

MAGOR AND UNDY COMMUNITY HUB

England & Wales · Charity number 1185780

Details

Other names MUCH

Status Registered

Legal form CIO

Registered 2019-10-14

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

Contact

Address The Hub
Main Road
Undy
Caldicot
Monmouthshire
NP26 3GD

Phone 07761843165

Email magorandundyhub@gmail.com

Website <http://magorandundyhub.com>

Activities

Objects: TO FURTHER OR BENEFIT THE RESIDENTS OF MAGOR, UNDY AND THE 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 ESTABLISH OR SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE AND TO MAINTAIN OR MANAGE OR CO-OPERATE WITH ANY STATUTORY AUTHORITY IN THE MAINTENANCE AND MANAGEMENT OF SUCH A CENTRE FOR ACTIVITIES PROMOTED BY THE CHARITY IN FURTHERANCE OF THE ABOVE OBJECTS.

Activities: The Charity aims to build a community centre or Hub on the Three Fields Site which was originally acquired by Monmouthshire County Council for the purpose of recreation and leisure. The building itself will provide a wealth of opportunities for individuals, groups and clubs and societies.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, Economic/community Development/employment, Recreation
- **Who:** The General Public/mankind

Geography

- Monmouthshire

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2025-03-31 | £98,315 | £65,573 | - | - |
| 2024-03-31 | £411,770 | £375,588 | - | - |
| 2023-03-31 | £5,118 | £2,087 | - | - |
| 2022-03-31 | £290 | £1,892 | - | - |
| 2021-03-31 | £2,266 | £149 | - | - |

Trustees

| Name | Role | Appointed |
|------------------|------|------------|
| Adele Davies | | 2025-09-16 |
| KEVIN WRIGHT | | 2019-01-02 |
| Linda Squire | | 2019-01-02 |
| Michael Burke | | 2019-01-02 |
| Penelope Kirkham | | 2025-11-18 |
| Sally Raggett | | 2019-01-02 |

MAGOR AND UNDY COMMUNITY HUB

England & Wales - Charity number 1185780

Accounts

Magor and Undy Community Hub (MUCH)

Trustees annual report for the period

1st April 2024 to 31st March 2025

Registered Charity No 1185780

Background

In August 2023 the Trustees received the keys to the building from MCC

These same Trustees had ,for more than 10 years, been involved with the fundraising , design and build of this amazing facility.

Funding for the build involved Monmouthshire CC , Welsh Government and the National Lottery. Each part of which was supported by a business plan drafted by the MUCH team.

This Business plan set out the financial forecasts as well as making certain commitments to the expected use of the facility to the benefit of the community of Magor and Undy.

Management and Governance

In October 2019 the Trustees formulated a constitution which is regularly reviewed and can be found on our web site.

Trustees are appointed / reappointed at the Annual General meeting.

As at 31st March 2025 there were five Trustees on our board.

The Trustees serving for the year ending 31st March 2025 were

| | |
|---------------|-----------|
| Michael Burke | Chair |
| Linda Squire | Secretary |
| Kevin Wright | Treasurer |
| Sally Raggett | Trustee |
| Sian King | Trustee |

Other Support - Penelope Kirkham supports the Trustees as a Magor and Undy Town Councillor but has no voting rights.

Management

Since our opening we have employed an outstanding manager in Kari Davies who is supported by a small team of volunteers which include our Trustees.

Kari manages the bookings and arranges the volunteer rota as well as maintain the building and ensuring the cleanliness of the facility.

We have a very small group of Trustees and other volunteers who give of their time to carry out opening and closing duties. Throughout the week and at weekend there is a need to open up for bookings and to secure the building following late evening events and weekend parties. After each closure these volunteers also ensure that the building is fit for purpose for the next booking. Toilets are inspected and floors are checked for cleanliness. Not all those who enter the building treat the facility with the respect it deserves. Despite this we have a reputation for delivering a clean and bright space for our community to use. We are always seeking new volunteers.

Finance and budgets (see separate report)

Although we took our first bookings in September 2023 this report focuses on the first full financial year of operations from 1st April 2024 to 31st March 2025

Our initial business plan showed a budget deficit over the first two years of operation. This was driven by the experiences of other similar facilities with whom we discussed budgets and management issues prior to opening. We are pleased to report that our first full financial year of operation produced a financial surplus which can be seen in this year's financial report.

This surplus in year one was only made possible by the grant provided by Magor and Undy Town Council to cover the cost of employing a manager. The Trustees had been reluctant to take on a full time manager in the early days but encouraged by Councillor Frances Taylor we now recognise that move as having been essential to the success of the Hub.

We were granted the first two years of tenancy lease free by MCC and therefore was not payable in the financial year being reported. However looking forward to 2025/26 the lease valued at £10,300 p.a it is an expense which is currently not funded which demonstrates that our hire charge income just covers our current operating costs.

