

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 7th 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 7th 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

RECEIPTS	£ 2023	£ 2024	£ 2025
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
TOTAL RECEIPTS	14,260.37	20,964.85	12,854.68
PAYMENTS			
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)
TOTAL PAYMENTS	(4,793.10)	(12,752.70)	(12,911.43)
NET RECEIPTS (PAYMENTS) FOR YEAR	9,467.27	8,212.15	(56.75)
BANK AND CASH AT 31 DECEMBER	14,946.89	23,159.04	23,102.29
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
Available funds	2,946.89	12,103.02	12,446.27

Signed



Ian Ansell

Chief Superintendent (Retd.); Devon & Cornwall Police

Trustees' Annual Report

1. AGM

The AGM was held on Monday 7th 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 8th May and an afternoon event with musical entertainment at The Hut on Saturday 3rd 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

