

WHIPTON COMMUNITY ASSOCIATION

England & Wales · Charity number 275417

Details

Status Registered

Legal form Other

Registered 1978-05-18

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

Contact

Address Whipton Community Hall
Pinhoe Road
Exeter
EX4 8AF

Phone 07458 306891

Email admin@whiptonhall.com

Website <https://www.whiptonhall.com/>

Activities

Objects: A) TO PROMOTE THE BENEFIT OF THE INHABITANTS OF WHIPTON AND THE NEIGHBOURHOOD WITHOUT DISTINCTION OF SEX OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING THE LOCAL AUTHORITIES, VOLUNTARY ORGANISATIONS AND INHABITANTS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS. B) TO ESTABLISH OR TO SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE AND TO MAINTAIN AND MANAGE SUCH A CENTRE FOR ACTIVITIES PROMOTED BY THE ASSOCIATION AND ITS CONSTITUENT BODIES IN FURTHERANCE OF THE ABOVE OBJECTS.

Activities: Advancing education and social welfare through providing and managing a community centre for recreation and leisure time occupation with the object of primarily benefitting the inhabitants of Whipton, Exeter, and those individuals accessing the clubs, groups and utilising the centre as a venue. At present, regular groups using the hall include music, art and social clubs, groups supporting needs.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, Education/training, Arts/culture/heritage/science, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** WHIPTON AND NEIGHBOURHOOD
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2024-10-31	£41,061	£25,113	-	-
2023-10-31	£52,442	£45,575	-	-
2022-10-31	£24,897	£28,019	-	-
2021-10-31	£19,309	£23,403	-	-
2020-10-31	£13,635	£12,733	-	-

Trustees

Name	Role	Appointed
Charlotte Dalvi		2024-02-23
Emma Spiller		2025-01-31
Mark Bodell		2021-11-20
Tom Howourth		2024-01-26
Wendy Bodell		2019-11-22

WHIPTON COMMUNITY ASSOCIATION

England & Wales - Charity number 275417

Accounts

Trustee Annual Report

For the year ended 31 October 2024

Whipton Community Association (Charity Number: 275417)

Reference and Administrative Details

- **Charity name:** Whipton Community Association
 - **Registered charity number:** 275417
 - **Principal address:** Whipton Community Hall, Pinhoe Road, Exeter, EX4 8AD
-

Structure, Governance and Management

Whipton Community Association is governed by its constitution and managed by a committee of volunteer trustees. Trustees are elected annually and are responsible for the overall management and strategic direction of the charity.

Objectives and Activities

The objects of the charity are:

- To provide and maintain a community hall for the use of the inhabitants of Whipton and the surrounding area.
- To provide facilities for social welfare, recreation, and leisure activities with the aim of improving the quality of life for local people.

In planning our activities, the trustees have had regard to the Charity Commission's guidance on public benefit.

Who We Are

Whipton Community Hall aims to provide a bright, flexible social space in the heart of Whipton, Exeter, welcoming both local residents and visitors from further afield.

The main hall is a versatile venue used for a wide range of activities, including:

- Children's parties and events
- Fundraising events
- Clubs and society meetings
- Social and recreational gatherings
- Coffee mornings
- Educational sessions

- Fitness classes
-

Achievements and Performance in 2024

In 2024, Whipton Community Hall continued to provide an affordable, well-maintained community space, supported by a mix of grant funding, regular and ad hoc hires, and charity-run events.

- **Regular hires** remained the backbone of operations, with around 10 groups contributing approximately £10,000 per year.
- **Ad hoc hires** provided additional income through one-off bookings, supported by deposits and small surcharges.
- **Charity-organised events**, such as discos and Easter parties, were run entirely by volunteers, raising both funds and community engagement.

This year saw the addition of new groups (such as *Dragon Slayers* and *Age UK*), and the departure of others (such as *Singing With Kelly* and *River City Chorus*). A temporary closure in August for refurbishment slightly reduced hire income, but relationships with hirers remain strong.

