

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 £
<u>RECEIPTS</u>				
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>
<u>PAYMENTS</u>				
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>
NET OF PAYMENTS	(3,541)	7,500	3,959	(418)
Transfer to General Fund	-	-	-	-
Bank and cash funds brought forward	<u>14,226</u>	<u>-</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
	£	£
CASH FUNDS		
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>

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

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

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

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

10. BREAKDOWN OF ROOM HIRE AND RENT RECEIVED

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

11. BREAKDOWN OF TOWN HALL COSTS

	2025	2024
<u>PAYMENTS</u>	£	£
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
	<hr/> 14,714 <hr/>	<hr/> 15,960 <hr/>

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
<u>PAYMENTS</u>	£	£
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
	<hr/> 12,445 <hr/>	<hr/> 8,378 <hr/>

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**