

**INDEPENDENT EXAMINER'S REPORT**  
**TO THE TRUSTEES OF THE CASTLEGATE HOUSE CHARITABLE TRUST**  
**REGISTERED NUMBER 1047365**  
**YEAR ENDED 31 MARCH 2025**

I report to the Trustees on my examination of the accounts of the Castlegate House Charitable Trust ("the Trust"), for the Year Ended 31 March 2025, which are set out on the pages marked 1 to 3 as attached.

**Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination.

I confirm that no material matters have come to my attention in connection with the examination which give me cause to believe that in any material respect:

- (1) accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- (2) the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

Name: David Lacey  
FCCA

Date: 11 September 2025

Address David Lacey & Co  
Chartered Certified Accountants  
Castlegate House  
Castlegate  
York



**THE CASTLEGATE HOUSE CHARITABLE TRUST**  
**REGISTERED NUMBER 1047365**  
**GENERAL FUND**  
**INCOME AND EXPENDITURE ACCOUNT**  
**YEAR ENDED 31 MARCH 2025**

	2025	2024
	£	£
<b>INCOME</b>		
RENTS RECEIVED		
LODGES	11,696	11,922
OCCASIONAL LETTINGS	15,220	14,889
TENANTS	24,186	26,656
CAR PARKING	2,664	2,664
CATERING LEVY	3,782	3,353
200 CLUB FUND RAISING	1,700	1,500
ELECTRICITY RECHARGED ( METERED )	1,777	1,432
DONATION - GENERAL	2,500	0
DONATIONS TOWARD CARPET	7,250	0
	<hr/>	<hr/>
	70,775	62,416
 EXCESS OF EXPENDITURE OVER INCOME	 0	 0
	<hr/>	<hr/>
	<u>70,775</u>	<u>62,416</u>
 <b>EXPENDITURE</b>		
WAGES	5,491	4,416
INSURANCE	6,550	7,112
HEATING & LIGHTING	12,960	12,417
RATES & WATER	1,401	1,389
REFUSE COLLECTION	771	779
BUILDING UPKEEP COSTS	6,019	5,472
BUILDING REPAIRS	69,996	15,671
EXAMINER'S FEE	400	360
	<hr/>	<hr/>
	103,588	47,616
 (DEFICIT)/EXCESS OF INCOME OVER EXPENDITURE	 ( 32,813 )	 14,800
	<hr/>	<hr/>
	<u>70,775</u>	<u>62,416</u>



**THE CASTLEGATE HOUSE CHARITABLE TRUST**  
**REGISTERED NUMBER 1047365**  
**GENERAL FUND**  
**BALANCE SHEET**  
**YEAR ENDED 31 MARCH 2025**

		2025	2024
<b>FIXED ASSETS</b>			
	<b>EQUIPMENT</b>	<b>TOTAL</b>	<b>TOTAL</b>
<b>COST</b>	<b>£</b>	<b>£</b>	<b>£</b>
BALANCE 1 APRIL 2024	100,887	100,887	100,887
ADDITIONS	0	0	0
DISPOSALS	0	0	0
BALANCE 31 MARCH 2025	<u>100,887</u>	<u>100,887</u>	<u>100,887</u>
<b>DEPRECIATION</b>			
BALANCE 1 APRIL 2024	95,887	95,887	95,887
CHARGE IN YEAR	0	0	0
ADJUSTMENT - DISPOSALS	0	0	0
BALANCE 31 MARCH 2025	<u>95,887</u>	<u>95,887</u>	<u>95,887</u>
<b>NET BOOK VALUE</b>	5,000	5,000	5,000
<b>CURRENT ASSETS</b>			
BANK ACCOUNT		52,709	85,522
<b>NET ASSETS</b>		<u>57,709</u>	<u>90,522</u>
<b>GENERAL FUND</b>			
BALANCE BROUGHT FORWARD 1 APRIL		90,522	75,722
ADD: EXCESS OF INCOME OVER EXPENDITURE (GENERAL)			14,800
LESS: EXCESS OF EXPENDITURE OVER INCOME (GENERAL)		32,813	0
BALANCE CARRIED FORWARD 31 MARCH 2025		<u>57,709</u>	<u>90,522</u>



