

# CHAIN LANE COMMUNITY HUB

England & Wales · Charity number 1150969

## Details

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**Status** Registered

**Legal form** Charitable company

**Company number** [07527344](#)

**Registered** 2013-02-26

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Chain Lane Community Hub  
Chain Lane  
Knaresborough  
North Yorkshire  
HG5 0AS

**Phone** 01423861066

**Email** [info@chainlane.org](mailto:info@chainlane.org)

**Website** [www.chainlane.org](http://www.chainlane.org)

## Activities

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**Objects:** The charity's objects are to further or benefit the residents of York and North Yorkshire, and especially Knaresborough and the Harrogate district, without distinction of sex, sexual orientation, race or of political, religious or other opinions, in any manner which now or hereafter may be deemed by law to be charitable, and in particular by: a) the advancement of education; b) the provision of facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents.

**Activities:** As a community centre, we provide a base for four non profit organisation and two community spaces for hire for a range of activities. We are a community anchor, where people can come together, learn together and develop solutions together to provide a connected, resilient and well-developed community where residents and community potential are realised.

## Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Acts As An Umbrella Or Resource Body, Other Charitable Activities
- **What:** Education/training, The Prevention Or Relief Of Poverty, Arts/culture/heritage/science, Economic/community Development/employment, Recreation, Other Charitable Purposes
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

- **Area of benefit:** NORTH YORKSHIRE
- North Yorkshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£296,690	£259,874	-	-
2023-12-31	£201,960	£207,856	-	-
2022-12-31	£165,485	£160,664	-	-
2021-12-31	£114,115	£110,085	-	-
2020-12-31	£67,743	£97,460	-	-

## Trustees

Name	Role	Appointed
Leon Gregory Fijalkowski	Chair	2015-07-08
Christine Willoughby		2025-03-11
Hasan Muhammad		2023-09-13
Natasha Babar-Evans		2022-08-11
Nicholas Garrett		2020-04-22
Sarah Jane Sturgeon		2019-10-23
Wendy Hunwick-Brown		2019-08-01

**CHAIN LANE COMMUNITY HUB**

England & Wales - Charity number 1150969

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# Accounts

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Charity Registration No. 1150969

Company Registration No. 07527344

**CHAIN LANE COMMUNITY HUB**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

## **CHAIN LANE COMMUNITY HUB**

### **LEGAL AND ADMINISTRATIVE INFORMATION**

Directors	Leon Fijalkowski	(appointed 8 July 2015)
	John Gray	(resigned 12 June 2014)
	Wendy Hunwick-Brown	(appointed 1 August 2019)
	Sarah Sturgeon	(appointed 23 October 2019)
	Nick Garrett	(appointed 22 April 2020)
	Hannah Gostlow	(resigned 19 June 2023)
	Natasha Barber-Evans	(appointed 11 August 2022)
	the late Jane Farquharson	(resigned 4 November 2024)
	Hasan Muhammad	(appointed 12 September 2023)

Registered Office	Chain Lane Community Centre Chain Lane Knaresborough North Yorkshire HG5 0AS
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Charity Number	1150969
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Company Number	07527344
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Independent Examiner	White Rose Accounting Cobdale Cottage Cobdale Lane Warter York YO42 1XD
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Bankers	The Co-operative Bank PLC
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**CHAIN LANE COMMUNITY HUB**  
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# **CHAIN LANE COMMUNITY HUB**

## **DIRECTORS' REPORT**

### **FOR THE YEAR ENDED 31 DECEMBER 2024**

The Directors present their report and accounts for the year ended 31 December 2024.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's governing document, the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities in accordance with the Financial Reporting Standard for Smaller Entities (FRSSE) (effective 01/01/15).

### **Objectives and Activities**

The Trustees confirm that they have complied with the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities. In particular, they have considered how planned activities contribute to the charity's stated aims.

### **Charitable Aims and Objectives**

The charity's objectives are:

"To further benefit the residents of Knaresborough, North Yorkshire, and the Harrogate district—without distinction of sex, sexual orientation, race, or political, religious, or other opinions—by bringing together residents, local authorities, voluntary and other organisations in a common effort to advance education and provide facilities in the interests of social welfare for recreation and leisure-time occupation, with the aim of improving the conditions of life for the residents."

Chain Lane Community Hub operates as a multi-purpose community centre, primarily providing social, recreational, educational, and entertainment facilities to the people of Knaresborough and surrounding areas. It also serves as a community anchor, supporting a range of partner organisations working collectively to improve the quality of local life.

### **Key Activities in 2024**

- Venue hire for statutory bodies, businesses, and community and cultural groups
- Office space provision for Better Connect, Harrogate Islamic Association, NHS Phlebotomy Service, and Cliff House Community Support
- Programmes for elderly and vulnerable individuals
- Activities for families, children, and young people
- Support for Ukrainian refugees and Syrian and Afghan resettlement families
- Volunteering initiatives
- Partnership development
- Arts and cultural events
- Educational and training opportunities

- Employment support services
- Sports activities
- Emergency response to flooding
- Community transport services

The Trustees have paid due regard to Charity Commission guidance in determining the charity's activities. The organisation maintains a policy of stakeholder consultation on matters likely to affect their interests. Information is shared through bulletins and reports to ensure a shared understanding of the financial and operational context.

## **Equality and Inclusion**

The charity is committed to equal opportunities in employment. Applications from disabled individuals are fully considered based on aptitude. Should an employee become disabled, every effort is made to continue their employment with appropriate training and support. Training, career development, and promotion opportunities for disabled persons are, as far as possible, equal to those of other employees.

The Board continues to benefit from the expertise of highly skilled individuals with strong local knowledge and a deep commitment to the charity's mission. During the year, two Trustees retired, one of whom has since passed away.

## **Achievements and Performance**

### *Community Centre*

The charity supported four permanent tenants—Better Connect, Harrogate Islamic Association, Cliff House Community Support Services, and the NHS Phlebotomy Service—alongside over 27 regular user groups and a growing number of one-off bookings. The Centre also served as a polling station for both the Combined Authority Mayoral Elections and the General Election.

Improvements to the building included:

- Adaptations to the disabled toilet
- Installation of a new front door
- Solar panels, LED lighting, intelligent heating, and CCTV cameras

A new community garden, maintained by volunteers, has become a hub for social interaction. Over 20 residents accessed fresh produce from the garden, which received a Bronze Award from *Knaresborough in Bloom* in the vegetable garden category.

### *Projects*

- **Youth Voice Project:** Launched as the first of its kind in the town
- **Intergenerational Work:** Funding secured for collaboration with King James School
- **Digital Inclusion:** Expanded through the Click project
- **Volunteer Engagement:** 18 new volunteers recruited

- **Community Conversations:** Held with 10 resettlement families to inform a countywide National Lottery bid (Swift)
- **Knaresborough Together App:** Developed to support volunteer recruitment
- **Community Transport:** Celebrated its first anniversary with 57 clients and 766 journeys completed by 13 volunteers

Ageing Well Service development began in 2024, with activities including:

- 7 Attendance Allowance claims
- 7 Blue Badge applications
- 6 clients supported through a new handyman service
- Launch of digital inclusion initiatives
- Distribution of 1,000 *Knaresborough Cares in Winter* booklets and 50 care packages

### **Community Development**

Significant support was provided to over 50 households affected by major flooding in May 2024. This included one-to-one support and strategic input into countywide flood response planning, culminating in a video presentation at a regional conference.

An **Ageing Well Workshop** was hosted, attended by 40 representatives from various sectors.

Chain Lane continues to co-host **Knaresborough Voice**, a forum uniting key stakeholders to address local needs in areas such as youth, older people, health and wellbeing, arts and culture, heritage, transport, and biodiversity.

As the designated **Community Anchor** for Knaresborough and surrounding areas—funded by North Yorkshire Council—the charity now holds system partner status. This role strengthens links between statutory services and the local community, supporting the development of a community investment strategy for the town.

### **Financial Performance**

Income for the year increased from £201,960 to £296,690 due to securing new tenants, grant funding for project work, maximising the hireable spaces at the community centre and a significant capital grant for green infrastructure.

In cash flow terms, Chain Lane ended the year with an in-year surplus of £14,875 and £93,297 cash in hand at the bank, above the £45,000 reserve to cover three month's running costs as agreed by the Board of Trustees and supporting our aspiration to achieve six months working reserve. This meant that Chain Lane was able to enter the 2025 financial year in a robust position.