Capital improvements funded through grants included:

- Full toilet block rebuild (£20,000)
- Complete interior repaint (£2,600)

These projects have significantly improved the experience for hall users and safeguarded the building for the future.

Financial Review

At year-end, the hall held:

- £731 in its current account
- £10,300 in savings
- £7,677 in its investment account (unchanged during the year)

Post year-end, the Association received **£20,000 of lottery funding for a new kitchen build**, bringing total available cash savings to **£26,797**, in addition to £2,773 in the current account and the unchanged investment balance of £7,677.

Operating costs remain minimal beyond occupier costs (rates, utilities, waste), with discretionary spend on grounds maintenance and occasional repairs. The hall relies on maintaining 7–10 regular hirers to cover ongoing running costs and build reserves for future projects.

The trustees aim to maintain reserves sufficient to meet at least three months of operating costs while holding designated funds for major refurbishments.

Risk Management

The trustees have reviewed the major risks to which the charity is exposed. The main risks include:

- **Financial sustainability** – dependence on a small number of regular hirers.
- **Rising utility and maintenance costs** – increasing pressure on reserves.
- **Volunteer reliance** – management of the hall depends on a small group of trustees and volunteers.
- **Compliance risks** – including health and safety and safeguarding responsibilities.

Mitigation measures include: maintaining strong relationships with regular hirers, securing external grant funding for capital projects, careful financial monitoring, and ongoing trustee and volunteer recruitment.

Plans for the Future

Looking ahead, the trustees intend to:

- Deliver the **new kitchen build project** funded by lottery grant income.
- Continue to provide affordable and flexible hire options for the community.
- Develop new partnerships with local organisations to diversify hall use.
- Strengthen volunteer and trustee capacity to secure the long-term sustainability of the hall.

Trustees' Responsibility Statement

The trustees are responsible for preparing the Trustees' Annual Report and financial statements in accordance with applicable law and regulations.

Profit and Loss

Whipton Community Association
For the year ended 31 October 2024

Account	2024	2023
Turnover		
Adhoc rental	2,657.38	3,512.71
Electricity Surcharge	191.16	230.00
Event Grant income	0.00	500.00
General Grant Income	20,500.00	26,150.00
Interest Income	680.74	479.54
Other Income	668.18	2,037.27
Regular Hall rental	9,892.50	11,421.75
WCA Event income	6,471.26	8,116.02
Total Turnover	41,061.22	52,447.29
Cost of Sales		
Event expenses	6,076.90	7,344.22
Total Cost of Sales	6,076.90	7,344.22
Gross Profit	34,984.32	45,103.07
Administrative Costs		
Ad Hoc Repairs & Maintenance	47.65	0.00
Bank and Credit card Fees	92.37	158.96
Buildings / Grounds	4,285.03	5,719.37
Cleaning / Waste	1,085.25	1,058.00
Council Tax	185.39	120.32
DBS Checks	0.00	9.90
Depreciation - Fixed Assets - Buildings	3,876.00	1,821.00
Electricity	3,939.15	4,628.53
Furniture and Equipment	1,746.30	1,556.35
Gardening	608.75	151.00
Health and Safety	0.00	227.10
Insurance	814.32	330.69
Internet	582.70	475.20
IT systems	699.19	552.60
Miscellaneous	193.19	152.80
PPL PRS	205.00	0.00
Subscriptions	114.00	0.00
Telephone	123.42	109.50
Utilities / Rates / Phone	0.00	9.09
Water	438.00	438.00
Total Administrative Costs	19,035.71	17,518.41
Operating Profit	15,948.61	27,584.66
Profit on Ordinary Activities Before Taxation	15,948.61	27,584.66
Profit after Taxation	15,948.61	27,584.66

