REGISTERED CHARITY NUMBER: 12075258

Report of the Trustees and

Unaudited Financial Statements

for the Year Ended 30 November 2025

for

Hwb Cybi

Salisbury & Company
Chartered Accountants
Irish Square
Upper Denbigh Road
St Asaph
Denbighshire
LL17 0RN

Hwb Cybi

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Hwb Cybi

Report of the Trustees
for the year ended 30 November 2025

The trustees present their report with the financial statements of the charity for the year ended 30 November 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's objectives are to create a safe, accessible space where the young people of Holyhead can take part in social, learning and wellbeing activities, helping them to rebuild social networks and develop resilience. More specifically, HWB CYBI aims to:

1. Create a modern, accessible youth hub that can be used as a safe place by over 200 young people in Holyhead.

2. Develop and increase resilience in young people through social and learning opportunities at the hub.

3. Provide opportunities for voluntary, public and community sector organisations to deliver activities and services for children and families.

4. Develop meaningful intergenerational projects that contribute to improved social behaviour and community cohesion.

During the year, the charity secured capital and revenue funding, purchased the identified building, appointed a project manager, strengthened its governance arrangements, including the committee and trustees, and began refurbishing the Hwb.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The charity secured funding from the National Lottery, Communities Facilities Activity Programme (CFAP), Cymdeithas Elusennol Ynys Môn (CEYM), North Wales Police and Crime Commissioner, Isle of Anglesey County Council and Welsh Council for Voluntary Action (WCVA). In October 2025, it purchased the former Mandarin Royale building, which had been identified in previous years as an ideal location for the project.

Dewis Architects were appointed later that month as project administrators to manage the refurbishment. Structural engineers were commissioned to inspect the building following concerns about the roof-space trusses. Although the attic works were confirmed to be sound, the inspection identified that additional strengthening was required to the first floor. Once all building surveys had been completed, the tendering process for the refurbishment began in February. Three submitted tenders were reviewed, but quotations were significantly higher than anticipated. Following a reduction in the scope of the works, James Hughes Development Ltd was awarded the contract.

As work progressed, further issues emerged and extensive damp was discovered on the ground floor of the building. This required specialist treatment, placed additional pressure on the budget, and delayed the Hwb becoming operational.

FINANCIAL REVIEW

Financial review

During the year, Hwb Cybi secured significant funding to support the purchase and refurbishment of the Hwb and the delivery of its wider project objectives. This included £286,302 from the National Lottery in October 2025. £30,000 of the National Lottery Funding was towards the purchase of the building with the remaining will to be spread over three years on all delivery related costs.

The Communities Facilities Activity Programme (CFAP) awarded £100,000 in 2025 towards the building purchase, with a second allocation of £179,315 awarded in March 2026. In April 2026 Cymdeithas Elusennol Ynys Môn awarded £10,000 towards the purchase of the building along with a further £5,000 from the North Wales Police and Crime Commissioner (PCC) in August. A further £105,000 loan was approved by the Welsh Council for Voluntary Action (WCVA) towards the building purchase.

In addition, £14,791.89 in Place Making Grant fees were recorded in March, with a further £80,000 remaining to be claimed at the calendar year end. Hwb Cybi was also awarded £50,000 in Shared Prosperity Fund.

These funds have supported the acquisition and refurbishment of the Hwb, as well as the charity's wider project delivery.

FUTURE PLANS

As a result of reducing the scope of the refurbishment of works, plans for the attic space will be taken forward as part of a second phase once the charity has identified and secured additional funding.

The charity will also continue to strengthen the governance of the project by increasing trustee and committee membership.