### **Forward Planning**

The Trustees continue to assess the major risks to which the charitable company is exposed and have worked with the management team to establish an up-to-date Risk Register which is assessed and updated on a quarterly basis with systems and procedures in place to ensure risks are avoided and/or mitigated.

They meet on a quarterly basis.

Planning is in place to secure investment to undertake the final phase of refurbishment at the community centre which will maximise the facilities for residents and accommodate future growth for the charity's team.

### **Structure, governance and management**

The company became a registered charity on 26 February 2013 and is governed by its Memorandum and Articles of Association. Its principle activities are

- the management of a community centre in Knaresborough, North Yorkshire
- project management and development
- volunteer development and support for the town
- strategic community and partnership development
- emergency response partner

The Trustees, who are also the directors for the purpose of company law and who are current directors or who served during the year were:

Leon Fijalkowski (appointed 8 July 2015)

John Gray (appointed 01 August 2019 – resigned 12 June 2024)

Wendy Hunwick-Brown (appointed 01 August 2019)

Sarah Sturgeon (appointed 23 October 2019)

Nick Garrett (appointed 22 April 2020)

Natasha Barber-Evans (appointed 11 August 2022)

The late Jane Farquharson (appointed 12 September 2023 – resigned 4 November 2024)

Hasan Muhammad (appointed 13 September 2023)

### **Trustee Selection Method**

There must be a minimum of 6 Trustees on the Board at one time, with persons being elected for a five-year term. The incumbent Trustees may recruit new Trustees at any time.

None of the Trustees has any beneficial interest in the company.

The Trustees give their time voluntarily and receive reimbursements for expenses only.

### **Organisational Structure**

As of the end of 2024 the charity had a board of Trustees of 6 members responsible for the strategic direction and policy of the charity. The current members of the Board are from a variety of professional backgrounds.

The board is responsible for ensuring that the charity delivers the services specified and that key performance indicators are met.

The report was approved by the Board of Trustees

L Fijalkowski

Chair of the Board

11th August 2025



## **CHAIN LANE COMMUNITY HUB**

### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

#### **FOR THE YEAR ENDED 31 DECEMBER 2024**

The directors, who also act as trustees for the charitable activities of Chain Lane Community Hub, are responsible for preparing the Directors' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statement, and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation

The directors are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**CHAIN LANE COMMUNITY HUB**  
**Independent Examiner's report to the trustees.**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities 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 matter has come to my attention

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and

· to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Zillah Hopps FMAAT  
White Rose Accounting  
29th July 2025

CHAIN LANE COMMUNITY HUB

STATEMENT OF FINANCIAL ACTIVITIES  
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds £	Designated funds £	Total 2024 £	Total 2023 £
<b>Income and endowments from:</b>					
Donations and legacies	2	4,582	-	4,582	22,204
Charitable activities	3	97,279	-	97,279	79,754
Other income	4	13,806	181,024	194,830	100,002
<b>Total income and endowments</b>		<u>115,666</u>	<u>181,024</u>	<u>296,690</u>	<u>201,960</u>
<b>Expenditure on:</b>					
Charitable activities	5	152,261	107,613	259,874	207,856
<b>Net income for the year</b>		<u>(36,595)</u>	<u>73,411</u>	<u>36,816</u>	<u>(5,897)</u>
Transfers between funds	15	89,674	(89,674)	-	-
<b>Net movement in funds</b>		<u>53,079</u>	<u>(16,263)</u>	<u>36,816</u>	<u>(5,897)</u>
Fund balances at 1 January 2024		177,083	17,069	194,152	200,049
<b>Fund balances at 31 December 2024</b>		<u><u>230,162</u></u>	<u><u>805</u></u>	<u><u>230,968</u></u>	<u><u>194,152</u></u>

**CHAIN LANE COMMUNITY HUB  
BALANCE SHEET  
AS AT 31 DECEMBER 2024**

	Notes	2024		2023	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	9		519,866		484,449
<b>Current assets</b>					
Debtors	10		1,270		6,562
Cash at bank and in hand			93,301		78,426
			<u>94,571</u>		<u>84,988</u>
<b>Liabilities</b>					
Creditors: amounts falling due within one year	11	(46,106)		(13,813)	
Net current assets			48,465		71,175
<b>Total assets less current liabilities</b>			<u>568,331</u>		<u>555,623</u>
<b>Creditors: amounts falling due after more than one year</b>	12		(197,602)		(209,201)
<b>Deferred income</b>	13		(139,761)		(152,270)
<b>Net assets</b>			<u>230,968</u>		<u>194,152</u>
<b>The funds of the charity</b>					
Designated funds			805		17,069
Unrestricted funds	16		230,162		177,083
			<u>230,968</u>		<u>194,152</u>

The Trustees are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.

The directors (Trustees) acknowledge their responsibilities for:

- i) ensuring the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006; and
- ii) preparing financial statements which give a true and fair view of the state of affairs of the company at the end of each financial year and of its profit and loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standards for Smaller Entities (effective April 2008).

The accounts were approved by the directors on 11th August 2025

**Leon Fijalkowski**  
Chair of the Board of Trustees



Company Registration No. 07527344

**CHAIN LANE COMMUNITY HUB  
STATEMENT OF CASH FLOWS  
AS AT 31 DECEMBER 2024**

	Notes	2024 £	2023 £
<b>Net cash provided by/(used in) operating activities</b>	<b>16</b>	<b>111,699</b>	<b>13,355</b>
<b>Cashflows from investing activities:</b>			
Purchase of property, plant & equipment		(96,824)	(6,358)
Proceeds from the sale of investments		-	-
<b>Net cash used in financing activities</b>		<u>(96,824)</u>	<u>(6,358)</u>
<b>Change in cash and cash equivalents in the year</b>		14,875	6,996
Cash and cash equivalents at the start of the year		<u>78,426</u>	<u>71,430</u>
<b>Total cash and cash equivalents at the end of the year</b>		<u><u>93,301</u></u>	<u><u>78,426</u></u>
<b>Analysis of cash and cash equivalents</b>			
Cash at bank and in hand		<u><u>93,301</u></u>	<u><u>78,426</u></u>

**CHAIN LANE COMMUNITY HUB  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**1. Accounting policies**

**1.1 Accounting convention**

The financial statements are prepared under the historical cost convention in accordance with the applicable U.K Accounting Standards (U.K. Generally Accepted Accounting Practice) and in accordance with the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities in accordance with the Financial Reporting Standard for Smaller Entities (FRSSE) (effective 01/01/05) and the Companies Act 2006.

The accounts are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

**1.2 Going concern**

At the time of approving the accounts, the directors have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors' continue to adopt the going concern basis of accounting in preparing the accounts.

**1.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the directors in furtherance of their charitable objectives unless the funds have been designated for other purposes. Designated funds have been approved by the directors for a specific purpose.

**1.4 Incoming resources**

Donations and gifts comprise amounts received in the year.

Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

**1.5 Resources expended**

All expenditure is accounted for on an accruals basis and has been classified under headings which aggregate all costs related to that category. No allocation of costs between different activity categories has been deemed appropriate as they are not considered material.

**1.6 Tangible fixed assets**

Tangible fixed assets are measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings	4% straight line on buildings
Plant and machinery	33.3% straight line
Fixtures, fittings and equipment	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income (expenditure) for the year.

**1.7 Impairment of fixed assets**

At each reporting end date, the charitable company reviews the carrying amounts of its fixed assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

The directors consider that no such loss has been incurred.

**1.8 Grants**

Grants towards capital expenditure are released to the Statement Of Financial Activities over the expected useful life of the assets. Grants towards revenue expenditure are released to the Statement Of Financial Activities as the related expenditure is incurred.

