

TEIGNMOUTH HUB

England & Wales · Charity number 1204255

Details

Status Registered

Legal form CIO

Registered 2023-08-08

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

Contact

Address 10 Somerset Place
Teignmouth
TQ14 8ZZ

Phone 07749557129

Email lindapick1@sky.com

Activities

Objects: THE ADVANCEMENT OF THE CHRISTIAN FAITH IN TEIGNMOUTH THROUGH CHRISTIAN OUTREACH BY:A) PROVIDING SERVICES AND RESOURCES TO THE COMMUNITY AT A COMMUNITY HUB AND;B) LINKING WITH APPROPRIATE VOLUNTARY AND STATUTORY ORGANISATIONS, IN A COMMON EFFORT TO IMPROVE COMMUNITY ACCESS TO HEALTH, WELL-BEING AND EDUCATION, REDUCE SOCIAL ISOLATION AND LONELINESS, WITHOUT DISCRIMINATION OF GENDER, ETHNICITY OR RELIGION.

Activities: Providing an independent community space for a variety of activities for the people of Teignmouth

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Education/training, Religious Activities, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-09-01	£24,857	£35,103	-	-
2024-09-01	£106,981	£79,825	-	-

Trustees

Name	Role	Appointed
Christopher David Barling		2025-01-13
FRANK PRICE		2025-12-14
Linda Alison Callender		2023-08-08
Linda Susan Pickering		2023-07-10
Susan Twigg		2023-08-08

TEIGNMOUTH HUB

England & Wales - Charity number 1204255

Accounts

Annual Report for the Teignmouth Hub 2024/2025

The Teignmouth Hub is an independent Christian Charity (No 1204255) set up in August 2023. Its aim is to provide a community space for the people of Teignmouth. The Teignmouth Hub is based at 10 Somerset Place, Teignmouth, Devon TQ14 8ZZ. It is run by a team of 4 trustees and volunteers.

The Teignmouth Hub is based in the former Majestic Tours premises and is an ideal location for the Hub as it is in the town centre and easily accessible to everyone. It is all on the ground floor level and provides 2 new disabled toilets plus baby changing facilities. The community space has 2 large function rooms, an office and 2 newly fitted kitchen facilities.

The Hub hires out the space as well as providing its own regular activities for the local community.

The regular activities at the Hub include a twice weekly "Coffee Lounge" on a Tuesday & Thursday morning where anyone can drop in for a coffee/tea & cake. It provides a warm space, where folk are assured of a warm welcome and good company. On the same mornings we hold a Happy Hub stay & place cafe in the rear room, where parents and babies can come and meet over tea/coffee/cake. Play equipment, toys and books are available for the babies/toddlers to enjoy. We operate on a donations basis so not to exclude anyone who is in financial difficulty. "A give what you can policy". 35-40 people attend each week.

A weekly craft afternoon is held every Tuesday 2-4pm where a group of crafters meet, bringing their own craft, knitting, sewing, crochet, painting, drawing etc and enjoy being creative in a warm, friendly and supportive environment. Approximately 20 folk attend this event.

Wednesday, the Hub is used to host a local toddler group (Bright Stars), where pre school youngsters attend with parents, grandparents or carers. This is a very interactive group, with craft and music sessions part of the morning's activities. Snack and drinks are also provided during the morning. Approximately 10 children plus parents attend.

Thursday afternoons, the Hub holds its weekly Youth Hub for secondary aged students after school 3:15 to 4:45pm. Free hot chocolate and cakes are on offer to the students as they are often ravenous after school! The Youth Hub provides a warm and safe space for the students to attend with their friends to relax and socialise together and meet new friends. The Hub provides activities such as table tennis, snooker/pool, table

football, Wii, crafts, board games and card games. Approximately 30 young people attend each session. Regular throughout the year we hold Youth Alpha sessions, where we invite the teenagers to stay and discuss in groups various Christian topics over a pizza.

A ladies breakfast is held on a monthly basis, where a continental breakfast is served and a local speaker is invited to share for 10-15 minutes. We have a regular core of ladies 16-20 who attend.

The venue is hired out to a variety of different organisations which include dance workshops, support groups, local churches, craft fairs, Lego club plus a local church the Lighthouse Church hold their Sunday morning services each week.

This past year we have invested in the building by updating the lighting and heating system, which has been a major cost.

The Hub received a grant from the United Reformed Church Trust to cover the set up costs and pay the rent for a period of 3 years. These funds are restricted for this use only.

We use the income from the hire of the premises, regular donations, coffee lounge and grants to cover the running costs such as electricity, insurance, heating, licences, internet etc.

The trustees during the 2024/2025 period were as follows:

Mrs Linda Pickering, Mrs Susan Twigg, Mrs Linda Callender and Mr Chris Barling.

We have a team of 11-15 volunteers which cover the various activities held throughout the week. These volunteers are key members of the Hub who are dedicated to providing the above mentioned activities. Those people working with children are all DBS checked and we have a safe guarding policy and officer in place. We have an equal opportunity policy in place and everyone is welcome.

