

Company Registered Number: 5621637 (England and Wales)
Charity Registration Number 1113430

Alington House Community Association
Financial Statements
31 December 2024

Registered Office

4 North Bailey
Durham
DH1 3ET

**Alington House Community Association
Trustees Annual Report (Incorporating the Directors Report)
For the Year Ended 31 December 2024**

The Trustees present their report and the independently examined financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

Registered charity name

Alington House Community Association

Charity registration number

1113430

Company registration number

05621637

Principal address and Registered Office

Alington House
4 North Bailey
Durham
DH1 3ET

Governing Document

Memorandum and Articles of incorporation from 14 November 2005, as amended by special resolution on 29 May 2013.

Trustees of the charity

The directors of the charitable company are its trustees for the purposes of charity law. The trustees who have served during the year and since the year end were as follows:

David Thurlwell
Judith Catty
Claire O'Boyle
Adrian Thurlwell
Michelle Lindsay-Baharie
John Lowe
Alix Collingwood
Patricia O'Boyle

Independent Examiner

Matthew J Boyd
Jones Boyd
16/17 Marshall Terrace
Gilegate Moor
Durham
DH1 2HX

Staff

Alan Barnett – Centre Co-ordinator
Kate Morphet – Assistant Co-ordinator
Susan Girdlestone - Cleaner

Volunteers

Graham Thurlwell
Adrian Thurlwell
Kate Morphet
Joe Hutchinson
Nathan Carr

Objectives and activities

The objectives are-

To promote, support and encourage voluntary, recreational and leisure activities designed to enhance the social, educational, cultural and spiritual life of the inhabitants of Durham City and the neighbourhood (The Area of Benefit).

To establish, maintain and manage a community centre for activities promoted by the association, its constituent bodies and the inhabitants of the area of benefit, in furtherance of the above object.

In carrying out the above, to resist discrimination based on age, gender, race, religion, political persuasion, sexual orientation, or other personal differences.

Public benefit statement

In carrying out their duties the trustees have regard to the guidance issued by the charity commission on public benefit.

Achievements and performance

During the year ended 31 December 2024, the charity continued to provide a wide range of community services and activities in line with its objectives.

Community Activities and Services

The *Very Important Players* drama group flourished, staging two well-attended productions with audiences of over 70 people.

Regular classes such as chair-based exercise and circuit training promoted health and wellbeing.

The centre hosted counselling services, mediation, ESOL classes, college courses, and partner groups such as Harbour and Rape Counselling.

Long-term lettings provided important support for individuals and groups facing personal challenges.

Facilities and Accessibility

A new accessible lift was installed and commissioned with financial support from the Quaker Society of Friends, the Neighbourhood Fund, and the Towns and Villages Fund. This has significantly improved access for all users.

Operational Challenges

The charity faced two major crises: a burst water main that destroyed the heating system, and substantial roof repairs due to rotting timbers.

Insurance cover allowed for boiler replacement, and a grant secured from another charity enabled the roof replacement to proceed in early 2025.

Despite disruption, services continued with temporary arrangements, demonstrating resilience from staff, volunteers, and centre users.

Staff and Volunteers

A new assistant administrator was recruited, strengthening the centre's management capacity. Trustees record their appreciation for the work of the Centre Co-ordinator, Assistant Co-ordinator, staff, volunteers, and the strong support of users and partner organisations.

Financial review (including reserves policy)

The charity held reserves of £275,070 at the year end although this included the building reserve of £200,000. The charity maintains approximately 3 months of liquid reserves to meet contingencies.

Plans for future periods

Looking forward, the trustees have identified the following priorities:

Building Maintenance and Sustainability

Address the financial shortfall from 2024's building works.

Prepare a medium-term maintenance plan to manage the demands of the historic building.

Income and Lettings

Secure new long-term tenants and diversify income sources.

Strengthen partnerships with local authorities and grant-making bodies.

Community Activities and Partnerships

Support growth of the *Very Important Players* drama group and health classes.

Expand the role of the centre as a hub for counselling, mediation, ESOL, and education.

Accessibility and User Experience

Build on the accessible lift project by improving facilities further.

Develop user feedback mechanisms to guide future service provision.

The trustees are committed to ensuring the centre remains a welcoming, accessible, and sustainable community resource.

Structure, governance and management

The charity is governed by the memorandum and articles of association, and trustees are appointed at the annual general meeting or co-opted by the board. They meet approximately six times per year.

Trustees' responsibilities

The trustees are responsible for the preparation of the financial statements.

Chairman's remarks from David Thurlwell

Following the challenges of 2023 everyone was looking forward to a more settled time. At the start of the year, there was every reason to be optimistic. There was a substantial steady income from long term rentals, together with regular sessional bookings.

