Honiton Community Spaces (CUB)

(Charitable Incorporated Organisation)

ANNUAL REPORTS AND FINANCIAL STATEMENTS

For the Year Ended 31 December 2025

Charity Registration Number: 1192604

Simon A Martin Accountants
Wessex House, 66 High Street
Honiton
Devon
EX14 1PD

Honiton Community Spaces
(Charitable Incorporated Organisation)
For the Year Ended 31 December 2025

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Honiton Community Spaces
(Charitable Incorporated Organisation)
For the Year Ended 31 December 2025

Legal and Administrative Information

REFERENCE AND ADMINISTRATIVE INFORMATION

Charity registration number	1192604
Date of Registration	1st December 2020
Start of Financial Year	1st January 2025
End of Financial Year	31st December 2025
Principal address	School Lane Honiton Devon EX14 1QW
Trustees	Mike Jones Karen Pitt Chris Doran Miriam Thomas Stephen Kolek Tom Hedger
Independent examiners	Simon A Martin Accountants Wessex House, 66 High Street Honiton Devon , EX14 1PD
Legal Status	Charitable Incorporated Organisation
Governing Instrument	CIO - Foundation Registered 1st December 2020

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Trustee's Reports

COMMUNITY USE BUILDING HONITON – ANNUAL REVIEW 2025

Report compiled September 2026

Following from our 2024 efforts to continually raise standards, we worked with the Cranfield Trust to develop a three year plan. This included ensuring appropriate policies were robust and up-to-date, and the planning of necessary training. In addition, we developed goals to improve sustainability by reducing utility expenditure and increasing revenue.

In March, we saw the completion of one of our most ambitious projects to date towards our three year plan, namely the implementation of a number of measures to reduce our carbon consumption. The project, which spanned several months, was made possible by a grant from the Carbon Action Fund administered by East Devon Council. We were able to install solar panels, replace windows and roof insulation as well as install a new boiler along with batteries and an inverter. At the same time, we removed the old spiral staircase, separated the two lower halls and lowered the ceiling – all measures which help to make the building more energy efficient.
Following the end of the Carbon Project, Chris Doran – a founding member of the charity and supporter of this particular project – stood down. Later in the year, we continued planned improvements by replacing the rotten windows in the toilets at the front of the building with new double-glazed units. This greatly improved the appearance of the building and continues to build our energy efficiency. In September, founding member, Mike Jones stood down as chair alongside his wife and manager, Clare Jones. The trustees voted Michael Paul Quick to take on the role as chair, partnered with his wife Catherine Quick, as manager.

Following a short period of transition, we set to expand the venue's public profile, building local engagement and financial stability. This included new branding with a refreshed, cleaner logo suitable for digital screens along with increased social media posts and an updated website. This helped to secure new long-term users Paige's Pilates, Tibi Do Yoga and Nurturing Maternity Support. Another round of fundraising enabled the installation of a hearing induction loop in the main hall along with the purchase of a projector, screen and PA system for the hall. These measures were appreciated by our users and make our building more attractive to potential hirers. Finally, in the autumn, we started a project to redecorate some the internal areas that were beginning to show their age. By sourcing fresh quotes and switching contractors, we have been able to be more cost effective with our decorating budget. Decorating will continue into the New Year along with further site improvements, such as a new CCTV system and further double-glazing replacing the remaining single-glazed units at the front of the building.

At the end of the year our treasurer, Mark Rich, stood down and was later replaced by Duncan Collins. Duncan has brought with him a wealth of experience which has enabled us to develop financial forecasts, allowing us to prepare and plan future projects. These include plans to strip and re-varnish the hall floor and the resurfacing of the car park.

Paul Quick, Chair – 7/10/2026

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Trustee's Reports (continued)

Trustees Responsibilities:

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable Law and the Generally Accepted Accounting Principles (GAAP), including Financial Reporting Standard 102: The Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom General Accepted Accounting Practice).

The Charities Act 2011 require the trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the CIO and of the surplus or deficit of the CIO for that period. In preparing those financial statement the trustees are required to:

- Select suitable accounting policies and apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statement;
- Prepare Financial Statement on the going concern basis unless it is inappropriate to presume that the CIO will continue in existence.