## 2 Donations and legacies

	2024	2023
	£	£
Donations and gifts	4,582	22,204

## 3 Charitable activities

	Rent received	Hire of rooms and facilities	Release of grant income	Total 2024	Total 2023
	£	£	£	£	£
Income from charitable activities	48,907	35,862	12,509	97,279	79,754

## 4 Other income

	Unrestricted funds	Designated funds	2024	2023
	£	£	£	£
Grants				
Net gain on disposal of tangible fixed assets				
Awards for All	-	-	-	9,434
Emergency Response 1	-	8,221	8,221	-
Garfield Weston	-	-	-	30,000
Groundworks	-	76,317	76,317	-
Harrogate Mind Friends of Ukraine	-	2,500	2,500	2,500
Hedley Grant	-	2,568	2,568	-
Knaresborough Rotary	-	6,583	6,583	-
Knaresborough Relief in Need	-	3,275	3,275	-
Macmillan Cancer Support	1,000	-	1,000	-
The Morrisons Foundation	-	-	-	5,332
NYC Swift Project	-	1,250	1,250	-
NYC Community Anchor Grant	7,500	-	7,500	7,500
NYC Community Transport Grant 1	-	4,994	4,994	-
NYC Flood Relief	-	15,419	15,419	-
NYC Friends of Ukraine (1/2/3)	-	13,300	13,300	-
UK Shared Prosperity 1	-	30,325	30,325	-
UK Shared Prosperity 2	-	12,715	12,715	-
NYC Stronger Communities	-	-	-	10,942
NYC Friends of Ukraine (1/2/3)	-	-	-	25,232
Orb Community Enterprise	-	-	-	1,000
Two Ridings Foundation	-	3,557	3,557	-
The Kiosk at Conyngham	-	-	-	1,255
Other income	5,306	-	5,306	6,808
	13,806	181,024	194,830	100,002

## 5 Resources expended

	Unrestricted funds	Designated funds	2024	2023
	£	£	£	£
Staff and payroll costs	29,703	68,882	98,585	74,193
Depreciation and impairment	61,407	-	61,407	36,964
Rates	-	-	-	(119)
Insurance	4,497	250	4,747	3,485
Light and heat	11,483	-	11,483	8,341
Professional fees	3,853	16,912	20,765	1,850
Advertising	3,501	-	3,501	5,677
Sundry expenses	311	242	553	8,937
Emergency accommodation costs (flood)	-	11,496	11,496	-
Emergency costs (flood) (other)	-	3,938	3,938	-
Friends of Ukraine fire engine	-	-	-	19,000
Print, post, stationery, consumables	2,362	909	3,271	2,106
Data and telecoms	8,025	3,461	11,485	7,970
Cleaning	6,190	-	6,190	5,691
Repairs and maintenance	9,141	1,522	10,663	15,617
The Kiosk at Conyngham (excl salaries)	-	-	-	5,892
	140,473	107,613	248,086	195,605
Support costs (see Note 6)	567	-	567	526
Governance costs (see Note 6)	553	-	553	510
Finance costs (see Note 6)	10,669	-	10,669	11,216
	152,261	107,613	259,874	207,856

## 6 Support costs

	Support costs	Governance costs	Finance costs	2024	2023	Basis of allocation
	£	£	£	£	£	
Subscriptions	567	-	-	567	526	Support
Accountancy and audit fees	-	553	-	553	510	Governance
Loan interest current year	-	-	10,669	10,669	11,216	Finance
	567	553	10,669	11,788	12,251	

## 7 Staff Costs and emoluments

	2024	2023
	£	£
Gross salaries	92,277	70,709
Employer's National Insurance	1,993	-
Employer's pension contributions	4,315	3,484
	<u>95,585</u>	<u>74,193</u>
Average number of employees (full time equivalent)	2½	2½

No employees received remuneration in excess of £60,000

## 8 Taxation

Chain Lane Community Hub is a registered charity and its primary activities are not subject to Corporation Tax.

## 9 Tangible fixed assets

	Land and buildings	Plant and machinery	Fixtures, fittings & equipment	Total
	£	£	£	£
Cost				
At 1 January 2024	853,216	5,100	19,016	877,332
Additions	-	3,921	92,903	96,824
At 31 December 2024	<u>853,216</u>	<u>9,021</u>	<u>111,919</u>	<u>974,156</u>
Depreciation and impairment				
At 1 January 2024	376,205	3,838	12,841	392,884
Depreciation charged in the year	33,129	2,569	25,709	61,407
At 31 December 2024	<u>409,334</u>	<u>6,407</u>	<u>38,550</u>	<u>454,290</u>
Carrying amount				
At 31 December 2024	<u>443,883</u>	<u>2,614</u>	<u>73,370</u>	<u>519,866</u>
At 31 December 2023	<u>477,011</u>	<u>1,262</u>	<u>6,175</u>	<u>484,449</u>

Land and buildings are subject to security on charges registered by third parties.

## 10 Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Trade debtors	843	910
Prepayments and accrued income	427	5,652
	<u>1,270</u>	<u>6,562</u>

## 11 Creditors

Amounts falling due within one year:

	2024	2023
	£	£
Trade creditors	-	-
Loans < 1 yr	11,051	10,504
Net wages	-	-
HMRC PAYE/NICs	1,875	891
Pension	452	452
Accruals and deferred income	32,727	1,966
	<u>46,106</u>	<u>13,813</u>

## 12 Creditors

Amounts falling due after more than one year

	2024	2023
	£	£
Loans > 1 yr	197,602	209,201
	<u>197,602</u>	<u>209,201</u>

Deferred income falling due after more than

## 13 one year

	2024	2023
	£	£
Total deferred income at 1 January 2023	152,270	164,779
Amounts credited to statement of financial activities	(12,509)	(12,509)
	<u>139,761</u>	<u>152,270</u>

## 14 Share Capital

The charity is limited by guarantee and has no share capital. In the event of the charity being wound up the members are required to contribute an amount not exceeding £1.

## 15 Analysis of funds

### 15.1 Funds held

Fund name	Type	Purpose and restrictions
Awards for All	Designated	Development of volunteering infrastructure
Friends of Ukraine	Unrestricted	To support Ukrainian refugees with learning English, practical support to aid their resettlement and social integration and community activities
Garfield Weston	Unrestricted	To fund core costs over a 12-month period
Emergency Response 1	Designated	Support for residents
Groundworks	Designated	VCSE Energy Efficiency Scheme by Groundwork UK to upgrade critical systems, including intelligent LED lighting and heating controls, solar PV panels, and battery storage.
Harrogate Mind Friends of Ukraine	Designated	Support for Ukrainian guests
Hedley Grant	Designated	Inter-generational project
Macmillan Cancer Support	Unrestricted	Cancer support hub development
The Morrisons Foundation	Designated	Chain Lane community vegetable patch patio
NYC Swift Project	Designated	Support for migrants
NYC Community Transport Grant 1	Designated	Community Transport Project development
NYC Community Transport Grant 2	Designated	Community Transport Project development
NYC Friends of Ukraine 1/2/3	Designated	Teaching, support and activities
Two Ridings Foundation	Designated	To cover Health & Safety costs
UK Shared Prosperity 1	Designated	Cliff House merger feasibility
UK Shared Prosperity 2	Designated	New doors and bi-fold for the Community Centre
UK Shared Prosperity 3	Designated	Digital Inclusion
NYC Community Anchor	Unrestricted	System partner for North Yorkshire Council
Orb Community Enterprise	Unrestricted	Support for Mental Health Network

### 15.2 Movement of major funds

Fund name	Balance b/fwd	Incoming resources	Outgoing resources	Transfers	Balance c/fwd
General unrestricted funds	129,984	107,166	(152,227)	89,674	174,598
Friends of Ukraine	9,099	-	-	-	9,099
Garfield Weston	30,000	-	-	-	30,000
Macmillan Cancer Support	-	1,000	-	-	1,000
NYC Community Anchor	7,000	7,500	(35)	-	14,465
Orb Community Enterprise	1,000	-	-	-	1,000
	<b>177,083</b>	<b>115,666</b>	<b>(152,261)</b>	<b>89,674</b>	<b>230,162</b>
<b>Designated funds</b>					
Awards for All	16,296	-	(16,296)	-	-
Emergency Response 1	-	8,221	(9,163)	-	(942)
Groundworks	-	76,317	-	(76,317)	-
Harrogate Mind Friends of Ukraine	2,500	2,500	(5,000)	-	-
Hedley Grant	-	2,568	-	-	2,568
Knaresborough Rotary	-	6,583	(6,583)	-	-
Knaresborough Relief in Need	-	3,275	(3,275)	-	-
Lions Knaresborough	-	-	(388)	-	(388)
The Morrisons Foundation	477	-	(477)	-	-
NYC Achieve Funding	-	-	-	(811)	(811)
NYC Swift Project	-	1,250	(2,626)	-	(1,376)
NYC Community Transport Grant 1	-	4,994	(4,994)	-	-
NYC Community Transport Grant 2	-	-	-	-	-
NYC Flood Relief	-	15,419	(15,419)	-	-
NYC Friends of Ukraine (1/2/3)	-	13,300	(11,091)	-	2,209
UK Shared Prosperity 1	-	30,325	(27,670)	-	2,655
UK Shared Prosperity 2	-	12,715	-	(12,715)	-
UK Shared Prosperity 3	-	-	-	(3,110)	(3,110)
Two Ridings Foundation	-	3,557	(4,632)	1,075	-
The Kiosk at Conyngham	(2,204)	-	-	2,204	-
	<b>17,069</b>	<b>181,024</b>	<b>(107,613)</b>	<b>(89,674)</b>	<b>805</b>

