

# CLYST ST MARY VILLAGE HALL CIO

England & Wales · Charity number 1201460

## Details

---

**Status** Registered

**Legal form** CIO

**Registered** 2022-12-29

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

## Contact

---

**Address** Village Hall  
Clyst St. Mary  
Exeter  
EX5 1AA

**Phone** 01392949088

**Email** [admin@clyststmaryvillagehall.co.uk](mailto:admin@clyststmaryvillagehall.co.uk)

**Website** <https://www.clyststmaryvillagehall.co.uk/>

## Activities

---

**Objects:** A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF CLYST ST MARY, SOWTON WITHOUT DISTINCTION OF POLITICAL RELIGIOUS OR OTHER OPINIONS INCLUDING USE FOR MEETINGS LECTURES AND CLASSES AND FOR OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS.

**Activities:** Management of Clyst St Mary Village Hall

## Classification

---

- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation

## Geography

---

- Devon

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£45,091	£26,586	-	-
2024-12-31	£43,779	£29,335	-	-
2023-12-31	£18,141	£6,866	-	-

## Trustees

Name	Role	Appointed
<b>ROBERT WILLIAM HATTON</b>	Chair	2023-03-06
Michael Alan George Loveman		2025-03-17
Natalie Jane Chandler		2025-03-17
Peggy van der Ploeg		2025-03-17
Peter Cusa		2023-03-06
Peter Thomas Cain		2023-03-06
Peter William Edwards Mr		2023-03-06

**CLYST ST MARY VILLAGE HALL CIO**

England & Wales - Charity number 1201460

---

# Accounts

---

Charity No. 1201460

Clyst Saint Mary Village Hall CIO

**Annual Report  
and  
Financial Statements**

For the year year ended 31st December 2025

Chairman:  
Mr Robert Hatton  
14 Clyst Valley Road  
Clyst St Mary

Bank:  
Lloyds Banking Group

Independent Examiner:  
Keith David Tuvey FCCA  
Redwoods Accountants (Exeter) Ltd  
2 Clyst Works, Clyst Road, Topsham, Exeter, EX3 0DB

## **Clyst St Mary Village Hall CIO - Report for 2025**

### **Constitution**

Clyst St Mary Village Hall CIO was established and the constitution approved by the Charity Commissioners in 2023. The new charity replaced the Clyst St Mary Village Hall committee, a charity established by a Declaration of Trust dated 25<sup>th</sup> May 1977. The new charity began operating on 6 March 2023 after the AGM which was the final meeting of the old charity. A Vesting Declaration signed on 24 June 2023 transferred all assets and liabilities of the old charity to the new CIO.

The aims and purposes of the new charity and the duties and responsibilities of Trustees are, as the previous charity, to hold upon trust for the purposes of a village hall for the use of the inhabitants of the Parishes of Clyst St Mary and Sowton in the County of Devon without distinction of political, religious or other opinions including use for meetings, lectures and classes and for other forms of recreation and leisure-time occupation with the object of improving the conditions of life of the said inhabitants. The Trustees have the duty of promoting the use of the village hall by the local and wider community. They also have responsibilities for maintenance and improvements to the hall and grounds. The Trustees have had regard to the Charity Commission guidance on public benefit in carrying out their responsibilities.

### **Membership**

The original Trustees were elected at the 2024 Annual General Meeting. New Trustees will be appointed by the existing Trustees to fill vacancies and provide additional skills. Meetings of the Trustees are advertised in advance and open to the public and hall users are encouraged to attend meetings but do not have a vote. There are no policies or procedures for induction and training of new Trustees.

There are no ex-officio members, the Chairman, Secretary and Treasurer are appointed at a meeting after the AGM. The Committee currently has 7 Trustees. Meetings are held bi-monthly in January, March, May, July, September and November. The AGM is held in March. All meetings are open to the public.

During the period the following served as Trustees:

Peter Cusa	Secretary
Rob Hatton	Chairman
Peter Edwards	Treasurer
Peter Cain	
Natalie Chandler	
Peggy van der Ploeg	
Mike Loveman	

## **Committees**

The Village Hall CIO does not appoint any statutory sub-committees. As and when required, sub-committees are appointed to fulfil specific remits. These can include Trustees and other nominated members. There are currently no sub-committees.

