

ST MINVER COMMUNITY HUB CIO

England & Wales · Charity number 1187638

Details

Other names ST MINVER COMMUNITY HUB CIC

Status Registered

Legal form CIO

Registered 2020-01-28

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

Contact

Address Whispering Trees
Rock Road
St. Minver
Wadebridge
PL27 6PW

Phone 01208862820

Email k.snelling5568@btinternet.com

Activities

Objects: THE OBJECTS OF THE CIO ARE TO FURTHER OR BENEFIT THE RESIDENTS OF ST MINVER AND THE NEIGHBOURHOOD, WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING TOGETHER THE SAID RESIDENTS AND THE LOCAL AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECTIVE OF IMPROVING THE CONDITIONS OF LIFE FOR THE RESIDENTS. IN FURTHERANCE OF THESE OBJECTS BUT NOT OTHERWISE, THE TRUSTEES SHALL HAVE POWER: TO ESTABLISH OR SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE AND TO MAINTAIN OR MANAGE OR CO-OPERATE WITH ANY STATUTORY AUTHORITY IN THE MAINTENANCE AND MANAGEMENT OF SUCH A CENTRE FOR ACTIVITIES PROMOTED BY THE CHARITY IN FURTHERANCE OF THE ABOVE OBJECTS. NOTHING IN THIS CONSTITUTION SHALL AUTHORISE AN APPLICATION OF THE PROPERTY OF THE CIO FOR THE PURPOSES WHICH ARE NOT CHARITABLE IN ACCORDANCE WITH [SECTION 7 OF THE CHARITIES AND TRUSTEE INVESTMENT (SCOTLAND) ACT 2005] AND [SECTION 2 OF THE CHARITIES ACT (NORTHERN IRELAND) 2008]

Activities: The raising of funds and the use of those funds to provide facilities and assistance to the residents of the St Minver Parishes to improve their quality of life. In particular to provide and then run a Community Hub for existing and additional local groups including Guides, Scouts and Football Club but also

having space and facilities for many other groups and activities

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Amateur Sport, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

Geography

- Cornwall

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£712,005	£505,448	£399,437	1
2024-04-05	£334,674	£219,039	-	-
2023-04-05	£47,515	£13,767	-	-
2022-04-05	£59,544	£3,409	-	-
2021-04-05	£106,197	£37,851	-	-

Trustees

Name	Role	Appointed
Carol Mould	Chair	2020-01-28
Christine Boswell-Munday		2020-01-28
David Witts		2020-01-28
Keith Snelling		2020-01-28
Stuart Robertson		2020-01-28
Tina Yardley		2026-04-14

ST MINVER COMMUNITY HUB CIO

England & Wales - Charity number 1187638

Accounts

St MINVER COMMUNITY HUB CIO

Charity Account No 1187638

**Annual Accounts
Independent Examiner's Report
Trustees' Annual Report**

for the Financial Year

06 April 2024 to 05 April 2025

Submitted by K Snelling, Hon Treasurer

Accounts

for the period ended 5th April 2025

for

St Minver Community Hub CIO

Registered Charity Number 1187638

St Minver Community Hub CIO

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for the period ended 5th April 2025

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St Minver Community Hub CIO

General Information
for the period ended 5th April 2025

TRUSTEE AND CHAIR	C Mould
TRUSTEE & HON. TREASURER	K Snelling
TRUSTEE	C Boswell-Munday
TRUSTEE	D Witts
TRUSTEE	S Robertson
ADDRESS	Whispering Trees Rock Road St Minver Wadebridge Cornwall PL27 6PW
Independent Examiners	Brooks and Jeal Eddystone Road Wadebridge Cornwall PL27 7AL

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF ST MINVER COMMUNITY HUB CIO
CHARITY NUMBER 1187638

This report is on the accounts of the charity for the period ended 5th April 2025 set out on pages 3-7.

I report to the trustees on my examination of the accounts of the above charity "The Trust" for the period ended 5th April 2025.

Responsibilities and basis of report

As the charity trustees of the Trust, 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's 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:

- . accounting records were not kept in accordance with section 130 of the 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 order to enable a proper understanding of the accounts to be reached.

Signed:

Nicola Brooks

Nicola Brooks ACA

Date: 20.1.26

Brooks & Jeal
Chartered Accountants
Eddystone Road
Wadebridge

St Minver Community Hub CIO

Statement of Financial Activities

For the period 6th April 2024 to 5th April 2025

	Note	2024/25		2023/24	
		£	£	£	£
		<u>Unrestricted funds</u>		<u>Unrestricted funds</u>	
Incoming Resources					
General Donations			27,500		41,495
Health Hub Receipts	3		6,122		4,698
Skills Hub Receipts	5		18,082		13,540
Fund Raising Events			0		668
CIL Grant Receipts			77,230		0
Bernard Sunley Grant Receipt			35,000		0
Football Federation Grant Receipt			25,000		0
Interest Received			6,215		0
Total Incoming Resources			<u>195,148</u>		<u>60,401</u>
Resources Expended					
Health Hub Payments	4	2,603		2,227	
Skills Hub Payments	6	13,194		4,187	
Insurance of Football Club Building		0		0	
Lease Payment for Playing Field		100		100	
Website		70		116	
FSB Membership		245		0	
Fund Raising Leaflets and Tickets		0		0	
Bank Charges		81		105	
Accountancy Fees		750		1,110	
Depreciation on Equipment		5,015		4,532	
			<u>22,059</u>		<u>12,377</u>
Total Resources Expended			22,059		12,377
Net Income/(Expenditure)			<u>173,089</u>		<u>48,024</u>
Corporation Tax Charge			1,181		0
Net Income after Taxation			<u>171,908</u>		<u>48,024</u>
Total funds brought forward			227,529		179,505
Total funds carried forward			<u><u>399,437</u></u>		<u><u>227,529</u></u>

St Minver Community Hub CIO
Statement of Assets and Liabilities at 5th April 2025

Note	2024/25			2023/24		
	£ Unrestricted Funds	£ Restricted Funds	£ Total	£ Unrestricted Funds	£ Restricted Funds	£ Total
Fixed Assets						
Tangible Assets	249,466	0	249,466	90,949	0	90,949
Total Fixed Assets	249,466	0	249,466	90,949	0	90,949
Current Assets						
Current Account	10,421		10,421	3,864		3,864
Deposit Account	143,605	326,395	470,000	133,398	136,602	270,000
Prepayments	288		288	279		279
Total Current Assets	154,315	326,395	480,710	137,541	136,602	274,143
Creditors: amounts falling due within one year						
Accruals	1,998	0	1,998	961	0	961
PAYE creditor	1,165		1,165			0
Corporation tax creditor	1,181		1,181			0
Deferred Grant	0	326,395	326,395	0	136,602	136,602
	4,344	326,395	330,739	961	136,602	137,563
Net Current Assets/Liabilities	149,971	0	149,971	136,580	0	136,580
Total Assets less Current Liabilities	399,437	0	399,437	227,529	0	227,529
Funds of the Charity						
Unrestricted Funds	399,437	0	399,437	227,529	0	227,529
Restricted Funds	0	0	0	0	0	0
Total Funds	399,437	0	399,437	227,529	0	227,529

Signed on behalf of the CIO:



C Mould
Trustee and Chair
Date: 08/01/2025



K Snelling
Trustee and Hon Treasurer
Date: 08/01/2025

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2025

1 Basis of Preparation

1.1 Basis of Accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts.

The accounts have been prepared in accordance with the Charities Act 2011.

The charity constitutes a public benefit entity.

