

# LANGPORT AREA CIO

England & Wales · Charity number 1186199

## Details

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Other names	Landmark Langport
Status	Registered
Legal form	CIO
Registered	2019-11-06
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	Langport Town Hall Town Hall Bow Street Langport TA10 9PR
Phone	01458259700
Email	<a href="mailto:info@landmarklangport.org.uk">info@landmarklangport.org.uk</a>
Website	<a href="http://LandmarkLangport.org.uk">LandmarkLangport.org.uk</a>

## Activities

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**Objects:** TO FURTHER OR BENEFIT THE RESIDENTS OF LANGPORT 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 HERITAGE AND OTHER FACILITIES FOR USE BY THE COMMUNITY 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 NUMBER OF COMMUNITY CENTRES AND TO MAINTAIN OR MANAGE OR CO-OPERATE WITH ANY STATUTORY AUTHORITY IN THE MAINTENANCE AND MANAGEMENT OF THE CENTRES FOR ACTIVITIES PROMOTED BY THE CHARITY IN FURTHERANCE OF THE ABOVE OBJECTS.

**Activities:** The charity aims to benefit the residents of the Langport area and its surrounding communities through collaborative engagement so as to aid in the preservation of some of its key heritage buildings and other facilities for use by the community, and in the interests of diversity and social welfare, with the objective of enhancing the quality of life for the residents and users of the town.

## Classification

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- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Recreation
- **Who:** Other Charities Or Voluntary Bodies

## Geography

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- Somerset

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-04-05	£49,741	£45,782	-	-
2024-04-05	£38,137	£38,555	-	-
2023-04-05	£51,180	£70,941	-	-
2022-04-05	£50,746	£36,273	-	-
2021-04-05	£26,775	£6,843	-	-

## Trustees

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Name	Role	Appointed
Alexander Gordon McKerrow		2019-11-06
Anne Wray		2023-11-30
James Wynne		2019-11-06
John Richard Stanley		2023-11-30
Sarah Peterkin		2023-12-13
Sean Dromgoole		2025-01-01
William Paterson		2025-01-01

**LANGPORT AREA CIO**

England & Wales - Charity number 1186199

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# Accounts

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**LANGPORT AREA CIO  
UNAUDITED ANNUAL REPORT**

**For the year ending  
31 MARCH 2025**

**Charity Number 1186199**

**Company number CE019483**

**LANGPORT AREA CIO  
UNAUDITED ANNUAL REPORT  
YEAR ENDED 31 MARCH 2025**

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**LANGPORT AREA CIO**  
**REFERENCE AND ADMINISTRATIVE DETAILS**  
**YEAR ENDED 31 MARCH 2025**

**The board of trustees**

Alexander Gordon McKerrow (Co-Chair)  
Steve Dury (resigned June 2024)  
James Wynne  
Anne Wray (Co-Chair)  
John Richard Stanley  
Sarah Peterkin (Treasurer)  
William Paterson (appointed 1 June 2024)  
Sean Dromgoole (appointed 1 January 2025)

**Charity registration number**

**1186199**

**Company Number**

**CE019483**

**Charity Name**

**Langport Area CIO**  
Also known as 'Landmark Langport'

**Principal office**

Langport Town Hall  
Town Hall  
Bow Street  
Langport  
Somerset  
TA10 9PR

**Independent examiner**

S M Bachrach, Chartered Accountant  
Chalmers & Co (SW) Limited  
Chartered Accountants  
Trading as Chalmers & Co.  
The Old Emporium  
Bow Street  
Langport  
Somerset  
TA10 9PQ

**Bankers**

The Co-Operative Bank PLC  
PO Box 250  
Skelmersdale  
WN8 6WT

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2025**

The trustees have pleasure in presenting their report and the unaudited accounts of the charity for the year ended 31 March 2025 as set out on pages 6 to 10. The accounts have been prepared in accordance with the accounting policies set out on page 8 and comply with the Trust Deed and applicable law.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Langport Area CIO was registered as a charitable incorporated organisation on 8 November 2019 and is governed by its document dated 26 April 2019. The registered company number is CE019483. It is also a registered charity with the registered charity number of 1186199. The CIO commenced activity on 1 November 2020 following the transfer of assets and funds from Langport Town Trust (Charity number 242979).

Reference and administrative details including the principle office address and details of trustees who served the charity during the year and up to the date of signing are shown on page 1 of the accounts.

Trustees are appointed in accordance with the Governing document. Formal trustee training is provided on an ad hoc basis as required. All strategic decisions are taken by the trustees.

The CIO has been advertising for new trustees with details of the role and responsibilities. This is still ongoing at the date of signing and expressions of interest are encouraged by those who have read the role description.

**OBJECTIVES AND ACTIVITIES**

The main charitable object of the charity is to further or benefit the residents of Langport 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 heritage and other facilities for use by the community 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 number of community centres and to maintain or manage or co-operate with any statutory authority in the maintenance and management of the centres for activities promoted by the charity in furtherance of the above objects.

When planning the activities for the years, the trustees have considered the Charity Commission's general guidance on public benefit and, in particular, the specific guidance for charities for the advancement of education, arts and heritage. The trustees believe the activities set out above and further described below under 'achievements and performance' clearly demonstrate the charity's commitment to providing an identifiable public benefit and that access to this benefit is not restricted in any way.

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2025**

**Langport Area CIO Chair Report 2025**

**ACHIEVEMENTS AND PERFORMANCE**

I am pleased to report on the latest period of activities of Langport Area Charitable Incorporated Organisation, known as Landmark Langport.

The charity was created in 2019 out of the Town Trust to preserve, maintain, develop and promote The Hanging Chapel, The Town Hall, Town Gardens and Ridgway Hall as community hubs for the benefit of the residents of Langport and the neighbourhood, particularly Huish Episcopi. Landmark Langport is governed by a Board of Trustees who manage and maintain the three buildings.

The Hanging Chapel is an ancient monument leased to the Portcullis Masons' Lodge; the Town Hall is a mix of public function rooms and rented office space (Langport Town Council is a tenant) whilst its Undercroft is rented as market retail space; the Walter Bagehot Town Garden with its new community garden links Bow Street to the common; and the busy Ridgway Hall is nearly always fully booked by a wide variety of community and activity groups, and it is the home of the thriving Youth Club.

We would like to express our thanks to all to our tenants and hirers at all the above premises and look forward to working with them in the future.

**FINANCIAL REVIEW AND FUTURE PLANS**

Funding our work is always a test, and 2024/25 has been no exception. Age-related repair to and maintenance of the early 18th century Town Hall main building remain paramount, specifically, leaks to the roof and guttering, and we must look to outside sources for funding to replace the entire roof and meet required fire and energy specifications. We have engaged Dowlas as project managers to lead on funding applications.

Office rents and general room hires were up significantly on the previous year. Huish Episcopi Parish Council granted a £10,000 contribution towards running costs and £7,500 towards four new windows at the Town Hall, whilst Langport Town Council financed the internal stairlift. Expenditure increases were due to additional administrative support and general running repairs and maintenance.

The Trustees are very conscious of the need to increase our income streams and keep a close eye on our expenditure to maintain a balanced budget in the forthcoming year. Most importantly, we continue a close and mutually beneficial relationship with our local funders at Langport Town Council and Huish Episcopi Parish Council and shall continue to collaborate with them to help finance the CIO to keep facilities always open and available to the community.

My thanks go to my fellow trustees, all of whom have worked so hard and donated so much of their time. Our administrator, Alice Mounter, left in Dec 2024 but has been ably replaced by Becky Jones. We have two new Trustees and one person resigned. Trustee recruitment remains ongoing.

Having continued to raise the profile of Landmark Langport in the community's eye, we can maintain the momentum to promote our goals and objectives.

**Gordon McKerrow Co-Chair, Langport Area CIO**

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2025**

**RISK MANAGEMENT**

The trustees have initiated a wide-ranging review of the major risks to which the charity is exposed, covering all identified, relevant areas including financial risk and risks associated with personnel. Risks have been identified, assessed and safeguards have been put in place to eliminate or mitigate such risks as far as is reasonably possible.

**RESTRICTED FUNDS**

Restricted Funds include those which have been granted during the year by HEPC for repairing the windows in The Town Hall. This work was carried out later during 2025.

**RESERVES POLICY**

The charity's policy for determining the level of reserves is to ensure funds are retained to be able to deal with any major repair work or any other unforeseen expenses arising in the next year, together with all day to day running expenses.

Signed by order of the trustees:

*Gordon McKerrow*

Approved by the trustees on

**4 November 2025**

**LANGPORT AREA CIO**  
**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**  
**LANGPORT AREA CIO**  
**YEAR ENDED 31 MARCH 2025**

I report to the trustees on my examination of the accounts of the Langport Area CIO for the year ended 31 March 2025.

Responsibilities and basis of report

As the Charity's Trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act).

I report in respect of my examination of the Charity's accounts 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 Examiners Statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts do not accord with the accounting records.

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.