Our first responsibility was to work toward making MUCH a financially viable operation whilst trying to ensure a broad range of activities. The information below demonstrates the progress made to date in the wide range of activities on offer.

Regular bookings

Paid Hours 'run-rate' is around 300 hours per month mainly in the two larger halls.

Fitness classes represent around 70 hours of that with the rest being

- Baby and toddlers
- Birthday parties and anniversaries
- Dance classes
- Public events and meetings
- Seated fitness (for those less ambulant)
- Tutoring
- Counselling
- Youth club
- Warm Spaces events
- Health related

Ad-Hoc bookings

These have included

- School proms
- A Diwali celebration
- Wedding receptions
- Wakes

- Blood Transfusion Service
- Living Levels event
- Stamp fair
- Children Parties
- Scottish Country dancing group
- Reading group
- Tutoring
- Various meetings

Community updates

Two communication events were organised in this reporting year

July 2024 - Meet the Trustees

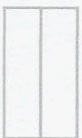
October 2024 – Community Showcase

The stated objectives of the HUB were

To bring the 'Three Fields' site into beneficial community use by providing facilities for educational, social, and recreational purposes for the residents of Magor and Undy

- To contribute to improving the health and well-being of all members of the community
- To facilitate the local delivery of non-statutory services to the community
- To cooperate with other organisations, voluntary and public bodies in achieving the goals of the Magor and Undy Community Hub charity.
- To encourage visitors from further afield to use the Hub facilities, visit the Living Levels, surrounding areas and use the local businesses during their visits

We believe that we can demonstrate success in each one of the above and the Trustees would like to thank Kari , MUTC and our volunteers for their support throughout the year.



Magor and Undy Community HUB 2024-5

Opening Balance 1/4/24

£ 29,597.75

Expenditure

| | |
|---------------------------|--------------------------|
| General Costs | £1,711.04 |
| Capital Item Spend | £3,316.21 |
| Salary Costs | £26,383.74 |
| Zurch Insurance | £506.29 |
| Maintenance & Security | £2,337.75 |
| Landscaping Costs | £896.33 |
| Hygiene Services | £1,610.52 |
| Cleaning Services | £3,552.50 |
| IT & Website | £2,105.32 |
| Licences (PPL & TV) | £471.76 |
| Business Waste | £375.00 |
| Accountants Charge | £576.00 |
| Mon CC Elec, Water & Ins. | £16,631.01 |
| Deposit Refunds | £5,100.00 |
| Total Exp. | <u>£65,573.47</u> |

Income

| | |
|-------------------------------|--------------------------|
| HUB Bookings Income | £54,119.64 |
| Nayax Vending Sales | £562.00 |
| Sale of Coffee Machine | £1,500.00 |
| Total Generated Income | <u>£56,181.64</u> |

Other Funding

| | |
|--------------------|------------|
| Town Council Grant | £25,000.00 |
| Lottery Grant | £17,132.56 |

Total Funding **£42,132.56**

Total Income/Funding **£98,314.20**

Total Income/Funding - Expenditure =

£32,740.73

Current Account Balance 31/3/25

| | |
|---|-----------|
| £ | 26,221.00 |
|---|-----------|

Instant Access Savings 31/3/25

| | |
|---|-----------|
| £ | 19,760.43 |
|---|-----------|

32 Day Savings Account 31/3/25

| | |
|---|-----------|
| £ | 25,814.91 |
|---|-----------|

Cash Float

£35.00

Total of all Account Bank Balances & Cash

£ 71,831.34

Liabilities

| | |
|---|------------|
| Energy & Water (Oct 24 - March 25) STILL NO MON CC INVOICES - Estimated at | £6,300.00 |
| Mitie Service Agreement | £2,700.00 |
| Business Rates | £826.00 |
| Capital Spend Depreciation to Aug 24 | £2,901.00 |
| Operational Reserves | £10,500.00 |
| Bleed Kit donations | £1,060.00 |
| Warm Space Grant | £850.42 |

Total

£25,137.42

Restricted Funds as at 31st March 25

| | |
|---------------------------------|-----------|
| Remainder of Town Council Grant | £5,753.00 |
| Bleed Kit donations | £1,060.00 |
| Warm Space Grant | £850.42 |

Magor & Undy Community Hub C.I.O.

Independent Examiner's Report to the Trustees of Magor & Undy Community Hub C.I.O

Year ended 31 March 2025

I report to the trustees in my examination of the financial statements of Magor & Undy Community Hub C.I.O. (the "Charity") for the year ended 31 March 2025.

Responsibilities and basis of report

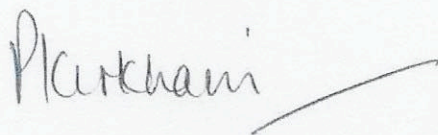
As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ("the Act").