The trustees intend to progress development of the youth hub in Holyhead and seek future funding opportunities to support community and youth projects.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

12075258

Principal address

C/o 96 Parc Tyddyn Bach
Holyhead
Anglesey
LL65 1NZ

Trustees

Mr P O'Neill
Ms S McGinn
Ms D Jones

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....
Mr P O'Neill - Trustee

Hwb Cybi

Statement of Financial Activities
for the year ended 30 November 2025

	Notes	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM				
Donations and legacies		10	-	10
Charitable activities				
Building		-	5,821	5,821
Investment income	2	124	-	124
Total		134	5,821	5,955
EXPENDITURE ON				
Charitable activities				
Building		-	55	55
General		55	1,020	1,075
Total		55	1,075	1,130
NET INCOME		79	4,746	4,825
TOTAL FUNDS CARRIED FORWARD		79	4,746	4,825

The notes form part of these financial statements

Hwb Cybi

Balance Sheet
30 November 2025

	Notes	Unrestricted fund £	Restricted funds £	Total funds £
FIXED ASSETS				
Tangible assets	4	105,000	155,133	260,133
CURRENT ASSETS				
Debtors	5	-	625	625
Cash at bank		79	5,163	5,242
		79	5,788	5,867
CREDITORS				
Amounts falling due within one year	6	-	(1,396)	(1,396)
NET CURRENT ASSETS		79	4,392	4,471
TOTAL ASSETS LESS CURRENT LIABILITIES		105,079	159,525	264,604
CREDITORS				
Amounts falling due after more than one year	7	(105,000)	(154,779)	(259,779)
NET ASSETS		79	4,746	4,825
FUNDS	9			
Unrestricted funds				79
Restricted funds				4,746
TOTAL FUNDS				4,825

The financial statements were approved by the Board of Trustees and authorised for issue on ..... and were signed on its behalf by:

.....
Mr P O'Neill - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Grants

Grants received by the charity are recognised when there is reasonable assurance that the charity will comply with the conditions attached to the grant and that the grant will be received.

Grants received for specific expenditure are recognised in income on a systematic basis over the periods in which the charity recognises the related costs for which the grants are intended to compensate.

Where grants are received in respect of the purchase of fixed assets, the grant is initially recognised as deferred income and released to income on a systematic basis over the useful economic life of the related asset, in line with the depreciation charge.

Grants received for revenue expenditure are recognised in income in the period in which the related expenditure is incurred.

Where grant conditions have not yet been met, amounts received are recognised as deferred income within creditors until the conditions are satisfied.

Any grant receivable is recognised where entitlement to the grant is established and receipt is reasonably assured.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

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2. INVESTMENT INCOME

	£
Bank interest	124

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 November 2025.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 November 2025.

4. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
Additions	260,133
NET BOOK VALUE	
At 30 November 2025	260,133

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Other debtors	22
Prepayments and accrued income	603
	625

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Other creditors	1,396

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	£
Other creditors	259,779

Included within other creditors are deferred grants totalling £154,779 received in connection with the purchase of Mandarin, Holyhead. These grants will be released to income over the useful economic life of the related asset, in line with the depreciation charge.

8. LOANS

An analysis of the maturity of loans is given below:

	£
Amounts falling between one and two years:	
Other loans - 1-2 years	14,630
Amounts falling due between two and five years:	
Other loans - 2-5 years	90,370

continued...

9. MOVEMENT IN FUNDS

	Net movement in funds £	At 30/11/25 £
Unrestricted funds		
General fund	79	79
Restricted funds		
Cymdeithas Elusennol Ynys Mon	4,746	4,746
TOTAL FUNDS	4,825	4,825

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	134	(55)	79
Restricted funds			
Cymdeithas Elusennol Ynys Mon	5,821	(1,075)	4,746
TOTAL FUNDS	5,955	(1,130)	4,825

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 November 2025.

Detailed Statement of Financial Activities for the year ended 30 November 2025

	£
INCOME AND ENDOWMENTS	
Donations and legacies	
Donations	10
Investment income	
Bank interest	124
Charitable activities	
Grants	5,821
Total incoming resources	5,955
EXPENDITURE	
Charitable activities	
Insurance	55
Support costs	
Finance	
Bank charges	55
Governance costs	
Accountancy and legal fees	1,020
Total resources expended	1,130
Net income	4,825