PINHOE COMMUNITY HUB

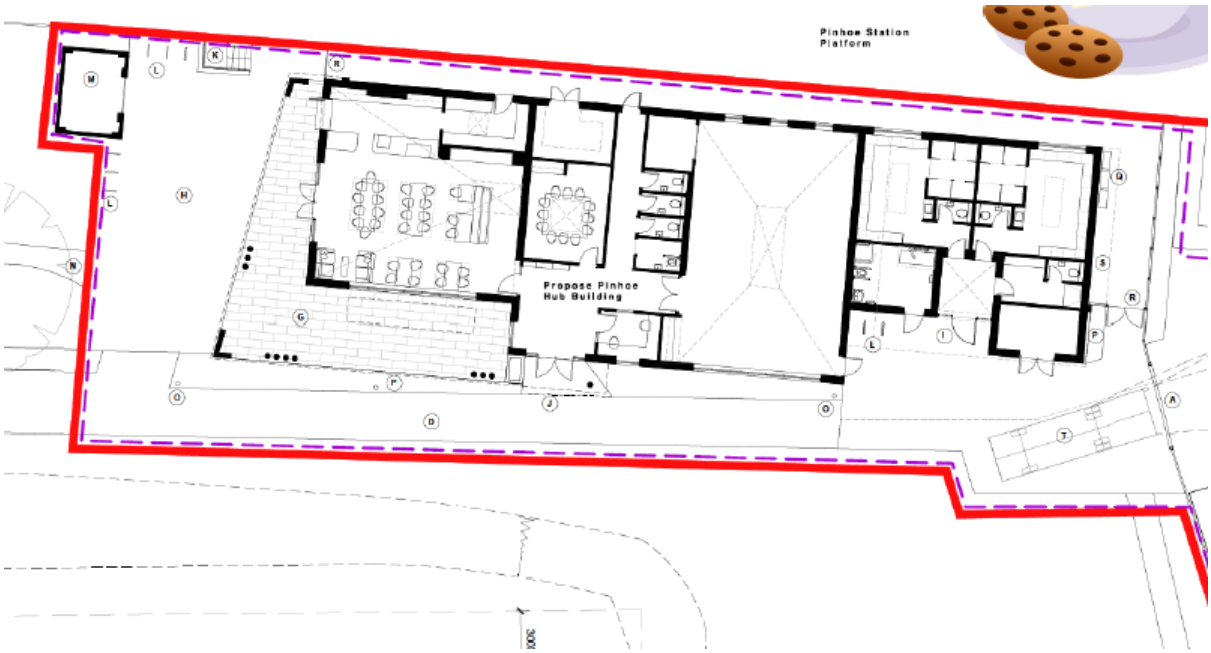
Registered Charity Number 1182544

Email: pinhoehub@gmail.com

Annual Report and Accounts

For the Year Ending

31st December 2025



Pinhoe Community Hub
Trustees Annual Report for the Year Ending 31st December 2025

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AIMS AND PURPOSE

To benefit the residents of Pinhoe and the neighbouring areas, without distinction of sex, sexual orientation, race, or political, religious, or other opinions, by bringing together the said residents, local authorities, and voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare, with the object of improving the conditions of life for the residents.

In furtherance of these objects, but not otherwise, the trustees shall have the power:
To establish, or secure the establishment of, a community centre, and to maintain and manage such a centre for activities promoted by the charity in furtherance of the above objects.

Nothing in this constitution shall authorise any application of the property of the CIO for purposes which are not charitable in accordance with section 7 of the Charities and Trustee Investment (Scotland) Act 2005 and section 2 of the Charities Act (Northern Ireland) 2008.

REVIEW OF PROGRESS AND ACHIEVEMENTS

We ran a number of engagement and fundraising events throughout the year.

We have a successful Board of Trustees, with healthy membership renewal bringing in new skills, ideas, and enthusiasm.

Over time, and particularly following the impact of COVID on the funding landscape, we have recognised the need to reduce the size of the building. The proposals for the Pinhoe Community Hub include a café, multipurpose function rooms, and changing facilities for the sports activities that take place on the field.

Among the projects we host, the Friends of Pinhoe Station commissioned a mural opposite the flower bed containing the station name, which we continue to maintain. This now welcomes passengers on both sides of the station.

The Friends of Pinhoe Library also ran a Christmas event for children.