### 15.3 Analysis of net assets between funds

	Unrestricted funds	Designated funds	Total
	£	£	£
Tangible fixed assets	519,866	-	519,866
Current assets	93,766	805	94,571
Creditors: amounts falling due within one year	(46,106)	-	(46,106)
Creditors: amounts falling due after more than one year	(197,602)	-	(197,602)
Deferred income	(139,761)	-	(139,761)
	<b>230,162</b>	<b>805</b>	<b>230,968</b>

### 16 Reconciliation of net movement in funds to net cash flow from operating activities

	2024	2023
	£	£
Net movement in funds	36,816	(5,897)
<b>Adjustments for:</b>		
Depreciation charges	61,407	36,964
Decrease/(increase) in debtors	5,292	4,379
Increase/(decrease) in creditors	20,694	(9,583)
Increase/(decrease) in deferred income	(12,509)	(12,509)
<b>Net cash provided by/(used in) operating activities</b>	<b>111,699</b>	<b>13,355</b>

**CHAIN LANE COMMUNITY HUB**

England & Wales - Charity number 1150969

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# Accounts

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Charity Registration No. 1150969

Company Registration No. 07527344

**CHAIN LANE COMMUNITY HUB**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

## **CHAIN LANE COMMUNITY HUB**

### **LEGAL AND ADMINISTRATIVE INFORMATION**

Directors	Leon Fijalkowski	(appointed 8 July 2015)
	Sam Alexander-Vasey	(resigned 15 September 2023)
	John Gray	(appointed 1 August 2019)
	Wendy Hunwick-Brown	(appointed 1 August 2019)
	Sarah Sturgeon	(appointed 23 October 2019)
	Nick Garrett	(appointed 22 April 2020)
	Hannah Gostlow	(resigned 19 June 2023)
	Natasha Barber-Evans	(appointed 11 August 2022)
	Jane Farquharson	(appointed 12 September 2023)
	Hasan Muhammad	(appointed 12 September 2023)

Registered Office	Chain Lane Community Centre Chain Lane Knaresborough North Yorkshire HG5 0AS
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Charity Number	1150969
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Company Number	07527344
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Independent Examiner	White Rose Accounting Cobdale Cottage Cobdale Lane Warter York YO42 1XD
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Bankers	HSBC Bank Plc 7 Prospect Crescent Harrogate HG1 1RN
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**CHAIN LANE COMMUNITY HUB**  
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## **CHAIN LANE COMMUNITY HUB**

### **DIRECTORS' REPORT**

#### **FOR THE YEAR ENDED 31 DECEMBER 2023**

The Directors present their report and accounts for the year ended 31 December 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's governing document, the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities in accordance with the Financial Reporting Standard for Smaller Entities (FRSSE) (effective 01/01/15).

#### **Objectives and activities**

The Trustees confirm that they have complied with the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning for future activities. In particular, we have considered how planned activities will contribute to the aims and objectives that have been set.

The charity's aims and objectives are:

"To further of benefit the residents of Knaresborough, North Yorkshire and the Harrogate district, without distinction of sex, sexual orientation, race or political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents".

As such, Chain Lane Community Hub is a multi-purpose community hub with the primary purpose of providing social, recreational, educational and entertainment facilities to the inhabitants of Knaresborough and surrounding areas that also acts in a community anchor role, supporting a range of partner organisations to work collectively toward the same goal of improving the life conditions of local residents.

Activities provided during 2023 included the following:

- Venue hire for statutory organisations, business, social, community and cultural activities
- Provision of office space for Better Connect, Harrogate Islamic Association, the NHS Phlebotomy Service and Cliff House Community Support
- Activities for elderly and vulnerable people
- Activities for families, children and young people
- Support for Ukrainian Refugees and Syrian and Afghan Resettlement families
- Volunteering projects
- Partnership development
- Arts & Culture
- Education & Training

- Employment support
- Sport
- Emergency response to flooding
- Community transport

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable company should undertake.

The charitable company's policy is to consult with stakeholders over matters likely to affect their interests.

Information of matters of concern to stakeholders is given through information bulletins and reports which seek to achieve a common awareness on the part of all stakeholders of the financial and economic factors affecting the charity's performance.

Applications for employment by disabled persons will always be fully considered, bearing in mind the aptitudes of the applicant concerned. In the event of members of staff becoming disabled, every effort will be made to ensure that their employment within the charitable company continues and that the appropriate training is arranged. It is the policy of the charitable company that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of any other employee.

### **Achievements and performance**

Accommodation for the Mass Vaccination Centre ceased in March 2023. This provided the opportunity in June to welcome the NHS Phlebotomy service and Cliff House Community Support who provide services to elderly and frail residents in the town. The charity continued to support the Ukrainian community arriving as a result of the war, continuing to bring in grant income to support these activities. In March 2023, the charity transferred management of The Kiosk and Games in the Park facilities at Conyngham Hall Knaresborough to local community group Community Stars CIC who will now ensure future sustainability of this important local community asset.

In cash flow terms, Chain Lane ended the year with an in-year surplus of £6,996 and £78,426 cash in hand at the bank, significantly above the £45,000 reserve to cover three month's running costs as agreed by the Board of Trustees. This meant that Chain Lane was able to enter the 2024 financial year in a robust position.

The Trustees increased the hours of the CEO and Community Empowerment Manager to full time to accommodate the growth in activity being undertaken.

The Board has retained highly skilled individuals, with great local knowledge and a real commitment to supporting the development of the charity and the local community. It has also recruited two new Trustees who are also tenants of the community centre and bring skills and knowledge in working with elderly people and ethnic minorities.

The staff team has put in a significant amount of work to support engagement with young people, development of new services for older people and development of volunteering infrastructure in the town.

Accommodating the phlebotomy service has enabled the charity to maintain the raised profile it achieved whilst hosting the vaccination centre. This has resulted in significant new enquiries for bookings as well as bringing in new residents who are accessing information and support at the centre and in the wider community.

The charity has continued to implement its business plan in terms of the building, partnership development and strategic influencing and an increase in frontline delivery such as community transport which commenced in January 2023 and now has 33 regular clients and 13 volunteer drivers.

Chain Lane Community Hub continues to recognise the value and importance of working with the local community. Knaresborough Together volunteering now has over 100 residents subscribed and 25 of these are regularly volunteering for the charity. The volunteer gardening group has established a community vegetable and sensory garden at the Centre through funds secured from the Morrisons Foundation and continue to work across the town on various horticultural and environmental projects. Chain Lane continues to co-host Knaresborough Voice, bringing together key groups and stakeholders from across the town to explore solutions to identified need in subject areas such as young people, older people, health and well-being, arts and culture, heritage, transport and biodiversity.

Funded by North Yorkshire Council the charity is now the community anchor for Knaresborough and surrounding areas. This provides Chain Lane with system partner status, linking the statutory sector to the local community working with a wide range of partners and stakeholders to produce a community investment strategy for the town.

## **Financial Performance**

Income for the year increased from £165,485 to £201,960 due to securing new tenants, grant funding for project work and maximising the hireable spaces at the community centre.

The positive financial position has enabled investment in improvements to the charity such as a new electronic front doors, smart TVs in the meeting spaces and new noticeboards and signage to improve information points. Staff costs have risen in line with the increased workload and these have been met by corresponding grant funding. As a result cash in hand and at bank increased by £6,996 on 2022 with £78,426 in place at the year end. This is significantly more than the £45,000 required for operational reserves and puts the charity on a strong financial footing for 2024.

## **Forward Planning**

The Trustees continue to assess the major risks to which the charitable company is exposed and have worked with the management team to establish an up-to-date Risk Register which is assessed and updated on a quarterly basis with systems and procedures in place to ensure risks are avoided and/or mitigated.

They meet on a quarterly basis.

Planning is in place to develop new income streams from room rental in the light of new community need, and ongoing applications for additional grant and statutory sector funding to support the development of emerging and new activity. A maintenance plan is in place for the building to ensure the spaces continue to be of the highest quality for residents. As it stands the charity is expecting to make an in-year surplus for the 2024 financial year and is not anticipating any existential threats as a result of the current operating environment.