The trustees are responsible for keeping sufficient accounting records that 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 2011, the Charity (Accounts and Reports) Regulations 2008 and the provision of the Governing Document. 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.

Approved by the Trustees on: 2026-10-29

Signed on their behalf by Trustee: M p quick

Printed Name: M p quick

Honiton Community Spaces
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For the Year Ended 31 December 2025

INCOMING RESOURCES	Notes	Unrestricted Funds	Restricted Funds	TOTAL 2025	TOTAL 2024
Incoming Resources from Generated Funds					
Grant Recevied	**3a**	7158	20,645	27,803	73,389
Activities for Generating Funds	**3b**	31,489	-	31,489	35,706
Investment Income	**3c**	117	-	117	162
Other Incoming Resources			-		-
TOTAL INCOMING RESOURCES		**38,764**	**20,645**	**59,409**	**109,257**
RESOURCES EXPENDED					
Costs of Generating Funds					
Costs of Charitable Activities	**4a**	79,505		79,505	75,331
Governance Costs	**4b**	700		700	8,140
TOTAL RESOURCES EXPENDED		**80,205**	**-**	**80,205**	**83,471**
NET INCOMING (OUTGOING) RESOURCES		-41,441	20,645	-20,796	- -47,603
Funds Brought Forward		39,975		39,975	14,189
TOTAL FUNDS CARRIED FORWARD		**-1,466**	**20,645**	**19,179**	**39,975**

Movements on all reserves and all recognised gains and losses are shown above. All of the organisation's operations are classed as continuing.

The notes on pages 8 to 13 form part of these financial statements.

Honiton Community Spaces
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For the Year Ended 31 December 2025

	Notes	Unrestricted Funds	Restricted Funds	TOTAL 2025	TOTAL 2024
Fixed Assets					
Tangible Assets	**2**				-
Activities for Generating Funds	**6**				-
Total Fixed Assets		**-**	**-**	**-**	**-**
Current Assets					
Debtors & Prepayments	**8**		529	529	-
Cash at Bank and in Hand	**7**	18,650	0	18,650	39,975
Total Current Assets		**18,650**	**529**	**19,179**	**39,975**
Creditors: Amounts falling due within one year	**9**				
NET CURRENT ASSETS		18,650	529	19,179	39,975
TOTAL ASSETS less current liabilities		**18,650**	**529**	**19,179**	**39,975**
Creditors: Amounts falling due in more than one year.	**10**	-	-	-	-
NET ASSETS		**18,650**	**529**	**19,179**	**39,975**
Funds of the Charity					
General Funds Restricted	**5**	-			13,594
Total Funds		**18,650**	**529**	**19,179**	**13,594**

Approved by the Trustees on: _____

Signed on their behalf by Trustee: _____

Printed Name: _____

Honiton Community Spaces
For the year ended 31 December 2025
Notes to the Financial Statements

1. ACCOUNTING POLICIES

Basis of Preparation & Assessment of Going Concern

Basis of Preparation

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the statement of Recommended Practice; Accounting and Reporting by Charities (SORP 2015) (Second Edition, effective 1st January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and Charities Act 2011.

The Charity meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost unless otherwise stated in the relevant accounting policy notes.

Assessment of Going Concern

Preparation of the accounts is on a going concern basis. The trustees consider that there are no material uncertainties about the Charity's ability to continue in operation. Where income resources have related expenditure (as with fundraising or contracted income) the income resource and related expenditure are ring fenced from available funds and day to day running of the community centre.

Incoming Resources

Recognition of Incoming Resources

These are included in the Statement of Financial Activities (SOFA) when:
* the charity becomes entitled to the resources;
* the trustees are virtually certain they will receive the resources; and
* the monetary value can be measured with sufficient reliability

Incoming Resources with Related Expenditure

Where incoming resources have related expenditure (as with fundraising or contracted income) the income resource and related expenditure are ring fenced from the available funds and day to day running of the community centre.

Grants and Donations

Grants and Donations are only included in the SOFA When the charity has unconditional entitlement to the resources.

Tax Reclaims on Donations and Gifts

Incoming resources from tax reclaims are included in the SOFA at the same time as the gift to which they relate.

