

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')

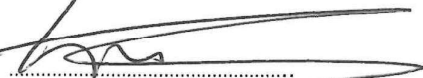
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

### **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

	<b>% rise of 2025 over 2024</b>	<b>2025 £</b>	<b>2024 £</b>
<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>	
		79590.62		79590.62
		<u>240368.63</u>		<u>240368.63</u>
<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>
<b>Funded by:</b>				
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>