Balance Sheet

Whipton Community Association
As at 31 October 2024

Account	31 Oct 2024	31 Oct 2023
Fixed Assets		
Tangible Assets		
Fixed Asset - Buildings Depreciation	(5,697.00)	(1,821.00)
Fixed Assets - Buildings	50,149.73	29,877.73
Total Tangible Assets	44,452.73	28,056.73
Total Fixed Assets	44,452.73	28,056.73
Current Assets		
Cash at bank and in hand		
WCA BMM	10,300.59	9,704.68
WCA Current	731.78	2,414.43
Total Cash at bank and in hand	11,032.37	12,119.11
Accounts Receivable	1,630.00	331.32
COIF Investment Account	8,077.00	7,677.78
Other debtors	7.50	1,289.50
Petty Cash	596.95	479.89
Prepayments	218.00	236.20
Total Current Assets	21,561.82	22,133.80
Creditors: amounts falling due within one year		
Accounts Payable	0.00	203.09
Income in Advance	630.00	551.50
Total Creditors: amounts falling due within	630.00	754.59
Net Current Assets (Liabilities)	20,931.82	21,379.21
Total Assets less Current Liabilities	65,384.55	49,435.94
Net Assets	65,384.55	49,435.94
Capital and Reserves		
Current Year Earnings	15,948.61	27,584.66
Retained Earnings	49,435.94	21,851.28
Total Capital and Reserves	65,384.55	49,435.94

October Invoices.
Interest earned.

Prepayment on PRS.

Deposits received for next year.

Independent Examiner's Report to the Trustees of Wighton Community Hall (Year ended 31st October 2024)

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act; have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Name: Bilal Khurram

Address: 43 Heidelberg road, Portsmouth ,PO4 0AS

Date: 26/08/25



WHIPTON COMMUNITY ASSOCIATION

England & Wales - Charity number 275417

Accounts



Trustees' Annual Report for the period

From 01/11/2022 To 31/10/2023

Charity name: Whipton Community Association

Charity registration number:275417

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Our aim is to provide a bright, flexible social space in the heart of Whipton, Exeter for the use of all in the community, both local and from farther afield.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The main hire activities are: Children's Parties/Events Fund raising events Clubs/Society meetings Social/Recreational events Coffee mornings Education Fitness classes
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Confirmed.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>We are a volunteer run, non-profit organisation that manages a small community hall in Whipton, Exeter.</p> <p>The hall is primarily used for private hire for parties, community clubs, for both children and adults.</p> <p>We also organise events and sell ticket revenue such as Easter Disco and Children Train Track Days (event where you build giant toy train tracks).</p> <p>The hall hire fee / ticket costs are intended to cover operating costs, providing a cost effective space for all the community.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity holds £21k of reserves, and made a small loss for the year as it undertook some essential repairs and maintenance, including upgrade of windows. It utilised its reserves to fund this activity.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	We hold necessary reserves for future repairs. The community hall is in historic/old church therefore may require more upkeep than a more modern community hall.
Amount of reserves held	Para 1.22	£21,374
Reasons for holding zero reserves	Para 1.22	As mentioned above – emergency upkeep reserves.
Details of fund materially in deficit	Para 1.24	No deficit.
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	Charity is a going concern.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed , royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association , CIO)	Para 1.25	Unincorporated.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Election by the board of trustees. Each potential trustee puts themselves forward and must be seconded by another trustee.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Whipton Community Assication
Other name the charity uses	Whipton Community Hall
Registered charity number	275417
Charity's principal address	Whipton Community Hall Community Hall Pinhoe Road, Exeter EX4 8AD

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Charlotte Dalvi		Appointed post year-end	
2	Kerry Gamson		Appointed post year-end	
3	Sarah Fayter		Appointed post year-end	
4	Tom Howourth	Treasurer	Appointed post year-end	
5	Mark Bodell			
6	Wendy Bodell	Chair		
7	Anne Channing			
8	Rob Hobley			
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

Tom Howourth

Full name(s)

Thomas Howourth

Position (eg Secretary,
Chair, etc)

Treasurer (trustee)