Our drama group, The Very Important Players continued to flourish and produced two theatrical performances during the year. Exercise classes including chair exercise and circuit training were offered. Long term lettings, supported many in the community facing personal challenges. In addition to this a range of counseling services were available.

Half way through the year we began to face a series of problems. One of our long term tenants relocated for business reasons, leaving behind a potential hole in our income stream. Fortunately, a large booking from Durham County Council made up the shortfall.

This was the year the building presented us with unexpected issues. Part of the roof had to be replaced due to rotting timbers, with additional repairs being identified when the work commenced. The incoming

water main burst, flooding the cellar and leaving the heating system beyond repair. A large grant from another charity would later cover some of the roof repairs and our insurers paid for the installation of a new boiler system. Not all of the cost of the works was covered and trustees have had to address this in the current financial year (2025). Owning a building which is partly 17th Century, partly Georgian, partly Victorian with the addition of some 1950s rooms has its challenges but does give it a unique character.

Once again it was my privilege to serve the association during 2024 and to continue into the present year. I am most grateful for the work of our Centre Co-ordinator, our Assistant Co-ordinator, our volunteers and for the positive contribution made by our trustees.

Centre Coordinator's report from Alan Barnett

What an eventful year 2024 has been.

We welcomed Kate Morphet onto our staff team to assist with the management of the Centre. We had to manage 2 major crises. A water leak in the boiler house meant we had a period of having to pump water out into the street before an insurance claim allowed us to seek a repair and replace a damaged boiler. We were without heating for a number of weeks and we thank centre users for their patience in using electric heaters.

We have to search for a grant to replace part of the roof and thankfully this was found and in the early New Year we were able to have this replaced.

We are glad to report that the new accessible lift is now operational after much delay and we thank the Quaker Society of Friends, The Neighbourhood Fund and The Towns and Villages Fund for the financial contributions that made this possible.

Our Very Important Players Drama Project continues to churn out their productions under the guidance of Michelle. Performances are attended by upwards of 70 people and the group work tremendously hard to learn scripts and make scenery throughout the year.

Chair Exercise is popular as ever, offering a safe environment where people are taught gentle exercise under the tuition of Simon.

We continue to act as a community hub for groups such as Harbour, Family Mediation, Rape Counselling, ESOL Courses, College Courses and various Counselling services.

My thanks to the Chair, David Thurlwell and the Trustees for their support.

Thanks to Kate Morphet for her invaluable assistance and Susan our cleaner.

Small Company Provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the exemption.

In approving the Trustees' Annual Report, we also approve the Directors Report included therein, in our capacity as company directors.

On behalf of the board



David Thurlwell
Chair
26/09/2025

**Report to the trustees of Alington House Community Association (Limited by guarantee)
On the accounts for the year ended 31 December 2024
Charity Number: 1113430
Company Number: 05621637**

**Respective responsibilities
of trustees and examiner**

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that an audit is not required for this year under Part 16 of the 2006 Act and that an independent examination is needed, It is my responsibility to:

- examine the accounts under section 145 of the Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention

**Basis of independent
examiner's statement**

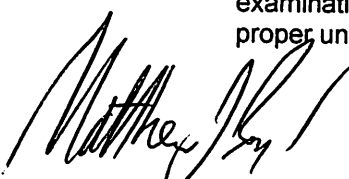
My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

**Independent examiner's
statement**

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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.



Matthew J Boyd BSc MSc BFP FCA
Jones Boyd
Chartered Accountants
16/17 Marshall Terrace
Gilesgate Moor
Durham
DH1 2HX

Date: 26/09/2025

Alington House Community Association (Co. No. 5621637)
Statement of Financial Activities incorporating
Profit & Loss Account for the year ended 31 December 2024

	Notes	Restricted 2024 (£)	Unrestricted 2024 (£)	Total 2024 (£)	Total 2023 (£)
Income					
Canteen Takings		-	1,693	1,693	1,684
Decrease Doubtful Debt Allowance	16	-	2,419	2,419	-
Donations and Fair Profit	17	-	5,888	5,888	1,903
Grants		31,201	-	31,201	53,642
Insurance Claim	18	-	15,906	15,906	-
Membership Dues		-	435	435	415
Room Hire (less discounts)		-	85,606	85,606	84,398
Miscellaneous Income		-	1,331	1,331	1,030
Gross Income		31,201	113,278	144,479	143,071
Expenditure					
Admin		-	4,172	4,172	2,969
Bad Debts Write-Off	19	-	2,419	2,419	-
Building		-	29,564	29,564	19,572
Canteen Purchases		-	796	796	1,122
Depreciation Expense		-	3,959	3,959	988
Grant-Funded Expenditure		22,705	-	22,705	40,383
Non-Capitalised Equipment	20	-	2,262	2,262	739
Staff	21, 22, 23, 24	-	41,538	41,538	53,411
Miscellaneous Expenses		-	3,584	3,584	2,250
Total Expenses		22,705	88,295	111,000	121,435
Net Ordinary Income		8,496	24,983	33,479	21,636
Other Income					
Interest Income		-	182	182	194
Net Other Income		-	182	182	194
Net Income		8,496	25,165	33,661	21,830
Balance brought forward		30,838	210,571	241,409	219,579
Transfers between Funds		-	-	-	-
Balance carried forward		39,334	235,736	275,070	241,409