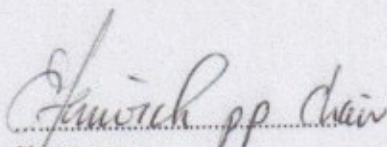
**THE CASTLEGATE HOUSE CHARITABLE TRUST**  
**REGISTERED NUMBER 1047365**

**NOTES TO THE ACCOUNTS**  
**YEAR ENDED 31 MARCH 2025**

- 1 The Trustees have taken advantage of section 133 of the Charities Act 2011 and have prepared the Accounts on a receipts and payments basis.
- 2 The General Fund is an Unrestricted Fund.
- 3 All of the Fixed Assets are retained for the charity's own use.
- 4 The only liability of the fund at the year end was examiner's fees. (2025 Examiner's fees.)
- 5 The Trustees have dispensed with making provision for depreciation of equipment on an annual basis. All equipment owned by the trust is kept in good repair and all repairs and replacements are charged to the Income and Expenditure Account as they are incurred.

**APPROVAL OF ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025**

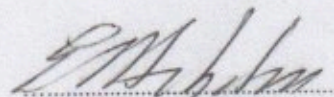
The report and Accounts were approved at a meeting of the Trustees held on  
11 September 2025

  
Signature

.....  
G SIMPSON

Chairman - Trustees

11 September 2025

  
Signature

.....  
E S HELSDON

Chairman - Management Committee

11 September 2025





### Trustees' Annual Report for the period

Period start date			Period end date				
Day	Month	Year	Day	Month	Year		
From	1st	April	2024	To	31st	March	2025

#### Section A

#### Reference and administration details

Charity name **THE CASTLEGATE HOUSE CHARITABLE TRUST**

Another names charity is known by **None**

Registered charity number (if any) **1047366**

Charity's principal address **Castlegate House**

**Castlegate**

**York**

**Postcode**

**YO1 9RP**

#### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	G Simpson	Chairman - Agricola		
2	K Lawn	Agricola		
3	C Fenwick	Francis Drake of York		
4	K. Waite	Alcuin		
5	D. Jackson	Alcuin		
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

#### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
None	




#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
None		

#### Name of chief executive or names of senior staff members (Optional information)

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### Section B Structure, governance and management

#### Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Trust Deed
How the charity is constituted (eg. trust, association, company)	Charitable Trust
Trustee selection methods (eg. appointed by, elected by)	Elected by each of the Constitutional Lodges

#### Additional governance issues (Optional information)

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The Trust employs a management committee to undertake the daily running of the Trust. The Committee consists of twelve brethren, four from each of the constitutional lodges.

The Chairman is: E.S. Helsdon  
The Secretary is: D. Grainger  
The Treasurer is J.C. Sharpe

The duties:

- Ensure the building maintenance is in good order
- Payment of all bills in good time
- To ensure the income is as high as possible
- Bi Monthly meetings take place with the trustees

### Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

TO PROMOTE THE PRESERVATION AND MAINTENANCE OF CASTLEGATE HOUSE AS A BUILDING OF HISTORIC AND ARCHITECTURAL INTEREST FOR THE BENEFIT OF THE PEOPLE OF YORK AND THE NATION AT LARGE



**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

We (the trustees) confirm that we have complied with the duty in section 4 of the 2006 Act to have due regard to guidance on public benefit published by the commission' (7.3.1) see below

### **7.3.1 Matters that all charities must report**

*The report should provide information to help the user understand how the charity's aims fulfil its legal purposes, the activities it undertakes and what it has achieved. All charities must provide in a brief summary:*

- a description of the purposes of the charity
- the main activities undertaken by the charity to further its charitable purposes for the public benefit
- contain a statement by the charity trustees as to whether they have complied with the duty in section 4 of the 2006 Act to have due regard to guidance on public benefit published by the commission