We have appointed a new architect and commissioned a new design to better meet the community's needs. We are also working in partnership with another local community hub to deliver the project.

FINANCIAL REVIEW

Pinhoe Community Hub started the year with £59,665.27 and finished the year with £56,755.44

Pinhoe Community Hub – Friends of Pinhoe Library account started the year with £3,711.93 and finished the year with £3,696.78

Within the Pinhoe Hub main account £995.48 has been raised in grants and donations, last year the main single grant was £40,000 from South West Railways for the development of a cycle hub.

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.

LEGAL AND ADMINISTRATIVE INFORMATION

NAME:	Pinhoe Community Hub
REGISTRATION NUMBER:	1182544
PRINCIPAL ADDRESS:	26 Harrington Lane, Pinhoe, Exeter, EX4 8PB
GOVERNING DOCUMENT:	Declaration of trust dated 14th March 2019 and amended July 2025 to include Patrons.
PATRON:	Valerie Dixon

TRUSTEES:

	Angela Roberts	Secretary
	Lynne Rose	
	Duncan Wood	
To 20th Oct 2025	Jakir Hussain	
	Adam Stock	Chairman
	Sarah Croft	
	Tracy Adams	Vice Chairman
	Nikki Andrews	
From 20th May 2025	Lizzie Woodgate	
From 15th July 2025	Jane Fletcher Peters	
From 1 Sept 2025	Matt Gofton	
From 8 Dec 2025	Andy Oliver	

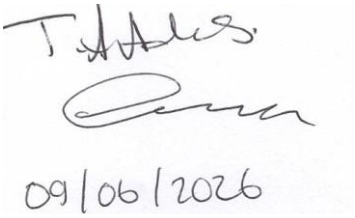
DECLARATIONS

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

Signed on behalf of the charity's trustees

Signature:

Signature:



Date:

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	Pinhoe Community Hub		
On accounts for the year ended	31st December 2025	**Charity no (if any)**	1182544
Set out on pages	The report and balance sheet		

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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- 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
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

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.

Independent examiner's statement

In connection with my examination, no matter has come to my attention (other than that disclosed below *)

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 Charities Act; and
   - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities 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.

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

Signed:	J Smith	**Date:**	10th June 2026
Name:	Mrs Joan Smith		
Relevant professional qualification(s) or body (if any):			
Address:	75 Hoopern Street, Exeter, EX4 4LU		

Income and Expenditure 2025

Hub Account

Income		**Expenditure**	
Donations	£442.00	Ben Hunt	£1,700.00
Fundraising	£553.48	Insurance	£282.76
		Stationery	£64.45
		Independent Examiner	£25.00
		Christmas Tree	£100.00
		Christmas Activities	£30.89
		Lotteries Licence	£40.00
		Hire of Rooms	£41.20
		MRM Design	£2,134.56
TOTALS	**£995.48**		**£4,418.86**

Friends of Pinhoe Station

Income		**Expenditure**	
		Plants Galore	£26.45
TOTALS			**£26.45**

Pinhoe Social

Income		**Expenditure**	
ECC Grant	£300.00	Moonstone Theatre	£320.00
Tickets	£210.00		
TOTALS	**£510.00**		**£320.00**

Robins Nest

Income		**Expenditure**	
ECC Grant	£350.00		
TOTALS	**£350.00**		

£1,855.48 **£4,765.31**

Excess of Expenditure over Income **-£2,909.83**

HUB Bank Statement

From 1st January 2025	£59,665.27
To 31st December 2025	£56,755.44

Hub Library Account

Income		**Expenditure**	
		Christmas Event	£15.15
TOTALS			**£15.15**

Excess of Expenditure over Income **£15.15**

HUB Friends of the Library Bank Statement

From 1st January 2024	£3,711.93
To 31st December 2025	£3,696.78

NOTES TO THE STATMENTS

Restricted Funds
£40,000 from South West Railway for the development of a cycle hub.
The negative balance of £26.45 in the Friends of Pinhoe Station fund reflects expenditure made in advance of receiving further project income
Pinhoe Social are a small community group using our account and support our project, for which we hold £190.
Robins Nest who we hold £350 grant for a book cupboard.

DECLARATIONS

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

Signed on behalf of the charity's trustees

Signature: T A Adams

Signature:

Date: 09/06/2026