1.2 Going Concern

The accounts have been prepared on a going concern basis which the Trustees consider to be appropriate for the following reason:

The trustees review all income, expenditure and financial commitments at the monthly Board meetings to confirm that funding is available to cover committed expenditure and ensure that the CIO is operating as a going concern. The trustees confirm that throughout this accounting period, the accounts and cash flow charts for the build of the new Community Hub building show that the CIO has operated, and continues to operate, as a going concern.

The trustees are satisfied that the charity has adequate resources to remain in operational existence for at least twelve months from the date of approval of the accounts and have therefore prepared the accounts on a going concern basis.

2 Related Party Transactions

The Chair of Trustees, Carol Mould is a Cornwall County Councillor and a significant amount of funding to the CIO is via Cornwall Council.

Carol has made a declaration of interest to both Cornwall Council and the CIO, and she has had no involvement in the allocation of SPF and CIL funding to the St Minver Community Hub CIO.

The trustees are satisfied that this does not lead to any conflict of interest or relationship with related parties.

No trustees remuneration has been paid in the year.

During the year expenses of £892.01 were reimbursed to C Boswell-Munday, and £66.98 to D Witts. These expenses were for purchases of materials and equipment required for the day to day running of the facilities that the CIO is managing.

The trustees review all actions and transactions at the monthly Board meetings to identify any conflicts of interest or relationship with related parties. The trustees confirm that during this accounting period there were no conflicts of interest or relationships with related parties.

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2025

<u>Health Hub Running costs</u>		2024/25	2023/24
3	Income	£	£
	Medical Practice	5,122	4,698
	Podiatrist	1,000	0
	Total	<u>6,122</u>	<u>4,698</u>

4	Expenditure	£	£
	Insurance	490	364
	Electricity	745	508
	Cleaning	1,368	1,320
	Maintenance	0	35
	Total	<u>2,603</u>	<u>2,227</u>

<u>Skills Hub Running Costs</u>		2024/25	2023/24
5	Income	£	£
	Room Hire Payments	758	2,535
	Parish Council Rent	2,000	
	Cornwall Council Grant	0	5,000
	Volunteer Cornwall Grant	10,000	5,000
	University of Plymouth	4,000	0
	Donation	0	670
	Events entry payments	1,324	335
	Total	<u>18,082</u>	<u>13,540</u>

6	Expenditure	£	£
	Water	366	236
	Electricity	757	668
	Business Rates	105	108
	BT Internet	707	619
	Equipment	167	971
	Maintenance	178	1,118
	Insurance	274	204
	Software	375	0
	Services	1,760	0
	Stationery	279	0
	Wages including pension	7,480	0
	Event Running Costs	748	265
	Total	<u>13,194</u>	<u>4,187</u>

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2025

7 Fixed Assets	2024/25	2024/25	2024/25	2024/25	2023/24
	<u>Unrestricted</u>	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<u>Total</u>
	<u>Funds</u>	<u>Funds</u>	<u>Funds</u>	<u>Funds</u>	<u>Funds</u>
	£	£	£	£	£
Cost					
	<u>Equipment</u>	<u>Freehold</u>	<u>Freehold</u>		
At 6th April 2024	22,659	72,822	0	95,481	21,276
Additions	7,242	483,354	0	490,596	211,876
Grant Received	-4,828	-322,236	0	-327,064	-137,671
Disposals					
At 5th April 2025	<u>25,073</u>	<u>233,940</u>	<u>0</u>	<u>259,013</u>	<u>95,481</u>
Depreciation					
At 6th April 2024	4,532	0	0	4,532	0
Charge for the year	5,015	0	0	5,015	4,532
Disposals					
At 5th April 2025	<u>9,547</u>	<u>0</u>	<u>0</u>	<u>9,547</u>	<u>4,532</u>
Net Book Value at 5th April 2025	<u>15,526</u>	<u>233,940</u>	<u>0</u>	<u>249,466</u>	<u>90,949</u>
Net Book Value at 5th April 2024	<u>18,127</u>	<u>72,822</u>	<u>0</u>	<u>90,949</u>	<u>90,949</u>

The fixed asset addition comprises the cost spent from 6th April 2024 to 5th April 2025 on constructing the new Community Hub building, including integral equipment additions.

Two thirds of the cost (£327,064) funded from the SPF Grant funding of £516,857 received in 2024/25, and the further one third (£163,532) match funded from CIO reserves. The remaining £189,793 of the the SPF Grant funding received in 2024/25 is further deferred income reserved for future build costs of the new Community Hub Building, taking total deferred income as at 5th April 2025 to £326,395.

The total cost of the project, in the region of £1,150,000, will be shown as a fixed asset in the financial report for 2025/26 and will be depreciated at the rate of 2% per annum commencing in the financial year 2025/26

8 **Guarantees and debt**

There are no guarantees given by the CIO.

There is no debt outstanding at 5th April 2025, and no charge on any of the CIO assets.

The SPF Grant Agreement includes a draw back clause that in the event that the new Community Hub Building is not completed some or all of the SPF Grant may have to be repaid.

The risk of this becoming a liability is rated as very low.



Trustees' Annual Report for the period

		Period start date			Period end date		
From	06	04	2024	To	05	04	2025

Section A Reference and administration details

Charity name

St Minver Community Hub CIO

Other names charity is known by

None

Registered charity number (if any)

1187638

Charity's principal address

Whispering Trees, Rock Road, St Minver

Wadebridge

Cornwall

Postcode

PL27 6PW

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee
1	Carol Mould	Chair of Board		CIO Board
2	Christine Boswell-Munday	Board Member		CIO Board
3	Keith Snelling	Board Member & Treasurer		CIO Board
4	David Witts	Board Member		CIO Board
5	Stuart Robertson	Board Member		CIO Board

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
None	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
	None	

Name of chief executive or names of senior staff members (Optional information)

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Section B

Structure, governance and management

Description of the charity's trusts

Type of governing document
(eg. trust deed, constitution)

St Minver Community Hub CIO Governing Document/Constitution
issue V19-4 dated 4/9/19

How the charity is constituted
(eg. trust, association, company)

Charitable Incorporated Organisation

Trustee selection methods
(eg. appointed by, elected by)

Appointed by the CIO Board of Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The St Minver Community Hub Trustees are all unpaid Volunteers. During the period of this TAR all payments made to Trustees were for reimbursement of expenditure for purchases of materials and equipment required for the day to day running of the facilities that the CIO is managing.

The Chair of Trustees, Carol Mould, was a Cornwall County Councillor throughout the period of this TAR and until May 2025. A significant source of funding for the new Community Hub is from SPF and CIL funds managed by Cornwall Council. Carol Mould formally declared this interest to both Cornwall Council and St Minver Community Hub CIO, and has had no involvement in the allocation of SPF and CIL funding to the St Minver Community Hub CIO.

The Trustees review all actions and transactions at the monthly Board Meetings to identify any conflicts of interest or relationship with related parties. The Trustees confirm that during the period of this TAR there were no conflicts of interest or relationships with related parties.

The Trustees review all income, expenditure and financial commitment at the monthly Board meetings to confirm that funding is available to cover committed expenditure and ensure that the CIO is operating as a going concern. The Trustees confirm that throughout the period of this TAR the accounts and cashflow charts for the build of the new Community Hub building and the ongoing operation of existing facilities show that the CIO has operated, and continues to operate, as a going concern.

Summary of the objects of the charity set out in its governing document

To further or benefit the residents of St Minver and the neighbourhood, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of the objectives the CIO activities are to establish or secure the establishment of a community centre and to maintain or manage or cooperate with any statutory authority in the maintenance and management of such a centre for activities promoted by the CIO.

