sup> November

Karen Turner

Nicholas James Turner

Katherine Jayne Pugh – Treasurer from 23<sup>rd</sup> November

David Bruce Broughton – Removed from office 6<sup>th</sup> March

John Gregory Germon – Chair from 3<sup>rd</sup> July

John Lucas Germon

Amanda Germon – from 4<sup>th</sup> September

Calvin Giles - from 4<sup>th</sup> September

Julie Teague – from 4<sup>th</sup> September

**Charity Number**                      1182545

**Principal Office**                      The Hut at Blogishay Lane  
Ashburton  
Devon  
TQ13 7DD

**Bankers**                                      Lloyds Bank plc  
PO Box 1000  
BX1 1LT

**Independent Examiner’s Statement**


I have examined these accounts in accordance with the Charity Commission’s “Independent Examination of Charity Accounts: Examiners’ Guide.”

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the trustees have not met the requirements to ensure that proper accounting records are kept and that appropriate financial statements are prepared which agree with the accounting records.

## Income and Expenditure Account

<b>RECEIPTS</b>	£ <b>2021</b>	£ <b>2022</b>	£ <b>2023</b>
Initial transfer (donation) RBL	1,000.00	Nil	Nil
Rents	785.99	3,727.60	4,240.00
Trading receipts			2,520.37
Transfer of restricted funds from RBL Ashburton Branch		3,000.00	7,500.00
<b>TOTAL RECEIPTS</b>	<b>1,785.99</b>	<b>6,727.60</b>	<b>14,260.37</b>
<b>PAYMENTS</b>			
Direct Charitable Payments	Nil	Nil	(3,162.98)
Running Costs, inc. utilities, insurance & licences	(556.36)	(2,479.62)	(2,506.14)
Purchase of stock & POS equipment from RBL			(1,700.00)
Stock top-up			(586.96)
<b>TOTAL PAYMENTS</b>	<b>(556.36)</b>	<b>(2,479.62)</b>	<b>(4,793.10)</b>
<b>NET RECEIPTS (PAYMENTS) FOR YEAR</b>	<b>1,229.63</b>	<b>4,247.98</b>	<b>9,467.27</b>
<b>BANK AND CASH AT 31 DECEMBER</b>	<b>1,231.64</b>	<b>5,479.62</b>	<b>14,946.89</b>
Restricted Reserves (Building Works)		3,000.00	10,500.00
Restricted Reserves (Advance of rent - RBL)			1,500.00
Available funds	1,231.64	2,479.62	<b>2,946.89</b>

**Signed**



Ian Ansell

Ian Ansell - Chief Superintendent (Retd.); Devon & Cornwall Police

## **Trustees' Annual Report**

### **1. AGM**

The AGM was held on Monday 4<sup>th</sup> March 2024. This report was adopted as an accurate record of the CIO's position at year-end. The Memoranda of Understanding between The Hut Charity and the Ashburton Branch, Royal British Legion and the Methodist Growing Space Group were reviewed and continued in operation. The officers of the CIO were re-elected *en-bloc*.

### **2. The Trustees**

Bruce Broughton, having not attended any meetings for over 6 months and not having tendered any reason or apologies was removed from office at the previous AGM on Monday 6<sup>th</sup> March, in accordance with the charity's constitution Para.12(1)(a).

It being desirable to further increase the division of responsibilities between the Ashburton Branch RBL and the charity, John Gregory Germon volunteered to step up to the role of chair and this was endorsed by the trustees at a meeting on Monday 3<sup>rd</sup> July. Martyn Brooks stepped down to the position of Deputy Chair accordingly.

Amanda Germon, Julie Teague and Calvin Giles came forward to volunteer their services as trustees and were endorsed by the incumbent trustees at a meeting on Monday 4<sup>th</sup> September.

Katherine Pugh volunteered to take over the role of Treasurer from Andrew Prince, who had been caretaker in that position for some time. The handover was completed on 23<sup>rd</sup> November. Andrew Prince continues in position as Secretary.

### **3. Funding**

The CIO continues to enjoy a steady funding stream of rents from the Ashburton Branch Royal British Legion (RBL) and from the Methodist Growing Space community, as well as from individuals and organisations that book The Hut for functions. Regular outgoings in respect of Insurance, Wi-fi, Water and Electricity are established by direct

debit arrangement. The level of unrestricted funds held complies with the CIO's Reserves & Finance Policy, being greater than £1,000 and less than £10,000.

Following a directive from the RBL it has become necessary for the Ashburton Branch RBL to cease active trading. This function has been taken on by the CIO. The bar stock and point-of-sale equipment was purchased at an agreed valuation. The CIO has effectively become the trading arm of the Ashburton Branch RBL; purchasing stock and receiving receipts from sales. Branch-dedicated events may still take place, with the income and expenditure being channelled through the CIO's books and any profit accrued being transferred to the Ashburton Branch RBL accordingly. This has the potential for turnover, profits and charitable donations to increase significantly in the coming year.

