

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.	£65,573.47

Income

HUB Bookings Income	£54,119.64
Nayax Vending Sales	£562.00
Sale of Coffee Machine	£1,500.00
Total Generated Income	£56,181.64

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

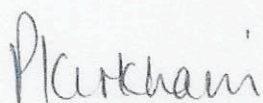
As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ("the Act").

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
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16/10/25.