S M Bachrach, Chartered Accountant  
Independent Examiner  
Chalmers and Co  
Chartered Accountants  
The Old Emporium  
Bow Street  
Langport  
Somerset  
TA10 9PQ

Dated: **4 November 2025**

**LANGPORT AREA CIO**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED**  
**31 MARCH 2025**

	2025 Unrestricted Funds £	2025 Restricted Funds £ (Note 10)	2025 Total Funds £	2024 Total Funds £
<b><u>RECEIPTS</u></b>				
Hanging Chapel Rent	4,375	-	4,375	2,500
Undercroft Hire	2,400	-	2,400	2,400
Room Hire & Rent Received (Note 10)	23,872	-	23,872	15,808
Grants Received - restricted	-	7,500	7,500	-
Grants Received – unrestricted	10,000	-	10,000	15,000
Donations	400	-	400	1,000
Donations – restricted	-	221	221	-
Rates Refund	627	-	627	-
Bar Sales	346	-	346	-
Solar Panel Income	-	-	-	1,429
	<u>42,020</u>	<u>7,721</u>	<u>49,741</u>	<u>38,137</u>
<b><u>PAYMENTS</u></b>				
Insurance	7,739	-	7,739	3,271
Wages (Note 13)	-	-	-	5,036
Administrator’s Charges	7,692	-	7,692	3,500
Payroll Processing Costs	210	-	210	180
Independent Examination	660	-	660	1,224
Stationery	159	-	159	-
Equipment	153	-	153	-
Items for Resale	204	-	204	-
Sundry Expenses	251	-	251	62
Town Clock Repairs	222	-	222	234
Computer Expenses	466	-	466	-
Town Hall Costs (Note 11)	14,614	100	14,714	15,960
Ridgway Hall Costs (Note 12)	12,324	121	12,445	8,378
Town Garden	867	-	867	710
	<u>45,561</u>	<u>221</u>	<u>45,782</u>	<u>38,555</u>
<b>NET OF PAYMENTS</b>	<b>(3,541)</b>	<b>7,500</b>	<b>3,959</b>	<b>(418)</b>
Transfer to General Fund	-	-	-	-
Bank and cash funds brought forward	<u>14,226</u>	-	<u>14,226</u>	<u>14,644</u>
Bank and cash funds carried forward	<u>10,685</u>	<u>7,500</u>	<u>18,185</u>	<u>14,226</u>

The notes on pages 8 to 10 form part of these financial statements.

**LANGPORT AREA CIO**  
**STATEMENT OF ASSETS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2025**

	2025	2024
	£	£
<b>CASH FUNDS</b>		
Bank current account	18,098	14,221
Cash Account	87	5
	<u>18,185</u>	<u>14,226</u>

£7,500 (2024 – £NIL) restricted funds are included in the totals listed above.

**PROPERTY ASSETS (at insurance value)**

Hanging Chapel and Medieval Gateway	3,662,664	3,478,411
Town Hall and Garden	3,327,286	3,159,904
Ridgway Hall	<u>940,245</u>	<u>911,098</u>

**OTHER ASSETS (at insurance value)**

Town Hall, Garden and Ridgway Hall Fixtures and Fittings	<u>115,460</u>	<u>115,000</u>
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**ASSETS RETAINED FOR THE CHARITY'S OWN USE**

Laptop at cost (purchased April 21)	499	499
AV Equipment (purchased December 21)	95	95
Blinds (purchased April 22)	298	298
Dehumidifier (purchased January 2025)	153	-

We confirm that the above Statement of Assets is an accurate record of the Charity's assets at the year end.

*Gordon McKerrow*

*Sarah Peterkin*

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Date **4 November 2025**

**LANGPORT AREA CIO**  
**STATEMENT OF ASSETS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2025**

**1. ACCOUNTING POLICIES**

**Basis of accounting**

The accounts have been prepared on a receipts and payments basis and in accordance with the trust deed and applicable United Kingdom accounting standards, the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP FRS 102) and the Charities Act 2011.

**Unrestricted Funds**

General accumulated unrestricted funds represent the funds of the charity that are not subject to any restrictions regarding their use and may be applied in achieving any of the objectives of the charity as decided by the trustees.

**Restricted funds**

These relate to incoming resources which have been received subject to specific conditions imposed by the donor and binding on the Trustees and may only be applied in accordance with the restrictions placed on the donation.

**Income**

Income is treated as unrestricted unless a restriction is placed upon it by the donor or by the terms of the fundraising venture undertaken by the charity.

**Grants**

Grant income is recognised on a receivable basis. Where a restriction is placed on the use of the grant, the amount of the grant is included in restricted funds. Grant expenditure is recognised on a payable basis.

**2. STAFF COSTS**

The charity had 1 employee (2024: 1) during the year all of whom were paid less than £60,000 each.

**3. REMUNERATION**

No remuneration has been paid to the charity's trustees in the year.

**4. TRUSTEES EXPENSES**

No trustee's expenses have been reimbursed in the year.

**5. CONNECTED CHARITIES**

Langport Town Trust (Charity number 242979) transferred the Property and other assets as mentioned on page 7, together with funds from their bank account to Langport Area CIO.

**6. GUARANTEES**

No guarantees have been given by the Charity.

**LANGPORT AREA CIO**  
**STATEMENT OF ASSETS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2025**

**7. DEBTS**

There are no debts outstanding at the date of the statement of assets and liabilities which are owed by the charity and which are secured by an express charge on any of the assets of the charity.

**8. MEMBERS LIABILITY**

If the CIO is wound up, each member of the CIO is liable to contribute to the assets of the CIO such amount (but not more than £10) as may be required for payment of the debts and liabilities of the CIO contracted before that person ceases to be a member, for payment of the costs, charges and expenses of winding up, and for adjustment of the rights of the contributing members among themselves.

The members of the CIO shall be the charity trustees only. 'Member' includes any person who was a member of the CIO within 12 months before the commencement of the winding up.

But subject to that, the members of the CIO have no liability to contribute to its assets if it is wound up, and accordingly have no personal responsibility for the settlement of its debts and liabilities beyond the amount that they are liable to contribute.

**9. BREAKDOWN OF RESTRICTED RECEIPTS & PAYMENT ITEMS**

	<b>Donations</b>	<b>HEPC</b>	<b>LTC</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>RECEIPTS</u></b>					
Grants received	-	7,500	-	7,500	-
Donations	221	-	-	221	-
	-----	-----	-----	-----	-----
	221	7,500	-	7,721	-
	-----	-----	-----	-----	-----
<b><u>PAYMENTS</u></b>					
Ridgway Hall Light & Heat	121	-	-	121	-
Town Hall Repairs	100	-	-	100	-
Transfer to General Fund	-	-	-	-	-
	-----	-----	-----	-----	-----
<b>NET OF PAYMENTS</b>	-	7,500	-	7,500	-
<b>FUNDS B/FWD</b>	-	-	-	-	-
	-----	-----	-----	-----	-----
<b>FUNDS C/FWD</b>	-	7,500	-	7,500	-
	=====	=====	=====	=====	=====

**LANGPORT AREA CIO**  
**STATEMENT OF ASSETS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2025**

**10. BREAKDOWN OF ROOM HIRE AND RENT RECEIVED**

	2025	2024
<b>RECEIPTS</b>	£	£
Town Hall Hire	2,775	1,085
Town Hall Rent	7,925	4,580
Ridgway Hall Hire	13,172	10,143
	23,872	15,808
	23,872	15,808

**11. BREAKDOWN OF TOWN HALL COSTS**

	2025	2024
<b>PAYMENTS</b>	£	£
Light and Heat	5,579	9,121
Rates and Water	420	887
Maintenance and Repairs	6,104	4,626
Telephone and Broadband	863	882
Cleaning	1,748	444
	14,714	15,960
	14,714	15,960

Included within Maintenance and Repairs is a cost of £100 which related to a restricted donation given in the year.

**12. BREAKDOWN OF THE RIDGWAY HALL COSTS**

	2025	2024
<b>PAYMENTS</b>	£	£
Light and Heat	3,552	4,490
Water Rates	487	358
Maintenance and Repairs	1,258	1,784
Telephone and Broadband	527	504
Cleaning	6,621	1,242
	12,445	8,378
	12,445	8,378

Included within Light and Heat is a cost of £121 which related to a restricted donation given in the year.

**13. WAGES**

The wages paid during the year for a cleaner have been split between the costs of running the Town Hall and The Ridgway Hall as shown in notes 11 and 12 above. The Trustees believe this shows a clearer picture of the full costs of running these facilities.

**LANGPORT AREA CIO**  
**TRUSTEES APPROVAL CERTIFICATE**  
**FOR THE YEAR ENDED**  
**31 MARCH 2025**

We confirm that the Receipts and Payments Accounts on page 6 have been prepared from the books and records of the Charity. All other relevant information has been made available for their preparation.

We also confirm that the Receipts and Payments Accounts are an accurate record of the Charity's activities in the year.

