

**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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LANGPORT AREA CIO
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'

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 2024

The trustees have pleasure in presenting their report and the unaudited accounts of the charity for the year ended 31 March 2024 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 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.

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 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 18th 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 £
<u>RECEIPTS</u>				
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>
<u>PAYMENTS</u>				
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>
NET OF PAYMENTS	(418)	-	(418)	(19,761)
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
	£	£
CASH FUNDS		
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>

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

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

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

10. BREAKDOWN OF ROOM HIRE AND RENT RECEIVED

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

11. BREAKDOWN OF TOWN HALL COSTS

	2024	2023
<u>PAYMENTS</u>	£	£
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
	<hr/> 15,960	<hr/> 19,915
	=====	=====

12. BREAKDOWN OF THE RIDGWAY HALL COSTS

	2024	2023
<u>PAYMENTS</u>	£	£
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
	<hr/> 8,378	<hr/> 18,174
	=====	=====

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**