Contractual Income and Performance Related Grants

This is only included in the SOFA once the related goods or services has been delivered.

Gifts in Kind

Gifts in kind are accounted for at a reasonable estimate of their value to the charity or the amount actually realised. Gifts in kind for sale or distribution are included in the accounts as gifts only when sold or distributed by the charity. Gifts in kind for use by the charity are included in the SOFA as incoming resources when receivable.

Donated Services and Facilities

These are only included in incoming resources (with an equivalent amount in resources expended) where the benefit to the charity is reasonable quantifiable, measurable and material. The value placed on these resources is the estimated value to the charity of the service or facility received.

Volunteer Help

The value of any voluntary help received is not included in the accounts.

Investment Income

This is included in the accounts when receivable.

Investment Gains and Losses

This included any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the period.

Liability Recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

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1. ACCOUNTING POLICIES (continued)

Expenditure and Liabilities

Governance Costs

Include costs of the preparation and examination of statutory accounts, the costs of the trustees meetings and cost of any legal advice to trustees on governance or constitutional matters.

Grants with Performance Conditions

Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SOFA once the recipient of the grant has provided the specified service or output.

Grants Payable without Performance Conditions

These are only recognised in the accounts when a commitment has been made and there are not conditions to be met relating to a grant which remain in control of the charity.

Investments

Investments quoted on a recognised stock exchange are valued at market value at the year end. Oher investment assets are included at trustees' best estimate of market value.

Unrestricted funds

These funds can be used for the general objectives of the charity as set out in the trustees report. The movements of the unrestricted funds are given in the Statement of Financial Activities.

Restricted funds

These funds are where the donor has specified a purpose for the donation made. These restrictions often arise as a result of appeals for special offerings for specific purposes.

Designated funds

The funds are funds set aside by the trustees out of unrestricted general funds for particular purposes or projects.

Fixed Assets

Fixed Assets are capitalised if they can be used for more than one year and cost at least £1,500. They are valued at cost or, if gifted, at the value to the charity on receipt.

Depreciation Expense

Depreciation is calculated at a rate to write off the cost of tangible fixed assets over their estimated useful lives. The rates applied are as follows: Fixtures, Fittings and Equipment 25% - Reducing Balance Basis

2. TANGIBLE FIXED ASSETS

The CIO held no fixed assets during this or the previous financial period.

The annual commitments under non-cancelling operating leases and capital commitments are as follows:

31st December 2025 : None
31st December 2024 : None

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3. INCOMING RESOURCES

	Unrestricted Funds	Restricted Funds	**TOTAL 2025**	**TOTAL 2024**
	£	£	**£**	**£**
a) Donations, Grants & Legacies				
Gifts & Donations	7,158	5,300	12,458	1983
Grant Received		15,345	15,345	71,406
	-	**20,645**	**20,645**	**73,389**
b) Activities for Generating Funds				
Premises Hire	31,489		31,489	35,706
	31,489	**20,645**	**31,489**	**35,706**
c) Investment Income				
Interest	117		117	162
	117	**20,645**	**117**	**162**

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4. RESOURCES EXPENDED

	Nolte	Unrestricted Funds £	Restricted Funds £	TOTAL 2025 £	TOTAL 2024 £
a) Cost of Charitable Activities					
Bank charges		-	-	-	15
Cleaning Costs		1,056		1,056	2,228
Equipment Costs		17,496		17,496	1740
Health & Safety Costs		-	-	-	-
Insurance Costs		649		649	1668
Office Costs		1,699		1,699	584
Rent & Rates		1,995		1,995	106
Repairs & Maintenance		30,155		30,155	41,163
Staff Costs	**12**	21,967		21,967	22,718
Sundry Expenses		482		482	170
Travel & Subsistence					100
Utility Costs		4,006		4,006	4,839
		79,505	**-**	**79,505**	**75,331**
b) Governance Costs					
Independent Examiners Fees					
Legal & Professional Fees		700		700	8,140
		700	**-**	**700**	**8,140**

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For the Year Ended 31 December 2025

5. RESTRICTED FUNDS

The CIO held restricted funds at the year end of £0.25 which is unspent grant money.

6.INVESTMENTS

The CIO held no fixed asset investments during this or the previous financial period.