## **Structure, governance and management**

The company became a registered charity on 26 February 2013 and is governed by its Memorandum and Articles of Association. Its principle activities are

- the management of a community centre in Knaresborough, North Yorkshire
- project management and development
- volunteer development and support for the town
- strategic community and partnership development
- emergency response partner

The Trustees, who are also the directors for the purpose of company law and who are current directors or who served during the year were:

Leon Fijalkowski (appointed 8 July 2015)

John Gray (appointed 01 August 2019)

Wendy Hunwick-Brown (appointed 01 August 2019)

Sarah Sturgeon (appointed 23 October 2019)

Nick Garrett (appointed 22 April 2020)

Natasha Barber-Evans (appointed 11 August 2022)  
Jane Farquharson (appointed 12 September 2023)  
Hasan Muhammad (appointed 13 September 2023)

### **Trustee Selection Method**

There must be a minimum of 6 Trustees on the Board at one time, with persons being elected for a five-year term. The incumbent Trustees may recruit new Trustees at any time.

None of the Trustees has any beneficial interest in the company.

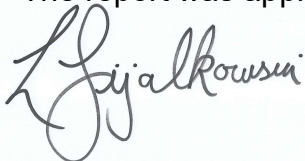
The Trustees give their time voluntarily and receive reimbursements for expenses only.

### **Organisational Structure**

As of the end of 2023 the charity had a board of Trustees of 8 members responsible for the strategic direction and policy of the charity. The current members of the Board are from a variety of professional backgrounds.

The board is responsible for ensuring that the charity delivers the services specified and that key performance indicators are met.

The report was approved by the Board of Trustees



L Fijalkowski

Chair of the Board

Dated 31<sup>st</sup> May 2024

## **CHAIN LANE COMMUNITY HUB**

### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

#### **FOR THE YEAR ENDED 31 DECEMBER 2023**

The directors, who also act as trustees for the charitable activities of Chain Lane Community Hub, are responsible for preparing the Directors' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statement, and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation

The directors are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**CHAIN LANE COMMUNITY HUB**

**Independent Examiner's report to the trustees.**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities 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 matter has come to my attention

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and

· to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Zillah Hopps FMAAT  
White Rose Accounting  
21st May 2024

CHAIN LANE COMMUNITY HUB

STATEMENT OF FINANCIAL ACTIVITIES  
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted funds £	Designated funds £	Total 2023 £	Total 2022 £
<b>Income and endowments from:</b>					
Donations and legacies	2	22,204	-	22,204	6,108
Charitable activities	3	79,754	-	79,754	102,373
Other income	4	81,482	18,521	100,002	57,005
<b>Total income and endowments</b>		<u>183,439</u>	<u>18,521</u>	<u>201,960</u>	<u>165,485</u>
<b>Expenditure on:</b>					
Charitable activities	5	196,663	11,194	207,856	160,664
<b>Net income for the year</b>		<u>(13,223)</u>	<u>7,327</u>	<u>(5,897)</u>	<u>4,821</u>
Transfers between funds	15	-	-	-	-
<b>Net movement in funds</b>		<u>(13,223)</u>	<u>7,327</u>	<u>(5,897)</u>	<u>4,821</u>
Fund balances at 1 January 2023		190,307	9,742	200,049	195,227
<b>Fund balances at 31 December 2023</b>		<u><u>177,083</u></u>	<u><u>17,069</u></u>	<u><u>194,152</u></u>	<u><u>200,049</u></u>

**CHAIN LANE COMMUNITY HUB  
BALANCE SHEET  
AS AT 31 DECEMBER 2023**

	Notes	2023		2022	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	9		484,449		515,055
<b>Current assets</b>					
Debtors	10	6,562		10,941	
Cash at bank and in hand		<u>78,426</u>		<u>71,430</u>	
		84,988		82,371	
<b>Liabilities</b>					
Creditors: amounts falling due within one year	11	(13,813)		(12,384)	
Net current assets			<u>71,175</u>		<u>69,987</u>
<b>Total assets less current liabilities</b>			<u>555,623</u>		<u>585,041</u>
<b>Creditors: amounts falling due after more than one year</b>					
Deferred income	12		(209,201)		(220,214)
Deferred income	13		<u>(152,270)</u>		<u>(164,779)</u>
<b>Net assets</b>			<u><u>194,152</u></u>		<u><u>200,049</u></u>
<b>The funds of the charity</b>					
Designated funds			17,069		9,742
Unrestricted funds	16		<u>177,083</u>		<u>190,307</u>
			<u><u>194,152</u></u>		<u><u>200,049</u></u>

The Trustees are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.

The directors (Trustees) acknowledge their responsibilities for:

- ensuring the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006; and
- preparing financial statements which give a true and fair view of the state of affairs of the company at the end of each financial year and of its profit and loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standards for Smaller Entities (effective April 2008).

The accounts were approved by the directors on 11th June 2024



**Leon Fijalkowski**  
Chair of the Board of Trustees

Company Registration No. 07527344

**CHAIN LANE COMMUNITY HUB  
STATEMENT OF CASH FLOWS  
AS AT 31 DECEMBER 2023**

	Notes	2023 £	2022 £
<b>Net cash provided by/(used in) operating activities</b>	<b>16</b>	<b>13,355</b>	<b>11,914</b>
<b>Cashflows from investing activities:</b>			
Purchase of property, plant & equipment		(6,358)	(5,838)
Proceeds from the sale of investments		-	-
<b>Net cash used in financing activities</b>		<u>(6,358)</u>	<u>(5,838)</u>
<b>Change in cash and cash equivalents in the year</b>		6,996	6,076
Cash and cash equivalents at the start of the year		<u>71,430</u>	<u>65,354</u>
<b>Total cash and cash equivalents at the end of the year</b>		<u><u>78,426</u></u>	<u><u>71,430</u></u>
<b>Analysis of cash and cash equivalents</b>			
Cash at bank and in hand		<u><u>78,426</u></u>	<u><u>71,430</u></u>

**CHAIN LANE COMMUNITY HUB  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**1. Accounting policies**

**1.1 Accounting convention**

The financial statements are prepared under the historical cost convention in accordance with the applicable U.K Accounting Standards (U.K. Generally Accepted Accounting Practice) and in accordance with the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities in accordance with the Financial Reporting Standard for Smaller Entities (FRSSE) (effective 01/01/05) and the Companies Act 2006.

The accounts are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

**1.2 Going concern**

At the time of approving the accounts, the directors have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors' continue to adopt the going concern basis of accounting in preparing the accounts.

**1.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the directors in furtherance of their charitable objectives unless the funds have been designated for other purposes. Designated funds have been approved by the directors for a specific purpose.

**1.4 Incoming resources**

Donations and gifts comprise amounts received in the year.

Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

**1.5 Resources expended**

All expenditure is accounted for on an accruals basis and has been classified under headings which aggregate all costs related to that category. No allocation of costs between different activity categories has been deemed appropriate as they are not considered material.

**1.6 Tangible fixed assets**

Tangible fixed assets are measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings	4% straight line on buildings
Plant and machinery	33.3% straight line
Fixtures, fittings and equipment	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income (expenditure) for the year.

**1.7 Impairment of fixed assets**

At each reporting end date, the charitable company reviews the carrying amounts of its fixed assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

The directors consider that no such loss has been incurred.

**1.8 Grants**

Grants towards capital expenditure are released to the Statement Of Financial Activities over the expected useful life of the assets. Grants towards revenue expenditure are released to the Statement Of Financial Activities as the related expenditure is incurred.