*All charities preparing accounts on an accruals basis should also refer to the applicable SORP for any additional requirements for what the SORP terms 'larger charities' (currently gross income of £500,000 or more).*

The main activities we undertake to comply with the above statement are:

- To comply with a self-induced building repair and maintenance plan.
- To ensure the water integrity of the building (roof – guttering, windows and walls).
- To ensure that the building frontage is kept in a good state of repair and decoration.
- That the interior of the building especially the Lodge Room, dining room, bar and hall-ways are in a state of good repair and decoration.
  - The above may seem straightforward, but as the building is grade I listed, all building work has to comply with the regulations of listed buildings which in short means an expensive maintenance schedule.
- Finally, to have two open days per year for the York residents and any other interested parties from the UK and abroad.

### **Additional details of objectives and activities (Optional information)**

You may choose to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

In addition to the normal income generated. The fund receives ad-hoc donations from the constituent lodge members.



This year our financial position has given us confidence to get some of the replacements and repairs that we have been aware of and 'nursing along' carried out. The central heating system for the Lodge room, ground floor and first floor has been troublesome for years having suffered numerous pilot light problems, leakages and most other problems that a 30-year-old commercial heating system can suffer. The electrical system had components that were no longer manufactured, some of which were still connected but unable to be switched due to the switching mechanical link being removed in the distant past, so we decided to take the bull by the horns and replace the lot with the exception of the radiators. This was done over the nil use period last summer and completed well in time to get the house up to a reasonable temperature for the first meeting of the new season. All of the relevant electrics and controls were replaced with modern systems so we are hoping for a trouble-free period from the boiler house.

The kitchen was completely cleared and the room refurbished with new flooring, tiles covered with hygienic board, light fittings replaced, new water boiler fitted, refrigerator and microwave oven replaced and the whole room redecorated. A fault with the fan/stove interlock was discovered and a new control box fitted. Again, this work was carried out with a little consideration from the lodges whose meetings coincided with the work – instead of the usual 3 course meal, buffets were the order of the day and we are grateful to those lodges who helped in this way.

The stairs, landing and entrance lobby have been decorated and anti-damp coating applied where required. We took this opportunity to change the light fitting thus completing the refurbishment in this large area.

After several complaints and observations regarding the acoustics of the lodge room it was decided to recarpet the lodge floor to deaden the echoes and other noises the made things difficult for the hearing ability of the older members. After a lot of consultation viewing and research it was decided to fit a fully woven carpet with the central chequered area as part of the weave. Although expensive it was very well received and seems to have cured the acoustic problems. The committee have to thank the constituent lodges for their generosity in providing extra money voluntarily towards this project and hope that they are content that their cash has been put to good use.

Other work includes completing the intruder alarm system and fitting a new hand drier in the gentleman's toilet and the usual required annual maintenance, checks, on the various systems not forgetting external weeding and cleaning.

Again, I wish to express my thanks to all of the members of the committee and especially W Bro Jack Sharpe for all of the help and work that they put in to keep this wonderful old building going and going well. I also thank W Bro Colin Fenwick, one of our trustees who attends almost all of our meetings and is a great help with some of our trickier discussions.

We look forward to the next year with a satisfactory bank balance and a list of other projects to spend it on when the time and money is right.

E S Helsdon  
Management Committee Chairman

G. Simpson  
Trustee Chairman



Section E	Financial review
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Brief statement of the charity's policy on reserves

The General account (CHCT) is in a healthy state.

Details of any funds materially in deficit

No deficits

**Further financial review details (Optional information)**

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The Annual income for the Trust is made of the following sources:

- The four Tenants (34%)
- The four Constituent Lodges (33%)
- The 23+ organisations that hire rooms (25%)
- Income from the restaurant (8%)
- Please note the percentages will vary from year to year

Section F	Other optional information
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None

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

Signature(s)

*George Simpson*

*Eric Steven Helsdon*

Full name(s)

George Simpson

Eric Steven Helsdon

Position (eg Secretary, Chair, etc)

Trustee Chairman

Management Committee Chairman

Date

11th September 2025