## **Review of the Year**

Meetings of the CIO were held in January, March, April July, September and November. All meetings apart from the AGM were held in the parish council office.

We renewed contracts for cleaning, booking services and buildings supervision, all of which are working well.

The website and facilities for booking which are operated by Ali West continue to produce a good level of occupation for the hall. There have been few problems with payment of misuse of facilities by hirers. In order to automate invoicing and payments to reduce administrative load, the CIO purchased a subscription to Hall Wizard, which will be brought into use in 2026,

The Building Supervisor, Shaun Perry has organised and supervised a number of maintenance works during the year. The General and Fire Risk Assessment were reviewed by Shaun and the Chairman during the year and minor works identified.

Improvements to the hall carried out during the period include:

- the relocation of the table store to a room to the rear of the stage
- the refurbishment of the old table store for storage of table tennis and other sports equipment
- relocation of some plastic chairs to the storage container
- refixing and sealing the stage flooring
- provision of a handrail to the external steps

A grant application was submitted to the East Devon Carbon Action Fund for replacement of the existing gas heaters with air conditioning, this was not successful.

## **Finances**

Income and expenditure details are given in the Financial Report which also sets out the assets of the CIO. Insurance cover of the hall and contents is regularly reviewed. The Trustees have no policy on reserves but efforts are made to ensure that larger items of routine maintenance are planned.

## **Fundraising**

The Trustees do not carry out any significant programme of fundraising. Grants are sought as appropriate for improvement works.

## **The Year Ahead**

We will continue with our efforts to improve our facilities by the provision of the annexe. We have significant funds to contribute towards this work.

Other improvements which are proposed to be carried out in 2026 include:

- Providing new emergency exit and main entrance doors
- Improving the audio visual facilities
- Replacing ceiling tiles in the main hall
- Refurbishing toilets
- Heating to store rooms

The present constitution only allows for individuals to become trustees but in view of the fact that it was becoming difficult, if not impossible, to attract new trustees, the constitution has been amended to allow for corporate trustees to be appointed. This will allow us to formally invite the Parish Council to become a trustee and potentially, subject to their approval, to take over the running of the hall should there be no Trustees able or willing to fulfil this role.

My thanks go to all Trustees for their support. Thanks also to our Bookings Officer, Ali West, our Buildings Supervisor, Shaun Perry and our Cleaning Contractor Adam Hurst for their continuing efforts to support the operation of the hall.

Rob Hatton (Chairman)  
January 2026

## **Independent Examiner's Report to the Committee(Trustees) of Clyst St Mary Village Hall**

I report to the trustees on my examination of the accounts of the Clyst St Mary Village Hall (the Trust) for the year ended 31st December 2025, which are set out on pages 4 and 5.

### **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')

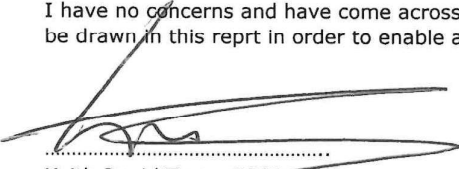
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

### **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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Keith David Tuvey FCCA  
Redwoods Accountants (Exeter) Ltd