Independent examiner's report

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. Accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. The financial statements do not accord with those records; or
3. The financial statements do 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.



Mrs Penelope Kirkham MBA
Independent Examiner
1 Manor Chase
Undy
Monmouthshire
NP26 3PA

16/10/25.

MAGOR AND UNDY COMMUNITY HUB

England & Wales - Charity number 1185780

Accounts

CHARITY REGISTRATION NUMBER: 1185780

Magor & Undy Community Hub C.I.O.
Unaudited Financial Statements
31 March 2024

WALTER HUNTER & CO LIMITED

Chartered accountants

24 Bridge Street

Newport

South Wales

NP20 4SF

Magor & Undy Community Hub C.I.O.

Financial Statements

Year ended 31 March 2024

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| Independent examiner's report to the trustees | 4 |
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Magor & Undy Community Hub C.I.O.

Trustees' Annual Report

Year ended 31 March 2024

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 March 2024.

Reference and administrative details

| | |
|------------------------------------|---|
| Registered charity name | Magor & Undy Community Hub C.I.O. |
| Charity registration number | 1185780 |
| Principal office | Magor & Undy Community Hub Main Road Undy Caldicot NP26 3GD |

The trustees

M Burke - Chair
Dr R S King
S Raggett
L Squire - Secretary
K Wright - Treasurer
Paul Turner - ex Chair (Resigned 1 April 2024)

Company secretary Linda Squire

Independent examiner Mr Jonathan Rhodes Bsc BFP FCA
24 Bridge Street
Newport
South Wales
NP20 4SF

Structure, governance and management

The published Constitution of Magor and Undy Community Hub (MUCH) is the governing document for the charity.

The charity is a charitable incorporated organisation (C.I.O.).

The appointment of trustees is set out in the governing document. No Trustees have been added since formation. One Trustee has stepped down and has not yet been replaced. Future Trustees will be selected according to the skills, knowledge and experience needed as noted in the constitution.

Magor & Undy Community Hub C.I.O.

Trustees' Annual Report *(continued)*

Year ended 31 March 2024

Objectives and activities

The purpose of the charity is to establish, secure and maintain a facility for the furtherance of education recreation and leisure for the benefit of all residents of Magor and Undy and the neighbourhood.

Having procured the funding the Hub was constructed throughout 2022/23 and the building handed over to the Trustees under a lease arrangement in August 2023.

Since then the Trustees and an appointed Manager have worked with local organisations to provide a wide variety of clubs and activities in line with our objectives.

Public Benefit

The trustees have had regard to the guidance issued by the Charity Commission with regard to Public Benefit guidance parts 1,2 and 3.

Contribution made by volunteers

The facility is available for the public to use for around 12 hours per day and 7 days per week.

The Trustees employ a Manager who works around 40 + hours per week.

The 'out of hours' opening and closing of the facility is carried out by Trustees and other volunteers.

The facility is surrounded by landscaped area which requires regular maintenance and has an adjoining orchard which is managed by the team. Volunteers are involved in most of the aspects relating to ground maintenance and gardening. Therefore our volunteers are essential for delivering the public benefit and reducing running costs.

The Trustees continue to contribute a 'hands on' approach supporting the manager on a daily basis and carrying out maintenance tasks.

Achievements and performance

The community now benefits from a wide variety of clubs, classes and events covering education, recreation and leisure activities. Throughout the build process local school children visited the site and were amongst the first to take a tour of the completed facility.

The Hub now provides a home for over 20 regular groups attracting over 200 weekly users.

In addition the Hub is frequently hired out for family events and parties.

The on-time completion of the building project in early August 2023 was a significant achievement after more than 20 years of planning. Despite the disruption of Covid and the need to find significant cost reductions the fabric and fittings within the facility were delivered to a high standard of finish.

The first 7 months of operations have resulted in a growing number of regular bookings with our revenue income meeting anticipated levels.

The funding of a manager was the objective for years 1 & 2 as part of our business plan. Thanks to the support of Magor and Undy Town Council this objective was met for Year 1.

Magor & Undy Community Hub C.I.O.

Trustees' Annual Report *(continued)*

Year ended 31 March 2024

Financial review

The charity's total reserves are £55,208 made up of £18,851 unrestricted and £36,357 restricted. Within the restricted reserves are £28,477 capital funds held for the depreciation of assets in future years.

There are no uncertainties about the charity continuing as a going concern.

The following beneficiaries have contributed to the charity's income;-

- Income from hall hire charges
- Funding for Manager from Magor and Undy Town Council
- Lease free period for years 1 & 2 from Monmouthshire County Council.
- One off Lottery Grant

Financial Risk

Year 3 sees operating cost increases as the lease costs kick in and a potential risk to staff funding.

The trustees' annual report was approved on 17/12/24 and signed on behalf of the board of trustees by:



K Wright - Treasurer
Trustee

Magor & Undy Community Hub C.I.O.