Nothing in the CIO Constitution or the objectives shall authorise an application of the property of the CIO for any purposes that are not charitable in accordance with the Charities and Trustee Investment Acts.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The raising of funds and the use of all funds raised to provide facilities and assistance to the residents to improve their quality of life. The principal activity is to provide and subsequently manage a new Community Hub building providing facilities for existing local groups and activities including the Guides, Scouts, Football Club, Parish Council and Health Hub but also having the space and facilities to accommodate many other groups and activities recognising in particular the needs and wellbeing of the elderly and socially isolated members of the community. In respect of the objectives and activities of the CIO, these have been established and are being implemented with full regard to the guidance issued by the Charity Commission on public benefit.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

In this fifth year of operation the main achievements of the CIO are:-

- Progressing the build of the new Community Hub. During the period of this TAR the external structure has been completed and internal fitting out commenced. Completion of the Project is scheduled for early 2026.
- Managing the flow of funds from the SPF and CIL grants, and the raising of further funding through operation of existing facilities, grant applications, events and donations.
- Continuing to finance and manage an interim Health Hub that is used by the Wadebridge and Camel Estuary Practice to continue to provide a local nurse led medical service and prescription service for some 1100 local residents after the local surgery closed.
- Continuing to manage a Mini Hub providing facilities for local people to meet socially, hold events and undertake skills training.
- Employment of a full time Hub Manager, on a salary that exceeds the Living Wage, with responsibility for organising all ongoing activities in the presently available facilities, preparing for the organisation of activities in the new Community Hub, and pursuing fund generating activities.

Section E

Financial review

Brief statement of the charity's policy on reserves

Through the ongoing fund raising and Community Hub build phases of the project the CIO policy on reserves is to only commit to the next phase of the Project when funds are immediately available to ensure that the phase can be completed.

The established rental agreements with the users of the Interim Health Hub and the Mini Hub generate income that exceeds the ongoing costs. Reserves at the end of the financial year 24/25 exceeded the annual running costs.

Reserves for the ongoing operation of the Community Hub will be established as it becomes operational based on, and as a minimum, the annual committed running costs. A full set of Policies for ongoing operation of the Hub are in preparation and will fully address the future reserves policy.

Details of any funds materially in deficit

There are no funds in deficit.

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The CIO sources of funding through the phases of the project to completion of the new community hub building are local fundraising events, donations, grants and rental payments for facilities already available. For running and maintaining the new facilities the funding will be from ongoing rental agreements, realistic charges for the use of the premises and the surplus from the planned Community Café.

Expenditure to date covers four aspects of the CIO objectives.

- Upfront costs of building design, planning permission and legal issues to progress building of the Community Hub.
- Deposits and progress payments for the build of the new Community Hub
- Providing and managing an interim Health Hub that is used by the Wadebridge and Camel Estuary Practice to continue to provide a local nurse led medical service and prescription service for some 1100 local residents after the local surgery closed.
- Providing and Managing a Mini Hub for local people to meet socially, hold events and undertake skills training



The CIO has no investments and has no intention to make any. All funds raised are held in reputable current and deposit bank accounts until such time as they are used to pay for operational costs of the Interim Health Hub and Mini Hub, or fund the next phase of the project.

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Carol Mould	Christine Boswell-Munday
Position (eg Secretary, Chair, etc)	Trustee and Chair of Board	Trustee and Board Member

Date 8th January 2026

ST MINVER COMMUNITY HUB CIO

England & Wales - Charity number 1187638

Accounts

St MINVER COMMUNITY HUB CIO

Charity Account No 1187638

**Annual Accounts
Independent Examiner's Report
Trustees' Annual Report**

for the Financial Year

06 April 2023 to 05 April 2024

Submitted by K Snelling, Hon Treasurer

Accounts

for the period ended 5th April 2024

for

St Minver Community Hub CIO

Registered Charity Number 1187638

St Minver Community Hub CIO

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for the period ended 5th April 2024

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St Minver Community Hub CIO

General Information
for the period ended 5th April 2024

TRUSTEE AND CHAIR	C Mould
TRUSTEE & HON. TREASURER	K Snelling
TRUSTEE	C Boswell-Munday
TRUSTEE	D Witts
TRUSTEE	S Robertson
ADDRESS	Whispering Trees Rock Road St Minver Wadebridge Cornwall PL27 6PW
Independent Examiners	Brooks and Jeal Eddystone Road Wadebridge Cornwall PL27 7AL

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TO THE TRUSTEES OF ST MINVER COMMUNITY HUB CIO
CHARITY NUMBER 1187638

This report is on the accounts of the charity for the period ended 5th April 2024 set out on pages 3-7.

I report to the trustees on my examination of the accounts of the above charity "The Trust" for the period ended 5th April 2024.

Responsibilities and basis of report

As the charity trustees of the Trust, 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's 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:

- . accounting records were not kept in accordance with section 130 of the 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 order to enable a proper understanding of the accounts to be reached.

Signed:


Nicola Brooks ACA

Date: 30.1.25

Brooks & Jeal
Chartered Accountants
Eddystone Road
Wadebridge

St Minver Community Hub CIO

Statement of Financial Activities

For the period 6th April 2023 to 5th April 2024

	Note	2023/24		2022/23	
		£	£	£	£
		<u>Unrestricted funds</u>		<u>Unrestricted funds</u>	
Incoming Resources					
General Donations			41,495		36,350
Health Hub Receipts	3		4,698		7,198
Skills Hub Receipts	5		13,540		3,967
Fund Raising Events			668		0
Total Incoming Resources			<u>60,401</u>		<u>47,515</u>
Resources Expended					
Health Hub Payments	4		2,227		2,652
Skills Hub Payments	6		4,187		3,589
Insurance of Football Club Building			0		100
Lease Payment for Playing Field			100		100
Website			116		116
Preparation of Football Pitch			0		6,174
Fund Raising Leaflets and Tickets			0		50
Bank Charges			105		117
Accountancy Fees			1,110		870
Depreciation on Equipment			4,532		0
Total Resources Expended			<u>12,377</u>		<u>13,767</u>
Net Income/(Expenditure)			<u>48,024</u>		<u>33,748</u>
Transfer of expenditure to fixed assets					21,276
Total funds brought forward			<u>179,505</u>		<u>124,481</u>
Total funds carried forward			<u><u>227,529</u></u>		<u><u>179,505</u></u>

St Minver Community Hub CIO
Statement of Assets and Liabilities at 5th April 2024

<u>Note</u>	2023/24	2023/24	Total 2023/24	2022/23
	£	£	£	£
	Unrestricted Funds	Restricted Funds	Total	Unrestricted Funds
Fixed Assets				
Tangible Assets	90,949	0	90,949	21,276
Total Fixed Assets	<u>90,949</u>	<u>0</u>	<u>90,949</u>	<u>21,276</u>
Current Assets				
Current Account	3,864		3,864	158,229
Deposit Account	133,398	136,602	270,000	0
Prepayments	279		279	0
Total Current Assets	<u>137,541</u>	<u>136,602</u>	<u>274,143</u>	<u>158,229</u>
Creditors: amounts falling due within one year				
Accruals	961	0	961	0
Deferred Grant	0	136,602	136,602	0
	<u>961</u>	<u>136,602</u>	<u>137,563</u>	<u>0</u>
Net Current Assets/Liabilities	136,580	0	136,580	158,229
Total Assets less Current Liabilities	<u>227,529</u>	<u>0</u>	<u>227,529</u>	<u>179,505</u>
Funds of the Charity				
Unrestricted Funds	227,529	0	227,529	179,505
Restricted Funds	0	0	0	0
Total Funds	<u>227,529</u>	<u>0</u>	<u>227,529</u>	<u>179,505</u>

Signed on behalf of the CIO:

C Mould
Trustee and Chair
Date: 29/01/2025

K Snelling
Trustee and Hon Treasurer
Date: 29/01/2025

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2024

1 Basis of Preparation

1.1 Basis of Accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts.

The accounts have been prepared in accordance with the Charities Act 2011.