2 Clyst Works  
Clyst Road  
Topsham  
Exeter  
EX3 0DB

13th March 2026

## Clyst Saint Mary Village Hall CIO

### Income and Expenditure Account for the 12 months to 31st December 2025

	% rise of 2025 over 2024	2025 £	2024 £
<b>Income</b>			
Lettings	0.5%	£ 35,147.01	£ 34,978.22
Wayleaves	0.0%	£ 9.47	£ 9.47
Grants		£ -	£ -
Solar Panel Feed in Tarif	8.0%	£ 3,762.52	£ 3,482.84
Gifts		£ 5,000.00	£ -
Sundry Income	-100.0%	£ -	£ 3,851.00
Interest Received	-19.6%	£ 1,171.82	£ 1,457.24
	3.0%	£ 45,090.82	£ 43,778.77
<b>Expenditure</b>			
Cleaning Contractor	-15.8%	£ 4,990.00	£ 5,925.00
Rates & Water Rates	9.3%	£ 2,278.54	£ 2,085.43
Heat & Light	51.5%	£ 4,114.89	£ 2,716.25
Repairs	-100.0%	£ -	£ 7,545.85
Insurance	9.8%	£ 1,274.80	£ 1,160.59
Hall Cost	32.2%	£ 11,143.64	£ 8,429.74
Cleaning Materials	-13.3%	£ 762.75	£ 879.89
Internet, Phone, Printing and Stationery	11.1%	£ 515.92	£ 464.32
Legal		£ 1,380.00	£ -
Sundries		£ 125.00	£ -
	-9.0%	£ 26,585.54	£ 29,207.07
Surplus/(deficit) of Income over Expenditure	27.0%	£ 18,505.28	£ 14,571.70
Our Effective Working Surplus was	27.0%	£ 18,505.28	£ 14,571.70

## Clyst Saint Mary Village Hall CIO

### Statement of Assets and Liabilities as at 31st December 2025

	2025		2024	
	£	£	£	£
<b>Fixed Assets</b>				
Village Hall	160778.01		160778.01	
Additions during year	<u>0.00</u>		<u>0.00</u>	
		160778.01		160778.01
Fixtures and Fittings	79590.62		79590.62	
Additions during year	<u>0.00</u>		<u>0.00</u>	
		<u>79590.62</u>		<u>79590.62</u>
		240368.63		240368.63
<b>Current Assets</b>				
Lloyds bank - General Account	18258.33		20924.87	
Lloyds bank - Deposit Account	67973.95		5410.02	
Lloyds bank - Fixed Term Depost Account	<u>0.00</u>		<u>41392.11</u>	
	86232.28		67727.00	
<b>Current Liabilities</b>				
Loans from Members of the Community	0.00		0.00	
		<u>0.00</u>		<u>0.00</u>
		86232.28		67727.00
		<u>326600.91</u>		<u>308095.63</u>
Funded by:				
Accumalated Account at 1st January 2025		308095.63		293651.71
Surplus/(deficit) Income over Expenditure for the year		<u>18505.28</u>		<u>14443.92</u>
		<u>326600.91</u>		<u>308095.63</u>

**CLYST ST MARY VILLAGE HALL CIO**

England & Wales - Charity number 1201460

---

# Accounts

---

Clyst St Mary Village Hall CIO  
Registered Charity No. 1201460

**Annual Report**  
**and**  
**Financial Statements**

For the year ended 31st December 2024

Chairman:  
Mr Robert Hatton  
14 Clyst Valley Road  
Clyst St Mary

Bank:  
Lloyds

Independent Examiner:  
Keith David Tuvey FCCA  
Redwoods, Chartered Certified Accountants  
2 Clyst Works, Clyst Road, Topsham, Exeter, EX3 0DB

# Clyst St Mary Village Hall CIO - Annual Report for 2024

## Constitution

Clyst St Mary Village Hall CIO was established and the constitution approved by the Charity Commissioners in 2023. The new charity replaced the Clyst St Mary Village Hall committee, a charity established by a Declaration of Trust dated 25th May 1977. The new charity began operating on 6th March 2023 after the AGM which was the final meeting of the old charity. A Vesting Declaration signed on 24th June 2023 transferred all assets and liabilities of the old charity to the new CIO.

The aims and purposes of the new charity and the duties and responsibilities of Trustees are, as the previous charity, to hold upon trust for the purposes of a village hall for the use of the inhabitants of the Parishes of Clyst St Mary and Sowton in the County of Devon without distinction of political, religious or other opinions including use for meetings, lectures and classes and for other forms of recreation and leisure-time occupation with the object of improving the conditions of life of the said inhabitants. The Trustees have the duty of promoting the use of the village hall by the local and wider community. They also have responsibilities for maintenance and improvements to the hall and grounds. The Trustees have had regard to the Charity Commission guidance on public benefit in carrying out their responsibilities.

