

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 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

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 £
Income		
Lettings	34,978.22	15,112.76
Wayleaves	9.47	-
Grants and Donations	-	7.00
Solar Panel Feed in Tarif	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>
Expenditure		
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	
		£	£	£	£
Fixed Assets					
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>
Current Assets					
Lloyds bank - General Account		20,924.87		7,938.19	
Lloyds bank - Deposit Account		5,410.02		5,344.89	
Lloyds bank - Fixed Term Deposit Account		<u>41,392.11</u>		<u>40,000.00</u>	
		67,727.00		53,283.08	
Current Liabilities					
Loans from Members of the Community		-		-	
		<u>-</u>		<u>-</u>	
			67,727.00		53,283.08
			<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>