*Gordon McKerrow*

Dated: **4 November 2025**

*Sarah Peterkin*

Dated: **4 November 2025**

**LANGPORT AREA CIO**

England & Wales - Charity number 1186199

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# Accounts

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**LANGPORT AREA CIO  
UNAUDITED ANNUAL REPORT**

**For the year ending  
31 MARCH 2024**

**Charity Number 1186199**

**Company number CE019483**

**LANGPORT AREA CIO  
UNAUDITED ANNUAL REPORT  
YEAR ENDED 31 MARCH 2024**

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**REFERENCE AND ADMINISTRATIVE DETAILS**  
**YEAR ENDED 31 MARCH 2024**

**The board of trustees**

Alexander Gordon McKerrow (Co-Chair)  
Steve Dury  
James Wynne  
Anne Wray (Appointed 30-11-23) (Co-Chair)  
John Richard Stanley (Appointed 30-11-23)  
Sarah Peterkin (Treasurer) (Appointed 13-12-23)

**Charity registration number**

**1186199**

**Company Number**

**CE019483**

**Charity Name**

**Langport Area CIO**  
Also known as 'Landmark Langport'

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**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2024**

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**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2024**

## **Langport Area CIO Chair Report 2024**

### **ACHIEVEMENTS AND PERFORMANCE**

I am pleased to report on the latest period of activities of Langport Area CIO also known as Landmark Langport.

The charity was created in 2019 out of the Town Trust to preserve, maintain, develop and promote The Hanging Chapel, The Town Hall, Town Gardens and Ridgway Hall as community hubs for the benefit of the residents of Langport and the neighbourhood, particularly Huish Episcopi. Landmark Langport is governed by a Board of Trustees who manage and maintain the three buildings.

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We would like to express our thanks to all to our growing number of tenants and hirers at all the above premises and look forward to working with them in the future.

### **FINANCIAL REVIEW AND FUTURE PLANS**

Financing our buildings and community work is always a challenge, and 2023/24 has proved no different. We were able to maintain our income at a similar pace to the previous year. However, age-related repair to and maintenance of the early 18<sup>th</sup> century Town Hall main building has become the foremost focus of endeavour for trustees and staff, and we shall need to look to outside sources of considerable funding to replace the roof and meet required fire and energy specifications.

As a result, the Board is extremely conscious of the need to increase our income streams and keep a close eye on our expenditure to maintain a balanced budget in the forthcoming year. We have made significant grant applications and await their outcome. Most importantly, we have developed a close and mutually beneficial relationship with our local funders at Langport Town Council and Huish Episcopi Parish Council and shall continue to work with them to help finance the CIO to keep facilities always open and available to the community. In addition, it is especially important that we continue to seek new Trustees and volunteers with the skills and experience to develop the CIO.

My thanks go to my fellow trustees, all of whom have worked so hard and donated so much of their time. We are fortunate too to have recruited a very able and dedicated part-time administrator. I am certain there is renewed optimism and momentum to promote the Langport Area CIO (Landmark Langport) with a consensus as to its goals and objectives as an invaluable, vital community asset. Landmark Langport is everybody's Langport.

**Gordon McKerrow Co-Chair, Langport Area CIO**

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2024**

**RISK MANAGEMENT**

The trustees have initiated a wide-ranging review of the major risks to which the charity is exposed, covering all identified, relevant areas including financial risk and risks associated with personnel. Risks have been identified, assessed and safeguards have been put in place to eliminate or mitigate such risks as far as is reasonably possible.

**RESTRICTED FUNDS**

Restricted Funds include those which have been granted during the previous year by SSDC. These were for the updating of the heating system in The Ridgway Hall which was carried out during May 2022.

**RESERVES POLICY**

The charity's policy for determining the level of reserves is to ensure funds are retained to be able to deal with any major repair work or any other unforeseen expenses arising in the next year, together with all day to day running expenses.

Signed by order of the trustees:

*Gordon McKerrow*

Approved by the trustees on

**13 November 2024**

**LANGPORT AREA CIO**  
**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**  
**LANGPORT AREA CIO**  
**YEAR ENDED 31 MARCH 2024**

I report to the trustees on my examination of the accounts of the Langport Area CIO for the year ended 31 March 2024.

Responsibilities and basis of report

As the Charity's Trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act).

I report in respect of my examination of the Charity's accounts 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 Examiners Statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts do not accord with the accounting records.

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.

S M Bachrach, Chartered Accountant  
Independent Examiner  
Chalmers and Co  
Chartered Accountants  
The Old Emporium  
Bow Street  
Langport  
Somerset  
TA10 9PQ

Dated: **19 November 2024**

**LANGPORT AREA CIO**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED**  
**31 MARCH 2024**

	2024 Unrestricted Funds £	2024 Restricted Funds £ (Note 10)	2024 Total Funds £	2023 Total Funds £
<b><u>RECEIPTS</u></b>				
From Langport Town Trust	-	-	-	6,000
Hanging Chapel Rent	2,500	-	2,500	2,500
Undercroft Hire	2,400	-	2,400	2,500
Room Hire & Rent Received (Note 10)	15,808	-	15,808	16,235
Grants Received - restricted	-	-	-	2,588
Grants Received – unrestricted	15,000	-	15,000	10,100
Donations	1,000	-	1,000	10
Insurance Claim	-	-	-	9,883
Solar Panel Income	1,429	-	1,429	1,464
	<u>38,137</u>	<u>-</u>	<u>38,137</u>	<u>51,180</u>
<b><u>PAYMENTS</u></b>				
Insurance	3,271	-	3,271	6,380
Wages	5,036	-	5,036	5,021
Administrative Costs	3,500	-	3,500	1,580
Payroll Processing Costs	180	-	180	144
Independent Examination	1,224	-	1,224	660
Stationery	-	-	-	40
Equipment	-	-	-	298
Sundry Expenses	62	-	62	100
Town Clock Repairs	234	-	234	6,006
Hanging Chapel Repairs	-	-	-	11,678
Town Hall Costs (Note 11)	15,960	-	15,960	19,915
Ridgway Hall Costs (Note 12)	8,378	-	8,378	18,174
Town Garden	710	-	710	945
	<u>38,555</u>	<u>-</u>	<u>38,555</u>	<u>70,941</u>
<b>NET OF PAYMENTS</b>	<b>(418)</b>	<b>-</b>	<b>(418)</b>	<b>(19,761)</b>
Transfer to General Fund	-	-	-	-
Bank and cash funds brought forward	<u>14,644</u>	<u>-</u>	<u>14,644</u>	<u>34,405</u>
Bank and cash funds carried forward	<u>14,226</u>	<u>-</u>	<u>14,226</u>	<u>14,644</u>

The notes on pages 8 to 10 form part of these financial statements.

**LANGPORT AREA CIO**  
**STATEMENT OF ASSETS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2024**

	2024	2023
	£	£
<b>CASH FUNDS</b>		
Bank current account	14,221	14,639
Cash Account	5	5
	<u>14,226</u>	<u>14,644</u>

£NIL (2023 – £NIL) restricted funds are included in the totals listed above.

**PROPERTY ASSETS (at insurance value)**

Hanging Chapel and Medieval Gateway	3,478,411	3,024,705
Town Hall and Garden	3,159,904	2,747,743
Ridgway Hall	<u>911,098</u>	<u>792,259</u>

**OTHER ASSETS (at insurance value)**

Town Hall, Garden and Ridgway Hall Fixtures and Fittings	<u>115,000</u>	<u>16,856</u>
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**ASSETS RETAINED FOR THE CHARITY'S OWN USE**

Laptop at cost (purchased April 21)	499	499
AV Equipment (purchased December 21)	95	95
Blinds (purchased April 22)	298	298

We confirm that the above Statement of Assets is an accurate record of the Charity's assets at the year end.

*Gordon McKerrow*

*Sarah Peterkin*

\_\_\_\_\_

\_\_\_\_\_

Date **13 November 2024**

**LANGPORT AREA CIO**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2024**

**1. ACCOUNTING POLICIES**

**Basis of accounting**

The accounts have been prepared on a receipts and payments basis and in accordance with the trust deed and applicable United Kingdom accounting standards, the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP FRS 102) and the Charities Act 2011.

**Unrestricted Funds**

General accumulated unrestricted funds represent the funds of the charity that are not subject to any restrictions regarding their use and may be applied in achieving any of the objectives of the charity as decided by the trustees.

**Restricted funds**

These relate to incoming resources which have been received subject to specific conditions imposed by the donor and binding on the Trustees and may only be applied in accordance with the restrictions placed on the donation.

**Income**

Income is treated as unrestricted unless a restriction is placed upon it by the donor or by the terms of the fundraising venture undertaken by the charity.

**Grants**

Grant income is recognised on a receivable basis. Where a restriction is placed on the use of the grant, the amount of the grant is included in restricted funds. Grant expenditure is recognised on a payable basis.

**2. STAFF COSTS**

The charity had 1 employee (2023: 1) during the year all of whom were paid less than £60,000 each.

**3. REMUNERATION**

No remuneration has been paid to the charity's trustees in the year.

**4. TRUSTEES EXPENSES**

No trustee's expenses have been reimbursed in the year.

**5. CONNECTED CHARITIES**

Langport Town Trust (Charity number 242979) transferred the Property and other assets as mentioned on page 7, together with funds from their bank account to Langport Area CIO.

**6. GUARANTEES**

No guarantees have been given by the Charity.