Independent Examiner's Report to the Trustees of Magor & Undy Community Hub C.I.O.

Year ended 31 March 2024

I report to the trustees on my examination of the financial statements of Magor & Undy Community Hub C.I.O. ('the charity') for the year ended 31 March 2024.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements 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

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do 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.

Mr Jonathan Rhodes Bsc BFP FCA
Independent Examiner

24 Bridge Street
Newport
South Wales
NP20 4SF

Magor & Undy Community Hub C.I.O.

Statement of Financial Activities

Year ended 31 March 2024

| | | 2024 | | 2023 | |
|---|------|-------------------------|-----------------------|------------------|------------------|
| | Note | Unrestricted funds £ | Restricted funds £ | Total funds £ | Total funds £ |
| Income and endowments | | | | | |
| Donations and legacies | 4 | 174 | 389,160 | 389,334 | 5,061 |
| Charitable activities | 5 | 22,389 | – | 22,389 | – |
| Other trading activities | 6 | – | – | – | 87 |
| Investment income | 7 | 47 | – | 47 | – |
| Total income | | <u>22,610</u> | <u>389,160</u> | <u>411,770</u> * | <u>5,148</u> |
| Expenditure | | | | | |
| Expenditure on charitable activities | 8,9 | 22,785 | 352,803 | 375,588 | 2,088 |
| Total expenditure | | <u>22,785</u> | <u>352,803</u> | <u>375,588</u> * | <u>2,088</u> |
| Net income and net movement in funds | | <u>(175)</u> | <u>36,357</u> | <u>36,182</u> | <u>3,060</u> |
| Reconciliation of funds | | | | | |
| Total funds brought forward | | 19,026 | – | 19,026 | 15,966 |
| Total funds carried forward | | <u>18,851</u> | <u>36,357</u> | <u>55,208</u> | <u>19,026</u> |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 7 to 14 form part of these financial statements.

Magor & Undy Community Hub C.I.O.

Statement of Financial Position

31 March 2024

| | Note | 2024 £ | 2023 £ |
|---|------|-----------|-----------|
| Fixed assets | | | |
| Tangible fixed assets | 15 | 28,477 | – |
| Current assets | | | |
| Cash at bank and in hand | | 36,080 | 19,026 |
| Creditors: amounts falling due within one year | 16 | 9,349 | – |
| Net current assets | | 26,731 | 19,026 |
| Total assets less current liabilities | | 55,208 | 19,026 |
| Net assets | | 55,208 | 19,026 |
| Funds of the charity | | | |
| Restricted funds | | 36,357 | – |
| Unrestricted funds | | 18,851 | 19,026 |
| Total charity funds | 17 | 55,208 | 19,026 |

These financial statements were approved by the board of trustees and authorised for issue on 17/12/24, and are signed on behalf of the board by:



M Burke - Chair
Trustee



K Wright - Treasurer
Trustee

The notes on pages 7 to 14 form part of these financial statements.

Magor & Undy Community Hub C.I.O.

Notes to the Financial Statements

Year ended 31 March 2024

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is incorporated. The address of the principal office is The Hub, Main Road, Undy, Caldicot, NP26 3GD, Monmouthshire.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure. The financial statements are prepared in sterling, which is the functional currency of the entity. The figures in the financial statements are rounded to the nearest whole pound.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(a) No cash flow statement has been presented for the charity.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Magor & Undy Community Hub C.I.O.

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Magor & Undy Community Hub C.I.O.

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Equipment - 12.5% & 10% straight line on cost

4. Donations and legacies

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2024 £ |
|-----------|----------------------------|--------------------------|--------------------------|
| Donations | 174 | – | 174 |

Magor & Undy Community Hub C.I.O.

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

4. Donations and legacies *(continued)*

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2024 £ |
|---|----------------------------|--------------------------|--------------------------|
| Grants | | | |
| Monmouthshire Town Council | – | 22,000 | 22,000 |
| National Lottery Community Fund People & Places 3 | – | 367,160 | 367,160 |
| | <u>174</u> | <u>389,160</u> | <u>389,334</u> |
| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2023 £ |
| Donations | | | |
| Donations | 61 | – | 61 |
| Grants | | | |
| Monmouthshire Town Council | 5,000 | – | 5,000 |
| National Lottery Community Fund People & Places 3 | – | – | – |
| | <u>5,061</u> | <u>–</u> | <u>5,061</u> |

5. Charitable activities

| | Unrestricted Funds £ | Total Funds 2024 £ | Unrestricted Funds £ | Total Funds 2023 £ |
|--|----------------------------|--------------------------|----------------------------|--------------------------|
| Sale of goods/services as part of direct charitable activities | 390 | 390 | – | – |
| HUB hire | 21,999 | 21,999 | – | – |
| | <u>22,389</u> | <u>22,389</u> | <u>–</u> | <u>–</u> |

