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Topsham Adventure Centre

Annual Report

Year ended 31 December 2025

Registered Charity Number: 1170649

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Topsham Adventure Centre

Trustees' Annual Report

Year ended 31 December 2025

The Trustees present their report and the financial statements for the year ended 31 December 2025.

The financial statements have been prepared on the Receipts and Payments basis.

The Charitable Incorporated Organisation (CIO) was registered with the Charity Commission (Registration No. 1170649) on 9 December 2016.

Trustees

The trustees who acted during the year were as follows:
Mr A McNicol
Mrs G McLean
Mr M Stott
Mr D Perry

The principal office of the charity is:

2 Wessex Close
Topsham
Exeter
EX3 0LU

Charitable objects

The objects of the CIO are to provide and maintain a community building (Topsham Adventure Centre) for the public benefit and particularly for the benefit of young people in order to:

a) develop skills, capacities and capabilities to enable young people to participate in society as independent, mature and responsible individuals
b) advance their education
c) promote good health and wellbeing
d) provide recreational and leisure activities and opportunities in the interests of social welfare for them and other people living in the area who have need by reason of their youth, age, infirmity or disability, poverty or social and economic circumstances, with a view to improving their conditions of life.

In setting the charity's objectives and planning its activities, the trustees have given careful consideration to the Charity Commission's general guidance on public benefit.

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Charitable objects (cont'd)

Topsham Adventure Centre is a collaboration between 1st Topsham Sea Scout Group and CEDA (Community, Equality, Disability Action). CEDA provides educational and life skills activities for children and young adults with disabilities. The new community building will provide a much-needed permanent home for the girls & boys of 1st Topsham Sea Scouts, Cubs and Beavers, and a semi-rural addition to CEDA's existing facilities in Exeter. Furthermore the centre will be available to other local community groups when not in use by the Scouts or CEDA.

Achievements and performance

Originally, planning permission for the Topsham Adventure Centre ("TAC") was granted in 2016, with an estimated construction cost c£600,000. Following the Covid epidemic and inflationary cost of raw materials, this figure was revised in 2022 to £758,000 and has increased further since, most likely to be well in excess of £900,000.

At 31 December 2025, the building fund stood at £249,544. This comprised cash of £174,544 plus pledges from the Beatrice Laing Trust, Bernard Sunley Foundation and Topsham Market House Trust, together amounting to £75,000.

Despite concerted efforts to obtain additional pledges, many funders continue to focus on specific post-pandemic social and mental welfare needs and the charity's short-term aim to reach a 51% tipping point had not been reached by the end of 2024, therefore the view of the Trustees of TAC was that in the current economic climate they should investigate options other than a new build. Consequently, an alternative way-forward was proposed, as explained below.

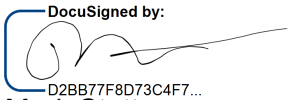
During 2025, the Trustees entered into discussions with another local charity (Topsham Community Association, "TCA") who administer two community buildings in Topsham including a building known as the Dorothy Holman Centre ("DHC") on a site adjoining the plot where Topsham Adventure Centre was to be built. A specification was prepared by the parties, with input from CEDA and the Sea Scouts, in order to obtain an evaluation of a redesign and/or enhancement of DHC. The specification was issued to four local firms of architects in March 2025, asking them to tender for a feasibility study into the potential project. Grainge Architects of Exeter were appointed in April 2025.

Grainge Architects developed and costed a number of options to extend (utilising the TAC land) and refurbish the DHC building, to accommodate the requirements of TAC charity. The option selected has a budgeted cost of £630,000. Following a public consultation in February 2026 to ensure support from across the wider community, plans were submitted in March 2026 and planning permission was granted by Exeter City Council on 14 August 2026.

As well as providing a permanent home for Topsham Scouts and an additional location for CEDA, the revised joint project will provide improved facilities for a wider group of young people around Topsham in line with TCA's charitable objectives.

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The Trustees believe that the revised project will be seen as attractive by potential funders as part of nationwide objectives to regenerate society and improve the life skills, mental health and morale of young people. And the lower cost should make it more achievable. At the time of this report, the Trustees are re-commencing fundraising activities, including re-engagement with large funders who have previously expressed interest.

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Mark Stott
on behalf of the Trustees

Date: 24 September 2026

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Topsham Adventure Centre

Chartered Accountants' Report to the Trustees on the Unaudited Receipts and Payments Accounts of Topsham Adventure Centre

Year ended 31 December 2025

In accordance with the engagement letter, we have prepared for your approval the receipts and payments account and statement of assets and liabilities from the charity's accounting records and information and explanations you have given us.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at *icaew.com/membershandbook*.

This report is made solely to you, the charity's Board of Trustees, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the receipts and payments account and statement of assets and liabilities of Topsham Adventure Centre and state those matters that we have agreed to state to them in this report in accordance with the guidance of ICAEW as detailed at *icaew.com/compilation*. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its Board of Trustees as a body for our work or for this report.

You have approved the receipts and payments account for the year ended 31 December 2025 and the statement of Assets and liabilities as at 31 December 2025 and have acknowledged your responsibility for it, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary for its compilation.

We have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Signed by:
Francis Clark
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Francis Clark LLP
Chartered Accountants
Centenary House
Peninsula Park
Rydon Lane
Exeter
EX2 7XE

Date: 30 September 2026

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Topsham Adventure Centre

Receipts and Payments Account

Year ended 31 December 2025

	Restricted Funds 2025 £	Unrestricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Receipts				
Donations	-	-	**-**	240
Grants	-	5,000	**5,000**	5,000
Fundraising	-	-	**-**	86
Sundry	-	4,632	**4,632**	5,187
Total Receipts	-	9,632	**9,632**	10,513
Administration costs	-	7,291	**7,291**	1,310
Charitable activities	-	-	**-**	-
Raising funds	-	-	**-**	7,588
Total Payments	-	7,291	**7,291**	8,897
Excess of Receipts over Payments	-	2,341	**2,341**	1,616
Total funds brought forward	-	172,203	**172,203**	170,587
Bank Balance at 31 Dec 2025	**-**	174,544	**174,544**	172,203

Statement of Assets and Liabilities
As at 31 December 2025

Current Assets				
Bank Balance at 31 Dec 2025	-	174,544	**174,544**	172,203

Approved by the Board of Trustees on 24 September 2026 and signed on its behalf by:

Mark Stott Trustee DocuSigned by: D2BB77F8D73C4F7...

Basis of preparation
These accounts have been prepared on the receipts and payments basis, and comply with the appropriate legal requirements.