Teignmouth Hub	August	September	October	November	December	January	February	March	April	May	June	July	Total
Income opening balance	£27,155.95												
Grants/Donations	£280.00	£91.49	£171.00	£386.65	£108.00	£2,248.00	£92.00	£724.00	£197.00	£559.00	£1,280.00	£242.00	£6,379.14
Rent	£305.00	£1,297.50	£1,197.50	£210.00	£210.00	£1,114.00	£796.00	£210.00	£1,984.00	£306.00	£1,671.00	£1,568.00	£10,869.00
Coffee Lounge & Breakfast	£315.38	£309.51	£467.62	£478.87	£349.65	£274.57	£423.30	£446.13	£463.45	£421.28	£244.14	£411.77	£4,605.67
Commission/gift aid				£79.76		£402.22				£433.89			£915.87
Misc refund				£68.00	£215.30								£283.30
Savings Account - in			£51,804.93										£51,804.93
Savings account - out			-£50,000.00										-£50,000.00
Total (calculated)	£900.38	£1,698.50	£3,641.05	£1,223.28	£882.95	£4,038.79	£1,311.30	£1,380.13	£2,644.45	£1,720.17	£3,195.14	£2,221.77	£24,857.91
Expenditure													
Rent	£1,666.67	£1,666.67	£1,666.67	£1,666.67	£1,666.67	£1,666.67	£1,666.67	£1,666.67	£1,666.67	£1,666.67	£1,666.67	£1,666.67	£20,000.04
Internet	£49.63	£37.66	£43.64	£43.64	£43.64	£43.64	£43.64	£46.66	£46.66	£46.66	£46.66	£46.66	£538.79
DBS 31:8	£150.00												£150.00
Insurance	£706.69												£706.69
Advertising	£30.00								£18.37				£48.37
Miscellaneous			£36.00	£162.00	£262.78	£87.90	£43.50		£25.95	£9.79		£126.21	£754.13
Cleaning													£0.00
Health & Safety			£132.00				£110.00						£242.00
Catering	£107.88			£115.53	£7.08	£5.85	£140.72		£38.69	£126.15	£9.47	£151.29	£702.66
Utilities		£62.43		£706.82	£1,282.51	£223.51	£730.48	£891.72	£459.13	£332.49	£33.63	£30.57	£4,753.29
Savings Account													£0.00
Youth Hub			£204.58	£63.96	£62.30	£117.07	£81.64	£129.90	£38.97		£57.87	£181.35	£937.64
Refund				£68.00			£163.15		£37.85	£36.37			£305.37
Savings Account													£0.00
Electrics						£1,317.00						£4,647.20	£5,964.20
Total (calculated)	£2,710.87	£1,766.76	£2,082.89	£2,826.62	£3,324.98	£3,461.64	£2,979.80	£2,734.95	£2,332.29	£2,218.13	£1,814.30	£6,849.95	£35,103.18
Closing balance £16910.68	£25,345.46	£25,277.20	£26,835.36	£25,232.02	£22,789.99	£23,367.14	£21,698.64	£20,343.82	£20,655.98	£20,158.02	£21,538.86	£16,910.68	
Income - Expenditure												-£10,245.27	
£50k on deposit													

Teignmouth Hub	August	September	October
Income opening balance	£16,910.68		
Grants/Donations			
Rent			
Coffee Lounge & Breakfast			
Commission/gift aid			
Misc refund			
Savings Account - in			
Savings account - out			
Total (calculated)	£0.00	£0.00	£0.00
Expenditure			
Rent			
Internet			
DBS 31:8			
Insurance			
Advertising			
Miscellaneous			
Cleaning			
Health & Safety			
Catering			
Utilities			
Savings Account			
Youth Hub			
Refund			
Savings Account			
Electrics			
Total (calculated)	£0.00	£0.00	£0.00

Teignmouth Hub	August	September	October	November	December	January
Income opening balance	£16,910.68					
Grants/ Donations						
Rent						
Coffee Lounge & Breakfast						
Commission/ gift aid						
Misc refund						
Savings Account - in						
Savings account - out						
Total (calculated)	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Expenditure						
Rent						
Internet						
DBS 31:8						
Insurance						
Advertising						
Miscellaneous						
Cleaning						
Health & Safety						
Catering						
Utilities						
Savings Account						
Youth Hub						
Refund						
Savings Account						
Electrics						
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Teignmouth Hub

Registered Charity (CIO) 1204255.

Email teignmouthhub@gmail.com

Statement of Accounts for the Teignmouth Hub 1/8/2023 to 31/7/2024

Income

Non restricted funds received	£ 19281
Restricted funds received (URCTrust & Community Fund)	£ 87700
Total Income received	£106981

Expenditure

Non restricted expenditure	£29825
Restricted expenditure (savings on deposit)	£50000
Total expenditure	£79825

Restricted cash in account	£ 8727
Unrestricted cash in account	£18429
Total cash	£27156

Signed:

Linda Pickering - Trustee


Su Twigg - Trustee

Date 30/11/2024

Date 30/11/2024

From: Su Twigg sutwigg11@gmail.com
 Subject: At
 Date: 15 April 2025 at 16:42
 To: Su sutwigg11@gmail.com



 CHARITY COMMISSION FOR ENGLAND AND WALES		Independent examiner's report on the accounts	
Report to the trustees/ members of		Charity Name Teignmouth Hub	
On accounts for the year ended 2024		Charity no (if any) 1204255	
Set out on pages 1		<small>(remember to include the page numbers of additional sheets)</small>	
Responsibilities and basis of report		<p>I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.</p> <p>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").</p> <p>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.</p>	
Independent examiner's statement		<p>I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:</p> <ul style="list-style-type: none"> • accounting records were not kept in accordance with section 130 of the Act or • the accounts do not accord with the accounting records <p>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.</p> <p><small>* Please delete the words in the brackets if they do not apply.</small></p>	
Signed: <i>L. Renouf</i>		Date: 25/03/2025	
Name:		LYNN RENOUF	
Relevant professional qualification(s) or body (if any):		N/A	
Address:		17 BARNISLEY DRIVE TEIGNMOUTH DEVON TQ14 8PP	

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

https://assets.publishing.service.gov.uk/media/5be2c8a3e52...t_examiner_s_report_template_R_P_accounts_Oct_2018.docx

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