

St Agnes Island Hall  
Isles of Scilly  
TR22 0PL

Registered Charity 1146982

**St Agnes Island Hall**  
**Annual Trustees Report & Accounts**  
**31<sup>st</sup> March 2016**

**St Agnes Island Hall  
Report and accounts  
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**St Agnes Island Hall**  
**Trustees Annual Report**  
**For the year ending 31 March 2016**

The Trustees of St Agnes Island Hall Charitable Trust present their annual report and accounts for the year ended 31 March 2016 and confirm they comply with the requirements of the Charities (Accounts and Reports) Regulations 2005 issued under the Charities Act 2011.

**Charity Name**

St Agnes Island Hall

**Other names by which the Charity is known**

St Agnes Island Hall and Reading Room

**Registered Charity Number**

1146982

**Principal Address**

St Agnes Island Hall  
St Agnes  
Isles of Scilly  
TR22 0PL

**Bankers**

Lloyds Bank Plc  
Market House  
Penzance  
Cornwall

**Auditors**

Crane & Johnston C&J Ltd  
11 Alverton Terrace  
Penzance  
Cornwall  
TR18 4JH

**Trustees**

*Holding Trustees*  
Mollie Peacock  
Richard Legg  
Carol Hicks

Sue Hicks

(The land is vested with the Official Custodian for Charities, authorisation number 70/1213)

*Management Trustees*

Caroline Goudsmit	Chairman
Jane Stewart	Treasurer
Louise Simmonds	Secretary
Laura Hicks	
Emma Eberlein	

All Trustees were in post for at least the duration of this annual report and elected by the island of St Agnes at the relevant AGM.

**Type of Governing Document**

The charity has used the approved governing document issued by Village Hall (ACRE) Model A/Model B adopted on 15 March 2012.

**Alm and purposes**

The purpose of the charity as here set out reflects the wording of the Recreational Charities Act 1958 and current best practice.

The property and the trust fund and its income shall be applied for the purposes of an island hall for the use of the inhabitants of St Agnes, Isles of Scilly without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions, including use of the property for meetings, lectures, classes or other forms of recreation and leisure time occupation in the interests of social welfare and with the object of improving the conditions of life for the said inhabitants.

**Public Benefit**

- Increased access to and participation in sport, recreation, leisure and social welfare opportunities from cradle to grave for a geographically isolated community.
- The provision of social infrastructure that supports the continuation of a vibrant and sustainable island community.
- The provision of workspaces to support economic development on the island.

**Objectives and activities**

The trustees, in making decisions surrounding the objectives and activities of the charity, have regard to the Charities Commission public benefit guidance when exercising any powers or duties to which the guidance is relevant.

- To provide facilities that improve the educational, recreational and social facilities on the island of St Agnes, Isles of Scilly.
- To take responsibility for the upkeep and maintenance of the historic St Agnes Island Hall and to co-operate with any statutory authority in the furtherance of the charity's objects.
- To listen to the community and translate its changing needs into new ideas for leisure and recreation ensuring that, in line with other village halls, there will be non-discriminate and open access to all interests and age groups and that those activities which fall under the Recreational Charities Act 1958 are given priority.
- To develop a sustainable and diverse funding regime to support the maintenance of the island's buildings now and into the future so that Islanders continue to have access to educational, recreational and social opportunities.
- To ensure that the island buildings meet legislative requirements especially in terms of DDA compliance.
- To ensure that the island buildings can host the wide range of activities that we have identified in consultation including, but not limited to: Music lessons, concerts, choir, soft play, keep fit, yoga, dance, gym, parties, film nights, slide shows, ICT, whist drives, bowls, book group, fetes, cake sales, youth club, ante natal classes, adult education, community learning, a memory cafe, a carers support group, counselling services, weddings, community free-cycle events, training workshops, art and craft spaces, cricket teas, doctor's surgeries, advice sessions, meetings, performances, snooker, poetry readings and conferences.

### **Achievements and performance**

HRH Prince of Wales & Duchess of Cornwall officially opened the new hall in July 2015. This event was attended by all islanders and community leaders across the islands. A performance was given by the Islands children for the royal couple.

The Island Hall Project was awarded the 2014 Cornwall Sustainability Award for "Sustainable Built Environment".

The Island Hall has delivered a range of social welfare opportunities for islanders as well as providing a sustainable financial basis for the Charity. The building will be used to support the charitable objectives into perpetuity.