Alington House Community Association (Co. No. 5621637)

Balance Sheet as at 31 December 2024

	Notes	2024 (£)	2023 (£)
Assets			
Fixed Assets	6		
Capitalised Equipment (Net Book Value)		506	462
Computer Assets (Net Book Value)		114	308
Furniture & Fittings (Net Book Value)		1,000	1,511
Plant & Machinery (Net Book Value)	7	26,794	-
Land & Buildings (at professional valuation)		200,000	200,000
Total Fixed Assets		228,413	202,281
Current Assets			
Prepaid Expenses	8	10,916	922
Debtors (Net)	9, 10, 11	2,751	2,186
Co-Op Bank Current Account		47,684	41,227
Co-Op Bank Deposit Account		6,182	16,832
Petty Cash		16	16
Total Current Assets		67,548	61,183
Current Liabilities			
Accounts Payable		143	197
Accrued Expenses	12	2,058	1,104
Diverse Women's Network Deposit	13	-	12,828
Outstanding Boiler Payment	14	15,419	-
Prepaid Income	15	3,271	7,926
Total Current Liabilities		20,891	22,055
Net Current Assets		46,657	39,128
Total Assets Less Current Liabilities		275,070	241,409
Net Assets		275,070	241,409
Capital and Reserves			
Funds	27	275,070	241,409
Total Charity Funds		275,070	241,409


For the year ending 31st December 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.


These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Trustees and signed by:



David Thurlwell (Chair)

Date 26/09/2025



John Lowe (Trustee)

Date 26/09/2025

Alington House Community Association

Notes to the Accounts for the year ended 31 December 2024

Disclosure of Accounting Policies

1. These accounts have been prepared under the historical cost convention, and in accordance with the Charity Commission's 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) Second Edition (October 2019).
2. These accounts have been prepared with regard to the Companies Act 2006 and the relevant Charities Acts.
3. All newly acquired Fixed Assets are capitalised, except for individual items worth less than £250 which are charged to the Profit & Loss Account on acquisition. All Depreciation will be charged on a straight-line basis, at the rates and periods set out in the table below.

Category	Rate (Per Year)	Period
Capitalised Equipment	20%	Five Years
Computer Equipment	20%	Five Years
Furniture & Fittings	20%	Five Years
Plant & Machinery	10%	Ten Years

A full year's depreciation is charged in the year of acquisition and none in the year of disposal. No depreciation is charged for Land & Buildings.

4. The Association does not revalue Fixed Assets.
5. Debtors are measured on the basis of the outstanding value of any invoices which have been presented to them.

Balance Sheet

6. Changes to valuation of Fixed Assets in 2024.

	Capitalised Equipment (£)	Computer Assets (£)	Furniture & Fittings (£)	Plant & Machinery (£)	Land & Buildings (£)	Totals (£)
Cost or Valuation						
At beginning of the year	1,979	3,899	13,257	-	200,000	219,135
Additions	320	-	-	29,771	-	30,091
Disposals	-	-	-	-	-	-
Revaluations	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
At end of the year	2,299	3,899	13,257	29,771	200,000	249,226
Depreciation and Impairments						
At beginning of the year	1,517	3,591	11,746	-	-	16,854
Disposals	-	-	-	-	-	-
Depreciation	276	194	511	2,977	-	3,958
Impairment	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
At end of the year	1,793	3,785	12,257	2,977	-	20,812
Net book value at beginning of the year	462	308	1,511	-	200,000	202,281
Net book value at the end of the year	506	114	1,000	26,794	200,000	228,414

7. The Plant & Machinery category has been introduced from 2024 due to the purchase of the new heating boilers for the Centre, which are expected to have a useful life of at least ten years. The Trustees decided that the previous policy of depreciating all capitalised items over five years would not have been appropriate for these items, so the Capitalisation and Depreciation Policy was amended.
8. Prepaid Expenses represent the portion of the value of an expense paid for in the current period that is carried forward to the following period (for example, a yearly software subscription that starts in one financial year and ends in another).
9. On the 14th of February 2019 a customer, Working Links (Employment) Limited, went into Administration. The company entered Creditors Voluntary Liquidation on the 10th of February 2021. The most recent reports submitted by the Liquidators to Companies House describe the Dividend payment received in July 2022 as "first and final" so we do not expect to receive any more money from them. An Allowance for Doubtful Debts of £2,419 remained on the Accounts on the 31st of December 2023. This was the total remaining value of all outstanding invoices for that customer.
10. On the 19th of September 2024, the Trustees resolved to write off the remaining value of the debt owed by Working Links (Employment) Limited due to there being no prospect of further recovery. As part of this the Allowance for Doubtful Debts was removed.
11. All debtors in 2024 and 2023 were Trade Debtors due within 12 months. The figure for 2023 is after the deduction of an Allowance for Doubtful Debts. See table below.