The charity constitutes a public benefit entity.

1.2 Going Concern

The accounts have been prepared on a going concern basis which the Trustees consider to be appropriate for the following reason:

The trustees review all income, expenditure and financial commitments at the monthly Board meetings to confirm that funding is available to cover committed expenditure and ensure that the CIO is operating as a going concern. The trustees confirm that throughout this accounting period, the accounts and cash flow charts for the build of the new Community Hub building show that the CIO has operated, and continues to operate, as a going concern.

The trustees are satisfied that the charity has adequate resources to remain in operational existence for at least twelve months from the date of approval of the accounts and have therefore prepared the accounts on a going concern basis.

2 Related Party Transactions

The Chair of Trustees, Carol Mould is a Cornwall County Councillor and a significant amount of funding to the CIO is via Cornwall Council.

Carol has made a declaration of interest to both Cornwall Council and the CIO, and she has had no involvement in the allocation of SPF and CIL funding to the St Minver Community Hub CIO.

The trustees are satisfied that this does not lead to any conflict of interest or relationship with related parties.

No trustees remuneration has been paid in the year.

During the year expenses of £638.45 were reimbursed to C Boswell-Munday, £27 to K Snelling and £106.21 to D Witts. These expenses were for purchases of materials and equipment required for the day to day running of the facilities that the CIO is managing.

The trustees review all actions and transactions at the monthly Board meetings to identify any conflicts of interest or relationship with related parties. The trustees confirm that during this accounting period there were no conflicts of interest or relationships with related parties.

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2024

7 Fixed Assets	2023/24		2023/24		2022/23	
	<u>Unrestricted</u>	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<u>Total</u>	
	<u>Funds</u>	<u>Funds</u>	<u>Funds</u>	<u>Total</u>	<u>Total</u>	
	£	£	£	£	£	
	<u>Equipment</u>	<u>Freehold</u>	<u>Freehold</u>			
At 6th April 2023	21,276	0	0	21,276	0	
Transfer of expenditure to fixed assets				0	21,276	
Additions	1383	72,822	137,671	211,876	0	
Grant Received	0	0	-137,671	-137,671	0	
Disposals						
At 5th April 2024	<u>22,659</u>	<u>72,822</u>	<u>0</u>	<u>95,481</u>	<u>21,276</u>	
Depreciation						
At 6th April 2023	0	0	0	0	0	
Charge for the year	4,532	0	0	4,532	0	
Disposals						
At 5th April 2024	<u>4,532</u>	<u>0</u>	<u>0</u>	<u>4,532</u>	<u>0</u>	
Net Book Value at 5th April 2024	<u>18,127</u>	<u>72,822</u>	<u>0</u>	<u>90,949</u>	<u>21,276</u>	
Net Book Value at 5th April 2023	<u>21,276</u>	<u>0</u>	<u>0</u>	<u>21,276</u>	<u>0</u>	

The fixed asset addition comprises the cost spent as of 5th April 2024 on constructing the new Community Hub building.

Two thirds of the cost (£137,671) funded from the SPF Grant funding of £274,273 received in 2023/24, and the further one third (£68,836) match funded from CIO reserves. The remaining £136,602 of the the SPF Grant funding received in 2023/24 is deferred income reserved for future build costs of the new Community Hub Building.

The total cost of the project, in the region of £950,000, will be shown as a fixed asset in the financial report for 2024/25 and will be depreciated at the rate of 2% per annum commencing in the financial year 2024/25.

8 **Guarantees and debt**

There are no guarantees given by the CIO.

There is no debt outstanding at 5th April 2024, and no charge on any of the CIO assets.

The SPF Grant Agreement includes a draw back clause that in the event that the new Community Hub Building is not completed some or all of the SPF Grant may have to be repaid.

The risk of this becoming a liability is rated as very low.



Trustees' Annual Report for the period

Period start date: 06 04 2023 To Period end date: 05 04 2024
 From To

Section A Reference and administration details

Charity name St Minver Community Hub CIO

Other names charity is known by None

Registered charity number (if any) 1187638

Charity's principal address
 Whispering Trees, Rock Road, St Minver
 Wadebridge
 Cornwall
Postcode PL27 6PW

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee
1	Carol Mould	Chair of Board		CIO Board
2	Christine Boswell-Munday	Board Member		CIO Board
3	Keith Snelling	Board Member & Treasurer		CIO Board
4	David Witts	Board Member		CIO Board
5	Stuart Robertson	Board Member		CIO Board

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
None	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
	None	

Name of chief executive or names of senior staff members (Optional information)

--

Section B

Structure, governance and management

Description of the charity's trusts

Type of governing document

(eg. trust deed, constitution)

St Minver Community Hub CIO Governing Document/Constitution
issue V19-4 dated 4/9/19

How the charity is constituted

(eg. trust, association, company)

Charitable Incorporated Organisation

Trustee selection methods

(eg. appointed by, elected by)

Appointed by the CIO Board of Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The St Minver Community Hub Trustees are all unpaid Volunteers. During the period of this TAR all payments made to Trustees were for reimbursement of expenditure for purchases of materials and equipment required for the day to day running of the facilities that the CIO is managing.

The Chair of Trustees, Carol Mould, is a Cornwall County Councillor and a significant source of funding for the new Community Hub is from SPF and CIL funds managed by Cornwall Council. Carol Mould has formally declared this interest to both Cornwall Council and St Minver Community Hub CIO, and has had no involvement in the allocation of SPF and CIL funding to the St Minver Community Hub CIO.

The Trustees review all actions and transactions at the monthly Board Meetings to identify any conflicts of interest or relationship with related parties. The Trustees confirm that during the period of this TAR there were no conflicts of interest or relationships with related parties.

The Trustees review all income, expenditure and financial commitment at the monthly Board meetings to confirm that funding is available to cover committed expenditure and ensure that the CIO is operating as a going concern. The Trustees confirm that throughout the period of this TAR the accounts and cashflow charts for the build of the new Community Hub building show that the CIO has operated, and continues to operate, as a going concern.

Section C

Objectives and activities

Summary of the objects of the charity set out in its governing document

To further or benefit the residents of St Minver and the neighbourhood, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of the objectives the CIO activities are to establish or secure the establishment of a community centre and to maintain or manage or cooperate with any statutory authority in the maintenance and management of such a centre for activities promoted by the CIO.

Nothing in the CIO Constitution or the objectives shall authorise an application of the property of the CIO for any purposes that are not charitable in accordance with the Charities and Trustee Investment Acts.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The raising of funds and the use of all funds raised to provide facilities and assistance to the residents to improve their quality of life. The principal activity is to provide and subsequently manage a new Community Hub building providing facilities for existing local groups including the Guides, Scouts and Football Club but also having the space and facilities to accommodate many other groups and activities recognising in particular the needs and wellbeing of the elderly and socially isolated members of the community. In respect of the objectives and activities of the CIO, these have been established and are being implemented with full regard to the guidance issued by the Charity Commission on public benefit.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D Achievements and performance

Summary of the main achievements of the charity during the year

In this fourth year of operation the main achievements of the CIO are:-

- The raising of further funding through donations from local residents and local second home owners.
- A signed lease with the St Minver Lowlands Parish Council for the land at Trewint Playing Fields where the Community Hub is to be built with an initial duration of 50 years
- Submitting grant applications resulting in obtaining Grant Agreements through Cornwall Council for SPF and CIL funds towards building the Community Hub.
- The funding Agreements together with matching funding already raised reached the £900,000 target to enable the build of the new Community Hub to proceed. A formal Tendering and Procurement process was completed, a build contract implemented and construction commenced.
- Continuing to finance and manage an interim Health Hub that is used by the Wadebridge and Camel Estuary Practice to continue to provide a local nurse led medical service and prescription service for some 1100 local residents after the local surgery closed.
- Continuing to manage a Mini Hub providing facilities for local people to meet socially, hold events and undertake skills training.