**LANGPORT AREA CIO**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2024**

**7. DEBTS**

There are no debts outstanding at the date of the statement of assets and liabilities which are owed by the charity and which are secured by an express charge on any of the assets of the charity.

**8. MEMBERS LIABILITY**

If the CIO is wound up, each member of the CIO is liable to contribute to the assets of the CIO such amount (but not more than £10) as may be required for payment of the debts and liabilities of the CIO contracted before that person ceases to be a member, for payment of the costs, charges and expenses of winding up, and for adjustment of the rights of the contributing members among themselves.

The members of the CIO shall be the charity trustees only. 'Member' includes any person who was a member of the CIO within 12 months before the commencement of the winding up.

But subject to that, the members of the CIO have no liability to contribute to its assets if it is wound up, and accordingly have no personal responsibility for the settlement of its debts and liabilities beyond the amount that they are liable to contribute.

**9. BREAKDOWN OF RESTRICTED RECEIPTS & PAYMENT ITEMS**

	<b>SSDC</b>	<b>HEPC</b>	<b>LTC</b>	<b>2024</b>	<b>2023</b>
	£	£	£	£	£
<b><u>RECEIPTS</u></b>					
Grants received	-	-	-	-	2,588
	-----	-----	-----	-----	-----
	-	-	-	-	2,588
	-----	-----	-----	-----	-----
<b><u>PAYMENTS</u></b>					
Ridgway Hall Boiler	-	-	-	-	7,344
Sundry Expenses	-	-	-	-	-
Transfer to General Fund	-	-	-	-	2,457
	-----	-----	-----	-----	-----
<b>NET OF PAYMENTS</b>	-	-	-	-	(7,213)
<b>FUNDS B/FWD</b>	-	-	-	-	7,213
	-----	-----	-----	-----	-----
<b>FUNDS C/FWD</b>	-	-	-	-	-
	=====	=====	=====	=====	=====

**LANGPORT AREA CIO**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2024**

**10. BREAKDOWN OF ROOM HIRE AND RENT RECEIVED**

	2024	2023
	£	£
<b><u>RECEIPTS</u></b>		
Town Hall Hire	1,085	-
Town Hall Rent	4,580	-
Ridgway Hall Hire	10,143	-
Town Hall and Ridgway Hall	-	16,235
	<u>15,808</u>	<u>16,235</u>
	=====	=====

**11. BREAKDOWN OF TOWN HALL COSTS**

	2024	2023
	£	£
<b><u>PAYMENTS</u></b>		
Light and Heat	9,121	15,822
Rates and Water	887	1,115
Maintenance and Repairs	4,626	1,447
Telephone and Broadband	882	843
Cleaning	444	688
	<u>15,960</u>	<u>19,915</u>
	=====	=====

**12. BREAKDOWN OF THE RIDGWAY HALL COSTS**

	2024	2023
	£	£
<b><u>PAYMENTS</u></b>		
Light and Heat	4,490	7,292
Water Rates	358	331
Maintenance and Repairs	1,784	1,077
Boiler - restricted	-	7,344
Telephone and Broadband	504	504
Cleaning	1,242	1,626
	<u>8,378</u>	<u>18,174</u>
	=====	=====

**LANGPORT AREA CIO**  
**TRUSTEES APPROVAL CERTIFICATE**  
**FOR THE YEAR ENDED**  
**31 MARCH 2024**

We confirm that the Receipts and Payments Accounts on page 6 have been prepared from the books and records of the Charity. All other relevant information has been made available for their preparation.

We also confirm that the Receipts and Payments Accounts are an accurate record of the Charity's activities in the year.

*Gordon McKerrow*

Dated: **13 November 2024**

*Sarah Peterkin*

Dated: **13 November 2024**

**LANGPORT AREA CIO**

England & Wales - Charity number 1186199

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# Accounts

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**LANGPORT AREA CIO  
UNAUDITED ANNUAL REPORT**

**For the year ending  
31 MARCH 2023**

**Charity Number 1186199**

**Company number CE019483**

**LANGPORT AREA CIO  
UNAUDITED ANNUAL REPORT  
YEAR ENDED 31 MARCH 2023**

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Notes to the accounts	8 to 10
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**LANGPORT AREA CIO**  
**REFERENCE AND ADMINISTRATIVE DETAILS**  
**YEAR ENDED 31 MARCH 2023**

**The board of trustees**

Alexander Gordon McKerrow (Acting Chair)  
Steve Dury  
James Wynne  
Anne Wray (Appointed 30-11-23)  
John Richard Stanley (Appointed 30-11-23)  
Sarah Peterkin (Treasurer) (Appointed 13-12-23)  
Michael Norton (Appointed 9-5-2022) (Resigned)  
Cara Naden (Former Chair) (Resigned 31-12-22)  
Philip Edge (Former Treasurer) (Resigned 31-12-22)

**Charity registration number**            **1186199**

**Company Number**                        **CE019483**

**Charity Name**                            **Langport Area CIO**  
Also known as 'Landmark Langport'

**Principal office**                        Langport Town Hall  
Town Hall  
Bow Street  
Langport  
Somerset  
TA10 9PR

**Independent examiner**                S M Bachrach, Chartered Accountant  
Chalmers & Co (SW) Limited  
Chartered Accountants  
Trading as Chalmers & Co.  
The Old Emporium  
Bow Street  
Langport  
Somerset  
TA10 9PQ

**Bankers**                                    The Co-Operative Bank PLC  
PO Box 250  
Skelmersdale  
WN8 6WT

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2023**

The trustees have pleasure in presenting their report and the unaudited accounts of the charity for the year ended 31 March 2023 as set out on pages 6 to 10. The accounts have been prepared in accordance with the accounting policies set out on page 8 and comply with the Trust Deed and applicable law.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Langport Area CIO was registered as a charitable incorporated organisation on 8 November 2019 and is governed by its document dated 26 April 2019. The registered company number is CE019483. It is also a registered charity with the registered charity number of 1186199. The CIO commenced activity on 1 November 2020 following the transfer of assets and funds from Langport Town Trust (Charity number 242979).

Reference and administrative details including the principle office address and details of trustees who served the charity during the year and up to the date of signing are shown on page 1 of the accounts.

Trustees are appointed in accordance with the Governing document. Formal trustee training is provided on an ad hoc basis as required. All strategic decisions are taken by the trustees.

The current trustees are aware that the governing document requires a minimum of 6 trustees. Following the year end they successfully appointed new trustees bringing the number back to 6. The CIO has been advertising for new trustees with details of the role and responsibilities. This is still ongoing at the date of signing and expressions of interest are encouraged by those who have read the role description.

**OBJECTIVES AND ACTIVITIES**

The main charitable object of the charity is to further or benefit the residents of Langport 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 heritage and other facilities for use by the community 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 number of community centres and to maintain or manage or co-operate with any statutory authority in the maintenance and management of the centres for activities promoted by the charity in furtherance of the above objects.

When planning the activities for the years, the trustees have considered the Charity Commission's general guidance on public benefit and, in particular, the specific guidance for charities for the advancement of education, arts and heritage. The trustees believe the activities set out above and further described below under 'achievements and performance' clearly demonstrate the charity's commitment to providing an identifiable public benefit and that access to this benefit is not restricted in any way.

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2023**

**Langport Area CIO Chair Report 2023**

**ACHIEVEMENTS AND PERFORMANCE**

It gives me great pleasure to report on the latest period of activities of Langport Area CIO also known as Landmark Langport. The charity was created with the main purpose in mind of furthering the benefit for the residents of Langport and the neighbourhood, by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide heritage and other facilities for use by the community. Landmark Langport is governed by a Board of Trustees who manage and maintain the three community buildings of Langport; namely the Hanging Chapel, an ancient monument rented to the Portcullis Lodge, the Town Hall which is rented to the Town Council with other office spaces for SMEs and two rooms for meetings and community events, an undercroft as a market space, the Bagehot Garden behind the Town Hall linking to the common and the Ridgway Hall, home of the Youth Club as well as also being rented to a wide variety of community and activity groups.

We would like to express our thanks to all our continued tenants and hirers at all of the above premises and look forward to working with them in future years.

**FINANCIAL REVIEW AND FUTURE PLANS**

2022/23 proved to be a challenging financial year with some unexpected costs. We were able to maintain our income at a similar pace to the previous year, however extensive repairs to both the Town Clock and the Hanging Chapel, increased our expenditure considerably. The energy crisis also hit us very badly with steep electricity rises at both Ridgway Hall and the Town Hall. The accounts show almost double the amount of expenditure in this year compared to 2021/2022.

As a result the Board is extremely conscious that we need to increase our income streams and keep a close eye on our expenditure in order to maintain a balanced budget in the forthcoming year.

We will continue to work with our local funders at Langport Town Council and Huish Episcopi Parish Council to help finance the CIO in order to keep facilities open at all times and available to the community. In addition, we will continue to seek new Trustees with the skills and experience to develop the CIO.

Finally, I would like to thank all my fellow trustees for their continued help. All members of the board have worked tremendously hard and give up considerable amounts of their time all on a volunteer basis and I am extremely grateful.

