



Chairman's report for AGM held 18th June 2026

General

The Trust has had another year of change with the retirement of our last long standing trustee. I would like to take this opportunity to thank all our previous trustees for their hard work over the years for the benefit of this community. We have spent the last 12 months undertaking a thorough review of the trusts governance and financial control procedures, this is now complete. I am delighted to report that we now have 5 trustees and are busy planning for the next 12 months and beyond.

Preparation of Accounts

This year's accounts have been prepared on a Receipts and Payments basis as per Charity Commission Guidance.

The Trust leases the Market Hall from North Devon District Council and sublets to tenants. In this way, the Trust generates income in its Market Hall account. The value of leasehold premises is reduced by £4,675 pa which is by straight line depreciation over the remaining term of the lease. Debtors and Creditors are not significant and are not shown in the Charity Commission return but are noted in the management accounts. Individual operating bank accounts are held as either unrestricted or restricted funds according to the purpose of the funds allocated or donated. Full details are shown in the accounts presented to Trustees. The accounts are also examined by a suitably qualified individual as required by Charity Commission regulations.

Market Hall

The Market Hall continues to have three tenants, Libraries Unlimited, Jonny Bowden Fitness and Horizon Coffee Company. Trustee David York has taken on the management of the building and has introduced a robust compliance system. We have also undertaken long term planning to ensure we are able to meet our responsibilities as landlord.

Middleham Gardens

Laura McDouall has continued to make great strides with the gardens this year. We now hold a regular Friends of Middleham gardens on the first Wednesday of every month, this is enabling us to tackle some of the bigger jobs in the gardens. We were also delighted to receive some funding from the Lyn Valley Society to enable us to purchase an arbour seat to go at the end of the garden where we lost the tree last year. This is in memory of Cllr Suzette Hibbert, who was a huge champion of the gardens and Lynmouth and Lynton as a whole. We are also very lucky to have the support of Phil McKinder who donates regularly to the upkeep of the gardens through talks he gives across the country on the flood.

Lyn in Bloom

After several years support for Lyn in Bloom, Laura McDouall has decided to step down due to other commitments. David has agreed to coordinate Lyn in Bloom and the planters should all be in place in June.



To manage projects for the benefit of the community

Affordable Housing

A presentation was made to council last year to consider the use of the tennis court and dog walking area for the affordable housing development. This proposal was not supported by the community and the trust made the decision that this was not the appropriate site for a project.

Lyn Climate Action Group

The trust has continued to support LCA, those who have been down to the orchard and wild meadow will have seen the trees and meadow looking very healthy, a great asset for the local community.

Devon Air Ambulance night landing site

This year we have had to replace the landing lights at Holman Park to ensure that we continue to have a night landing site for the air ambulance. Hopefully these lights should last for another 3-5 years, with the help of the football club we will continue to monitor them over the coming year.

Finally, I would like to thank all Trustees for their continued enthusiasm and hard work in undertaking their various activities, all of which are for the benefit of the Lyn Valley.

Kate Holland, Chair

18th June 2026



CHARITY COMMISSION
FOR ENGLAND AND WALES

CC16a

Receipts and payments accounts

CC16a

For the period
from

01/05/2025

To

30/04/2026

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	-	1,755	-	1,755	990
Gift Aid Received	-	487	-	487	-
Rent	16,924	-	-	16,924	11,636
Holding Deposit	-	-	-	-	-
Grants	-	-	-	-	9,275
Sundries	100	-	-	100	923
Bank Interest	533	-	-	533	-
	-	-	-	-	-
Sub total (Gross income for AR)	17,557	2,242	-	19,799	22,824
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	17,557	2,242	-	19,799	22,824
A3 Payments					
Maintenance & Repairs	4,124	8,011	-	12,135	6,877
Insurance	3,263	-	-	3,263	389
Utilities	1,911	-	-	1,911	1,467
Holding Deposit Refund	-	-	-	-	-
Accounting Costs	180	-	-	180	180
Donations	50	-	-	50	1,000
Website Prep	202	-	-	202	134
Administration	287	-	-	287	351
Membership Fees	-	-	-	-	-
Printing	-	-	-	-	-
Rent	200	-	-	200	87
Sundries	2,111	-	-	2,111	924
Salaries	-	-	-	-	-
#	12,328	8,011	-	20,339	11,409
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	12,328	8,011	-	20,339	11,409
Net of receipts/(payments)	5,229	5,769	-	540	11,415
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	43,175	20,339	-	63,514	52,099
Cash funds this year end	48,404	14,570	-	62,974	63,514

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	General Account	7,957	600	-
	Market Hall	40,447	1,000	-
	Woodside Bridge	-	-	-
	Walkers Are Welcome	-	-	-
	Middleham Gardens	-	2,841	-
	Affordable Housing	-	910	-
	Air Ambulance	-	2,125	-
	Lyn in Bloom	-	5,735	-
	Lyn Climate Action	-	1,359	-
	Total cash funds	48,404	14,570	-

(agree balances with receipts and payments account(s))

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Short Leashold Property		-	111,006
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

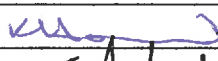
	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature

Print Name

Date of approval


J. A. Andrews

KATE HOLLAND
JOHN ANDREWS

26/5/26
26/5/26