Section E Financial review

Brief statement of the charity's policy on reserves

Through the ongoing fund raising and Community Hub build phases of the project the CIO policy on reserves is to only commit to the next phase of the Project when funds are immediately available to ensure that the phase can be completed.

The established rental agreements with the users of the Interim Health Hub and the Mini Hub exceed the ongoing costs and reserves at the end of the financial year 23/24 exceed the annual running costs.

Reserves for the ongoing operation of the Community Hub will be established as it becomes operational based on, and as a minimum, the annual committed running costs. A full set of Policies for ongoing operation of the Hub are in preparation and will fully address the future reserves policy.

Details of any funds materially in deficit

There are no funds in deficit.

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The CIO sources of funding through the phases of the project to completion of the new community hub building are local fundraising events, donations, grants and rental payments for facilities already available. For running and maintaining the new facilities the funding will be from ongoing rental agreements, realistic charges for the use of the premises and the surplus from the Community Café.

Expenditure to date covers three aspects of the CIO objectives.

- Upfront costs of building design, planning permission and legal issues to progress building of the Community Hub.
- Deposits and progress payments for the build of the new Community Hub
- Providing and managing an interim Health Hub that is used by the Wadebridge and Camel Estuary Practice to continue to provide a local nurse led medical service and prescription service for some 1100 local residents after the local surgery closed.
- Providing and Managing a Mini Hub for local people to meet socially, hold events and undertake skills training



The CIO has no investments and has no intention to make any. All funds raised are held in a reputable bank account until such time as they are used to pay for operational costs of the Interim Health Hub and Mini Hub, and fund the next phase of the project.

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Carol Mould	Christine Boswell-Munday
Position (eg Secretary, Chair, etc)	Trustee and Chair of Board	Trustee and Board Member
Date	20th January 2025	

ST MINVER COMMUNITY HUB CIO

England & Wales - Charity number 1187638

Accounts

St MINVER COMMUNITY HUB CIO

Charity Account No 1187638

**Annual Accounts
Independent Examiner's Report
Trustees' Annual Report**

for the Financial Year

06 April 2022 to 05 April 2023

Submitted by K Snelling, Hon Treasurer

Accounts

for the period ended 5th April 2023

for

St Minver Community Hub CIO

Registered Charity Number 1187638

St Minver Community Hub CIO

Contents of the Accounts
for the period ended 5th April 2023

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Independent Examiners Report	2
Receipts and Payments Accounts	3
Statement of Assets and Liabilities	4
Notes to the Accounts	5

St Minver Community Hub CIO

General Information
for the period ended 5th April 2023

TRUSTEE AND CHAIR	C Mould
TRUSTEE & HON. TREASURER	K Snelling
TRUSTEE	C Boswell-Munday
TRUSTEE	D Witts
TRUSTEE	S Robertson
ADDRESS	Whispering Trees Rock Road St Minver Wadebridge Cornwall PL27 6PW
Independent Examiners	Brooks and Jeal Eddystone Road Wadebridge Cornwall PL27 7AL

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF ST MINVER COMMUNITY HUB CIO
CHARITY NUMBER 1187638

This report is on the accounts of the charity for the period ended 5th April 2023 set out on pages 3-5.

I report to the trustees on my examination of the accounts of the above charity "The Trust" for the period ended 5th April 2023.

Responsibilities and basis of report

As the charity trustees of the Trust, 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's 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:

- . accounting records were not kept in accordance with section 130 of the 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 order to enable a proper understanding of the accounts to be reached.

Signed:



Nicola Brooks ACA

Date: 29.1.24

Brooks & Jeal
Chartered Accountants
Eddystone Road
Wadebridge

St Minver Community Hub CIO

Receipts and Payments Accounts

For the period 6th April 2022 to 5th April 2023

	Note	2022/23		2021/22	
		£	£	£	£
		<u>Unrestricted funds</u>		<u>Unrestricted funds</u>	
RECEIPTS					
General Donations			36,350		50,037
Health Hub Receipts	1		7,198		7,698
Skills Hub Receipts	3		3,967		0
Fund Raising Events			0		1,809
Total Receipts			<u>47,515</u>		<u>59,544</u>
PAYMENTS					
Health Hub Payments	2	2,652		2,906	
Skills Hub Payments	4	3,589		0	
Insurance of Football Club Building		100		0	
Lease Payment for Playing Field		100		0	
Website		116		80	
Preparation of Football Pitch		6,174		0	
Fund Raising Leaflets and Tickets		50		194	
Bank Charges		117		229	
Accountancy Fees		870		0	
		<u>13,767</u>		<u>3,409</u>	
			13,767		3,409
Total Payments			<u>13,767</u>		<u>3,409</u>
Net of Receipts over Payments			<u>33,748</u>		<u>56,135</u>
Cash funds brought forward			<u>124,481</u>		<u>68,346</u>
Cash funds carried forward			<u>158,229</u>		<u>124,481</u>

St Minver Community Hub CIO
Statement of Assets and Liabilities at 5th April 2023

	<u>Note</u>	2022/23 £ Unrestricted Funds	2021/22 £ Unrestricted Funds
<u>Cash Funds</u>			
Current Account		158,229	124,481
Total cash funds		<u>158,229</u>	<u>124,481</u>
<u>Fixed assets for charity use</u>			
Health Hub	5	<u>21,276</u>	<u>21,276</u>
<u>Liabilities</u>	6	<u>0</u>	<u>0</u>

Signed on behalf of the CIO:

C Mould



Trustee and Chair

K Snelling



Trustee and Hon Treasurer

Date: 18th January 2024

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2023

<u>Health Hub running costs</u>		
	2022/23	2021/22
1 Receipts	£	£
Medical Practice	4,698	4,698
Podiatrist	2,500	3,000
Total	<u>7,198</u>	<u>7,698</u>

2 Payments	£	£
Insurance	476	404
Electricity	252	474
Cleaning	1,692	2,028
Maintenance	231	0
Total	<u>2,652</u>	<u>2,906</u>

<u>Skills Hub running costs</u>		
	2022/23	2021/22
3 Receipts	£	£
Room Hire Payments	1,020	0
Cornwall council Grant	1,947	0
Donation	1,000	0
Total	<u>3,967</u>	<u>0</u>

4 Payments	£	£
Water	114	0
Electricity	472	0
Business Rates	21	0
BT Internet	252	0
Equipment	618	0
Maintenance	2,113	0
Total	<u>3,589</u>	<u>0</u>

<u>5 Fixed Assets</u>		
	2022/23	2021/22
	£	£
Brought Forward	21,276	21,276
Additions/deletions	0	0
	<u>21,276</u>	<u>21,276</u>

6 Guarantees and debt

There are no guarantees given by the CIO , and there are no potential liabilities outstanding at 5th April 2023.

There is no debt outstanding at 5th April 2023, and no charge on any of the CIO assets.



