

# **PINHOE COMMUNITY CENTRE AMERICA HALL & SUNNYLANDS ROOM**

*Pinhoe Community Centre America Hall -Registered Charity Number 300926*

De La Rue Way, Pinhoe, Exeter, EX4 8PX

[www.americahall.co.uk](http://www.americahall.co.uk)



**HALLMARK**   
a quality standard for Devon's community buildings

## **ANNUAL REPORT AND ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025**

<b>CONTENT</b>	<b>PAGES</b>
Trustees' annual report	1 – 3
Independent examiner's report	4
Statement of financial activities	5
Balance Sheet	6
Notes to the accounts	7

Trustees' Annual Report for the Year Ended 31<sup>st</sup> March 2025

## **AIMS AND PURPOSE**

The object of the Charity shall be the provision and maintenance of a village hall for the use of the inhabitants of the local Government Ward of Pinhoe and the immediate vicinity thereof (hereinafter called “the area of benefit”) 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 for the said inhabitants.

The said land and building shall be held upon trust for the purposes of a village hall as aforesaid.

The charity is organised as an independent association of local residents with a managing committee comprising elected and nominated members.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

Pinhoe Community Centre – America Hall and Sunnylands Room is a hall serving the community administered by a committee elected annually and is situated at De La Rue Way, Pinhoe, Exeter.

## **REVIEW OF PROGRESS AND ACHIEVEMENTS**

This year the major project has been the replacement of the west end of the roof. Various other maintenance works have been carried out which include replacing fence posts, installing a hand drier in the ladies cloakroom, pruning of trees, decorating Sunnylands Room along with other areas in the hall and foyer. Internet has been installed. Water leak from the car park to the foyer has been repaired.

We are fortunate that bookings remain at a high level. As the main hall is in high demand, we often have vacancies in Sunnylands Room. We lost some regular hirers during the year, but have gained others. The Gas and Fire equipment has also been inspected.

The cost of gas, electricity and water, as well as annual living wage increases, tax, insurance and pensions pose significant challenges in maintaining low prices. Balancing these costs within our hire charges, which we aim to keep as minimal as possible is becoming increasingly difficult.

We have kept up with the various regulations, licences, insurance, PPL/PRS, corporation tax and the Pension Regulator.

Trustees' Annual Report for the Year Ended 31<sup>st</sup> March 2025

## **FINANCIAL REVIEW**

The accounts for the year show that we are now holding a total of £68,182.63 compared with £68,193.94 at the end of March 2024.

The following major item of capital expenditure were agreed at Trustee meetings and carried out:-

- a. Replacement of the west end of the roof
- b. Broken fence posts replaced.
- c. Pruning of the trees
- d. Hand drier in the ladies
- e. Repair water leak.

Future project for the coming year include:-

- a. To look at replacing pitched roof covering to the front and right hand side roof slopes.

## **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

Charity law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity at the year end and of its incoming resources and resources expended during that year. In preparing those financial statements, the trustees are required to:-

- a. select suitable accounting policies and then apply them consistently;
- b. make judgements and estimates that are reasonable and prudent;
- c. state whether applicable accounting standards and statements or recommended practice have been followed subject to any departures disclosed and explained in the financial statement
- d. prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

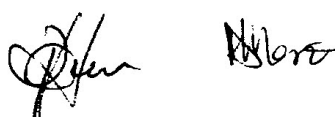
The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 1993. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Trustees' Annual Report for the Year Ended 31<sup>st</sup> March 2024**LEGAL AND ADMINISTRATIVE INFORMATION**

NAME	Pinhoe Community Centre – America Hall	
REGISTRATION NUMBER	300926	
PRINCIPAL ADDRESS	De La Rue Way, Pinhoe, Exeter, EX4 8PX	
GOVERNING DOCUMENT	Declaration of trust dated 1 <sup>st</sup> October 1948, as affected by supplemental declaration of trust dated 7 <sup>th</sup> November 1953 and a scheme approved and established by the Charity Commissioners and sealed on 16 <sup>th</sup> April 1993.	
TRUSTEES	Management Committee of Trustees	
Deceased 2 <sup>nd</sup> February 2025	Mr P Hanson - Chairman	Elected
	Mr C Cutland - Vice Chairman	Elected
	Miss D Marondera – Treasurer	Elected
	Mr I Roberts	Elected
	Mrs J Thornett	Creative Crafts
	Mr R Williams	Elected
	Mrs S Cutland	Pinhoe Praise Singers
	Mrs L Millan	Baby and Toddlers
	Mrs K Dorliac	Baby and Toddlers
	Mrs F Wright	Pinhoe Pantomime
	Miss M Miller	Pinhoe Labour Party
	Mr A Humphries	Elected
	Prof S Oyelere	RCCG Jesus House
SECRETARY	Mrs A Roberts from May 1976	
CARETAKERS	Mr A Tancock from 1 <sup>st</sup> October 2024	
BANKERS	Lloyds TSB Bank PLC, 234 High Street, Exeter, EX4 3NL	
INDEPENDENT EXAMINER	Mrs J Smith, 75 Hoopern Street, Exeter, EX4 4LU	