The monthly agreed rent (£250.00p) payable by the Ashburton Branch RBL to the charity was paid up-front and placed into restricted reserves, where it reduces at the agreed monthly rate. The rent payable will be reviewed in Summer 2024, at the Branch's financial year-end.

#### **4. Activities**

We have continued to offer use of The Hut at no charge to Ashburton's Ukrainian Refugee Support Group led by Sarah MacAlpine. We have also allowed the use of The Hut pro bono for the AGM of the Ashburton Community Fridge Group, as being a worthy local charity with little funding of its own. Other applications are considered by the trustees on a case-by-case basis.

Following the change to the trading relationship between the Ashburton Branch RBL and the CIO detailed above, the CIO was enabled to support the annual poppy appeal in the sum of £3,162.98p, this being principally used to cover the expenses of the annual Portreeve's Poppy Ball.

#### **5. Structural Works.**

An additional £7,500 was transferred from the Ashburton Branch, Royal British Legion and placed in restricted reserves against planned building works (The Tony Pugh Stand).

#### **6. Summary.**

The Hut charity remains in a sound financial position with good governance and appropriate policies in place to support its activities. Income and our balance at the bank having both increased, the CIO is well able to meet its obligations and it is anticipated that the CIO's increased trading responsibilities will provide a good flow of income in the forthcoming year.

**Signed on behalf of the trustees**



Dr. Andrew Prince  
Secretary.

[www.hutatblogishaylane.co.uk](http://www.hutatblogishaylane.co.uk)



**THE HUT AT BLOGISHAY LANE**

England & Wales - Charity number 1182545

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# Accounts

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The Hut at Blogishay Lane (The CIO)  
REPORT TO THE CHARITY COMMISSION FOR THE YEAR  
ENDED  
31 DECEMBER 2022

**Trustees**

Martyn William Brooks - Chairman  
Dr. Andrew Prince - Secretary and acting Treasurer  
Karen Turner  
Nicholas James Turner  
Tony Ernest Pugh - died 25<sup>th</sup> November  
Katherine Jayne Pugh  
David Bruce Broughton  
Nicholas John Laity - resigned 7<sup>th</sup> February  
John Gregory Germon  
John Lucas Germon

**Charity Number**                      1182545

**Principal Office**                      The Hut at Blogishay Lane  
Ashburton  
Devon  
TQ13 7DD

**Bankers**                                  Lloyds Bank plc  
PO Box 1000  
BX1 1LT

**Independent Examiner's Statement**


I have examined these accounts in accordance with the Charity Commission's "Independent Examination of Charity Accounts: Examiners' Guide."

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the trustees have not met the requirements to ensure that proper accounting records are kept and that appropriate financial statements are prepared which agree with the accounting records.

## Income and Expenditure Account

<b>RECEIPTS</b>	£	£	£
<b>2022</b>	<b>2020</b>	<b>2021</b>	
Initial transfer (donation) RBL	Nil	1,000.00	Nil
Rents 3,727.60	Nil	785.99	
Transfer of funds from RBL Ashburton Branch 3,000.00			
<b>TOTAL RECEIPTS</b> <b>6,727.60</b>	<b>2.01</b>	<b>1,785.99</b>	
 <b>PAYMENTS</b>			
Direct Charitable Payments	Nil	Nil	Nil
Running Costs, inc. utilities, insurance & licences (2,479.62)	Nil	(556.36)	
<b>TOTAL PAYMENTS</b> (2,479.62)	<b>Nil</b>	<b>(556.36)</b>	
<b>NET RECEIPTS (PAYMENTS) FOR YEAR</b> <b>1,229.63 4,247.98</b>		<b>Nil</b>	
 <b>BANK AND CASH AT 31 DECEMBER</b> <b>1,231.64 5,479.62</b>		<b>2.01</b>	
Restricted Reserves (Building Works) 3,000.00			

Signed



Ian Ansell

Chief Superintendent, Devon & Cornwall Police (Retd.)

## **Trustees' Annual Report**

### **1. AGM**

The AGM was held on 6<sup>th</sup> March 2023. The Charity's policies on Health & Safety, Equal Opportunities, Reserves & Finance and Data Protection were re-adopted as a part of their two-yearly review cycle. This report was adopted as an accurate record of the CIO's position at year-end. The Memoranda of Understanding between The Hut Charity and the Ashburton Branch, Royal British Legion and the Methodist Growing Space Group were reviewed and continued in operation. The officers of the CIO were re-elected en-bloc.

### **2. The Trustees**

Nick Laity, being unable to attend meetings due to family commitments, resigned as a trustee on 7<sup>th</sup> February. Tony Pugh died on 25<sup>th</sup> November. No new trustees have been nominated.

### **3. Funding**

2022 represents the first full year of operation as sole owners and operators of the premises. The CIO continues to enjoy a steady funding stream of rents from the Ashburton Branch Royal British Legion and from the Methodist Growing Space community. Regular outgoings in respect of Insurance, Water and Electricity are established by direct debit arrangement. The level of funds held complies with the CIO's Reserves & Finance Policy, being greater than £1,000 and less than £10,000.