7. CASH AT BANK AND IN HAND

	Unrestricted Funds £	Restricted Funds £	**TOTAL 2025 £**	**TOTAL 2024 £**
Cash at Bank & in Hand	18,650	-	18,650	39,975
	18,650	**-**	**18,650**	**39,975**

8. DEBTORS AND PREPAYMENTS

	Unrestricted Funds £	Restricted Funds £	**TOTAL 2025 £**	**TOTAL 2024 £**
Sundry Debtors	-		-	
	-	**-**	**-**	**-**

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Unrestricted Funds £	Restricted Funds £	**TOTAL 2025 £** -	**TOTAL 2024 £**
Sundry Creditors	-			
Independent Examiners Fees	-			
	-	**-**	**-**	**-**

10. CREDITORS: AMOUNTS FALLING DUE IN MORE THAN ONE YEAR

The CIO held no long term liabilities during this or the previous financial period.

11. NET ASSETS BETWEEN FUNDS

	Unrestricted Funds	Restricted Funds	**TOTAL 2025 £** -	**TOTAL 2025 £**
Fixed Asset Investments				
Net Current Assets	18,650	-	18,650	39,975
Long term Liabilities				
	18,650	**-**	**0**	**39,975**

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For the Year Ended 31 December 2025

12. STAFF COSTS AND NUMBERS

	TOTAL 2025 £	TOTAL 2024 £
Gross Wages, Salaries & Fees	21,967	22,718
Employer's National Insurance Costs		
Pension Contributions		
	21,967	**22,718**

Employees who were engaged in each of the following activities:

	TOTAL 2025	TOTAL 2024
Charitable Activities	1	1

The charity employs one member of staff and they do not receive emoluments in excess of £60,000

13. TRUSTEES AND OTHER RELATED PARTIES

All conflicts of interest have been identified, documented and managed in accordance with the Charity's Governing Documents. No other payment were made to trustees or any persons connected with them during this financial period. No other Merial transaction took place between the organisation and a trustee or any person connected with them.

14. RISK ASSESSMENT

The Trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining the free reserves stated, combined with the annual review of the controls over key financial systems carried out on an annual basis will provide sufficient resources in the event of adverse conditions. The Trustees have also examined other operational and business risks which they face and confirm that they have established systems to
mitigate the significant risks.

15. RESERVES POLICY

The Trustees have considered the level of reserves they wish to retain, appropriate to the CIO's needs. This is based on the CIO's size and the level of financial commitments help. The Trustees aim to ensure the CIO will be able to continue to fulfil its charitable objectives even if there is a temporary
shortfall in income or unexpected expenditure. The Trustees will endeavour not to set aside funds unnecessarily.

Honiton Community Spaces
For the Year Ended 31 December 2025

16. PUBLIC BENEFIT

The CIO acknowledges its requirement to demonstrate clearly that it must have charitable purposes or 'aims' that are for the public benefit. Details of how the CIO has achieved this are provided in the Trustees report. The Trustees confirm that they have repaid due regard to the Charity Commission
guidance on public benefit before deciding what activities the CIO should undertake.

Report to the trustees/members of Honiton Community Spaces (CUB) on the accounts for the year ended 31st December 2025 set out on pages 4 to 5.

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,
- follow the procedures laid down in the general directions given by the Charity Commission (under section 145(5)(b) of the Charites Act, and
- 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 shelter the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

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

Mr D Barrow
Simon A Martin Accountants
Wessex House, 66 High Street
Honiton
Devon
EX14 1PD

Date:

Audit trail

Details

FILE NAME	CUB Accounts 31.12.2025 vF_For Signature - 10/29/26, 3:24 PM.pdf
STATUS	Signed
STATUS TIMESTAMP	2026/10/29 15:27:21 UTC

Activity

SENT	paulquick@twintigersyeovil.com **sent** a signature request to: • M p quick (paultwintigers@gmail.com)	2026/10/29 15:25:09 UTC
SIGNED	**Signed** by M p quick (paultwintigers@gmail.com)	2026/10/29 15:27:21 UTC
COMPLETED	This document has been signed by all signers and is **complete**	2026/10/29 15:27:21 UTC

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