## Membership

The original Trustees were elected at the 2024 Annual General Meeting. New Trustees will be appointed by the existing Trustees to fill vacancies and provide additional skills. Meetings of the Trustees are advertised in advance and open to the public and hall users are encouraged to attend meetings but do not have a vote. There are no policies or procedures for induction and training of new Trustees.

There are no ex-officio members, the Chairman, Secretary and Treasurer are appointed at a meeting after the AGM. The Committee currently has 4 Trustees. Meetings are held bi-monthly in January, March, May, July, September and November. The AGM is held in March. All meetings are open to the public

During the year the following served as Trustees:

Peter Cusa	Secretary
Rob Hatton	Chairman
Roger Norman	(resigned AGM 2024)
Peter Edwards	Treasurer
Peter Cain	

## Committees

The Village Hall CIO does not appoint any statutory sub-committees. As and when required, sub-committees are appointed to fulfil specific remits. These can include Trustees and other nominated members. There are currently no sub-committees.

## Review of the Year

Meetings of the CIO were held in January, March, April, July, September and November. All meetings apart from the AGM were held in the parish council office.

We renewed contracts for cleaning, booking services and building supervision, all of which are working well.

The website and facilities for booking which are operated by Ali West continue to produce a good level of occupation for the hall. There have been few problems with payment of misuse of facilities by hirers.

Duties of the Building Supervisor, Shaun Perry, were extended to cover all aspects of hall maintenance. In addition to carrying out regular inspections, Shaun has organised and supervised a number of maintenance works during the year. The main hall floor was stripped and resurfaced in April, following which a deep clean was carried out.

Charity No. 1201460

## **Clyst St Mary Village Hall - Annual Report for 2024 (Continued)**

### **Review of the Year Continued**

Improvements to the hall carried out during the period include:

- the refurbishment and redecoration of the stage area, including the removal of the rear partition wall
- provision of electricity and lighting to the storage container

Work on the footpath from the Greenspire development through village hall land, which has been promoted by the parish council and was the subject of a S106 contribution, was carried out in the Summer holiday period. We are very pleased with the effect the new footpath has had on the setting of the hall. The new footpath has street lights which improve the security of the hall and make evening use of the car park more convenient. We also took the opportunity presented by the lighting work to add a street lamp at the steps to the hall to improve safety. An Easement agreement covering the work has been signed by the parish council and the CIO.

The Chairman attended a seminar organised by EDDC on the East Devon Carbon Action Fund. As part of this initiative, 2 reports were produced for the CIO, the Carbon Footprint Report and the Carbon Reduction Action Plan. These will guide the CIO in future actions to reduce our carbon footprint as equipment is replaced.

The Environmental Policy, Safeguarding Policy and Data Protection Policy were reviewed and updated.

### **Finances**

Income and expenditure details are given in the Financial Report which also sets out the assets of the CIO. Insurance cover of the hall and contents is regularly reviewed. The Trustees have no policy on reserves but efforts are made to ensure that larger items of routine maintenance are planned.

### **Fund Raising**

The Trustees do not carry out any significant programme of fundraising. Grants are sought as appropriate for improvement works.

### **The Year Ahead**

We will continue with our efforts to improve our facilities by the provision of the annexe. We have significant funds to contribute towards this work.

Other improvements which are proposed to be carried out in 2025 include:

- Providing new fire and entrance doors
- Improving the audio visual facilities
- Rearranging chair and table storage
- Handrail to entrance steps

The present constitution only allows for individuals to become trustees but in view of the fact that it was becoming difficult, if not impossible, to attract new trustees, the constitution is to be amended to allow for corporate trustees to be appointed. This will allow us to formally invite the Parish Council to become a trustee and potentially, subject to their approval, to take over the running of the hall should there be no Trustees able or willing to fulfil this role.

My thanks go to all Trustees for their support. Thanks also to our Bookings Officer, Ali West, our Buildings Supervisor, Shaun Perry and our Cleaning Contractor Adam Hurst for their continuing efforts to support the operation of the hall.

Finally, thanks to Roger Norman, who retired as a Trustee at the 2024 AGM, for all his work for the charity over many years.

