

Registered Charity no. 900119

Trustees' Annual Report (2024–25)

Comeytrowe Community Hall (Registered Charity 900119)

Reporting Period: 1 September 2024 – 31 August 2025

Reference and Administrative Details

Comeytrowe Community Hall
Registered Charity No: 900119
Location: Pitts Close, Comeytrowe, Taunton, TA1 4TY
Correspondence Address: c/o Chair, Comeytrowe Community Hall, Comeytrowe Centre, Pitts Close, Comeytrowe, Taunton, TA1 4TY

Trustees

Jean Algrove
Marian Hudd
Richard Hunt
Ane Malmin
Juliet Willey
Emma Willmont
Keith Woodmason

Colin Hogg served as Trustee and Treasurer until November 2024.

Governing Document and Purpose

The charity operates under a Trust Deed dated 1 July 1989. Following local government boundary changes, responsibility for the Trust transferred to Taunton Town Council in June 2023. The property is leased for 99 years at a nominal rent of £1 per annum and is used as a community hall for residents of Comeytrowe.

Structure, Governance and Management

The charity is managed by a committee of trustees. The structure remained unchanged. The Treasurer role has been vacant since November 2024 following Colin Hogg's resignation. The charity relies on volunteers and contracted cleaning services.

No member of the committee shall receive any remuneration nor have an interest in any work paid for by the charity. An honorarium is paid to the Bookings Secretary as a gesture of goodwill to cover their regular costs such as stationery and use of personal equipment in undertaking the role. The trustees must maintain the hall and do everything to keep it in good repair including arranging insurance against fire, theft and public liability. Any income shall be applied for the purposes of the charity including extending or improving the premises. Any surplus monies not rewired as a working balance shall be invested appropriately.

Governance Developments

During the year, policies on unacceptable behaviour by hirers and updated health and safety provisions were introduced. CIO status was not reconsidered.

Activities and Public Benefit

The hall provides two spaces: Main Hall and Walker Room. Usage remained stable with some regular hirers leaving and new ones joining. The primary hirer remains Comeytrowe Under Fives preschool.

Achievements and Performance

Our income continues to be greater than the running costs of the Hall which has allowed us to invest in improving our facilities. Significant improvements included replacement of over 20 tables and 120 chairs and safety improvements to a grass bank including fencing and natural hedging. No grants were applied for or received.

Challenges and Risks

The main risk continues to be the absence of a Treasurer. The committee continues

attempts to recruit. We also continue to function with fewer committee members than the maximum permitted on our Trust Deed which is due to a lack of volunteers coming forward.to serve. However we believe we have a sufficient amount of people involved at this time to remain quorate and operational. We continue to operate a "two-to-pay" operation on our bank account to ensure at least two Trustees are involved in every payment made.

Financial Review

Income is primarily from hall hire. Two accounts are maintained: Lloyds Bank current account and Skipton Building Society savings account:

Lloyds Bank balance: £41,425.69
Skipton Building Society balance: £24,343.51
Summary of income/expenditure is included in Annex A.

The Charity holds no restricted funds or grants. However, we do hold £515.36 on behalf of a club run in the Hall called Wednesday Welcome which provided a social setting for local elderly residents living on their own. This club was suspended due to Covid 19 and has not yet restarted, and the Committee holds these funds ready for when it does so.

The Committee has paid an Honorarium to the Bookings Secretary for a number of years to cover their incidental costs, such as printing and postage. The Bookings Secretary has continued to receive this during this year to the total value of £550.00 month.

The following Trustees have received expenses payments:
I Bagley - £48.00
C Hogg - £25.18
K Woodmason - £119.00
R Hunt - £730.00

Additional assets purchased during the year were replacement tables and chairs for hirer's use totalling £8499.32.

The Charity does not have a formal written reserves policy. At the year end unrestricted funds held were £65,254 (2024: £60,426). The trustees consider it appropriate to maintain sufficient funds to meet the Charity's ongoing running costs, to fund planned and unexpected maintenance and repair to the hall premises, and to provide a contingency against a reduction in lettings income. The level of funds held is reviewed by the committee at each meeting.

Future Plans

Our primary focus is to recruit a permanent Treasurer, maintain or facilities and ensure ongoing sustainability of the running of the Charity, both in maintenance of the facilities and financially. The Trustees will also spend time reviewing potential areas for improvement through responsible investment to ensure the Hall has a modern offer to the community. We will also introduce new accounting technology and methodology to ensure continued and improved clarity and transparency of our accounts.

The Trustee's have not identified any reason that the Charity cannot continue to operate for a further 12 months.

Public benefit

The trustees confirm that they have had regard to the Charity Commission's guidance on public benefit in planning and carrying out the Charity's activities during the year. The Charity provides a hall and facilities for the use of the inhabitants of the Former Parish of Comeytrowe and the surrounding area, available to community groups, local organisations, and members of the public without restriction. The trustees are satisfied that the Charity's activities deliver public benefit in accordance with its charitable purposes.

Approval

This report was approved by the trustees and signed on their behalf by the following Trustees;

Trustee MARIAN HUDD

Name:

Signature: MF Hudd

09 October 2026

Trustee

Name: ILSE MAGLEY

Signature:

09 October 2026

Annex A on next page

Annual Accounts

01 September 2024 to 31 August 2025

These accounts have been prepared on the receipts and payments basis in accordance with section 133 of the Charities Act 2011 and the requirements of the Charity's governing document (Trust Deed dated 1 July 1989).

Receipts [In]		**This year**	**Last year**
Lettings		£35,412.93	£36,729.26
Donations		£0.00	£0.00
Misc.		£85.00	£0.00
Grants		£0.00	£0.00
Bank Interest		£727.70	£778.86
Total Receipts		**£36,225.63**	**£37,508.12**
Payments [Out]			
Refund of deposits		£3021.25	£3,543.60
Equipment replacements		£0.00	£0.00
Premises costs		£6,520.24	£12,404.68
Misc.		£48.00	£0.00
Major refurbishment		£8,509.31	£0.00
Professional fees / inspections		£22.19	£0.00
Insurances		£1,468.86	£1,366.29
Hall cleaning		£7,140.00	£8,590.80
Utility Bills		£4,637.72	£4,228.24
Total Payments		**£31,367.57**	**£30,133.61**
Surplus or (deficit) for the year		£4,858.06	£7,374.51
Balances brought forward	Lloyds Account	£37,295.33	£30,699.68
	Skipton Account	£23,615.81	£22,836.45
	Cash	£30.00	£30.00
Totals		**£60,941.14**	**£53,566.13**
Balances in hand at year-end	Lloyds Account	£41,425.69	£37,295.33
	Skipton Account	£24,343.51	£23,615.81
	Cash	£30.00	£30.00
Totals		**£65,799.20**	**£60,941.11**

Assets and Liabilities: During this year, additional assets that were purchased were replacement tables and chairs were purchased to the value of £8,499.32. Following a valuation of the building undertaken by the Trustees valuing the assets at £872,000, our assets now total £880,500. Included in the balances above, £515.36 is allotted to the Wednesday Welcome Club, this club has not run for three years, however, the committee hold the money on behalf of the club and will hold it in perpetuity for such a club to resume functioning.

During the year expenses were reimbursed to four trustee's totalling £922.18. These comprised reimbursement of costs incurred on behalf of the Charity including website costs, security equipment, and other sundry expenses. No trustee received any remuneration for their services as trustee.

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Prepared by Richard Hunt