**Gordon McKerrow, Acting Chair, Langport Area CIO**

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2023**

**RISK MANAGEMENT**

The trustees have initiated a wide-ranging review of the major risks to which the charity is exposed, covering all identified, relevant areas including financial risk and risks associated with personnel. Risks have been identified, assessed and safeguards have been put in place to eliminate or mitigate such risks as far as is reasonably possible.

**RESTRICTED FUNDS**

Restricted Funds include those which have been granted during the year by SSDC and in the previous year by Langport Town Council and Huish Episcopi Parish Council. These were for the updating of the heating system in The Ridgway Hall which was carried out during May 2022.

**RESERVES POLICY**

The charity's policy for determining the level of reserves is to ensure funds are retained to be able to deal with any major repair work or any other unforeseen expenses arising in the next year, together with all day to day running expenses.

Signed by order of the trustees:

*Gordon McKerrow*

Approved by the trustees on

**18 January 2024**

# LANGPORT AREA CIO

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LANGPORT AREA CIO YEAR ENDED 31 MARCH 2023

I report to the trustees on my examination of the accounts of the Langport Area CIO for the year ended 31 March 2023.

### Responsibilities and basis of report

As the Charity's Trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act).

I report in respect of my examination of the Charity's accounts 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 Examiners Statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts do not accord with the accounting records.

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.

S M Bachrach, Chartered Accountant  
Independent Examiner  
Chalmers and Co  
Chartered Accountants  
The Old Emporium  
Bow Street  
Langport  
Somerset  
TA10 9PQ

Dated: **19 January 2024**

**LANGPORT AREA CIO**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED**  
**31 MARCH 2023**

	2023 Unrestricted Funds £	2023 Restricted Funds £ (Note 10)	2023 Total Funds £	2022 Total Funds £
<b><u>RECEIPTS</u></b>				
From Langport Town Trust	6,000	-	6,000	22,847
Hanging Chapel Rent	2,500	-	2,500	2,500
Undercroft Hire	2,400	-	2,400	2,500
Room Hire & Rent Received	16,235	-	16,235	13,537
Grants Received - restricted	-	2,588	2,588	7,213
Grants Received – unrestricted	10,100	-	10,100	900
Donations	10	-	10	575
Insurance Claim	9,883	-	9,883	-
Solar Panel Income	1,464	-	1,464	1,174
	<u>48,592</u>	<u>2,588</u>	<u>51,180</u>	<u>50,746</u>
<b><u>PAYMENTS</u></b>				
Insurance	6,380	-	6,380	5,592
Wages	5,021	-	5,021	5,631
Administrative Costs	1,580	-	1,580	1,203
Payroll Processing Costs	144	-	144	144
Independent Examination	660	-	660	600
Stationery	40	-	40	274
Equipment	298	-	298	594
Sundry Expenses	100	-	100	16
Town Clock Repairs	6,006	-	6,006	-
Hanging Chapel Repairs	11,678	-	11,678	-
Town Hall Costs (Note 11)	19,915	-	19,915	14,327
Ridgway Hall Costs (Note 12)	10,830	7,344	18,174	6,657
Town Garden	945	-	945	1,235
	<u>63,597</u>	<u>7,344</u>	<u>70,941</u>	<u>36,273</u>
<b>NET OF PAYMENTS</b>	<b>(15,005)</b>	<b>(4,756)</b>	<b>(19,761)</b>	14,473
Transfer to General Fund	2,457	(2,457)	-	-
Bank and cash funds brought forward	<u>27,192</u>	<u>7,213</u>	<u>34,405</u>	<u>19,932</u>
Bank and cash funds carried forward	<u>14,644</u>	<u>0</u>	<u>14,644</u>	<u>34,405</u>

The notes on pages 8 to 10 form part of these financial statements.

**LANGPORT AREA CIO**  
**STATEMENT OF ASSETS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2023**

	2023	2022
	£	£
<b>CASH FUNDS</b>		
Bank current account	14,639	34,384
Cash Account	5	21
	<u>14,644</u>	<u>34,405</u>

£NIL (2022 – £7,213) restricted funds are included in the totals listed above.

**PROPERTY ASSETS (at insurance value)**

Hanging Chapel and Medieval Gateway	3,024,705	2,667,288
Town Hall and Garden	2,747,743	2,423,054
Ridgway Hall	<u>792,259</u>	<u>698,641</u>

**OTHER ASSETS (at insurance value)**

Town Hall, Garden and Ridgway Hall Fixtures and Fittings	<u>16,856</u>	<u>15,450</u>
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**ASSETS RETAINED FOR THE CHARITY'S OWN USE**

Laptop at cost (purchased April 21)	499	499
AV Equipment (purchased December 21)	95	95
Blinds (purchased April 22)	298	-

We confirm that the above Statement of Assets is an accurate record of the Charity's assets at the year end.

*Gordon McKerrow*

*Sarah Peterkin*

\_\_\_\_\_

\_\_\_\_\_

Date **18 January 2024**

**LANGPORT AREA CIO**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**1. ACCOUNTING POLICIES**

**Basis of accounting**

The accounts have been prepared on a receipts and payments basis and in accordance with the trust deed and applicable United Kingdom accounting standards, the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP FRS 102) and the Charities Act 2011.

**Unrestricted Funds**

General accumulated unrestricted funds represent the funds of the charity that are not subject to any restrictions regarding their use and may be applied in achieving any of the objectives of the charity as decided by the trustees.

**Restricted funds**

These relate to incoming resources which have been received subject to specific conditions imposed by the donor and binding on the Trustees and may only be applied in accordance with the restrictions placed on the donation.

**Income**

Income is treated as unrestricted unless a restriction is placed upon it by the donor or by the terms of the fundraising venture undertaken by the charity.

**Grants**

Grant income is recognised on a receivable basis. Where a restriction is placed on the use of the grant, the amount of the grant is included in restricted funds. Grant expenditure is recognised on a payable basis.

**2. STAFF COSTS**

The charity had 1 employee (2022: 2) during the year all of whom were paid less than £60,000 each.

**3. REMUNERATION**

No remuneration has been paid to the charity's trustees in the year.

**4. TRUSTEES EXPENSES**

No trustee's expenses have been reimbursed in the year.

**5. CONNECTED CHARITIES**

Langport Town Trust (Charity number 242979) transferred the Property and other assets as mentioned on page 7, together with funds from their bank account to Langport Area CIO.

**6. GUARANTEES**

No guarantees have been given by the Charity.

**LANGPORT AREA CIO**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**7. DEBTS**

There are no debts outstanding at the date of the statement of assets and liabilities which are owed by the charity and which are secured by an express charge on any of the assets of the charity.

**8. MEMBERS LIABILITY**

If the CIO is wound up, each member of the CIO is liable to contribute to the assets of the CIO such amount (but not more than £10) as may be required for payment of the debts and liabilities of the CIO contracted before that person ceases to be a member, for payment of the costs, charges and expenses of winding up, and for adjustment of the rights of the contributing members among themselves.

The members of the CIO shall be the charity trustees only. 'Member' includes any person who was a member of the CIO within 12 months before the commencement of the winding up.

But subject to that, the members of the CIO have no liability to contribute to its assets if it is wound up, and accordingly have no personal responsibility for the settlement of its debts and liabilities beyond the amount that they are liable to contribute.

**10. BREAKDOWN OF RESTRICTED RECEIPTS & PAYMENT ITEMS**

	SSDC	HEPC	LTC	2023	2022
	£	£	£	£	£
<b><u>RECEIPTS</u></b>					
Grants received	2,588	-	-	2,588	7,213
	<u>2,588</u>	<u>-</u>	<u>-</u>	<u>2,588</u>	<u>7,213</u>
 <b><u>PAYMENTS</u></b>					
Ridgway Hall Boiler	2,588	500	4,256	7,344	-
Sundry Expenses	-	-	-	-	-
Transfer to General Fund	-	-	2,457	2,457	-
	<u>-</u>	<u>-</u>	<u>2,457</u>	<u>2,457</u>	<u>-</u>
<b>NET OF PAYMENTS</b>	-	(500)	(6,713)	(7,213)	7,213
 <b>FUNDS B/FWD</b>	<u>-</u>	<u>500</u>	<u>6,713</u>	<u>7,213</u>	<u>-</u>
 <b>FUNDS C/FWD</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,213</u>

**LANGPORT AREA CIO**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**11. BREAKDOWN OF TOWN HALL COSTS**

	<b>2023</b>	2022
	£	£
<b><u>PAYMENTS</u></b>		
Light and Heat	<b>15,822</b>	9,999
Rates and Water	<b>1,115</b>	205
Maintenance and Repairs	<b>1,447</b>	2,648
Telephone and Broadband	<b>843</b>	787
Cleaning	<b>688</b>	688
	<b>19,915</b>	14,327
	=====	=====

**12. BREAKDOWN OF THE RIDGWAY HALL COSTS**

	<b>2023</b>	2022
	£	£
<b><u>PAYMENTS</u></b>		
Light and Heat	<b>7,292</b>	3,646
Water Rates	<b>331</b>	148
Maintenance and Repairs	<b>1,077</b>	1,108
Boiler - restricted	<b>7,344</b>	-
Telephone and Broadband	<b>504</b>	462
Cleaning	<b>1,626</b>	1,293
	<b>18,174</b>	6,657
	=====	=====

**LANGPORT AREA CIO**  
**TRUSTEES APPROVAL CERTIFICATE**  
**FOR THE YEAR ENDED**  
**31 MARCH 2023**

We confirm that the Receipts and Payments Accounts on page 6 have been prepared from the books and records of the Charity. All other relevant information has been made available for their preparation.