Rob Hatton (Chairman)

January 2025

Registered Charity No. 1201460

## **Independent Examiner's Report to the Committee (Trustees) of Clyst St Mary Village Hall**

I report to the trustees on my examination of the accounts of the Clyst St Mary Village Hall (the Trust) for the year ended 31st December 2024, which are set out on pages 4 and 5.

### **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 all 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



.....  
Keith David Tuvey FCCA  
Redwoods, Chartered Certified Accountants

2 Clyst Works  
Clyst Road  
Topsham  
Exeter  
EX3 0DB

14th March 2025  
Date

Registered Charity No. 1201460

## Clyst St Mary Village Hall CIO

Income and Expenditure Account for the 12 months to 31st December 2024

	12 months to 31/12/2024 £	6 months to 31/12/2023 £
<b>Income</b>		
Lettings	34,978.22	15,112.76
Wayleaves	9.47	-
Grants and Donations	-	7.00
Solar Panel Feed in Tariff	3,482.84	2,807.81
Sundry Income	3,851.00	-
Interest Received	1,457.24	213.82
	<u>43,778.77</u>	<u>18,141.39</u>
<b>Expenditure</b>		
Cleaning Contractor	5,925.00	2,310.00
Cleaning Materials	879.89	314.98
Internet, Phone, Printing and Stationery	464.32	248.59
Rates & Water Rates	2,085.43	331.69
Heat & Light	2,716.25	(157.17)
Insurance	1,160.59	-
Repairs and Maintenance	7,545.85	256.38
Hall Cost	8,429.74	2,514.77
Sundries	127.78	1,047.20
	<u>29,334.85</u>	<u>6,866.44</u>
Surplus of Income over Expenditure	14,443.92	11,274.95
Gift/Transfer from Clyst Saint Village Hall	-	282,376.76
Our Effective Working Surplus was	<u>14,443.92</u>	<u>293,651.71</u>

## Clyst St Mary Village Hall CIO

### Statement of Assets and Liabilities as at 31st December 2024

	Note	2024		2023	
		£	£	£	£
<b>Fixed Assets</b>					
Village Hall		160,778.01		-	
Additions during year		<u>-</u>		<u>160,778.01</u>	
			160,778.01		160,778.01
Fixtures and Fittings		79,590.62		-	
Additions during year		<u>-</u>		<u>79,590.62</u>	
			79,590.62		79,590.62
			<u>240,368.63</u>		<u>240,368.63</u>
<b>Current Assets</b>					
Lloyds bank - General Account		20,924.87		7,938.19	
Lloyds bank - Deposit Account		5,410.02		5,344.89	
Lloyds bank - Fixed Term Depost Account		<u>41,392.11</u>		<u>40,000.00</u>	
		67,727.00		53,283.08	
<b>Current Liabilities</b>					
Loans from Members of the Community		-		-	
			<u>67,727.00</u>		<u>53,283.08</u>
			<u>308,095.63</u>		<u>293,651.71</u>
Funded by:					
Accumulated Account at 1st January 2024			293,651.71		-
Surplus of Income over Expenditure for the year			14,443.92		293,651.71
			<u>308,095.63</u>		<u>293,651.71</u>

**CLYST ST MARY VILLAGE HALL CIO**

England & Wales - Charity number 1201460

---

# Accounts

---

Charity No. 1201460

Clyst Saint Mary Village Hall CIO

**Annual Report  
and  
Financial Statements**

For the period ended 31st December 2023

Chairman:  
Mr Robert Hatton  
14 Clyst Valley Road  
Clyst St Mary

Bank:  
Lloyds Banking Group

Independent Examiner:  
Mr Martyn Grant  
76 Clyst Valley Road  
Clyst St Mary

Charity No. 1201460

## Clyst Saint Mary Village Hall CIO - Annual Report for 2023

### Constitution

Clyst St Mary Village Hall is a charity established by a Declaration of Trust dated 25th May 1977 (the old charity) and is held upon trust for the purposes of a village hall for the use of the inhabitants of the Parishes of Clyst St Mary and Sowton in the County of Devon without distinction of political, religious or other opinions including use for meetings, lectures and classes and for other forms of recreation and leisure-time occupation with the object of improving the conditions of life of the said inhabitants. The Trustees have the duty of promoting the use of the village hall by the local and wider community. They also have responsibilities for maintenance and improvements to the hall and grounds. The Trustees have had regard to the Charity Commission guidance on public benefit in carrying out their responsibilities.

