

# **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**

<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 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 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	<b>2024/25</b>		<b>2023/24</b>	
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
		<b><u>Unrestricted funds</u></b>		<b><u>Unrestricted funds</u></b>	
<b>Incoming Resources</b>					
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
<b>Total Incoming Resources</b>			<b>195,148</b>		<b>60,401</b>
<b>Resources Expended</b>					
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	
		<b>22,059</b>		<b>12,377</b>	
<b>Total Resources Expended</b>			<b>22,059</b>		<b>12,377</b>
<b>Net Income/(Expenditure)</b>			<b>173,089</b>		<b>48,024</b>
<b>Corporation Tax Charge</b>			<b>1,181</b>		<b>0</b>
<b>Net Income after Taxation</b>			<b>171,908</b>		<b>48,024</b>
Total funds brought forward			227,529		179,505
<b>Total funds carried forward</b>			<b>399,437</b>		<b>227,529</b>

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

<u>Note</u>	<b>2024/25</b>	<b>2024/25</b>	<b>Total 2024/25</b>	<b>2023/24</b>	<b>2023/24</b>	<b>2023/24</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>
	<b>Funds</b>	<b>Funds</b>		<b>Funds</b>	<b>Funds</b>	
<b>Fixed Assets</b>						
Tangible Assets	7 249,466	0	249,466	90,949	0	90,949
Total Fixed Assets	249,466	0	249,466	90,949	0	90,949
<b>Current Assets</b>						
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
<b>Creditors: amounts falling due within one year</b>						
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	7 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
<b>Funds of the Charity</b>						
Unrestricted Funds	399,437	0	399,437	227,529	0	227,529
Restricted Funds	0	0	0	0	0	0
<b>Total Funds</b>	<b>399,437</b>	<b>0</b>	<b>399,437</b>	<b>227,529</b>	<b>0</b>	<b>227,529</b>

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**

<b><u>Health Hub Running costs</u></b>		2024/25	2023/24
<b>3</b>	<b>Income</b>	£	£
	Medical Practice	5,122	4,698
	Podiatrist	1,000	0
	<b>Total</b>	<b>6,122</b>	<b>4,698</b>
<b>4</b>	<b>Expenditure</b>	£	£
	Insurance	490	364
	Electricity	745	508
	Cleaning	1,368	1,320
	Maintenance	0	35
	<b>Total</b>	<b>2,603</b>	<b>2,227</b>
<b><u>Skills Hub Running Costs</u></b>		2024/25	2023/24
<b>5</b>	<b>Income</b>	£	£
	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
	<b>Total</b>	<b>18,082</b>	<b>13,540</b>
<b>6</b>	<b>Expenditure</b>	£	£
	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
	<b>Total</b>	<b>13,194</b>	<b>4,187</b>

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

7	<b><u>Fixed Assets</u></b>	2024/25	2024/25	2024/25	2024/25	2023/24
		<u>Unrestricted</u>	<u>Unrestricted</u>	<u>Restricted</u>		
		<u>Funds</u>	<u>Funds</u>	<u>Funds</u>	<u>Total</u>	<u>Total</u>
		£	£	£	£	£
	<b><u>Cost</u></b>	<b><u>Equipment</u></b>	<b><u>Freehold</u></b>	<b><u>Freehold</u></b>		
	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	25,073	233,940	0	259,013	95,481
	<b><u>Depreciation</u></b>					
	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	9,547	0	0	9,547	4,532
	Net Book Value at 5th April 2025	15,526	233,940	0	249,466	90,949
	Net Book Value at 5th April 2024	18,127	72,822	0	90,949	90,949

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

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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 8<sup>th</sup> January 2026