We also confirm that the Receipts and Payments Accounts are an accurate record of the Charity's activities in the year.

*Gordon McKerrow*

Dated: 18 January 2024

*Sarah Peterkin*

Dated: 18 January 2024

**LANGPORT AREA CIO**

England & Wales - Charity number 1186199

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# Accounts

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**LANGPORT AREA CIO  
UNAUDITED ANNUAL REPORT**

**For the year ending  
31 MARCH 2022**

**Charity Number 1186199**

**Company number CE019483**

**LANGPORT AREA CIO  
UNAUDITED ANNUAL REPORT  
YEAR ENDED 31 MARCH 2022**

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**LANGPORT AREA CIO**  
**REFERENCE AND ADMINISTRATIVE DETAILS**  
**YEAR ENDED 31 MARCH 2022**

**The board of trustees**

Ms Cara Naden (Chair)  
Mr Alexander Gordon McKerrow  
Mr James Wynne  
Mr Philip Edge (Treasurer)  
Mr Steve Dury (Appointed 19 July 2021)  
Michael Norton (Appointed 9 May 2022)  
Patsy Mounter (Resigned 13 April 2021)  
Audrey Yandle (Resigned 19 July 2021)

**Charity registration number**

**1186199**

**Company Number**

**CE019483**

**Charity Name**

**Langport Area CIO**  
Also known as 'Landmark Langport'

**Principal office**

Langport Town Hall  
Town Hall  
Bow Street  
Langport  
Somerset  
TA10 9PR

**Independent examiner**

S M Bachrach, Chartered Accountant  
Chalmers & Co (SW) Limited  
Chartered Accountants  
Trading as Chalmers & Co.  
The Old Emporium  
Bow Street  
Langport  
Somerset  
TA10 9PQ

**Bankers**

The Co-Operative Bank PLC  
PO Box 250  
Skelmersdale  
WN8 6WT

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2022**

The trustees have pleasure in presenting their report and the unaudited accounts of the charity for the year ended 31 March 2022 as set out on pages 6 to 10. The accounts have been prepared in accordance with the accounting policies set out on page 8 and comply with the Trust Deed and applicable law.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Langport Area CIO was registered as a charitable incorporated organisation on 8 November 2019 and is governed by its document dated 26 April 2019. The registered company number is CE019483. It is also a registered charity with the registered charity number of 1186199. The CIO commenced activity on 1 November 2020 following the transfer of assets and funds from Langport Town Trust (Charity number 242979).

Reference and administrative details including the principle office address and details of trustees who served the charity during the year and up to the date of signing are shown on page 1 of the accounts.

Trustees are appointed in accordance with the Governing document. Formal trustee training is provided on an ad hoc basis as required. All strategic decisions are taken by the trustees.

The current trustees are aware that the governing document requires a minimum of 6 trustees. Following the year end they successfully appointed a new trustee bringing the number back to 6. The CIO has been advertising for new trustees with details of the role and responsibilities. This is still ongoing at the date of signing and expressions of interest are encouraged by those who have read the role description.

**OBJECTIVES AND ACTIVITIES**

The main charitable object of the charity is to further or benefit the residents of Langport 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 heritage and other facilities for use by the community 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 number of community centres and to maintain or manage or co-operate with any statutory authority in the maintenance and management of the centres for activities promoted by the charity in furtherance of the above objects.

When planning the activities for the years, the trustees have considered the Charity Commission's general guidance on public benefit and, in particular, the specific guidance for charities for the advancement of education, arts and heritage. The trustees believe the activities set out above and further described below under 'achievements and performance' clearly demonstrate the charity's commitment to providing an identifiable public benefit and that access to this benefit is not restricted in any way

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2022**

**Langport Area CIO Chair Report 2022**

**ACHIEVEMENTS AND PERFORMANCE**

It gives me great pleasure to report on the latest period of activities of Langport Area CIO also known as Landmark Langport. The charity was created with the main purpose in mind of furthering the benefit for the residents of Langport and the neighbourhood, by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide heritage and other facilities for use by the community. Langport Landmark is governed by a Board of Trustees who manage and maintain the three community buildings of Langport; namely the Hanging Chapel, an ancient monument rented to the Portcullis Lodge, the Town Hall which is rented to the Town Council with other office spaces for SMEs and two rooms for meetings and community events, an undercroft as a market space, the Bagehot Garden behind the Town Hall linking to the common and the Ridgway Hall, home of the Youth Club as well as also rented to a wide variety of community and activity groups.

This is the second Chair's report and the first period proved to be a real challenge through Covid-19 lockdown restrictions which meant that all our community facilities had to remain closed to the public for a considerable length of time. As restrictions eased, we were able to support users and hirers back into the buildings although we still faced challenges with respect to social distancing and following the rules set by central Government. It was wonderful to see family gatherings returning in the Ridgway Hall as various parties were held. Exercise classes starting again obviously helped to improve the physical and mental health of the local community and new users approached us to enquire about our facilities. I would like to thank all our tenants, hirers and users for their patience as we reopened community assets.

In my last report I stated that one of our immediate aims for the coming year was to seek funding to upgrade the heating system to improve the thermal comfort of the Ridgway Hall for users and to maximise use of the solar system and reduce carbon emissions. I am delighted to report that this project was successful and the heating system was installed in the Spring of 2022.

**FINANCIAL REVIEW AND FUTURE PLANS**

We were able to maintain a manageable financial position throughout the year although the Board is conscious that we have yet to build up any reserves. This is recorded in the accounts.

We are aware that we face particular challenges in this next period particularly bearing in mind the costs that we will face to maintain our facilities especially in terms of energy. We will be approaching local funders to help finance the CIO in order to keep facilities open at all times and available to the community. In addition, we will continue to seek Trustees with the skills and experience to develop the CIO.

Finally, I would like to thank all my fellow trustees for all their help setting up the new CIO and through the transition period. All members of the board have worked tremendously hard and giving up considerable amounts of their time all on a volunteer basis and I am extremely grateful.

Cara Naden  
Chair, Langport Area CIO

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 MARCH 2022**

**RISK MANAGEMENT**

The trustees have initiated a wide-ranging review of the major risks to which the charity is exposed, covering all identified, relevant areas including financial risk and risks associated with personnel. Risks have been identified, assessed and safeguards have been put in place to eliminate or mitigate such risks as far as is reasonably possible.

**RESTRICTED FUNDS**

Restricted Funds include those which have been granted during the year by Langport Town Council and Huish Episcopi Parish Council for the updating of the heating system in The Ridgway Hall. These were awarded just before the financial year end and carried forward in full, being utilised in April and May 2022.

**RESERVES POLICY**

The charity's policy for determining the level of reserves is to ensure funds are retained to be able to deal with any major repair work or any other unforeseen expenses arising in the next year, together with all day to day running expenses.

Signed by order of the trustees:

**Ms Cara Naden**

Approved by the trustees on

**14 November 2022**

**LANGPORT AREA CIO**  
**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**  
**LANGPORT AREA CIO**  
**YEAR ENDED 31 MARCH 2022**

I report to the trustees on my examination of the accounts of the Langport Area CIO for the year ended 31 March 2022.

Responsibilities and basis of report

As the Charity's Trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act).

I report in respect of my examination of the Charity's accounts 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 Examiners Statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts do not accord with the accounting records.

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.

S M Bachrach, Chartered Accountant  
Independent Examiner  
Chalmers and Co  
Chartered Accountants  
The Old Emporium  
Bow Street  
Langport  
Somerset  
TA10 9PQ

Dated: **23 November 2022**

**LANGPORT AREA CIO**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED**  
**31 MARCH 2022**

	2022 Unrestricted Funds £	2022 Restricted Funds £ (Note 10)	2022 Total Funds £	2021 Total Funds £
<b><u>RECEIPTS</u></b>				
From Langport Town Trust	22,847	-	22,847	25,500
Hanging Chapel Rent	2,500	-	2,500	625
Undercroft Hire	2,000	-	2,000	650
Town Hall Rent Received	13,537	-	13,537	-
Grants Received	900	7,213	8,113	-
Donations	575	-	575	-
Solar Panel Income	1,174	-	1,174	-
	<u>43,533</u>	<u>7,213</u>	<u>50,746</u>	<u>26,775</u>
<b><u>PAYMENTS</u></b>				
Insurance	5,592	-	5,592	5,045
Wages	5,631	-	5,631	1,266
Administrative Costs	1,203	-	1,203	-
Payroll Processing Costs	144	-	144	-
Independent Examination	600	-	600	-
Stationery	274	-	274	-
Equipment	594	-	594	-
Sundry Expenses	16	-	16	-
Town Clock Service	-	-	-	222
Town Hall Costs (Note 11)	14,327	-	14,327	262
Ridgway Hall Costs (Note 12)	6,657	-	6,657	-
Town Garden	1,235	-	1,235	48
	<u>36,273</u>	<u>-</u>	<u>36,273</u>	<u>6,843</u>
<b>NET OF PAYMENTS</b>	<b>7,260</b>	<b>7,213</b>	<b>14,473</b>	<b>19,932</b>
Bank and cash funds brought forward	<u>19,932</u>	<u>-</u>	<u>19,932</u>	<u>-</u>
Bank and cash funds carried forward	<u>27,192</u>	<u>7,213</u>	<u>34,405</u>	<u>19,932</u>

The notes on pages 8 to 10 form part of these financial statements.