During 2023 a new charity, Clyst St Mary Village Hall CIO, was established and the constitution approved by the Charity Commissioners. The new charity began operating on 6 March 2023 after the AGM which was the final meeting of the old charity. A Vesting Declaration signed on 24 June 2023 transferred all assets and liabilities of the old charity to the new CIO. The aims and purposes of the new charity and the duties and responsibilities of Trustees remain as stated above.

This Report and the attached accounts deal with the activities of the new CIO from 1 July 2023 to 31 December 2023.

### Membership

Trustees are elected by the Annual General Meeting. Meetings are advertised in advance and open to the public and hall users are encouraged to attend meetings but do not have a vote. There are no policies or procedures for induction and training of new Trustees.

There are no ex-officio members, the Chairman, Secretary and Treasurer are appointed at a meeting after the AGM. The Committee currently has 5 Trustees. Meetings are held bi-monthly in January, March, May, July, September and November. The AGM is held in March. All meetings are open to the public.

During the year the following served as Trustees:

Peter Cusa	Secretary
Rob Hatton	Chairman
Roger Norman	Treasurer
Peter Edwards	
Peter Cain	

### Committees

The Village Hall CIO does not appoint any statutory sub-committees. As and when required, sub-committees are appointed to fulfil specific remits. There are currently no sub-committees.

### Review of the Year

The CIO held meetings in March and May and a short procedural meeting in June to establish the new charity. Formal meetings of the CIO were held in July, September and November. Due to lack of availability at the village hall, some meetings were held in Clyst St Mary Church. We have recently started to use the parish council office for normal CIO meetings, which has proved to be a workable arrangement.

The website and facilities for booking which were introduced in 2021 continue to produce a good level of occupation for the hall. Contracts for cleaning, booking services and buildings supervision are working well.

Our Building Supervisor, in addition to carrying out regular inspections, has organised and supervised a number of maintenance works during the year. The hall curtains were cleaned and rehung. The defunct drawstring mechanisms were removed and the rails cleaned. Our thanks to Carol Price for undertaking the curtain washing.

Improvements to the hall carried out during the period include the installation of a defibrillator adjacent to the main entrance, with grant support from BHF and the parish council

Charity No. 273938

## **Clyst Saint Mary Village Hall CIO- Annual Report for 2023 (Continued)**

### **Review of the Year Continued**

Development of plans for the proposed footpath through village hall land, which was the subject of a S106 contribution by the developer to EDDC, continues by the parish council.

An Open Morning was held on 1 July. This was judged to have been a success even though few people attended who were not already connected to the Village Hall. Short mat bowls attracted interest and suggestions for possible uses of the hall were received.

The Chairman attended both the general seminar of the Enterprising Halls programme and ones specifically focussed on planning, implementing and funding a major capital project, writing winning funding applications, sustainable energy use in halls and community buildings and extending the use of your hall. This was a useful exercise from which a number of points had arisen.

A new Environmental Policy was introduced and the General and Fire Risk Assessments were reviewed and updated.

### **Finances**

Income and expenditure details are given in the Financial Report which also sets out the assets of the CIO. Insurance cover of the hall and contents is regularly reviewed. The Trustees have no policy on reserves but efforts are made to ensure that larger items of routine maintenance are planned.

### **Fund Raising**

The Trustees do not carry out any significant programme of fundraising. Grants are sought as appropriate for improvement works.

### **The Year Ahead**

We will continue with our efforts to improve our facilities by the provision of the annexe. We have significant funds to contribute towards this work and an application has been made to the National Lottery for funding. Our Open Day demonstrated the need for the additional space that the new room would provide.