The workshops have all been in constant use, providing the hall with income towards upkeep and maintenance, while allowing opportunities for startup or growth in local businesses.

The use of the hall for community activities has flourished and continues to do so. Regular fitness, social and cultural events and clubs are being held at the hall and are attended by all age groups.

## **Financial Review**

The charity had an overall surplus of £436,384 for the year ending 31 March 2016. Of this a surplus of £432,786 before transfers relates to the restricted funds provided for the redevelopment project and is carried forward. Unrestricted funds have created a surplus of £3,598 during the year and this will be carried forward to the following financial year. During the year the charity has held various fund raising events to help raise funds for the general redevelopment of the buildings.

## **Reserves Policy**

The charity's reserves and its policy are set out as follows:

Monies raised are maintained in the Charities bank account until they are spent on either their restricted purpose or on furthering the objects of the charity, with an appropriate amount retained for the purpose of ongoing building maintenance and charity continuity.

In the Trustees' view, the reserves should provide the charity with adequate financial stability, with the means for it to meet its charitable objectives for the foreseeable future and ensure sufficient cover for unexpected expenditure on the building.

Therefore, the trustees propose to maintain the charity's reserves at the minimum level of £4,500, which is at least equivalent to six months operational expenditure and provides a sufficient level of reserves for maintenance and continuity purposes.

This actual amount held by the charity will fluctuate annually dependent on the activities undertaken during the year, annually the balance can be seen in the funds totals within the Balance Sheet.

The minimum level may need to be revised in future years in order to address long-term costs of building up-keep.

Restricted funds received will be expended on their restricted purpose, any restricted funds remaining unspent at the end of a financial year will add to the level of the reserves for that year. There were restricted funds of £2,395,022 at 31 March 2016 and these represent the capital restricted costs of the project – St Agnes Island Hall & Reading Room. The project was funded by the Rural Development Programme for England and the European Regional Development Fund.

The trustees review the amount of reserves that are required to ensure that they are adequate to fulfil the charity's continuing obligations on an annual basis at their AGM.

Any unrestricted funds held at the year-end are held for the general furtherance of the charities aims and objectives.

### Volunteers

The Charity is entirely run and supported by volunteers and has no paid staff. The Trustees would like to thank the inhabitants of St Agnes who work so hard to fundraise and who have helped to design and project manage the exciting new building.

### Structure, governance and management

The method of appointing Management Trustees is set out in our Governing Document. Essentially Trustees are elected by the inhabitants at annual meetings of the Charity or at a special meeting if a vacancy arises. Additional volunteers support the Management Trustees in fundraising and managing projects that further the charity's objectives. The Charity meets at least 3 times a year with 100% Trustee attendance. With a population of 82, the charity is highly accountable to its beneficiaries. Most inhabitants are enthusiastic about the work of the charity and it is likely that many will be keen to have a stint as a Trustee in the future.

### Declaration

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

Signed on behalf of the charity's trustees:

Signature: *Laura Hicks*  
Full Name: LAURA HICKS  
Position: TRUSTEE - COMMITTEE MEMBER  
Date: 17/5/17

Signature: *Jane Stewart*  
Full Name: JANE STEWART  
Position: TREASURER - TRUSTEE  
Date: 17/5/17

## **St Agnes Island Hall**

### **Statement of Trustees' Responsibilities**

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements; and
- 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 to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.



**St Agnes Island Hall**  
**Independent auditors' report**  
**to the trustees of St Agnes Island Hall**

We have audited the accounts of St Agnes Island Hall for the year ended 31 March 2016 which comprise the Statement of Financial Activities, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

**Respective responsibilities of trustees and auditors**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the accounts and for being satisfied that they give a true and fair view. We have been appointed as auditors under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act. Our responsibility is to audit and express an opinion on the accounts in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

**Scope of the audit of the accounts**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the charity's circumstances, and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the trustees, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies, we consider the implications for our report.