6. Other trading activities

| | Unrestricted Funds £ | Total Funds 2024 £ | Unrestricted Funds £ | Total Funds 2023 £ |
|--------------------|----------------------------|--------------------------|----------------------------|--------------------------|
| Fundraising events | – | – | 87 | 87 |
| | <u>–</u> | <u>–</u> | <u>87</u> | <u>87</u> |

7. Investment income

| | Unrestricted Funds £ | Total Funds 2024 £ | Unrestricted Funds £ | Total Funds 2023 £ |
|--------------------------|----------------------------|--------------------------|----------------------------|--------------------------|
| Bank interest receivable | 47 | 47 | – | – |
| | <u>47</u> | <u>47</u> | <u>–</u> | <u>–</u> |

Magor & Undy Community Hub C.I.O.

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

8. Expenditure on charitable activities by fund type

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2024 £ |
|---------------|-------------------------|-----------------------|--------------------------|
| Support costs | <u>22,785</u> | <u>352,803</u> | <u>375,588</u> |

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2023 £ |
|---------------|-------------------------|-----------------------|--------------------------|
| Support costs | <u>2,088</u> | <u>—</u> | <u>2,088</u> |

9. Expenditure on charitable activities by activity type

| | Support costs £ | Total funds 2024 £ | Total fund 2023 £ |
|-----------------------|--------------------|--------------------------|-------------------------|
| Charitable activities | <u>375,588</u> | <u>375,588</u> | <u>2,088</u> |

10. Analysis of support costs

| | HUB costs £ | Total 2024 £ | Total 2023 £ |
|-----------------|----------------|-----------------|-----------------|
| Staff costs | 15,755 | 15,755 | — |
| Premises | 3,695 | 3,695 | — |
| Finance costs | 3,646 | 3,646 | 1,508 |
| Set up costs | 333,300 | 333,300 | — |
| Depreciation | 1,654 | 1,654 | — |
| Insurance | 371 | 371 | 183 |
| Overheads | 12,542 | 12,542 | 397 |
| Other equipment | 4,625 | 4,625 | — |
| | <u>375,588</u> | <u>375,588</u> | <u>2,088</u> |

11. Net income

Net income is stated after charging/(crediting):

| | 2024 £ | 2023 £ |
|---------------------------------------|--------------|-----------|
| Depreciation of tangible fixed assets | <u>1,654</u> | <u>—</u> |

12. Independent examination fees

Fee paid to the independent examiner for the independent examination of the financial statements (including vat). £576 (2023: Nil).

Magor & Undy Community Hub C.I.O.

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

13. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

| | 2024 | 2023 |
|--------------------|--------|------|
| | £ | £ |
| Wages and salaries | 15,755 | — |

The average head count of employees during the year was 1 (2023: Nil).

No employee received employee benefits of more than £60,000 during the year (2023: Nil).

14. Trustee remuneration and expenses

No trustees have received remuneration from the charity (2023: Nil).

No trustee expenses have been incurred (2023: Nil).

There are no related party transactions that require disclosure in these financial statements (2023: none).

15. Tangible fixed assets

| | Equipment |
|------------------------|---------------|
| | £ |
| Cost | |
| At 1 Apr 2023 | — |
| Additions | 30,131 |
| At 31 Mar 2024 | <u>30,131</u> |
| Depreciation | |
| At 1 Apr 2023 | — |
| Charge for the year | 1,654 |
| At 31 Mar 2024 | <u>1,654</u> |
| Carrying amount | |
| At 31 Mar 2024 | <u>28,477</u> |
| At 31 Mar 2023 | — |

16. Creditors: amounts falling due within one year

| | 2024 | 2023 |
|------------------------------|--------------|----------|
| | £ | £ |
| Payments received on account | 380 | — |
| Trade creditors | 233 | — |
| Accruals and deferred income | 8,736 | — |
| | <u>9,349</u> | <u>—</u> |

Magor & Undy Community Hub C.I.O.

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

17. Analysis of charitable funds

Unrestricted funds

| | At 1 Apr 2023 | Income | Expenditure | At 31 Mar 2024 |
|---------------|---------------|---------------|-----------------|-------------------|
| | £ | £ | £ | £ |
| General funds | <u>19,026</u> | <u>22,610</u> | <u>(22,785)</u> | <u>18,851</u> |

| | At 1 Apr 2022 | Income | Expenditure | At 31 Mar 2023 |
|---------------|---------------|--------------|----------------|-------------------|
| | £ | £ | £ | £ |
| General funds | <u>15,966</u> | <u>5,148</u> | <u>(2,088)</u> | <u>19,026</u> |

