

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

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 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			<u>4,532</u>		<u>0</u>
			12,377		13,767
Total Resources Expended			12,377		13,767
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
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
	Unrestricted Funds	Restricted Funds	Total	Unrestricted Funds
Fixed Assets				
Tangible Assets	7 90,949	0	90,949	21,276
Total Fixed Assets	90,949	0	90,949	21,276
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	137,541	136,602	274,143	158,229
Creditors: amounts falling due within one year				
Accruals	961	0	961	0
Deferred Grant	7 0	136,602	136,602	0
	961	136,602	137,563	0
Net Current Assets/Liabilities	136,580	0	136,580	158,229
Total Assets less Current Liabilities	227,529	0	227,529	179,505
Funds of the Charity				
Unrestricted Funds	227,529	0	227,529	179,505
Restricted Funds	0	0	0	0
Total Funds	227,529	0	227,529	179,505

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

<u>Health Hub Running costs</u>		2023/24	2022/23
3	Income	£	£
	Medical Practice	4,698	4,698
	Podiatrist	0	2,500
	Total	4,698	7,198

4	Expenditure	£	£
	Insurance	364	476
	Electricity	508	252
	Cleaning	1,320	1,692
	Maintenance	35	231
	Total	2,227	2,652

<u>Skills Hub Running Costs</u>		2023/24	2022/23
5	Income	£	£
	Room Hire Payments	2,535	1,020
	Cornwall Council Grant	5,000	1,947
	Volunteer Cornwall Grant	5,000	0
	Donation	670	1,000
	Events entry payments	335	0
	Total	13,540	3,967

6	Expenditure	£	£
	Water	236	114
	Electricity	668	472
	Business Rates	108	21
	BT Internet	619	252
	Equipment	971	618
	Maintenance	1,118	2,113
	Insurance	204	0
	Event Running Costs	265	0
	Total	4,187	3,589

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

7 Fixed Assets

	2023/24	2023/24	2023/24	2023/24	2022/23
	Unrestricted	Unrestricted	Restricted		
	Funds	Funds	Funds	Total	Total
Cost	£	£	£	£	£
	<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	22,659	72,822	0	95,481	21,276
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	4,532	0	0	4,532	0
Net Book Value at 5th April 2024	18,127	72,822	0	90,949	21,276
Net Book Value at 5th April 2023	21,276	0	0	21,276	0

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
From 06 04 2023 To 05 04 2024
Period end date

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