The trustees' report was approved by the trustees on Thursday 8<sup>th</sup> May 2025 and signed on their behalf by:

Trustee:





## Independent examiner's report on the accounts

### Section A Independent Examiner's Report

<b>Report to the trustees/ members of</b>	Pinhoe Community Centre – America Hall & Sunnylands Room		
<b>On accounts for the year ended</b>	31 <sup>st</sup> March 2024	<b>Charity no (if any)</b>	300926
<b>Set out on pages</b>	5 and 6		
<b>Respective responsibilities of trustees and examiner</b>	<p>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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.</p> <p>It is my responsibility to:</p> <ul style="list-style-type: none"> <li>• examine the accounts under section 145 of the Charities Act,</li> <li>• to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and</li> <li>• to state whether particular matters have come to my attention.</li> </ul>		
<b>Basis of independent examiner's statement</b>	<p>My examination was carried out in accordance with 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 the 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 in the statement below.</p>		
<b>Independent examiner's statement</b>	<p>In connection with my examination, no matter has come to my attention (other than that disclosed below *)</p> <ol style="list-style-type: none"> <li>1. which gives me reasonable cause to believe that in, any material respect, the requirements:             <ul style="list-style-type: none"> <li>• to keep accounting records in accordance with section 130 of the Charities Act; and</li> <li>• to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or</li> </ul> </li> <li>2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.</li> </ol> <p><i>* Please delete the words in the brackets if they do not apply.</i></p>		

**Signed:** J Smith

**Date:** 10th May 2025

**Name:** Mrs Joan Smith

**Relevant professional  
qualification(s) or body (if any):**

**Address:** 75 Hoopern Street

Exeter, EX4 4LU

### Statement of Account for America Hall and Sunnylands Room - March 2025

Details	2024 - 2025		2023-2024	
	Income 1st April to 31st March	Expenditure 1st April to 31st March	Income 1st April to 31st March	Expenditure 1st April to 31st March
Hire of Halls	58,789.08		54,361.97	
Grants and Donations	26.00		48.00	
Credits	0.00			
Interest	515.44		422.73	
Deposit Refunds		239.50		621.70
Wages - Caretaker		17,689.87		15,351.65
Wages - Secretary		7,379.12		7,161.36
Income Tax / Nat Insurance		1,465.83		1,109.70
Water Rates		449.83		2,474.35
Electric and Gas		5,250.08		13,143.32
Phone		408.45		449.62
Repairs and Maintenance		19,357.78		20,008.29
Cleaning Materials		1,386.81		1,279.41
Office Materials		161.45		398.61
Insurance		2,157.63		1,933.16
Licencing Fees / Subs		2,086.51		1,280.88
Refuse		309.27		180.70
<b>Totals</b>	<b>59,330.52</b>	<b>58,342.13</b>	<b>54,832.70</b>	<b>65,392.75</b>

Excess of Income over Expenditure                      988.39

#### Bank and National Savings Balances

	<b>Lloyds</b>	<b>Nat Savings</b>	<b>Total</b>
Brought forward 31st March 2024	16,790.50	51,403.44	68,193.94
Balance as at 31st March 2025	17,263.45	51,918.88	69,182.63

BALANCE SHEET	AT 31 MARCH	2025	2024
		£	£
FIXED ASSETS			
Tangible Fixed Assets		68,192	68,192
CURRENT ASSETS			
Bank Current Account		17,263	16,790
National Savings Investment Account		51,918	51,403
		69181	68,193

Approved by the trustees and signed on their behalf on Thursday 8<sup>th</sup> May 2025 and signed on their behalf by:-

Trustee



**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2024****1. ACCOUNTING POLICIES****General**

These accounts have been prepared under the historic cost convention and in accordance with applicable accounting standards and the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2000).

**Fund Accounting**

The charity has one general fund which consists of funds which the charity may use for its purposes at its discretion. It also keeps (within that fund) security deposits of £50 paid by regular hirers, and at the 31st March 2022 a total value of £1,000 is held.

**Depreciation**

No depreciation is charged on the freehold building as it is considered not material.

**2. TANGIBLE FIXED ASSETS**

	Freehold Property
<b>COST</b>	
As at 1 April 1952	10,257
Structural additions:	
Main Kitchen & Toilets 1971	2,533
Sunnylands Room 1999	11,000
Disability Toilet 2007	5,000
Replacement Windows 2020	
Hall and Committee Room	16,329
Replace North Side of Roof 2023	14,988
Replace Felt Roof Sunnylands Room 2024	<u>8085</u>
<b>NET BOOK VALUE</b>	
At 31 March 2024	45,119
	-----
At 31 March 2025	68,182
	-----

The freehold property was included in the accounts at a historic cost of £10,257 which was determined from research by the trustees.

**3. TRUSTEES' REMUNERATION AND EXPENSES**

The secretary to the charity, who is the wife of a trustee, was paid net wages of £7,379.12.

A total of £7,227.64 was paid/reimbursed to Members of the management trustees in the year for goods purchased and work done on behalf of the charity.

Apart from the above remuneration and caretaker cover and minor maintenance work, no other payment was made directly or indirectly out of the funds of the charity for the year to any trustee or to any person or persons known to be connected with any of them.