

Cadgwith Fishing Cove Trust CIO

Trustees' Annual Report for the period ending 31/01/2025

Charity Number 1195598

Objectives and Activities

Summary of the purposes of the charity as set out in its governing document (SORP Para 1.17):

For the public benefit, the preservation, protection, restoration, maintenance, repair and improvement of the historic grade II listed fishing buildings at Cadgwith Cove in the parish of Grade Ruan.

Summary of the main activities in relation to those purposes for the public benefit (1.17 and 1.19):

We have continued to maintain and repair the grade II listed buildings in the parish of Grade Ruan which we own and rent in order to preserve them for current and future generations. The local fishermen continue to use the buildings as they have for countless generations, and the general public continue to enjoy seeing the fishermen at work in and around the buildings.

Achievements and Performance

(1.20) This year we performed significant repairs to the fishing lofts. We performed urgently needed roof repairs to the Winch House and performed internal floor repairs inside the Steamers House. We have also rewired one of the lofts to bring it up to a safe modern standard. We also purchased and installed a slate plaque on each building to recognise the donations from the general public to our project.

Financial Review

The extensive repairs required exceeded our income and so with the resulting deficit we have had to dip into our reserves to cover this work..

Policy on Reserves (1.22): We have substantial reserves of £110,000 which is set aside for a major repair programme to all three buildings, including replacing slate roofs and other items for repair identified by our surveyor.

Structure Governance and Management

Governing document (1.25): Constitution of a Charitable Incorporated Organisation whose only voting members are its charity trustees ('Foundation' model constitution) governs our affairs.

Charity constituted as (1.25): Charitable Incorporated Organisation.

Trustee selection methods (1.25): Appointed by existing trustees.

Reference and Administrative Details

Charity name: Cadgwith Fishing Cove Trust CIO

Registered Charity Number: 1195598

Charity's correspondence address: Treleague Farm
Ruan Minor
Helston
Cornwall TR12 7JP

Trustees: Nigel James Green
Danny James Phillips
Brett Jose
(Francis Edward) John Trewin

Property Legal Owner: All our freehold property is held in the name of Cadgwith Fishing Cove Trust CIO.

Exemptions from Disclosure

None

Funds held as custodian trustee on behalf of others


None

Declarations

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

Signed on behalf of the charity's trustees:

Signature:



Full name: NIGEL JAMES GREEN

Position: Chair of the board of trustees

Date: 23 November 2025

Cadgwith Fishing Cove Trust CIO
Charity Number 1195598

Financial Statements
for the period ending

31 January 2025


Cadgwith Fishing Cove Trust CIO
Income and Expenditure Account
for the period ending 31 January 2025

	<u>2,025</u>		<u>2,024</u>	
	£	£	£	£
<i>Receipts</i>				
Donations	56		-	
Interest	3,103		1,068	
Loft Receipts	<u>8,772</u>		<u>8,463</u>	
		11,931		9,531
<i>Payments</i>				
Bank Fees	77		72	
Surveyor Fees	-		-	
Insurance	1,945		1,661	
Business Rates	622		601	
Repairs	19,853		1,271	
Administration	-		-	
Legal Fees	<u>-</u>		<u>-</u>	
		22,497		3,605
<i>Surplus/(Deficit) for the year</i>		<u><u>(10,566)</u></u>		<u><u>5,926</u></u>

Cadgwith Fishing Cove Trust CIO
Statement of Assets and Liabilities
As at 31 January 2025

	<u>2,025</u>			<u>2,024</u>		
	£	£	£	£	£	£
<i>Monetary Assets</i>						
Unity Trust Bank Current Account	6,886			7,135		
Unity Trust Bank Savings Account	111,171			121,068		
Cash tin	<u>175</u>			<u>595</u>		
		118,232			128,798	
<i>Non-monetary assets</i>						
<i>held for functional use by the Charity</i>						
Fixed Assets						
Freehold buildings - Fort York	140,000			140,000		
Freehold buildings - Steamers House	<u>150,000</u>			<u>150,000</u>		
		<u>290,000</u>			<u>290,000</u>	
			408,232			418,798
<i>Liabilities</i>						
Creditors	1,610			496		
Accruals	<u>(196)</u>			<u>168</u>		
			1,414			664
			<u><u>406,818</u></u>			<u><u>418,134</u></u>
<i>Represented By:</i>						
Opening Balance		418,134			412,208	
Surplus/(Deficit) for the Year		<u>(10,566)</u>			<u>5,926</u>	
Closing Balance		<u><u>407,568</u></u>			<u><u>418,134</u></u>	

Accounts Approved by:



23 November 2025

Nigel Green
Chair of Trustees