## 2 Donations and legacies

	2023	2022
	£	£
Donations and gifts	22,204	6,108

## 3 Charitable activities

	Rent received	Hire of rooms and facilities	Release of grant income	Total 2023	Total 2022
	£	£	£	£	£
Income from charitable activities	18,859	48,386	12,509	79,754	102,373

## 4 Other income

	Unrestricted funds	Designated funds	2023	2022
	£	£	£	£
Grants				
Net gain on disposal of tangible fixed assets				
Awards for All	-	9,434	9,434	9,746
Better Connect Kickstarter	-	-	-	7,466
Garfield Weston	30,000	-	30,000	-
Harrogate District of Sanctuary	-	-	-	550
Harrogate Mind	-	2,500	2,500	500
Homecare Pharmacy	-	-	-	1,120
The Morrisons Foundation	-	5,332	5,332	-
Newcastle Building Society	-	-	-	4,000
North Yorkshire Police, Fire and Crime Commissioner	-	-	-	1,672
NYCC Community Anchor Grant	7,500	-	7,500	-
NYCC Stronger Communities	10,942	-	10,942	21,700
NYCC Ukraine Grant	25,232	-	25,232	-
Orb Community Enterprise	1,000	-	1,000	-
The Kiosk at Conyngham	-	1,255	1,255	6,629
Other income	6,808	-	6,808	3,622
	81,482	18,521	100,002	57,005

## 5 Resources expended

	Unrestricted funds	Designated funds	2023	2022
	£	£	£	£
Staff and payroll costs	74,193	-	74,193	65,926
Depreciation and impairment	36,964	-	36,964	35,575
Rates	(119)	-	(119)	773
Insurance	3,485	-	3,485	3,228
Light and heat	8,341	-	8,341	5,929
Professional fees	1,850	-	1,850	1,351
Advertising	5,677	-	5,677	-
Sundry expenses	8,937	-	8,937	3,170
Friends of Ukraine fire engine	19,000	-	19,000	-
Print, post, stationery	1,659	447	2,106	2,862
Data and telecoms	7,970	-	7,970	7,319
Cleaning	5,691	-	5,691	6,041
Repairs and maintenance	10,762	4,855	15,617	14,787
The Kiosk at Conyngham (excl salaries)	-	5,892	5,892	1,468
	184,411	11,194	195,605	148,430
Support costs (see Note 6)	526	-	526	-
Governance costs (see Note 6)	510	-	510	510
Finance costs (see Note 6)	11,216	-	11,216	11,724
	196,663	11,194	207,856	160,664

## 6 Support costs

	Support costs	Governance costs	Finance costs	2023	2022	Basis of allocation
	£	£	£	£	£	
Subscriptions	526	-	-	526	-	Support
Accountancy and audit fees	-	510	-	510	510	Governance
Loan interest current year	-	-	11,216	11,216	11,724	Finance
	526	510	11,216	12,251	12,234	

## 7 Staff Costs and emoluments

	2023	2022
	£	£
Gross salaries	70,709	63,757
Employer's National Insurance	-	-
Employer's pension contributions	3,484	2,169
	<u>74,193</u>	<u>65,926</u>
Average number of employees (full time equivalent)	2.5	2
No employees received remuneration in excess of £60,000		

## 8 Taxation

Chain Lane Community Hub is a registered charity and its primary activities are not subject to Corporation Tax.

## 9 Tangible fixed assets

	Land and buildings	Plant and machinery	Fixtures, fittings & equipment	Total
	£	£	£	£
Cost				
At 1 January 2023	853,216	5,100	12,658	870,974
Additions	-	-	6,358	6,358
At 31 December 2023	<u>853,216</u>	<u>5,100</u>	<u>19,016</u>	<u>877,332</u>
Depreciation and impairment				
At 1 January 2023	343,076	2,576	10,267	355,919
Depreciation charged in the year	33,129	1,262	2,573	36,964
At 31 December 2023	<u>376,205</u>	<u>3,838</u>	<u>12,841</u>	<u>392,884</u>
Carrying amount				
At 31 December 2023	<u>477,011</u>	<u>1,262</u>	<u>6,175</u>	<u>484,449</u>
At 31 December 2022	<u>510,140</u>	<u>2,524</u>	<u>2,391</u>	<u>515,055</u>

Land and buildings are subject to security on charges registered by third parties.

## 10 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	910	10,622
Prepayments and accrued income	5,652	320
	<u>6,562</u>	<u>10,941</u>

## 11 Creditors

Amounts falling due within one year:

	2023	2022
	£	£
Trade creditors	-	-
Loans < 1 yr	10,504	9,996
Net wages	-	-
HMRC PAYE/NICs	891	382
NEST pension	452	268
Accruals	1,966	1,738
	<u>13,813</u>	<u>12,384</u>

## 12 Creditors

Amounts falling due after more than one year

	2023	2022
	£	£
Loans > 1 yr	209,201	220,214
	<u>209,201</u>	<u>220,214</u>

## 13 Deferred income

	2023	2022
	£	£
Total deferred income at 1 January 2023	164,779	177,288
Amounts credited to statement of financial activities	(12,509)	(12,509)
	<u>152,270</u>	<u>164,779</u>

## 14 Share Capital

The charity is limited by guarantee and has no share capital. In the event of the charity being wound up the members are required to contribute an amount not exceeding £1.

## 15 Analysis of funds

### 15.1 Funds held

Fund name	Type	Purpose and restrictions
Awards for All	Designated	To set up community activity during Covid lockdown to enable individuals to participate in Covid safe activities.
Friends of Ukraine	Unrestricted	To support Ukrainian refugees with learning English, practical support to aid their resettlement and social integration and community activities
Garfield Weston	Unrestricted	To fund core costs over a 12-month period
Harrogate Mind	Designated	Contribution towards Ukrainian Refugees East Coast day trip
The Morrisons Foundation	Designated	Creation of vegetable and sensory garden
NYCC Community Anchor	Unrestricted	System partner for North Yorkshire Council
NYCC Stronger Communities	Designated	To fund community consultation work to inform future service development and business
Orb Community Enterprise	Unrestricted	Support for Mental Health Network

### 15.2 Movement of major funds

Fund name	Balance b/fwd	Incoming resources	Outgoing resources	Transfers	Balance c/fwd
General unrestricted funds	190,307	108,765	(169,088)	-	129,984
Friends of Ukraine	-	36,174	(27,075)	-	9,099
Garfield Weston	-	30,000	-	-	30,000
NYCC Community Anchor	-	7,500	(500)	-	7,000
Orb Community Enterprise	-	1,000	-	-	1,000
	<b>190,307</b>	<b>183,439</b>	<b>(196,663)</b>	<b>-</b>	<b>177,083</b>
<b>Designated funds</b>					
Awards for All	7,309	9,434	(447)	-	16,296
Harrogate Mind	-	2,500	-	-	2,500
The Morrisons Foundation	-	5,332	(4,855)	-	477
The Kiosk at Conyngham	2,433	1,255	(5,892)	-	(2,204)
	<b>9,742</b>	<b>18,521</b>	<b>(11,194)</b>	<b>-</b>	<b>17,069</b>

### 15.3 Analysis of net assets between funds

	Unrestricted funds	Designated funds	Total
	£	£	£
Tangible fixed assets	484,449	-	484,449
Current assets	67,919	17,069	84,988
Creditors: amounts falling due within one year	(13,813)	-	(13,813)
Creditors: amounts falling due after more than one year	(209,201)	-	(209,201)
Deferred income	(152,270)	-	(152,270)
	<b>177,083</b>	<b>17,069</b>	<b>194,152</b>

### 16 Reconciliation of net movement in funds to net cash flow from operating activities

	2023	2022
	£	£
Net movement in funds	(5,897)	4,821
<b>Adjustments for:</b>		
Depreciation charges	36,964	35,575
Decrease/(increase) in debtors	4,379	(6,632)
Increase/(decrease) in creditors	(9,583)	(9,341)
Increase/(decrease) in deferred income	(12,509)	(12,509)
<b>Net cash provided by/(used in) operating activities</b>	<b>13,355</b>	<b>11,914</b>

**CHAIN LANE COMMUNITY HUB**

England & Wales - Charity number 1150969

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# Accounts

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Charity Registration No. 1150969

Company Registration No. 07527344

**CHAIN LANE COMMUNITY HUB**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

## **CHAIN LANE COMMUNITY HUB**

### **LEGAL AND ADMINISTRATIVE INFORMATION**

Directors	Leon Fijalkowski	(appointed 8 July 2015)
	Sam Alexander-Vasey	(appointed 25 May 2016)
	John Gray	(appointed 1 August 2019)
	Wendy Hunwick-Brown	(appointed 1 August 2019)
	Sarah Sturgeon	(appointed 23 October 2019)
	Nick Garrett	(appointed 22 April 2020)
	Hannah Gostlow	(appointed 9 December 2020)
	Natasha Barber-Evans	(appointed 11 August 2022)

Registered Office	Chain Lane Community Centre Chain Lane Knaresborough North Yorkshire HG5 0AS
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Charity Number	1150969
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Company Number	07527344
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Independent Examiner	White Rose Accounting Cobdale Cottage Cobdale Lane Warter York YO42 1XD
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Bankers	HSBC Bank Plc 7 Prospect Crescent Harrogate HG1 1RN
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**CHAIN LANE COMMUNITY HUB**  
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## **CHAIN LANE COMMUNITY HUB**

### **DIRECTORS' REPORT**

#### **FOR THE YEAR ENDED 31 DECEMBER 2022**

The Directors present their report and accounts for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's governing document, the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities in accordance with the Financial Reporting Standard for Smaller Entities (FRSSE) (effective 01/01/15).