Trustees' Annual Report for the period

	Period start date				Period end date		
From	06	04	2022	To	05	04	2023

Section A Reference and administration details

Charity name

St Minver Community Hub CIO

Other names charity is known by

None

Registered charity number (if any)

1187638

Charity's principal address

Whispering Trees, Rock Road, St Minver	
Wadebridge	
Cornwall	
Postcode	PL27 6PW

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee
1	Carol Mould	Chair of Board		CIO Board
2	Christine Boswell-Munday	Board Member		CIO Board
3	Keith Snelling	Board Member & Treasurer		CIO Board
4	David Witts	Board Member		CIO Board
5	Stuart Robertson	Board Member		CIO Board

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
None	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
	None	

Name of chief executive or names of senior staff members (Optional information)

Section B

Structure, governance and management

Description of the charity's trusts

Type of governing document
(eg. trust deed, constitution)

St Minver Community Hub CIO Governing Document/Constitution
issue V19-4 dated 4/9/19

How the charity is constituted
(eg. trust association, company)

Charitable Incorporated Organisation

Trustee selection methods
(eg. appointed by, elected by)

Appointed by the CIO Board of Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C

Objectives and activities

Summary of the objects of the charity set out in its governing document

To further or benefit the residents of St Minver and the neighbourhood, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of the objectives the CIO activities are to establish or secure the establishment of a community centre and to maintain or manage or cooperate with any statutory authority in the maintenance and management of such a centre for activities promoted by the CIO.

Nothing in the CIO Constitution or the objectives shall authorise an application of the property of the CIO for any purposes that are not charitable in accordance with the Charities and Trustee Investment Acts.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The raising of funds and the use of all funds raised to provide facilities and assistance to the residents to improve their quality of life. The principal activity is to provide and subsequently manage a new Community Hub building providing facilities for existing local groups including the Guides, Scouts and Football Club but also having the space and facilities to accommodate many other groups and activities recognising in particular the needs and wellbeing of the elderly and socially isolated members of the community. In respect of the objectives and activities of the CIO, these have been established and are being implemented with full regard to the guidance issued by the Charity Commission on public benefit.

Additional details of objectives and activities (Optional information)

You may choose to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

In this third year of operation the main achievements of the CIO are:-

- The raising of further funding through donations from local residents and local second home owners.
- Submitting grant applications resulting in obtaining firm pledges for donations towards building the Community Hub.
- Progressing the lease for the land at Trewint Playing Fields where the Community Hub is to be built.
- Continuing to finance and manage an interim Health Hub that is used by the Wadebridge and Camel Estuary Practice to continue to provide a local nurse led medical service and prescription service for some 1100 local residents after the local surgery closed.
- Establishing and managing a Mini Hub providing facilities for local people to meet socially, hold events and undertake skills training.

Section E

Financial review

Brief statement of the charity's policy on reserves

Through the fund raising and Community Hub build phases of the project the CIO policy on reserves is to only commit to the next phase when funds are immediately available to ensure that the phase can be completed. Once the Community Hub is operational a reserve will be set based on, and as a minimum, the annual running costs.

Details of any funds materially in deficit

There are no funds in deficit.

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The CIO sources of funding through the phases of the project to completion of the new community hub building are local fundraising events, donations, grants and rental payments for facilities already available. For running and maintaining the facilities the funding will be from realistic charges for the use of the premises and the surplus from the incorporated Community Café.

Expenditure to date covers three aspects of the CIO objectives.

- Upfront costs of building design, planning permission and legal issues to progress building of the Community Hub
- Assistance to the local community, particularly the elderly, through the Covid-19 lockdown periods by working with the Cornwall Community Kitchen and the local Community Covid Relief group
- Providing and managing an interim Health Hub that is used by the Wadebridge and Camel Estuary Practice to continue to provide a local nurse led medical service and prescription service for some 1100 local residents after the local surgery closed.

The CIO has no investments and has no intention to make any. All funds raised are held in a reputable bank account until such time as they are used to fund the next phase of the project

Section F



Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Carol Mould	Christine Boswell-Munday
Position (eg Secretary, Chair, etc)	Trustee and Chair of Board	Trustee and Board Member
Date	23 rd January 2024	

ST MINVER COMMUNITY HUB CIO

England & Wales - Charity number 1187638

Accounts



Trustees' Annual Report for the period							
From	Period start date			To	Period end date		
	06	04	2021		05	04	2022

Section A Reference and administration details

Charity name St Minver Community Hub CIO

Other names charity is known by None

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Charity's principal address

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Cornwall	
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	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee
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3	Keith Snelling	Board Member & Treasurer		CIO Board
4	David Witts	Board Member		CIO Board
5	Stuart Robertson	Board Member		CIO Board

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
None	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
	None	

Name of chief executive or names of senior staff members (Optional information)

--

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	St Minver Community Hub CIO Governing Document/Constitution issue V19-4 dated 4/9/19
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	Appointed by the CIO Board of Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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The raising of funds and the use of all funds raised to provide facilities and assistance to the residents to improve their quality of life. The principal activity is to provide and subsequently manage a new Community Hub building providing facilities for existing local groups including the Guides, Scouts and Football Club but also having the space and facilities to accommodate many other groups and activities recognising in particular the needs and wellbeing of the elderly and socially isolated members of the community. In respect of the objectives and activities of the CIO, these have been established and are being implemented with full regard to the guidance issued by the Charity Commission on public benefit.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

In this second year of operation the main achievements of the CIO are:-

- The raising of further funding through donations from local residents and local second home owners.
- Submitting grant applications resulting in obtaining firm pledges for donations towards building the Community Hub.
- Progressing the lease for the land at Trewint Playing Fields where the Community Hub is to be built.
- Continuing to finance and manage an interim Health Hub that is used by the Wadebridge and Camel Estuary Practice to continue to provide a local nurse led medical service and prescription service for some 1100 local residents after the local surgery closed.

Section E

Financial review

Brief statement of the charity's policy on reserves

Through the fund raising and Community Hub build phases of the project the CIO policy on reserves is to only commit to the next phase when funds are immediately available to ensure that the phase can be completed. Once the Community Hub is operational a reserve will be set based on, and as a minimum, the annual running costs.

Details of any funds materially in deficit

There are no funds in deficit.

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The CIO sources of funding through the phases of the project to completion of the new community hub building are local fundraising events, donations, grants and rental payments for facilities already available. For running and maintaining the facilities the funding will be from realistic charges for the use of the premises and the surplus from the incorporated Community Café.

Expenditure to date covers three aspects of the CIO objectives.

- Upfront costs of building design, planning permission and legal issues to progress building of the Community Hub
- Assistance to the local community, particularly the elderly, through the Covid-19 lockdown periods by working with the Cornwall Community Kitchen and the local Community Covid Relief group
- Providing and managing an interim Health Hub that is used by the Wadebridge and Camel Estuary Practice to continue to provide a local nurse led medical service and prescription service for some 1100 local residents after the local surgery closed.

The CIO has no investments and has no intention to make any. All funds raised are held in a reputable bank account until such time as they are used to fund the next phase of the project



Section F Other optional information

--

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Carol Mould	Christine Boswell-Munday
Position (eg Secretary, Chair, etc)	Trustee and Chair of Board	Trustee and Board Member

Date 23rd January 2023

Accounts

for the period ended 5th April 2022

for

St Minver Community Hub CIO

Registered Charity Number 1187638

St Minver Community Hub CIO

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for the period ended 5th April 2022

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St Minver Community Hub CIO

General Information
for the period ended 5th April 2022

TRUSTEE AND CHAIR	C Mould
TRUSTEE & HON. TREASURER	K Snelling
TRUSTEE	C Boswell-Munday
TRUSTEE	D Witts
TRUSTEE	S Robertson
ADDRESS	Whispering Trees Rock Road St Minver Wadebridge Cornwall PL27 6PW
Independent Examiners	Brooks and Jeal Eddystone Road Wadebridge Cornwall PL27 7AL

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF ST MINVER COMMUNITY HUB CIO
CHARITY NUMBER 1187638

This report is on the accounts of the charity for the period ended 5th April 2022 set out on pages 3-6.

I report to the trustees on my examination of the accounts of the above charity "The Trust" for the period ended 5th April 2022.

Responsibilities and basis of report

As the charity trustees of the Trust, 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's 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:

- . accounting records were not kept in accordance with section 130 of the 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 order to enable a proper understanding of the accounts to be reached.

