Annual Report by the trustees for the Teignmouth Hub for reporting year 1st September 2026

The Teignmouth Hub is an independent Christian Charity (No 1204255) set up in August 2023. Its aim is to provide a community space for the people of Teignmouth. The Teignmouth Hub is based at 10 Somerset Place, Teignmouth, Devon TQ14 8ZZ. It is run by a team of five trustees and volunteers.

The Teignmouth Hub premises are an ideal location for the Hub as it is in the town centre and easily accessible to everyone. It is all on the ground floor level and provides two disabled toilets plus baby changing facilities. The community space has two large function rooms, an office and two fitted kitchen facilities. The Hub hires out the space as well as providing its own regular activities for the local community.

The regular activities at the Hub include a twice weekly “Coffee Lounge” on a Tuesday & Thursday morning where anyone can drop in for a coffee/tea & cake. It provides a warm space, where folk are also assured of a warm welcome and good company. On the same mornings we hold a Happy Hub stay & place cafe in the rear room, where parents and babies can come and meet over tea/coffee/cake. Play equipment, toys and books are available for the babies/toddlers to enjoy. We operate on a donations (“give what you can”) policy so as not to exclude anyone who is in financial difficulty. 40 or more people attend each week.

A weekly craft afternoon is held every Tuesday 2-4pm where a group of crafters meet, bringing their own craft, knitting, sewing, crochet, painting, drawing etc and enjoy being creative in a warm, friendly and supportive environment. Approximately 20 folks attend this event including adults with additional needs.

Wednesday, the Hub is used to host a local toddler group (Bright Stars), where pre school youngsters attend with parents, grandparents or carers. This is a very interactive group, with craft and music sessions part of the morning’s activities. Snack and drinks are also provided during the morning. Approximately 12 children plus parents attend.

Thursday afternoons, the Hub holds its weekly Youth Hub for secondary aged students after school 3:15 to 4:45pm. Free hot chocolate and cakes are on offer to the students as they are often ravenous after school! The Youth Hub provides a warm and safe space for the students to attend with their friends to relax and socialise together and meet new friends. The Hub provides activities such as table tennis, snooker/pool, table football, Wii, crafts, board games and card games. An average of 20 young people attend each session. Regular throughout the year we hold Youth Alpha sessions, where we invite the teenagers to stay and discuss in groups various Christian topics over a pizza.

A ladies breakfast is held on a monthly basis, where a continental breakfast is served and a local speaker is invited to share a usually Christian message for 10-15 minutes. We have a regular core of ladies 20-24 who attend.

The venue is hired out to a variety of different organisations which include dance workshops, support groups, local churches, Lego club plus a local church the Lighthouse Church hold their Sunday morning services each week.

At September 2025, the Hub has a lease liability of £80,000 and it is anticipated that the trust will be able to meet this liability.

We use the income from the hire of the premises, regular donations, coffee lounge and grants to cover the running costs such as electricity, insurance, heating, licences, internet etc. as well as contributing the lease cost.

The trustees during the 2025/2026 period were as follows:

Mrs Linda Pickering, Mrs Susan Twigg, Mrs Linda Callender, Mr Chris Barling and Mr Frank Price.

We have a team of over 15 volunteers which cover the various activities held throughout the week. These volunteers are key members of the Hub who are dedicated to providing the above mentioned activities. Those people working with children or at risk adults are all DBS checked and we have a safeguarding policy and officer in place. We have an equal opportunity policy in place and everyone is welcome.

Teignmouth Hub

Registered Charity (CIO) 1204255. Email teignmouthhub@gmail.com

Statement of Accounts for the Teignmouth Hub 1/8/2025 - 31/7/2026

Income

Non restricted funds received	£17784.03
Interest	£ 1343.15
Restricted funds received	
Total Income received	£19127.18

Expenditure

Total expenditure	£24094.89.	(deficit of £4967.71)
Savings Account (Restricted funds)	£57515.28	
Total cash in Current Account	£5599.82	

Signed:

Linda Pickering - Trustee

Date 18/10/2026

Su Twigg - Trustee

Date 18/10/26