#### **Objectives and activities**

The Trustees confirm that they have complied with the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning for future activities. In particular, we have considered how planned activities will contribute to the aims and objectives that have been set.

The charity's aims and objectives are:

"To further of benefit the residents of Knaresborough, North Yorkshire and the Harrogate district, without distinction of sex, sexual orientation, race or political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents".

As such, Chain Lane Community Hub is a multi-purpose community hub with the primary purpose of providing social, recreational, educational and entertainment facilities to the inhabitants of Knaresborough and surrounding areas that also acts in a community anchor role, supporting a range of partner organisations to work collectively toward the same goal of improving the life conditions of local residents.

Activities provided during 2022 included the following:

- Venue hire for statutory organisations, business, social, community and cultural activities
- Provision of office space for Better Connect and Harrogate Islamic Association
- Accommodation for the district's mass Covid vaccination centre in partnership with Homecare Pharmacy (from September 2021 to end of March 2023)
- Activities for elderly and vulnerable people
- Activities for families, children and young people
- Support for Ukrainian Refugees
- Volunteering projects
- Partnership development
- Arts & Culture
- Education & Training
- Employment support

- Sport

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable company should undertake.

The charitable company's policy is to consult with stakeholders over matters likely to affect their interests.

Information of matters of concern to stakeholders is given through information bulletins and reports which seek to achieve a common awareness on the part of all stakeholders of the financial and economic factors affecting the charity's performance.

Applications for employment by disabled persons will always be fully considered, bearing in mind the aptitudes of the applicant concerned. In the event of members of staff becoming disabled, every effort will be made to ensure that their employment within the charitable company continues and that the appropriate training is arranged. It is the policy of the charitable company that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of any other employee.

### **Achievements and performance**

Some disruption to daily activities continued during the early part of 2022 as a result of the Covid 19 pandemic, however groups slowly began to re-establish themselves and staff returned to the offices. Accommodation for the Mass Vaccination Centre continued throughout 2022, significantly supporting the charity's financial recovery and bringing a range of new people from all age groups into the community centre. The charity also stepped up to support the Ukrainian community arriving as a result of the war, bringing in additional grant income to support these activities. In July 2022, the charity negotiated with the local Council to bring The Kiosk and Games in the Park facilities at Conyngham Hall Knaresborough into community management following their closure during the pandemic. The charity now holds the Lease for this project and works in partnership with Community Stars CIC who operate the day-to-day activity of the facilities which provide low cost family activities for residents and tourists to the town.

In cash flow terms, Chain Lane ended the year with an in-year surplus of £6,076 and £71,430 cash in hand at the bank, significantly above the £45,000 reserve to cover three month's running costs as agreed by the Board of Trustees. This meant that Chain Lane was able to enter the 2023 financial year in a robust position.

A number of staffing changes occurred during 2022 to accommodate the growth in activity being undertaken. The Trustees formalised the role of CEO and appointed Sue Vasey to the position on a permanent basis in April 2022. They also created a 25 hour per week community development manager role to undertake community projects such as the Ukrainian support. The Assistant Centre Manager was promoted to Centre Manager on a permanent basis. An Assistant Admin and Facilities role was created in March 2022 via the government's Kickstarter programme providing an opportunity for a local young person to develop skills and confidence over a six month fully funded period. This role was extended to December 2022 utilising grant funding from Newcastle Building Society (via The Community Development Foundation).

The Board has retained highly skilled individuals, with great local knowledge and a real commitment to supporting the development of the charity and the local community. This is demonstrated in the Board's attitude to risk with the Kiosk and Games in the Park initiative and their determination to improve the community infrastructure of the town and its surrounding areas by commitment to the community anchor role.

The staff team also put in a significant amount of work to support the vaccination centre, often being the first point of contact for telephone and face to face enquiries and ensuring the building was clean and welcoming every day. Much support was also provided to enable existing groups hiring the space to continue their activities.

One room (The Wharfe) which had been leased by Better Connect was returned to the core hiring space for the centre and now provides modern, accessible meeting space for a range of activities and stakeholders.

Accommodating the vaccination centre has significantly raised the profile of the Hub with the local community and resulted in significant new enquiries for bookings as well as bringing in new funds that have enabled the Hub to prosper despite the impact of Covid restrictions over the past two years.

Not only did this allow Chain Lane to replace lost income streams, but also saw it helping to respond directly to new community need (the vaccination centre). This process consolidated the Board's decision to diversify the organisation's delivery and income streams by increasing income from grant funding to compliment the earned income from room hire. A new Business Plan now clearly sets out the direction for the Hub over the next five years in terms of the building, partnership development and strategic influencing.

Chain Lane Community Hub continues to recognise the value and importance of working with the local community and the team of volunteers is continuing to grow. A volunteer gardening group, established through Lottery Awards for All funding has now grown into Green Connectors. As well as maintaining and developing the outdoor space at the Hub they are now working at several other community and faith organisations building infrastructure such as bug hotels, underground ponds, growing food for the local community and improving wildlife friendly habitats to improve the environment and bio-diversity of the Town.

Connections have been re-enforced with local community support organisation Knaresborough Connectors who are now working with Chain Lane to connect local people with their support and services. Chain Lane Community Hub is co-lead with Knaresborough Connectors for a community development project called Knaresborough Voice, which is working with a wide range of partners and stakeholders to produce a community investment strategy for the town.

### **Financial Performance**

Income for the year increased from £114,115 to £165,485 due to accommodating the vaccination centre and securing new grant funding for project work.

The positive financial position has enabled investment in improvements to the charity such as a new phone system and upgrade of IT. Staff costs have risen in line with the increased workload and these have been met by corresponding grant funding. As a result cash in hand and at bank increased by £6,076 on 2021 with £71,430 in place at the year end. This is significantly more than the £45,000 required for operational reserves and puts the charity on a strong financial footing for 2023.

## **Forward Planning**

The Trustees continue to assess the major risks to which the charitable company is exposed and have worked with the management team to establish an up-to-date Risk Register which is assessed and updated on a quarterly basis with systems and procedures in place to ensure risks are avoided and/or mitigated.

They continue to meet on bi-monthly basis in recognition of the pace the charity is developing.

Planning is in place to minimise the financial impact of the vaccination centre leaving the Hub in March 2023 and development of new income streams from room rental in the light of new community need, and the ongoing application for additional grant and statutory sector funding to support the development of emerging and new activity. A maintenance plan is also in place for the building to ensure the spaces continue to be of the highest quality for residents. As it stands the charity is expecting to make an in-year surplus for the 2023 financial year and is not anticipating any existential threats as a result of the current operating environment.

## **Structure, governance and management**

The company became a registered charity on 26 February 2013 and is governed by its Memorandum and Articles of Association. Its principle activities are

- the management of a community centre in Knaresborough, North Yorkshire
- Strategic development of the Kiosk and Games in the Park facilities
- Project management and development
- volunteer development and support for the town
- strategic community and partnership development

The Trustees, who are also the directors for the purpose of company law and who are current directors or who served during the year were:

Leon Fijalkowski (appointed 8 July 2015)

Sam Alexander-Vasey (appointed 25 May 2016)

John Gray (appointed 01 August 2019)

Wendy Hunwick-Brown (appointed 01 August 2019)

Sarah Sturgeon (appointed 23 October 2019)

Nick Garrett (appointed 22 April 2020)

Hannah Gostlow (appointed 9 December 2020)

Natasha Barber-Evans (appointed 11 August 2022)

## **Trustee Selection Method**

There must be a minimum of 6 Trustees on the Board at one time, with persons being elected for a five-year term. The incumbent Trustees may recruit new Trustees at any time.

None of the Trustees has any beneficial interest in the company. Sam Alexander-Vasey and Sue Vasey have a family relationship, but this is mitigated by the Board in terms of financial and relevant human resource procedures.

The Trustees give their time voluntarily and receive reimbursements for expenses only.

## **Organisational Structure**

As of the end of 2022 the charity had a board of Trustees of 8 members responsible for the strategic direction and policy of the charity. The current members of the Board are from a variety of professional backgrounds.

The board is responsible for ensuring that the charity delivers the services specified and that key performance indicators are met.

The report was approved by the Board of Trustees

A handwritten signature in black ink, appearing to read 'L Fijalkowski', is written over a light blue rectangular background.