Signed:



Nicola Brooks ACA

Date: 30.6.23

Brooks & Jeal
Chartered Accountants
Eddystone Road
Wadebridge

St Minver Community Hub CIO

Receipts and Payments Accounts

For the period 6th April 2021 to 5th April 2022

	Note	2021/22		2020/21	
		£	£	£	£
		<u>Unrestricted funds</u>		<u>Unrestricted funds</u>	
RECEIPTS					
Donations from STMCH CIC			0		33,548
General Donations			50,037		32,411
Donations for Health Hub Cabin			0		17,040
Health Hub License payments			7,698		3,534
Donations for Cornwall Community Kitchen	1		0		17,115
Donations for Community Covid Relief	2		0		2,550
Fund Raising Events			1,809		0
Total Receipts			<u>59,544</u>		<u>106,197</u>
PAYMENTS					
Cornwall Community Kitchen	1		0		17,115
Community Covid Relief	2		0		2,550
Health Hub Set Up	3		0		1,910
Health Hub Running Costs	4		2,906		1,199
Community Hub Design and Planning Approval			0		4,144
Website			80		142
Signage			0		120
Fund Raising Leaflets			194		0
Bank Charges			229		32
			<u>3,409</u>		<u>27,213</u>
			3,409		27,213
Asset Purchases - Health Hub			0		10,638
Total Payments			<u>3,409</u>		<u>37,851</u>
Net of Receipts over Payments			<u>56,135</u>		<u>68,346</u>
Cash funds brought forward			<u>68,346</u>		<u>0</u>
Cash funds carried forward			<u><u>124,481</u></u>		<u><u>68,346</u></u>

St Minver Community Hub CIO
Statement of Assets and Liabilities at 5th April 2022

	<u>Note</u>	2021/22 £ Unrestricted Funds	2020/21 £ Unrestricted Funds
<u>Cash Funds</u>			
Current Account		124,481	68,346
Total cash funds		124,481	68,346
 <u>Fixed assets for charity use</u>			
Health Hub	5	21,276	21,276
 <u>Liabilities</u>			
	6	0	0

Signed on behalf of the CIO:

C Mould



Trustee and Chair

K Snelling



Trustee and Hon Treasurer

Date: 17th January 2023

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2022

1 Cornwall Community Kitchen	2021/22	2020/21
Receipts		
Donations Received	0	17,115
Payments		
Fee Turner Catering	0	16,115
Transfer to CIO reserves	0	1,000
Total	0	17,115
Balance	0	0
2 Community Covid Relief	2021/22	2020/21
	£ £	£ £
Receipts		
Donations Received	0	2,550
Payments		
Link Community Fund	0	1,375
Transfer to CIO reserves	0	1,175
Total	0	2,550
Balance	0	0
3 Health Hub set up	2021/22	2020/21
Payments	£	£
Keys	0	57
Electric connection	0	108
Water connection	0	310
Foundations	0	716
Screen, Steps, Troughs	0	503
Signage	0	216
Total	0	1,910
	0	1,910
4 Health Hub running costs	2021/22	2020/21
Payments	£	£
Insurance	404	393
Electricity	474	106
Cleaning	2,028	669
Keys	0	31
Total	2,906	1,199
	2,906	1,199
5 Fixed assets	2021/22	2020/21
	£	£
Brought Forward	21,276	0
Health Hub payment in year	0	10,638
Health Hub gift from St Minver CIC	0	10,638
Total	21,276	21,276
	21,276	21,276

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2022

6 Guarantees and debt

There are no guarantees given by the CIO , and there are no potential liabilities outstanding at 5th April 2022.

There is no debt outstanding at 5th April 2022, and no charge on any of the CIO assets.

ST MINVER COMMUNITY HUB CIO

England & Wales - Charity number 1187638

Accounts



Trustees' Annual Report for the period

		Period start date			Period end date		
From	28	01	2020	To	05	04	2021

Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

Whispering Trees, Rock Road, St Minver	
Wadebridge	
Cornwall	
Postcode	PL27 6PW

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee
1	Carol Mould	Chair of Board		CIO Board
2	Christine Boswell-Munday	Board Member		CIO Board
3	Keith Snelling	Board Member & Treasurer		CIO Board
4	David Witts	Board Member		CIO Board
5	Stuart Robertson	Board Member		CIO Board

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
None	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
	None	

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	St Minver Community Hub CIO Governing Document/Constitution issue V19-4 dated 4/9/19
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	Appointed by the CIO Board of Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Summary of the objects of the charity set out in its governing document

To further or benefit the residents of St Minver and the neighbourhood, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of the objectives the CIO activities are to establish or secure the establishment of a community centre and to maintain or manage or cooperate with any statutory authority in the maintenance and management of such a centre for activities promoted by the CIO.

Nothing in the CIO Constitution or the objectives shall authorise an application of the property of the CIO for any purposes that are not charitable in accordance with the Charities and Trustee Investment Acts.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The raising of funds and the use of all funds raised to provide facilities and assistance to the residents to improve their quality of life. The principal activity is to provide and subsequently manage a new Community Hub building providing facilities for existing local groups including the Guides, Scouts and Football Club but also having the space and facilities to accommodate many other groups and activities recognising in particular the needs and wellbeing of the elderly and socially isolated members of the community. In respect of the objectives and activities of the CIO, these have been established and are being implemented with full regard to the guidance issued by the Charity Commission on public benefit.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

In this first year of operation the main achievements of the CIO are:-

- The raising of over £100,000 primarily through donations from local residents and local second home owners.
- Design of the Community Hub building, obtaining planning permission and progressing the legal requirements necessary to commence the build phase.
- Assistance to the local community, particularly the elderly, through the Covid-19 lockdown periods by working with the Cornwall Community Kitchen and the local Community Covid Relief group.
- Designing, procuring and managing an interim Health Hub that provides a facility for the Wadebridge and Camel Estuary Practice to continue to provide a local nurse led medical service and prescription service for some 1100 local residents after the local surgery closed.

Section E

Financial review

Brief statement of the charity's policy on reserves

Through the fund raising and Community Hub build phases of the project the CIO policy on reserves is to only commit to the next phase when funds are immediately available to ensure that the phase can be completed. Once the Community Hub is operational a reserve will be set based on, and as a minimum, the annual running costs.

Details of any funds materially in deficit

There are no funds in deficit.

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity’s principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The CIO sources of funding through the phases of the project to completion of the new community hub building are local fundraising events, donations, grants and rental payments for facilities already available. For running and maintaining the facilities the funding will be from realistic charges for the use of the premises and the surplus from the incorporated Community Café.

Expenditure to date covers three aspects of the CIO objectives.

- Upfront costs of building design, planning permission and legal issues to progress building of the Community Hub
- Assistance to the local community, particularly the elderly, through the Covid-19 lockdown periods by working with the Cornwall Community Kitchen and the local Community Covid Relief group
- Providing and managing an interim Health Hub that provides a facility for the Wadebridge and Camel Estuary Practice to continue to provide a local nurse led medical service and prescription service for some 1100 local residents after the local surgery closed.

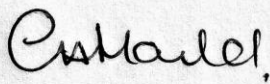
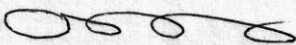
The CIO has no investments and has no intention to make any. All funds raised are held in a reputable bank account until such time as they are used to fund the next phase of the project

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees’ report above.

