

## 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.



2024-25														
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
<b>Expenditure</b>														
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														



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<b>Teignmouth Hub</b>	<b>August</b>	<b>September</b>	<b>October</b>
Income opening balance	<b>£16,910.68</b>		
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
<b>Expenditure</b>			
<b>Rent</b>			
<b>Internet</b>			
<b>DBS 31:8</b>			
<b>Insurance</b>			
<b>Advertising</b>			
<b>Miscellaneous</b>			
<b>Cleaning</b>			
<b>Health &amp; Safety</b>			
<b>Catering</b>			
<b>Utilities</b>			
<b>Savings Account</b>			
<b>Youth Hub</b>			
<b>Refund</b>			
<b>Savings Account</b>			
<b>Electrics</b>			
Total (calculated)	£0.00	£0.00	£0.00



2025-26

[illegible]







<b>Total</b>	
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<b>Teignmouth Hub</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>January</b>
Income opening balance	<b>£16,910.68</b>					
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
<b>Expenditure</b>						
<b>Rent</b>						
<b>Internet</b>						
<b>DBS 31:8</b>						
<b>Insurance</b>						
<b>Advertising</b>						
<b>Miscellaneous</b>						
<b>Cleaning</b>						
<b>Health &amp; Safety</b>						
<b>Catering</b>						
<b>Utilities</b>						
<b>Savings Account</b>						
<b>Youth Hub</b>						
<b>Refund</b>						
<b>Savings Account</b>						
<b>Electrics</b>						
Total (calculated)	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00



2025-26

February	March	April	May	June	July	
£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	

£16,910.68	£16,910.68	£16,910.68	£16,910.68	£16,910.68	£16,910.68	
					£0.00	

<b>Total</b>	
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