



# 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

<b>Charity name</b>	St Minver Community Hub CIO
<b>Other names charity is known by</b>	None
<b>Registered charity number (if any)</b>	1187638
<b>Charity's principal address</b>	Whispering Trees, Rock Road, St Minver
	Wadebridge
	Cornwall
<b>Postcode</b>	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.

## 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 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

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## 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<sup>rd</sup> 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**

**Contents of the Accounts**  
**for the period ended 5th April 2022**

	Page
General information	1
Independent Examiners Report	2
Receipts and Payments Accounts	3
Statement of Assets and Liabilities	4
Notes to the Accounts	5-6

**St Minver Community Hub CIO**

**General Information**  
**for the period ended 5th April 2022**

<b>TRUSTEE AND CHAIR</b>	C Mould
<b>TRUSTEE &amp; HON. TREASURER</b>	K Snelling
<b>TRUSTEE</b>	C Boswell-Munday
<b>TRUSTEE</b>	D Witts
<b>TRUSTEE</b>	S Robertson
<b>ADDRESS</b>	Whispering Trees Rock Road St Minver Wadebridge Cornwall PL27 6PW
<b>Independent Examiners</b>	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: 30.6.22

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	
		£	£	£	£
		Unrestricted funds		Unrestricted funds	
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			59,544		106,197
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
			3,409		27,213
			3,409		27,213
Asset Purchases - Health Hub			0		10,638
Total Payments			3,409		37,851
Net of Receipts over Payments			56,135		68,346
Cash funds brought forward			68,346		0
Cash funds carried forward			124,481		68,346

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

	<u>Note</u>	<b>2021/22</b> <b>£</b> <b>Unrestricted Funds</b>	<b>2020/21</b> <b>£</b> <b>Unrestricted Funds</b>
<u>Cash Funds</u>			
Current Account		124,481	68,346
Total cash funds		<u>124,481</u>	<u>68,346</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: 17th January 2023

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

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

**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.