Restricted funds

| | At 1 Apr 2023 | Income | Expenditure | At 31 Mar 2024 |
|---|---------------|----------------|------------------|-------------------|
| | £ | £ | £ | £ |
| National Lottery Community Fund People & Places 3 - construction | – | 334,935 | (333,300) | 1,635 |
| National Lottery Community Fund People & Places 3 - equipment | – | 32,225 | (3,748) | 28,477 |
| Monmouthshire Town Council | – | <u>22,000</u> | <u>(15,755)</u> | <u>6,245</u> |
| | – | <u>389,160</u> | <u>(352,803)</u> | <u>36,357</u> |

| | At 1 Apr 2022 | Income | Expenditure | At 31 Mar 2023 |
|---|---------------|--------|-------------|-------------------|
| | £ | £ | £ | £ |
| National Lottery Community Fund People & Places 3 - construction | – | – | – | – |
| National Lottery Community Fund People & Places 3 - equipment | – | – | – | – |
| Monmouthshire Town Council | – | – | – | – |
| | – | – | – | – |

Within the National Lottery Community Fund People & Places 3 equipment balance are funds to offset the depreciation costs of the charity's fixed assets over the next 8 - 10 years.

Magor & Undy Community Hub C.I.O.

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

18. Analysis of net assets between funds

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2024 £ |
|-----------------------|----------------------------|--------------------------|--------------------------|
| Tangible fixed assets | – | 28,477 | 28,477 |
| Current assets | 26,851 | 7,880 | 34,731 |
| Net assets | <u>26,851</u> | <u>36,357</u> | <u>63,208</u> |

| | Unrestricted Funds £ | Restricted Funds £ | Total Funds 2023 £ |
|-----------------------|----------------------------|--------------------------|--------------------------|
| Tangible fixed assets | – | – | – |
| Current assets | 19,026 | – | 19,026 |
| Net assets | <u>19,026</u> | <u>–</u> | <u>19,026</u> |

MAGOR AND UNDY COMMUNITY HUB

England & Wales - Charity number 1185780

Accounts

MUCH Chair's Report for the year 2022 / 23

Last year I reported that, as the estimated building cost had become fully funded (from Section 106 moneys, a large Welsh Government economic stimulus grant and a contribution from the Lottery), the project could in theory commence. Monmouthshire County Council had contracted Kier Construction and preliminary surveys and associated works had started and, providing MCC cabinet gave approval, (which would be based on final cost estimates and MUCH's revised business plan), the building could be completed by early 2023.

In the event, the final cost estimate was higher than the original due to post-pandemic supply shortages etc., which necessitated additional funding to be sought from the original sources. This was successful and on 27th July 2023 MCC gave approval for construction to commence, having a total project budget of £2.9m, with building expected to start in the following September. It also gave approval for MUCH to take on the lease for the building when complete, with an estimated market rent of £10,322 per annum (which would be eligible for rental grant) and for the first 2 years rent-free.

A joint project group has been established, including representatives from Kier, MCC and MUCH, to work on the fine detail of the building design and to ensure good community relations as the building work got underway. After a short delay, due to the translocation of the resident slow worms, the building work started in October and continues to plan, with MUCH representatives attending the site on a fortnightly basis to gain a full understanding of the fabric of the building and its operation.

As the building work progresses, MUCH trustees have been preparing for opening with the help of a growing band of volunteers. Activities have included –

- Highlighting progress to the Magor and Undy residents by regular website updates and holding a winter Wassailing event at the site's ancient orchard (which is maintained by MUCH volunteers)
- Continuing to work closely with The Living Levels project, who have provided help and advice with regard to the orchard.
- Securing and storing redundant quality equipment and furniture for the Hub that has been kindly donated by one of our Trustees (Linda Squire), The Highmoor Group (Properties and Facilities Maintenance) and South Glamorgan College.
- Preparing for equipping, operating and staffing the building, including security and access arrangements
- Policy updating and development.
- Developing a new, bilingual, website that will include an online room booking and payments system.
- Collecting names of local people who are interested in starting and running groups and classes at the Hub when it opens.

It has been a year of great progress, that has seen the building starting to take shape with completion expected by August and residents becoming increasingly interested and excited with the prospect of The Hub opening in September.

I continue to be proud to have been part of the group of trustees that has brought the project to the brink of completion and am sure, with the continuing support of the community, The Hub will very shortly become a well-used and valued feature of our local community.