Signed on behalf of the charity’s trustees

Signature(s)		
Full name(s)	Carol Mould	Christine Boswell-Munday
Position (eg Secretary, Chair, etc)	Trustee and Chair of Board	Trustee and Board Member
Date	31 st January 2022	

Accounts

for the period ended 5th April 2021

for

St Minver Community Hub CIO

St Minver Community Hub CIO

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St Minver Community Hub CIO

General Information
for the period ended 5th April 2021

TRUSTEE AND CHAIR	C Mould
TRUSTEE & HON. TREASURER	K Snelling
TRUSTEE	C Boswell-Munday
TRUSTEE	D Witts
TRUSTEE	S Robertson
ADDRESS	Whispering Trees Rock Road St Minver Wadebridge Cornwall PL27 6PW
Independent Examiners	Brooks and Jeal Eddystone Road Wadebridge Cornwall PL27 7AL

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF ST MINVER COMMUNITY HUB CIO
CHARITY NUMBER 1187638

This report is on the accounts of the charity for the period ended 5th April 2021 set out on pages 3-6.

I report to the trustees on my examination of the accounts of the above charity "The Trust" for the period ended 5th April 2021.

Responsibilities and basis of report

As the charity trustees of the Trust, 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

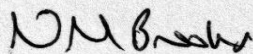
Independent examiner's statement

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:

- . accounting records were not kept in accordance with section 130 of the 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 order to enable a proper understanding of the accounts to be reached.

Signed:



Nicola Brooks ACA

Date: 1.2.2022

Brooks & Jeal
Chartered Accountants
Eddystone Road
Wadebridge

St Minver Community Hub CIO
Receipts and Payments Accounts



For the period 28th January 2020 to 5th April 2021

	Note	2020/21	
		£	£
		<u>Unrestricted funds</u>	
RECEIPTS			
Donations from STMCH CIC			33,548
General Donations			32,411
Donations for Health Hub Cabin			17,040
Health Hub License payments			3,534
Donations for Cornwall Community Kitchen	1		17,115
Donations for Community Covid Relief	2		2,550
 Total Receipts			 <u>106,197</u>
PAYMENTS			
Cornwall Community Kitchen	1	17,115	
Community Covid Relief	2	2,550	
Health Hub Set Up	3	1,910	
Health Hub Running Costs	3	1,199	
Community Hub Design and Planning Approval		4,144	
Website		142	
Signage		120	
Bank Charges		<u>32</u>	
		27,213	
			27,213
 Asset Purchases - Health Hub			 10,638
 Total Payments			 <u>37,851</u>
 Net of Receipts over Payments			 <u>68,346</u>
 Cash funds brought forward			 <u>0</u>
Cash funds carried forward			<u><u>68,346</u></u>

St Minver Community Hub CIO
Statement of Assets and Liabilities at 5th April 2021

	<u>Note</u>	2020/21 £ Unrestricted Funds
<u>Cash Funds</u>		
Current Account		68,346
Total cash funds		<u>68,346</u>
<u>Fixed assets for charity use</u>		
Health Hub	4	<u>21,276</u>
<u>Liabilities</u>		
	5	<u>0</u>

Signed on behalf of the CIO:

C Mould	 Trustee and Chair
K Snelling	 Trustee and Hon Treasurer

Date: 31st January 2022

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2021

1 Cornwall Community Kitchen

	2020/21	
	£	£
Receipts		
Donations Received		17,115
Payments		
Fee Turner Catering	16,115	
Transfer to CIO reserves	1,000	
Total	17,115	
Balance		0

2 Community Covid Relief

	2020/21	
	£	£
Receipts		
Donations Received		2,550
Payments		
Link Community Fund	1,375	
Transfer to CIO reserves	1,175	
Total	2,550	
Balance		0

3 Health Hub set up

	2020/21	
<u>Payments:</u>	£	
Keys	57	
Electric connection	108	
Water connection	310	
Foundations	716	
Screen, Steps, Troughs	503	
Signage	216	
Total	1,910	

Health Hub running costs

	2020/21	
<u>Payments:</u>	£	
Insurance	393	
Electricity	106	
Cleaning	669	
Keys	31	
Total	1,199	

4 Fixed assets

	Additions in year
	£
Health Hub payment in year	10,638
Health Hub gift from St Minver CIC	10,638
	21,276

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2021

5 **Guarantees and debt**

There are no guarantees given by the CIO , and there are no potential liabilities outstanding at 5th April 2021.

There is no debt outstanding at 5th April 2021, and no charge on any of the CIO assets.

Accounts

for the period ended 5th April 2021

for

St Minver Community Hub CIO

St Minver Community Hub CIO

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St Minver Community Hub CIO

General Information
for the period ended 5th April 2021

TRUSTEE AND CHAIR	C Mould
TRUSTEE & HON. TREASURER	K Snelling
TRUSTEE	C Boswell-Munday
TRUSTEE	D Witts
TRUSTEE	S Robertson
ADDRESS	Whispering Trees Rock Road St Minver Wadebridge Cornwall PL27 6PW
Independent Examiners	Brooks and Jeal Eddystone Road Wadebridge Cornwall PL27 7AL

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF ST MINVER COMMUNITY HUB CIO
CHARITY NUMBER 1187638

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I report to the trustees on my examination of the accounts of the above charity "The Trust" for the period ended 5th April 2021.

Responsibilities and basis of report

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I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

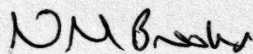
Independent examiner's statement

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:

- . accounting records were not kept in accordance with section 130 of the 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 order to enable a proper understanding of the accounts to be reached.

Signed:



Nicola Brooks ACA

Date: 1.2.2022

Brooks & Jeal
Chartered Accountants
Eddystone Road
Wadebridge

St Minver Community Hub CIO
Receipts and Payments Accounts



For the period 28th January 2020 to 5th April 2021

	Note	2020/21	
		£	£
		<u>Unrestricted funds</u>	
RECEIPTS			
Donations from STMCH CIC			33,548
General Donations			32,411
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			27,213
 Asset Purchases - Health Hub			 10,638
 Total Payments			 <u>37,851</u>
 Net of Receipts over Payments			 <u>68,346</u>
 Cash funds brought forward			 <u>0</u>
Cash funds carried forward			<u><u>68,346</u></u>

St Minver Community Hub CIO
Statement of Assets and Liabilities at 5th April 2021

	<u>Note</u>	2020/21 £ Unrestricted Funds
<u>Cash Funds</u>		
Current Account		68,346
Total cash funds		<u>68,346</u>
<u>Fixed assets for charity use</u>		
Health Hub	4	<u>21,276</u>
<u>Liabilities</u>		
	5	<u>0</u>

Signed on behalf of the CIO:

C Mould	 Trustee and Chair
K Snelling	 Trustee and Hon Treasurer

Date: 31st January 2022

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2021

1 Cornwall Community Kitchen

	2020/21	
	£	£
Receipts		
Donations Received		17,115
Payments		
Fee Turner Catering	16,115	
Transfer to CIO reserves	1,000	
Total	17,115	
Balance		0

2 Community Covid Relief

	2020/21	
	£	£
Receipts		
Donations Received		2,550
Payments		
Link Community Fund	1,375	
Transfer to CIO reserves	1,175	
Total	2,550	
Balance		0

3 Health Hub set up

	2020/21	
<u>Payments:</u>	£	
Keys	57	
Electric connection	108	
Water connection	310	
Foundations	716	
Screen, Steps, Troughs	503	
Signage	216	
Total	1,910	

Health Hub running costs

	2020/21	
<u>Payments:</u>	£	
Insurance	393	
Electricity	106	
Cleaning	669	
Keys	31	
Total	1,199	

4 Fixed assets

	Additions in year
	£
Health Hub payment in year	10,638
Health Hub gift from St Minver CIC	10,638
	21,276

St Minver Community Hub CIO
Notes to the Accounts for the period ended 5th April 2021

5 **Guarantees and debt**

There are no guarantees given by the CIO , and there are no potential liabilities outstanding at 5th April 2021.

There is no debt outstanding at 5th April 2021, and no charge on any of the CIO assets.