Date

26/08/2024

Balance Sheet

Whipton Community Association

As at 31 October 2023

	31 OCT 2023	31 OCT 2022
Current Assets		
Cash at bank and in hand		
WCA BMM	9,705	22,543
WCA Current	2,414	2,446
Petty Cash	480	508
COIF Investment Account	7,678	7,360
Total Cash at bank and in hand	20,277	32,857
Accounts Receivable	326	1,313
Other debtors	1,290	-
Prepayments	236	102
Total Current Assets	22,129	34,272
Creditors: amounts falling due within one year		
Accounts Payable	203	1,738
Accruals	-	28
Income in Advance	552	10,656
Total Creditors: amounts falling due within one year	755	12,421
Net Current Assets (Liabilities)	21,374	21,851
Total Assets less Current Liabilities	21,374	21,851
Net Assets	21,374	21,851
Capital and Reserves		
Current Year Earnings	(477)	(3,161)
Retained Earnings	21,851	25,012
Total Capital and Reserves	21,374	21,851

1. Prior year included £10k grant income in advance for secondary double glazing.

2. Accruals for October regular hall rental plus Halloween events.

3. Insurance prepayment - runs to 31/03/24.

4. Party deposits £187.50, Pulse Healthcare sessions £170, Christmas events £164, Ladies Night £30. Prior year included £10k grant for secondary double glazing that has been recognised this year.

Profit and Loss

Whipton Community Association For the year ended 31 October 2023

	2023	2022
Turnover		
Regular Hall rental	11,422	10,408
Adhoc rental	3,508	3,691
Electricity Surcharge	230	195
General Grant Income	26,150	2,121
Event Grant income	500	2,018
WCA Event income	8,116	6,440
Interest Income	480	25
Other Income	2,037	-
Total Turnover	52,442	24,897
Cost of Sales		
Event expenses	7,344	9,062
Total Cost of Sales	7,344	9,062
Gross Profit	45,098	15,836
Administrative Costs		
Bank and Credit card Fees	159	82
Buildings / Grounds	35,748	9,870
Cleaning / Waste	1,058	1,053
DBS Checks	10	-
Furniture and Equipment	1,556	2,275
Health and Safety	227	320
Insurance	331	199
IT systems	1,028	939
Miscellaneous	153	38
Utilities / Rates / Phone	5,305	4,220
Total Administrative Costs	45,575	18,997
Operating Profit	(477)	(3,161)
Profit on Ordinary Activities Before Taxation	(477)	(3,161)
Profit after Taxation	(477)	(3,161)

1. £25k received towards secondary double glazing for the hall (expenditure of £30k included in Buildings / Grounds).

2. £500 Action for Children grant for Moo Music equipment purchases.

3. £800 for sale of fridge that we won in a raffle. £250 donation from Queens Head bike show. £739 sale of Moo Music equipment as we are no longer running the sessions.

Profit and Loss

4. Moo Music sessions are no longer running. In the current year we generated £1.5k gross profit which included £500 grant and £739 from the sale of some of the equipment purchased for the sessions. We started the sessions in the prior year (to 31/10/22) during which we made a gross loss of £3k. Therefore, overall we are showing a £1.5k gross loss for the Moo Music sessions.

5. Includes £30k for secondary double glazing. This has not been capitalised as the works have merely brought the windows up to current standards so are not considered an improvement. £1.8k for a replacement heating / air conditioning unit in the kitchen.

6. Includes £575 for sound and lighting equipment for discos and other WCA events.



Section A

Independent Examiner's Report

Report to the trustees

Charity Name
Whipton Community Association

On accounts for the year
ended

31 10 2023

Charity no
(if any)

275417

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / 31 / 10 2023

Responsibilities and
basis of report

As the charity's trustees, 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

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

* Please delete the words in the brackets if they do not apply.

Signed: Tom Howourth

Date: 25 01 2024

Name: Thomas Howourth

Relevant professional
qualification(s) or body

ICAEW

(if any):

Address:

Section B

Disclosure

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

Give here brief details of any items that the examiner wishes to disclose.