Paul Turner (MUCH Trustee and Chair of Group)

MUCH 2022/23 Account

Opening Balance 01/04/22 **£15,965.53**

Income

Amazon Smile Donations £31.53

Wassailing Ticket Sales £87.00

Magor and Undy Town Council grant £5000.00

Total £5118.53

Expenditure

BHIB insurance £183.00

RDP Law – Legal fees for Hub £1508.53

Magor Frost Fayre stall £40.00

COVID bench matting etc. £80.71

Poppy wreath £25.00

Wassail Cider purchase £250.95

Total £2087.99

Year End 31/3/22

Closing Bank Balance £18,996.07

Petty Cash £30.00

Total £19,026.07

Prepared by
Kevin Wright
Treasurer

MAGOR AND UNDY COMMUNITY HUB

England & Wales - Charity number 1185780

Accounts

MUCH Chair's Report for the year 2021 / 22

As we entered the second year of the great COVID-19 pandemic, and all the disruption that was bringing, MUCH continued to work closely with Monmouthshire County Council. In May 2021, we learnt that MCC had accepted a large grant from Welsh Government (from the Economic Stimulus Fund) and that it would make a major contribution to closing the 'funding gap' in the cost of building The Hub. By July, MCC had given the go ahead to commence procuring contractors to start the detailed design for the build and its final cost.

As MCC took this major step forward, the MUCH group prepared and submitted an application to the 'People and Places Lottery' for a grant of £350k which, if successful, would in theory completely close the funding gap. The application contained the 'community's requirements' identified in the surveys of 2016 and 2019/20, with a promise of a further survey to see if those needs had changed, perhaps as a consequence of the pandemic.

By October, MCC had appointed Keir Construction as the prime contractor and MUCH had completed its follow up residents' survey. The survey confirmed the previously identified requirements and if anything, it identified that there would be a greater need for The Hub after the pandemic had subsided. By this time MUCH were actively involved with MCC in defining the detailed design of the building with the thought of it being an 'available to all' centre very much in mind.

By the beginning of 2022, MUCH had received the 'much' hoped for offer of a £350k grant from the Lottery, which meant that at long last the £2m project was fully funded. The offer was accepted, at the same time as providing the Lottery with a business plan and a project delivery schedule, which suggested a build completion by late 2022 or early 2023 (recognising the pressures COVID was putting on the contractor market and the materials supply chain). MUCH's main duty now was to work closely with MCC to ensure the design meets the original requirements and keep the community informed of progress and continue to gather and act on feedback.

As well as the focus on the building design, MUCH has developed a great working relationship with 'The Living Levels Project', to help restore and develop the Ancient Orchard on the Three Field Site. The group has been active in clearing brambles, replacing dead trees with the same or similar apple tree varieties, and the installation of an information board and a carved seat in the shape of an apple. Also, the group has purchased other trees, temporarily planting them in a sheltered area of the site for later transplanting to specified areas detailed in the landscaping plan.

So, as we enter the 2022/23 year with the vision of the completed building on the horizon, the pressure is still on both MCC and MUCH. The council will need to work hard to keep the project within budget as inflation rises and materials and manpower costs increase. MUCH has similar challenges. It will need to be confident and assure MCC that it can operate the centre in a self-funding way. This of course will be a challenge as escalating energy costs impact on its operating cost and potential users' disposable income reduces as inflation bites. Part of the lottery grant will help with this in the first few years but we will need to quickly become self-sufficient. Having gained experience in running the Undy Memorial Hall and in the knowledge that the design of the building is sure to be popular with all sections of the community, the Trustees are confident that these challenges can be met.

I am proud to have been part of the group that has brought the project this far and am sure, with the continuing support of the community, The Hub will very soon be a reality.

Paul Turner (MUCH Trustee and Chair of Group)

MUCH 2021/22 Accounts – To be Audited / Verified

Opening Balance 01/04/2021 **£ 17,567.11**

Income

| | | |
|------------------------|----------|---------------|
| Amazon Smile Donations | £ | 39.95 |
| LDC Trust Donation | £ | 250.00 |
| Total | £ | 289.95 |

Expenditure

| | | |
|---------------------------------|----------|-----------------|
| Web Domain | £ | 19.20 |
| Survey Monkey | £ | 99.00 |
| Orchard Ladders | £ | 383.70 |
| Vinyl Signage | £ | 25.03 |
| Landscape trees and fixings etc | £ | 1,364.60 |
| Total | £ | 1,891.53 |

Year End 31/3/22

| | | |
|-----------------------------|--|--------------------|
| Closing Bank Balance | | £ 15,965.53 |
| Petty Cash | | £ 26.00 |
| Total | | £ 15,991.53 |

MAGOR AND UNDY COMMUNITY HUB

England & Wales - Charity number 1185780

Accounts

Magor and Undy Community Hub (MUCH) Annual Report – 2019 - 2021

Registration Number – 1185780

Address – 2 Blenheim Avenue, Magor, Caldicot, Monmouthshire, NP26 3NB

Trustee Names: - Paul Turner (Chair), Kevin Wright (Treasurer), Linda Squire (Secretary), Sally Raggett, Sian King, Michael Burke

The Overall Project

This first report covers the period October 2019 to March 2021 to bring us into line with the Charity Commission's requirements.