### **4. Activities**

We continued to offer use of The Hut at no charge to Ashburton's Ukrainian Refugee Support Group led by Sarah MacAlpine. In order to raise awareness of The Hut and its availability, as well as to

streamline the bookings process, we have established a website [www.hutatblogishayne.co.uk](http://www.hutatblogishayne.co.uk).

## **5. Structural Works.**

£3,000 was transferred from the Ashburton Branch, Royal British Legion and placed in restricted reserves against planned building works (replacement of 3 windows and 2 doors).

### **Signed on behalf of the trustees**

A handwritten signature in blue ink, appearing to read 'Dr. Andrew Prince'.

Dr. Andrew Prince  
Secretary and temporary Treasurer.

**THE HUT AT BLOGISHAY LANE**

England & Wales - Charity number 1182545

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# Accounts

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The Hut at Blogishay Lane (The CIO)  
REPORT TO THE CHARITY COMMISSION FOR THE YEAR ENDED  
31 DECEMBER 2021

**Trustees**

Martyn William Brooks - Chairman

Dr. Andrew Prince – Secretary and acting Treasurer from 26<sup>th</sup> June.

Karen Turner – Treasurer until 26<sup>th</sup> June.

Nicholas James Turner

Tony Ernest Pugh

Katherine Jayne Pugh

David Bruce Broughton

Nicholas John Laity

John Gregory Germon – with effect from 26<sup>th</sup> June

John Lucas Germon – with effect from 6<sup>th</sup> December

**Charity Number**                      1182545

**Principal Office**                      The Hut at Blogishay Lane  
Ashburton  
Devon  
TQ13 7DD

**Bankers**                                      Lloyds Bank plc  
PO Box 1000  
BX1 1LT

**Independent Examiner’s Statement**

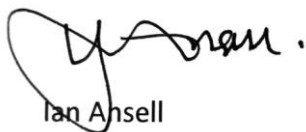
I have examined these accounts in accordance with the Charity Commission’s “Independent Examination of Charity Accounts: Examiners’ Guide.”

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the trustees have not met the requirements to ensure that proper accounting records are kept and that appropriate financial statements are prepared which agree with the accounting records.

## Income and Expenditure Account

<b>RECEIPTS</b>	<b>£</b>	<b>£</b>	<b>£</b>
	<b>2019</b>	<b>2020</b>	<b>2021</b>
Initial transfer (donation) RBL	2.01	Nil	1,000
Rents	Nil	Nil	785.99
<b>TOTAL RECEIPTS</b>	<b>2.01</b>	<b>Nil</b>	<b>1,785.99</b>
 <b>PAYMENTS</b>			
Direct Charitable Payments	Nil	Nil	Nil
Running Costs, inc. utilities, insurance & licences	Nil	Nil	556.36
<b>TOTAL PAYMENTS</b>	<b>Nil</b>	<b>Nil</b>	<b>556.36</b>
<b>NET RECEIPTS (PAYMENTS) FOR YEAR</b>	<b>2.01</b>	<b>Nil</b>	<b>556.36</b>
 <b>BANK AND CASH AT 31 DECEMBER</b>	 <b>2.01</b>	 <b>2.01</b>	 <b>1,231.64</b>

**Signed**



Ian Ansell

Chief Superintendent, Devon & Cornwall Police (Retd.)

## **Trustees' Annual Report**

### **1. AGM**

The AGM of the CIO was held on 26<sup>th</sup> June 2021. All of the existing trustees confirmed their willingness to continue as such for the time being. The following officers were elected unanimously:

Chairman: Martyn Brooks

Secretary: Andrew Prince

Karen Turner resigned as Treasurer: Andrew Prince took on the role temporarily. Katherine Pugh was appointed as Bookings Secretary.

Although the constitution of the CIO does not specify either a minimum or a maximum interval between AGMs, it was resolved that the next AGM will be held in early 2022.

### **2. The Trustees**

John Gregory Germon, having volunteered to become a trustee, was appointed as such at the AGM by unanimous vote.

His son, John Lucas Germon, came forward to volunteer as a trustee and was approved by a quorum of the existing trustees, as provided for by the constitution. He was therefore appointed as such on 6<sup>th</sup> December 2021.

### **3. Transfer of Premises**

The premises became owned by the CIO on 22<sup>nd</sup> June. After a short transition period during which time the RBL continued to provide insurance cover, full autonomy was achieved on 1<sup>st</sup> October. Responsibility for utilities was transferred from the Ashburton Branch, Royal British Legion to the CIO.

### **4. Funding**

The CIO now enjoys a steady funding stream of rents from the Ashburton Branch Royal British Legion and from the Methodist Growing Space community. Regular outgoings in respect of Insurance, Water and Electricity are established by direct debit arrangement.

## **5. Structural Works.**

It being apparent that a continuing programme of structural works will be required in order to maintain and preserve the premises for continued use, a survey was undertaken including an assessment of Health & safety requirements. The items on the survey report will be progressed in need order as funds become available.

### **Signed on behalf of the trustees**



Dr. Andrew Prince  
Secretary and temporary Treasurer.