**LANGPORT AREA CIO**  
**STATEMENT OF ASSETS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2022**

	2022	2021
	£	£
<b>CASH FUNDS</b>		
Bank current account	34,384	19,932
Cash Account	21	-
	<u>34,405</u>	<u>19,932</u>

£7,213 (2021 – Nil) restricted funds are included in the totals listed above.

<b>PROPERTY ASSETS (at insurance value)</b>		
Hanging Chapel and Medieval Gateway	2,667,288	2,589,600
Town Hall and Garden	2,423,054	2,352,480
Ridgway Hall	<u>698,641</u>	<u>678,292</u>

<b>OTHER ASSETS (at insurance value)</b>		
Town Hall, Garden and Ridgway Hall Fixtures and Fittings	<u>15,450</u>	<u>15,000</u>

<b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>		
Laptop at cost (purchased April 21)	499	-
AV Equipment (purchased December 21)	95	-

We confirm that the above Statement of Assets is an accurate record of the Charity's assets at the year end.

**Ms Cara Naden**

\_\_\_\_\_

**Mr Philip Edge**

\_\_\_\_\_

Date **14 November 2022**

**LANGPORT AREA CIO**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**1. ACCOUNTING POLICIES**

**Basis of accounting**

The accounts have been prepared on a receipts and payments basis and in accordance with the trust deed and applicable United Kingdom accounting standards, the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP FRS 102) and the Charities Act 2011.

**Unrestricted Funds**

General accumulated unrestricted funds represent the funds of the charity that are not subject to any restrictions regarding their use and may be applied in achieving any of the objectives of the charity as decided by the trustees.

**Restricted funds**

These relate to incoming resources which have been received subject to specific conditions imposed by the donor and binding on the Trustees and may only be applied in accordance with the restrictions placed on the donation.

**Income**

Income is treated as unrestricted unless a restriction is placed upon it by the donor or by the terms of the fundraising venture undertaken by the charity.

**Grants**

Grant income is recognised on a receivable basis. Where a restriction is placed on the use of the grant, the amount of the grant is included in restricted funds. Grant expenditure is recognised on a payable basis.

**2. STAFF COSTS**

The charity had 2 employees (2021: 1) during the year all of whom were paid less than £60,000 each.

**3. REMUNERATION**

No remuneration has been paid to the charity's trustees in the year.

**4. TRUSTEES EXPENSES**

No trustee's expenses have been reimbursed in the year.

**5. CONNECTED CHARITIES**

Langport Town Trust (Charity number 242979) transferred the Property and other assets as mentioned on page 7, together with funds from their bank account to Langport Area CIO.

**6. GUARANTEES**

No guarantees have been given by the Charity.

**LANGPORT AREA CIO**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**7. DEBTS**

There are no debts outstanding at the date of the statement of assets and liabilities which are owed by the charity and which are secured by an express charge on any of the assets of the charity.

**8. MEMBERS LIABILITY**

If the CIO is wound up, each member of the CIO is liable to contribute to the assets of the CIO such amount (but not more than £10) as may be required for payment of the debts and liabilities of the CIO contracted before that person ceases to be a member, for payment of the costs, charges and expenses of winding up, and for adjustment of the rights of the contributing members among themselves.

The members of the CIO shall be the charity trustees only. 'Member' includes any person who was a member of the CIO within 12 months before the commencement of the winding up.

But subject to that, the members of the CIO have no liability to contribute to its assets if it is wound up, and accordingly have no personal responsibility for the settlement of its debts and liabilities beyond the amount that they are liable to contribute.

**9. AFTER DATE EVENTS**

In April 2022 a property asset owned by the charity was structurally damaged in a road traffic collision. The Hanging Chapel has been examined by a qualified structural engineer who recommended significant repairs were required. These repairs were completed in September 2022 and the costs were covered by the Charities insurance provider apart from the excess of £250.

In April and May 2022 the heating system at The Ridgway Hall was replaced using the restricted funds granted by Langport Town Council and Huish Episcopi Parish Council.

**LANGPORT AREA CIO**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**10. BREAKDOWN OF RESTRICTED RECEIPTS & PAYMENT ITEMS**

	HEPC	LTC	2022	2021
	£	£	£	£
<b><u>RECEIPTS</u></b>				
Grants received	500	6,713	7,213	-
	<u>500</u>	<u>6,713</u>	<u>7,213</u>	<u>-</u>
 <b><u>PAYMENTS</u></b>				
Repairs & maintenance	-	-	-	-
Sundry Expenses	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET OF PAYMENTS</b>	<b>500</b>	<b>6,713</b>	<b>7,213</b>	<b>-</b>
 <b>FUNDS B/FWD</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
 <b>FUNDS C/FWD</b>	<b>500</b>	<b>6,713</b>	<b>7,213</b>	<b>-</b>
	<u>500</u>	<u>6,713</u>	<u>7,213</u>	<u>-</u>

**11. BREAKDOWN OF TOWN HALL COSTS**

	2022	2021
	£	£
<b><u>PAYMENTS</u></b>		
Light and Heat	9,999	-
Water Rates	205	-
Maintenance and Repairs	2,648	-
Telephone and Broadband	787	-
Cleaning	688	-
	<u>14,327</u>	<u>-</u>
	<u>14,327</u>	<u>-</u>

**12. BREAKDOWN OF THE RIDGWAY HALL COSTS**

	2022	2021
	£	£
<b><u>PAYMENTS</u></b>		
Light and Heat	3,646	-
Water Rates	148	-
Maintenance and Repairs	1,108	-
Telephone and Broadband	462	-
Cleaning	1,293	-
	<u>6,657</u>	<u>-</u>
	<u>6,657</u>	<u>-</u>

**LANGPORT AREA CIO**  
**TRUSTEES APPROVAL CERTIFICATE**  
**FOR THE YEAR ENDED**  
**31 MARCH 2022**

We confirm that the Receipts and Payments Accounts on page 6 have been prepared from the books and records of the Charity. All other relevant information has been made available for their preparation.

We also confirm that the Receipts and Payments Accounts are an accurate record of the Charity's activities in the year.

**Ms Cara Naden**

Dated: **14 November 2022**

**Mr Philip Edge**

Dated: **14 November 2022**

**LANGPORT AREA CIO**

England & Wales - Charity number 1186199

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# Accounts

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**LANGPORT AREA CIO  
UNAUDITED ANNUAL REPORT**

**For the period ending  
31 MARCH 2021**

**Charity Number 1186199**

**Company number CE019483**

**LANGPORT AREA CIO**  
**UNAUDITED ANNUAL REPORT**  
**PERIOD ENDED 31 MARCH 2021**

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**LANGPORT AREA CIO**  
**REFERENCE AND ADMINISTRATIVE DETAILS**  
**PERIOD ENDED 31 MARCH 2021**

**The board of trustees**

Ms Cara Naden (Chair)  
Mr Alexander Gordon McKerrow  
Mr James Wynne  
Mr Philip Edge (Appointed 28 Jan 2020) (Treasurer)  
Mr Steve Dury (Appointed 19 July 2021)  
Claire Faun (Resigned 11 January 2021)  
Robert Crumb (Resigned 1 February 2021)  
Michele Crumb (Resigned 1 February 2021)  
Patsy Mounter (Resigned 13 April 2021)  
Audrey Yandle (Resigned 19 July 2021)

**Charity registration number**            **1186199**

**Company Number**                        **CE019483**

**Charity Name**                            **Langport Area CIO**  
Also known as 'Landmark Langport'

**Principal office**                        Langport Town Hall  
Town Hall  
Bow Street  
Langport  
Somerset  
TA10 9PR

**Independent examiner**                S M Bachrach, Chartered Accountant  
Chalmers & Co (SW) Limited  
Chartered Accountants  
Trading as Chalmers & Co.  
The Old Emporium  
Bow Street  
Langport  
Somerset  
TA10 9PQ

**Bankers**                                    The Co-Operative Bank PLC  
PO Box 250  
Skelmersdale  
WN8 6WT

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT**  
**PERIOD ENDED 31 MARCH 2021**

The trustees have pleasure in presenting their report and the unaudited accounts of the charity for the period ended 31 March 2021 as set out on pages 6 to 8. The accounts have been prepared in accordance with the accounting policies set out on page 8 and comply with the Trust Deed and applicable law.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Langport Area CIO was registered as a charitable incorporated organisation on 8 November 2019 and is governed by its document dated 26 April 2019. The registered company number is CE019483. It is also a registered charity with the registered charity number of 1186199. The CIO commenced activity on 1 November 2020 following the transfer of assets and funds from Langport Town Trust (Charity number 242979).