	2024 (£)	2023 (£)
Trade Debtors at 31 st December	2,651	4,605
Less Allowance for Doubtful Debts	-	-2,419
Debtors (Net)	2,651	2,186

12. Accrued Expenses represents the value of expenses paid for in the following period that applied to this one (for example a utility bill paid for in January that includes November and December).
13. Monies which had been received by Alington House and were held on behalf of the Diverse Women's Network. This money was all repaid on the 23rd of March 2024.
14. Due to a flood in the cellar the Centre's main boiler was damaged beyond repair and had to be replaced. The replacement boilers were paid for in two instalments, the second of these was paid in January 2025, so was still outstanding at the Balance Sheet Date of 31st of December 2024.
15. Prepaid Income is the value of services (for example a room booking) which have been paid for by customers in the current period but are not due to be rendered until the following period.

Statement of Financial Activities

16. On the 19th of September 2024 the Trustees resolved to remove the inclusion of the Allowance for Doubtful Debts from the Accounts. This was because the debts that the Allowance had been included to offset for were written off. This change shows as income because the change reduced the amount we had to deduct from the value of Debtors. There was no change to the value of the Allowance in 2023.
17. Donations figure does not include the value of items donated for sale in the Association's Book Sale, the value is instead recognised when the items are sold. The income from Book Sales is included as part of Miscellaneous Income on these Accounts.
18. Due to a flood in the cellar the Centre's main boiler was damaged beyond repair and had to be replaced. The income from the resulting Insurance Claim is shown as an individual item on the Statement of Financial Activities for the 2024 Accounts, rather than being included as part of one of the other income categories.
19. On the 19th of September 2024, the Trustees resolved to write off the remaining value of the debt owed by Working Links (Employment) Limited due to there being no prospect of further recovery. The remaining value of the debts was £2,419.41.
20. The Non-Capitalised Equipment category covers purchases of all equipment which did not meet the requirements of the Association's Capitalisation Policy.
21. The Staff expense category includes spending on volunteer expenses that were not covered by grants. Where a grant has been received which covers some or all of an employee's Net Wage that expenditure is included in Grant-Funded Expenditure and not the Staff total.
22. None of the Trustees were paid any remuneration or received any other benefits from an employment with their charity or a related entity in either 2024 or 2023.

23. No Trustees received expenses in 2024. One Trustee received expenses totalling £46 in 2023.
24. No employees received emoluments (excluding employer pension costs) of more than £60,000 in either 2024 or 2023.

Disclosure of Fees and Expenses Paid to Related Parties

25. During the 2024 financial year, expenses and fees were paid to the following trustees and related parties.

Name	Status
Joe Hutchinson	Related to Co-Ordinator
Michelle Lindsay-Baharie	Trustee

Category	£
Script Writing	210
Staff Cover	594
Tutor Services	9,179
Total	9,983

Disclosure of Independent Examiner Fees

26. The Independent Examination of the Association's Accounts for 2024 was carried out by Jones Boyd, the £480 fee for which was paid in 2025.

Alington House Community Association

Notes to the Accounts for the year ended 31 December 2024

27 Movements in Funds

Restricted Funds

Awarding Body	Project	Brought Forward £	Received £	Spent £	Transfers £	Carried Forward £
People's Health Trust	Drama Group	2,378	7,080	(9,458)	-	-
County Durham Community Foundation	Welcome Spaces Grant	2,500	2,000	(4,500)	-	-
Localgiving Magic Little Grants	Garden Project	6	-	(6)	-	-
Joseph Strong Frazer Trust	General Running Costs	1,492	2,000	(3,492)	-	-
Durham Parish Council	Chair Exercise Tutor Fees	1,020	-	(1,020)	-	-
Durham County Council Towns & Villages Grant	Lift Replacement	23,442	4,000	-	-	27,442
Awards For All	Drama Group	-	15,500	(3,608)	-	11,892
North East BIC	Drama Group	-	621	(621)	-	-
		30,838	31,201	(22,705)	-	39,334

Unrestricted Funds

	Brought Forward £	Received £	Spent £	Transfers £	Carried Forward £
Designated Building Fund	200,000	-	-	-	200,000
General Unrestricted Funds	10,571	113,460	(88,295)	-	35,736
	210,571	113,460	(88,295)	-	235,736
Total Funds	241,409	144,661	(111,000)	-	275,070