The Charity aims to build a community centre or 'Hub' on the Three Fields Site which was originally acquired by Monmouthshire County Council for the purpose of recreation and leisure.

The building itself will provide a wealth of opportunities for individuals, groups and clubs and societies. It will have two halls: The larger of the two will be available for concerts and shows, film evenings, exercise classes - including Yoga and Pilates etc., a Badminton/short tennis court, suitability for long mat bowls and any function that requires the amount of indoor space that will be available. The smaller hall will be available for smaller functions including meetings, clubs, art classes, pottery classes, youth and kids/toddlers' clubs etc. Linking the two halls will be a reception office and cafe area that will provide a "get together" area for anyone wishing to meet others and/or attend classes or functions in the halls. The outside areas, which include a decking/veranda off the main hall, an ancient orchard and grassed area that will be landscaped and will provide areas for children to play and others to jog, walk or just to relax. Based on resident's feedback, a number of development priorities have been set but we continue to regularly ask for new/further ideas. We also actively seek potential new projects and groups that will operate from the Hub.

Structure and Management

The above trustees manage the business on a monthly basis, with help and advice from Monmouthshire County Council, Gwent Association of Volunteer Organisations and Magor and Undy Community Council. Routine management activities includes; forward planning, financial reporting and action tracking.

Objectives and Activities (2019/2021)

- Attaining CIO status – achieved October 2019
- Continue to develop policies (including a 'Reserves Policy' – see below) and procedures on a priority basis - 2020
- Produce a business plan – completed January 2020
- Continue to develop and adapt the charity and its objectives within the changing COVID restriction measures – March 2020 and onwards
- Big Lottery Stage 1 Application – submitted June 2020
- Big Lottery Stage 1 – achieved and invited to submit Stage 2 – July 2020
- Regular liaison with Lottery Funding Officer on stage 2.
- Re-establish the ancient orchard (on site of The Hub) – ongoing

- Supporting Monmouthshire County Council in securing complementary funding for the Hub building project

Achievements and Performance

In addition to the activities achieved above, the following tasks were completed successfully –

- Submitted a grant application to GWR assist in financing the planned walking, running and exercise track around the perimeter of the Three Fields Site but due to COVID, this funding opportunity was suspended
- Continued to seek views and feedback from residents by holding a ‘raffle stall’ at the annual Frost Fayre in the village square
- Created a link with the charity ‘The Living Levels’ to help us with the re-establishment of the Orchard (e.g. pruning, identification and site maintenance)
- The work of us, as a group of trustees, was recognised and we were invited to become trustees of the Village Memorial Hall charity (Charity No. 524391)
- Prior to COVID restrictions, several social events were arranged, including a ‘family race night’ and several coffee mornings.
- Our website and social media pages have been regularly updated to keep the community informed of progress and to seek feedback
- A funding offer letter has been received by MCC from Welsh Government to make a substantial contribution to the build costs.
- Throughout the year trustees, co-opted members and volunteers committed considerable time and effort, in excess of 350 hours

Financial Review

| MUCH 2019/21 Accounts | | | |
|---|--|--------------|--------------------|
| Opening Balance 15/10/2019 | | £ | 15,475.94 |
| Income | | | |
| Fund Raising (Family Race Night and Frost Fayre raffle) | | £ | 837.00 |
| Memorial Hall Loan Repayment | | £ | 944.00 |
| Donation from Neighbourhood watch scheme | | £ | 1,403.15 |
| | | Total | £ 3,184.15 |
| Expenditure | | | |
| Loan to Memorial Hall | | £ | 944.00 |
| Web Domain | | £ | 23.98 |
| Nov 2019 RBL Poppy Wreath | | £ | 25.00 |
| Digger hire for Orchard | | £ | 100.00 |
| | | Total | £ 1,092.98 |
| Year End 31/3/21 | | | |
| Closing Bank Balance | | £ | 17,567.11 |
| Petty Cash | | £ | 26.00 |
| | | Total | £ 17,593.11 |

Reserves Policy

MUCH is registered with the Charity Commission and complies with the requirements of the Charity Commission in terms of an annual independent inspection of the organisation's accounts and submitting the accounts as part of the Charity Commission's annual return.

As we are only in Phase 1 of the project i.e. raising the required funds and preparing for the build of the Community Centre (HUB), The management committee operates a system of general financial activities including raising money with fund raising events and seeking funds from funding Grant providers.

At a meeting of the management committee held on 3rd November 2020 members of the committee considered what level of funding the charity should hold in reserve.

It was agreed that the committee would hold £5000 in reserve. As we currently have no expenditure, our reserve is only to ensure we have enough to meet any build demands, not budgeted in the overall project plan and as match funding if we need to go to further Grant providers for additional funds. Along with a small expenses pool to enable fund raising events to be arrange e.g. equipment hire, prizes etc.

We have no endowed or restricted funds.