Reference and administrative details including the principle office address and details of trustees who served the charity during the period and up to the date of signing are shown on page 1 of the accounts.

Trustees are appointed in accordance with the Governing document. Formal trustee training is provided on an ad hoc basis as required. All strategic decisions are taken by the trustees.

The current trustees are aware that the governing document requires a minimum of 6 trustees. Following the period end the number fell below the minimum requirement and currently stands at 5. The CIO has been advertising for new trustees with details of the role and responsibilities. This is still ongoing at the date of signing and expressions of interest are encouraged by those who have read the role description.

**OBJECTIVES AND ACTIVITIES**

The main charitable object of the charity is to further or benefit the residents of Langport 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 heritage and other facilities for use by the community 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 number of community centres and to maintain or manage or co-operate with any statutory authority in the maintenance and management of the centres for activities promoted by the charity in furtherance of the above objects.

When planning the activities for the period, the trustees have considered the Charity Commission's general guidance on public benefit and, in particular, the specific guidance for charities for the advancement of education, arts and heritage. The trustees believe the activities set out above and further described below under 'achievements and performance' clearly demonstrate the charity's commitment to providing an identifiable public benefit and that access to this benefit is not restricted in any way

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT (continued)**  
**PERIOD ENDED 31 MARCH 2021**

**Langport Area CIO Chair Report 2021**

**ACHIEVEMENTS AND PERFORMANCE**

It gives me great pleasure to report on the first period of activities of Langport Area CIO also known as Landmark Langport. The charity was created with the main purpose in mind of furthering the benefit for the residents of Langport and the neighbourhood, by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide heritage and other facilities for use by the community.

Langport Landmark is governed by a Board of Trustees who manage and maintain the three community buildings of Langport; namely the Hanging Chapel, an ancient monument rented to the Portcullis Lodge, the Town Hall which is rented to the Town Council with other office spaces for SMEs and two rooms for meetings and community events, an undercroft as a market space, the Bagehot Garden behind the Town Hall linking to the common and the Ridgway Hall, home of the Youth Club as well as also rented to a wide variety of community and activity groups.

**FINANCIAL REVIEW**

This first period has been a real challenge through Covid-19 lockdown restrictions which meant that all our community facilities had to remain closed to the public for a considerable length of time. However, as restrictions eased, we were able to support users and hirers back into the buildings although we still faced challenges with respect to social distancing and following the rules set by central Government. I would like to thank all our tenants, hirers and users for their patience as we reopened community assets. We progressed the new CIO by recruiting an administrator and cleaner along with contracting a gardener for maintaining and enhancing the Bagehot garden. The Landmark Langport office was set up in the Town Hall and is now well established.

**FUTURE PLANS**

Our immediate aims for the coming year are to seek funding to upgrade the heating system to improve the thermal comfort of the Ridgway Hall for users and to maximise use of the solar system and reduce carbon emissions, to progress the recruitment of trustees to support the board particularly with skills to develop the website and to increase engagement with stakeholders to progress the purposes of the CIO.

Finally, I would like to thank all my fellow trustees including those that stood down during the year for all their help setting up the new CIO and through the transition period. All members of the board have worked tremendously hard and giving up considerable amounts of their time all on a volunteer basis and I am extremely grateful. They have made great achievements during an unprecedented year.

Cara Naden Chair, Langport Area CIO

**LANGPORT AREA CIO**  
**TRUSTEES' ANNUAL REPORT (continued)**  
**PERIOD ENDED 31 MARCH 2021**

**RISK MANAGEMENT**

The trustees have initiated a wide-ranging review of the major risks to which the charity is exposed, covering all identified, relevant areas including financial risk and risks associated with personnel. Risks have been identified, assessed and safeguards have been put in place to eliminate or mitigate such risks as far as is reasonably possible.

**RESTRICTED FUNDS**

There were no restricted funds received or held in the period.

**RESERVES POLICY**

The charity's policy for determining the level of reserves is to ensure funds are retained to be able to deal with any major repair work or any other unforeseen expenses arising in the next year, together with all day to day running expenses.

Signed by order of the trustees:

**Ms Cara Naden**

Approved by the trustees on

**22 November 2021**

# LANGPORT AREA CIO

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LANGPORT AREA CIO PERIOD ENDED 31 MARCH 2021

I report to the trustees on my examination of the accounts of the Langport Area CIO for the period ended 31 March 2021.

### Responsibilities and basis of report

As the Charity's Trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act).

I report in respect of my examination of the Charity's accounts 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 Examiners Statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts do not accord with the accounting records.

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.

S M Bachrach, Chartered Accountant  
Independent Examiner  
Chalmers and Co  
Chartered Accountants  
The Old Emporium  
Bow Street  
Langport  
Somerset  
TA10 9PQ

Dated: **26 November 2021**

**LANGPORT AREA CIO**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE PERIOD ENDED**  
**31 MARCH 2021**

	2021 Unrestricted Funds £	2021 Restricted Funds £	2021 <b>Total</b> <b>Funds</b> <b>£</b>
<b><u>RECEIPTS</u></b>			
Transfer from Langport Town Trust	25,000	-	25,000
Hanging Chapel Rent	625	-	625
Undercroft Hire	650	-	650
	<u>26,775</u>	<u>-</u>	<u>26,775</u>
<b><u>PAYMENTS</u></b>			
Insurance	5,045	-	5,045
Wages of administrator	1,266	-	1,266
Town Clock Service	222	-	222
Town Hall - Utilities	166	-	166
Town Hall – Maintenance	96	-	96
Town Garden	48	-	48
	<u>6,843</u>	<u>-</u>	<u>6,843</u>
<b>NET OF PAYMENTS</b>	<u>19,932</u>	<u>-</u>	<u>19,932</u>
Bank and cash funds brought forward	<u>-</u>	<u>-</u>	<u>-</u>
Bank and cash funds carried forward	<u>19,932</u>	<u>-</u>	<u>19,932</u>

The notes on pages 7 and 8 form part of these financial statements.

**LANGPORT AREA CIO**  
**STATEMENT OF ASSETS**  
**FOR THE PERIOD ENDED**  
**31 MARCH 2021**

	2021
	£
<b>CASH FUNDS</b>	
Bank current account	19,932
	<u>19,932</u>
<b>PROPERTY ASSETS (at insurance value)</b>	
Hanging Chapel and Medieval Gateway	2,589,600
Town Hall and Garden	2,352,480
Ridgway Hall	<u>678,292</u>
<b>OTHER ASSETS (at insurance value)</b>	
Town Hall, Garden and Ridgway Hall Fixtures and Fittings	<u>15,000</u>

We confirm that the above Statement of Assets is an accurate record of the Charity's assets at the period end.

**Ms Cara Naden**

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**Mr Philip Edge**

\_\_\_\_\_

Date **22 November 2021**

**LANGPORT AREA CIO**  
**NOTES TO THE ACCOUNTS**  
**FOR THE PERIOD ENDED 31 MARCH 2021**

**1. ACCOUNTING POLICIES**

**Basis of accounting**

The accounts have been prepared on a receipts and payments basis and in accordance with the trust deed and applicable United Kingdom accounting standards, the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP FRS 102) and the Charities Act 2011.

**Restricted and Unrestricted Funds**

General accumulated unrestricted funds represent the funds of the charity that are not subject to any restrictions regarding their use and may be applied in achieving any of the objectives of the charity as decided by the trustees.

**Restricted funds**

These relate to incoming resources which have been received subject to specific conditions imposed by the donor and binding on the Trustees and may only be applied in accordance with the restrictions placed on the donation.

Income is treated as unrestricted unless a restriction is placed upon it by the donor or by the terms of the fundraising venture undertaken by the charity.

**2. STAFF COSTS**

The charity had 1 employee during the period who was paid less than £60,000.

**3. REMUNERATION**

No remuneration has been paid to the charity's trustees in the period.

**4. TRUSTEES EXPENSES**

No trustee's expenses have been reimbursed in the period.

**5. CONNECTED CHARITIES**

On 1 November 2020 Langport Town Trust (Charity number 242979) transferred the Property and other assets as mentioned on page 6, together with funds from their bank account totalling £25,000 to Langport Area CIO.

**6. GUARANTEES**

No guarantees have been given by the Charity.

**7. DEBTS**

There are no debts outstanding at the date of the statement of assets and liabilities which are owed by the charity and which are secured by an express charge on any of the assets of the charity.

**LANGPORT AREA CIO**  
**TRUSTEES APPROVAL CERTIFICATE**  
**FOR THE PERIOD ENDED**  
**31 MARCH 2021**

We confirm that the Receipts and Payments Accounts on pages 6 to 7 have been prepared from the books and records of the Charity. All other relevant information has been made available for their preparation.

We also confirm that the Receipts and Payments Accounts are an accurate record of the Charity's activities in the period.

**Ms Cara Naden**

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Dated: **22 November 2021**

**Mr Philip Edge**

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Dated: **22 November 2021**