**Opinion on the accounts**


In our opinion the accounts:

- give a true and fair view of the state of the charity's affairs as at 31 March 2016, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements;
- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit; or

  
Neil Hallam, Senior Statutory Auditor  
for and on behalf of  
Crane & Johnston C&J Ltd  
Chartered Certified Accountants and Statutory Auditors

11 Alverton Terrace  
Penzance  
Cornwall  
TR18 4JH

.....26/5/17.....  
Dated

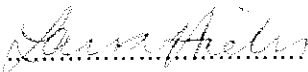
**St Agnes Island Hall**  
**Statement of financial activities**  
**for the year ended 31 March 2016**

	Notes	Unrestricted funds £	Restricted funds £	2016 £	2015 £
<b>Incoming resources from generated funds:</b>					
<b>Voluntary income</b>					
Donations and grants	2	366	-	366	1,121
<b>Activities for generating funds:</b>					
Fundraising		3,945	-	3,945	5,225
<b>Incoming resources from charitable activities:</b>					
Grants receivable		-	440,383	440,383	1,176,337
Rental income		3,906	-	3,906	2,744
Membership		1,594	-	1,594	350
Sundry income		150	-	150	4,025
<b>Total incoming resources</b>		<b>9,961</b>	<b>440,383</b>	<b>450,344</b>	<b>1,189,802</b>
<b>Resources expended</b>					
<b>Costs of generating funds</b>					
Fundraising trading: cost of goods sold and other costs		401	-	401	1,172
<b>Charitable activities</b>		<b>4,422</b>	<b>7,597</b>	<b>12,019</b>	<b>28,920</b>
<b>Governance costs</b>		<b>1,540</b>	<b>-</b>	<b>1,540</b>	<b>4,080</b>
<b>Total resources expended</b>	6	<b>6,363</b>	<b>7,597</b>	<b>13,960</b>	<b>34,172</b>
<b>Net Income/(expenditure) for the year before transfers</b>		<b>3,598</b>	<b>432,786</b>	<b>436,384</b>	<b>1,155,630</b>
Transfers between funds		(875)	875	-	-
<b>Net movement in funds</b>		<b>2,723</b>	<b>433,661</b>	<b>436,384</b>	<b>1,155,630</b>
Fund balances at 1 April 2015		2,330	1,961,361	1,963,691	808,061
<b>Fund balances at 31 March 2016</b>		<b>5,053</b>	<b>2,395,022</b>	<b>2,400,075</b>	<b>1,963,691</b>

**St Agnes Island Hall  
Balance Sheet  
as at 31 March 2016**

	Notes	2016 £	2015 £
<b>Fixed assets</b>			
Tangible assets	7	<u>2,409,764</u>	<u>2,060,492</u>
		2,409,764	2,060,492
<b>Current assets</b>			
Debtors	8	1,265	12,017
Cash at bank and in hand		<u>5,273</u>	<u>1,730</u>
		6,538	13,747
<b>Creditors: amounts falling due within one year</b>			
	9	<u>(16,227)</u>	<u>(110,548)</u>
<b>Net current liabilities</b>		(9,689)	(96,801)
<b>Total assets less current liabilities</b>		<u>2,400,075</u>	<u>1,963,691</u>
<b>Net assets</b>		<u><u>2,400,075</u></u>	<u><u>1,963,691</u></u>
<b>Income funds</b>			
Unrestricted funds	10	5,053	2,330
Restricted funds		<u>2,395,022</u>	<u>1,961,361</u>
		<u><u>2,400,075</u></u>	<u><u>1,963,691</u></u>

The accounts were approved by the board of trustees on 17/5/17 and signed on their behalf by:

  
Trustee

  
Trustee

**St Agnes Island Hall  
Notes to the Accounts  
for the year ended 31 March 2016**

**1 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention. The accounts are in accordance with applicable accounting standards the Charities SORP 2005 (Accounting and Reporting by Charities) and comply with the Charities (Accounts and Reports) Regulations 2005 issued under the Charities Act 2011.

***Incoming resources***

Donations, legacies and other forms of voluntary income are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement.

Grants, including grants for the purchase of fixed assets, are recognised in full in the Statement of Financial Activities in the year in which they are receivable.

When donors specify that donations and grants given to the charity must be used in future accounting period, the income is deferred until those periods.

***Resources expended***

Resources expended are included in the Statement of Financial Activities on an accruals basis, exclusive of any VAT which has been recovered.

Costs of generating funds comprise the costs associated with attracting voluntary income and the costs of trading for fundraising purposes.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the audit fees and costs linked to the strategic management of the charity.

All costs are allocated between the expenditure categories of the Statement of Financial Activity on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly.

***Tangible fixed assets and depreciation***

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Land & buildings	0%
Fixtures, fittings and equipment	15% reducing balance basis

***Accumulated funds***

Restricted funds are subject to specific conditions by donors and grant making bodies as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the accounts.

Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without specified purpose and are available as general funds.

**St Agnes Island Hall**  
**Notes to the Accounts**  
**for the year ended 31 March 2016**

<b>2 Donations</b>	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
General donations	<u>366</u>	<u>1,121</u>

**3 Trustees**

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the period.

None of the trustees (or any persons connected with them) received any reimbursement of expenses from the charity during the period.

**4 Employees**

There were no employees during the period.

**5 Taxation**

The Hall is a registered charity and accordingly is exempt from taxation on its income and gains where they are applied for charitable purposes.

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

<b>6 Resources expended</b>	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
<b>Charitable activities</b>		
Cleaning	1,031	-
Insurance	1,598	2,391
Light & heat	1,114	1,059
Rent	100	50
Rates	102	-
Repairs & maintenance	316	-
Interest payable	7,597	25,231
Depreciation	161	190
	<u>12,019</u>	<u>28,921</u>
<b>Governance costs</b>		
Bank charges	35	-
Accountancy fees	305	2,880
Audit fees	1,200	1,200
	<u>1,540</u>	<u>4,080</u>

**St Agnes Island Hall  
Notes to the Accounts  
for the year ended 31 March 2016**

**7 Tangible fixed assets**

	<b>Land and buildings £</b>	<b>Fixtures, Fittings &amp; Equipment £</b>	<b>Total £</b>
<b>Cost</b>			
At 1 April 2015	2,059,417	1,265	2,060,682
Additions	349,433	-	349,433
At 31 March 2016	<u>2,408,850</u>	<u>1,265</u>	<u>2,410,115</u>
<b>Depreciation</b>			
At 1 April 2015	-	190	190
Charge for the year	-	161	161
At 31 March 2016	<u>-</u>	<u>351</u>	<u>351</u>
<b>Net book value</b>			
At 31 March 2016	<u>2,408,850</u>	<u>914</u>	<u>2,409,764</u>
At 31 March 2015	<u>2,059,417</u>	<u>1,075</u>	<u>2,060,492</u>

**8 Debtors**

	<b>2016 £</b>	<b>2015 £</b>
Other debtors	<u>1,265</u>	<u>12,017</u>

**9 Creditors: amounts falling due within one year**

	<b>2016 £</b>	<b>2015 £</b>
Duchy of Cornwall loan	13,828	109,348
Other creditors	<u>2,399</u>	<u>1,200</u>
	<u>16,227</u>	<u>110,548</u>

**St Agnes Island Hall**  
**Notes to the Accounts**  
**for the year ended 31 March 2016**

**10 Funds**

The income funds of the charity include restricted funds comprising the following balances of donations and grants held on trust for specific purposes:

	<b>Balance at 2015 £</b>	<b>Incoming £</b>	<b>Expenditure £</b>	<b>Transfers £</b>	<b>Balance at 2016 £</b>
<b>Restricted funds</b>					
St Agnes Island Hall & Reading room	1,961,361	440,383	7,597	875	2,395,022
	<u>1,961,361</u>	<u>440,383</u>	<u>7,597</u>	<u>875</u>	<u>2,395,022</u>
<b>Unrestricted funds:</b>					
General funds	2,330	9,961	6,363	(875)	5,053
	<u>2,330</u>	<u>9,961</u>	<u>6,363</u>	<u>(875)</u>	<u>5,053</u>
<b>Total funds</b>	<u>1,963,691</u>	<u>450,344</u>	<u>13,960</u>	<u>-</u>	<u>2,400,075</u>

**Restricted funds**

St Agnes Island Hall & Reading room - funding was received from the Rural Development Programme for England and the European Regional Development Fund to create a highly flexible building adjoining the refurbished and repaired Island Hall.

The transfer between funds at 31 March 2016 represents funds contributed towards the cost of the new building and the refurbishment of the Island Hall from unrestricted monies.

**11 Analysis of net assets between funds**

	<b>Unrestricted funds £</b>	<b>Restricted funds £</b>	<b>Total funds £</b>
Fixed assets	914	2,408,850	2,409,764
Current assets	6,538	-	6,538
Liabilities	(2,400)	(13,827)	(16,227)
<b>Net assets at 31 March 2016</b>	<u>5,052</u>	<u>2,395,023</u>	<u>2,400,075</u>