Other improvements which are under development are:

Provision of additional storage by replacing the external store

Rearranging the stage area to make the back rooms more accessible and to increase the depth of the stage

Providing new fire doors

Due to the additional administration caused by increased use of the hall and lack of availability of volunteer effort, plans are in hand to take on paid staff to carry out this work. It is hoped to recruit a suitable candidate early in 2024.

This has been a momentous one for the village hall and my thanks go to all Trustees for their support. Particular thanks go to Peter Edwards and Roger Norman for their work in facilitating the establishment of the new CIO charity and the associated transfer of assets. Thanks also to our Bookings Officer, Ali West, our Buildings Supervisor, Shaun Perry and our Cleaning Contractor Adam Hurst for their continuing efforts to support the operation of the hall.

Finally, thanks to Roger Norman who retired as Treasurer at the end of 2023 and to Peter Edwards for agreeing to take over this important role.

Rob Hatton (Chairman)

January 2024

Charity No. 1201460

## **Independent Examiner's Report to the Trustees of Clyst St Mary Village Hall CIO**

I report to the trustees on my examination of the accounts of the Clyst St Mary Village Hall CIO (the Trust) for the period ended 31st December 2023, which are set out on pages 4 and 5.

### **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 all 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Martyn Grant

28th February 2024

Martyn Grant  
76 Clyst Valley Road  
Clyst St Mary  
Exeter, EX5 1DE

Charity No. 1201460

## Clyst Saint Mary Village Hall CIO

Income and Expenditure Account for the 6 months to 31st December 2023

	Note	2023 6mths £	2022 £
<b>Income</b>			
Lettings	1	15112.76	
Grants and Donations		7.00	
Solar Panel Feed in Tarif	2	2807.81	
Interest Received		213.82	
		<u>18141.39</u>	<u>0.00</u>
<b>Expenditure</b>			
Cleaning Contractor		2310.00	
Cleaning Materials		314.98	
Internet, Phone, Printing and Stationery		248.59	
Rates & Water Rates		331.69	
Heat & Light	4	-157.17	
Insurance		0.00	
Repairs and Maintenance		256.38	
Hall Cost		2514.77	
Sundries	5	1047.20	
		<u>6866.44</u>	<u>0.00</u>
Surplus/(deficit) of Income over Expenditure		<u>11274.95</u>	<u>0.00</u>
Gift/Transfer from Village Hall Committee	3	282376.76	0.00
Our Effective Working Surplus was		<u><u>293651.71</u></u>	<u><u>0.00</u></u>

### Notes

- Literally a year of two halves! The income during the last 6 months of the CSM VH was £16284.50 making a total for the year of £31397.26 - an increase of nearly 15% on the previous year.
- Our total Solar Panel income is down by approx. £1k. A poor summer combined with the fact that 2022 figs contained some income from 2021 thus the comparison is unfair.
- This is the value of the Fixed Assets transferred from the VH to the VH CIO.
- We had been overpaying for electricity as EDF had demanded a minimum d/d when we joined them. They eventually saw sense and this figure reflects the repayment.
- These are legal fees paid in respect of the transfer to the CIO.

Charity No. 1201460

**Clyst Saint Mary Village Hall CIO**

## Statement of Assets and Liabilities as at 31st December 2023

	Note	2023		2022	
		£	£	£	£
<b>Fixed Assets</b>					
Village Hall		0.00			
Additions during year		<u>160778.01</u>			
			160778.01		
Fixtures and Fittings		0.00			
Additions during year		<u>79590.62</u>			
			<u>79590.62</u>		<u>0.00</u>
			240368.63		0.00
<b>Current Assets</b>					
Lloyds bank - General Account		7938.19			
Lloyds bank - Deposit Account		5344.89			
Lloyds bank - Fixed Term Deposit Account		<u>40000.00</u>			
		53283.08		<u>0.00</u>	
<b>Current Liabilities</b>					
Loans from Members of the Community		0.00			
			<u>53283.08</u>		<u>0.00</u>
			<u>293651.71</u>		<u>0.00</u>
Funded by:					
Accumalated Account at 1st July 2023			0.00		
Surplus/(deficit) Income over Expenditure for the year			<u>293651.71</u>		<u>0.00</u>
			<u>293651.71</u>		<u>0.00</u>