L Fijalkowski

Chair of the Board

Dated 4th August 2023

## **CHAIN LANE COMMUNITY HUB**

### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

#### **FOR THE YEAR ENDED 31 DECEMBER 2022**

The directors, who also act as trustees for the charitable activities of Chain Lane Community Hub, are responsible for preparing the Directors' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statement, and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation

The directors are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**CHAIN LANE COMMUNITY HUB**

**Independent Examiner's report to the trustees.**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities 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 matter has come to my attention

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Zillah Hopps FMAAT  
White Rose Accounting  
26th July 2023

CHAIN LANE COMMUNITY HUB

STATEMENT OF FINANCIAL ACTIVITIES  
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds £	Designated funds £	Total 2022 £	Total 2021 £
<b>Income and endowments from:</b>					
Donations and legacies	2	6,108	-	6,108	511
Charitable activities	3	102,373	-	102,373	57,263
Other income	4	25,322	31,683	57,005	56,341
<b>Total income and endowments</b>		<u>133,803</u>	<u>31,683</u>	<u>165,485</u>	<u>114,115</u>
<b>Expenditure on:</b>					
Charitable activities	5	141,969	18,696	160,664	110,085
<b>Net income for the year</b>		<u>(8,166)</u>	<u>12,987</u>	<u>4,821</u>	<u>4,030</u>
Transfers between funds	15	3,245	(3,245)	-	-
<b>Net movement in funds</b>		<u>(4,921)</u>	<u>9,742</u>	<u>4,821</u>	<u>4,030</u>
Fund balances at 1 January 2022		195,227	-	195,227	191,198
<b>Fund balances at 31 December 2022</b>		<u><u>190,307</u></u>	<u><u>9,742</u></u>	<u><u>200,049</u></u>	<u><u>195,227</u></u>

**CHAIN LANE COMMUNITY HUB  
BALANCE SHEET  
AS AT 31 DECEMBER 2022**

	Notes	2022		2021	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	9		515,055		544,791
<b>Current assets</b>					
Debtors	10	10,941		4,310	
Cash at bank and in hand		<u>71,430</u>		<u>65,354</u>	
		82,371		69,663	
<b>Liabilities</b>					
Creditors: amounts falling due within one year	11	(12,384)		(11,444)	
Net current assets			<u>69,987</u>		<u>58,220</u>
<b>Total assets less current liabilities</b>			<u>585,041</u>		<u>603,011</u>
<b>Creditors: amounts falling due after more than one year</b>	12		(220,214)		(230,495)
<b>Deferred income</b>	13		(164,779)		(177,288)
<b>Net assets</b>			<u><u>200,049</u></u>		<u><u>195,227</u></u>
<b>The funds of the charity</b>					
Designated funds			9,742		-
Unrestricted funds	16		<u>190,307</u>		<u>195,227</u>
			<u><u>200,049</u></u>		<u><u>195,227</u></u>

The Trustees are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.

The directors (Trustees) acknowledge their responsibilities for:

- i) ensuring the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006; and
- ii) preparing financial statements which give a true and fair view of the state of affairs of the company at the end of each financial year and of its profit and loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standards for Smaller Entities (effective April 2008).

The accounts were approved by the Directors on 4th August 2023



**Leon Fijalkowski**  
Chair of the Board of Trustees

Company Registration No. 07527344

**CHAIN LANE COMMUNITY HUB  
STATEMENT OF CASH FLOWS  
AS AT 31 DECEMBER 2022**

	Notes	2022 £	2021 £
<b>Net cash provided by/(used in) operating activities</b>	<b>16</b>	<b>11,914</b>	<b>19,787</b>
<b>Cashflows from investing activities:</b>			
Purchase of property, plant & equipment		(5,838)	(1,523)
Proceeds from the sale of investments		-	-
<b>Net cash used in financing activities</b>		<u>(5,838)</u>	<u>(1,523)</u>
<b>Change in cash and cash equivalents in the year</b>		6,076	18,264
Cash and cash equivalents at the start of the year		<u>65,354</u>	<u>47,089</u>
<b>Total cash and cash equivalents at the end of the year</b>		<u><u>71,430</u></u>	<u><u>65,354</u></u>
<b>Analysis of cash and cash equivalents</b>			
Cash at bank and in hand		<u><u>71,430</u></u>	<u><u>65,354</u></u>

**CHAIN LANE COMMUNITY HUB  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**1. Accounting policies**

**1.1 Accounting convention**

The financial statements are prepared under the historical cost convention in accordance with the applicable U.K Accounting Standards (U.K. Generally Accepted Accounting Practice) and in accordance with the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities in accordance with the Financial Reporting Standard for Smaller Entities (FRSSE) (effective 01/01/05) and the Companies Act 2006.

The accounts are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

**1.2 Going concern**

At the time of approving the accounts, the directors have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors' continue to adopt the going concern basis of accounting in preparing the accounts.

**1.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the directors in furtherance of their charitable objectives unless the funds have been designated for other purposes. Designated funds have been approved by the directors for a specific purpose.

**1.4 Incoming resources**

Donations and gifts comprise amounts received in the year.

Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

**1.5 Resources expended**

All expenditure is accounted for on an accruals basis and has been classified under headings which aggregate all costs related to that category. No allocation of costs between different activity categories has been deemed appropriate as they are not considered material.

**1.6 Tangible fixed assets**

Tangible fixed assets are measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings	4% straight line on buildings
Plant and machinery	33.3% straight line
Fixtures, fittings and equipment	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income (expenditure) for the year.

**1.7 Impairment of fixed assets**

At each reporting end date, the charitable company reviews the carrying amounts of its fixed assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). The directors consider that no such loss has been incurred.

**1.8 Grants**

Grants towards capital expenditure are released to the Statement Of Financial Activities over the expected useful life of the assets. Grants towards revenue expenditure are released to the Statement Of Financial Activities as the related expenditure is incurred.

## 2 Donations and legacies

	2022 £	2021 £
Donations and gifts	6,108	511

## 3 Charitable activities

	Rent received £	Hire of rooms and facilities £	Release of grant income £	Total 2022 £	Total 2021 £
Income from charitable activities	27,216	62,648	12,509	102,373	57,263

## 4 Other income

	Unrestricted funds £	Designated funds £	2022 £	2021 £
Grants				
Net gain on disposal of tangible fixed assets				
Awards for All	-	9,746	9,746	9,630
Better Connect Kickstarter	-	7,466	7,466	-
Covid-19 JRS grants	-	-	-	1,451
Garfield Weston	-	-	-	7,500
Harrogate Borough Council	-	-	-	17,597
Harrogate District of Sanctuary	-	550	550	-
Harrogate Mind	-	500	500	-
Homecare Pharmacy	-	1,120	1,120	-
Newcastle Building Society	-	4,000	4,000	-
North Yorkshire Police, Fire and Crime Commissioner	-	1,672	1,672	-
NYCC Stronger Communities	21,700	-	21,700	-
Power to Change Programmes	-	-	-	17,278
Two Ridings Foundation	-	-	-	2,885
<b>The Kiosk at Conyngham</b>				
Bettys and Taylors (unrestricted)	-	2,000	2,000	-
Knaresborough Town Council	-	1,583	1,583	-
NYCC Stronger Communities	-	990	990	-
NYCC Locality Fund	-	1,000	1,000	-
Kiosk equipment hire	-	667	667	-
Kiosk sales	-	389	389	-
Other income	3,622	-	3,622	-
	25,322	31,683	57,005	56,341

## 5 Resources expended

	Unrestricted funds £	Designated funds £	2022 £	2021 £
Staff and payroll costs	51,503	14,423	65,926	28,001
Depreciation and impairment	35,575	-	35,575	33,800
Insurance	3,228	-	3,228	2,940
Light and heat	5,929	-	5,929	3,336
Professional fees	1,351	-	1,351	7,748
Sundry expenses	2,120	1,050	3,170	43
Print, post, stationery	1,362	1,500	2,862	3,274
Data and telecoms	7,319	-	7,319	4,955
Cleaning	6,041	-	6,041	2,050
Repairs and maintenance	14,532	255	14,787	15,850
The Kiosk at Conyngham (excl salaries)	-	1,468	1,468	-
	129,734	18,696	148,430	101,996
Support costs (see Note 6)	-	-	-	-
Governance costs (see Note 6)	510	-	510	510
Finance costs (see Note 6)	11,724	-	11,724	7,580
	141,969	18,696	160,664	110,085

## 6 Support costs

	Support costs £	Governance costs £	Finance costs £	2022 £	2021 £	Basis of allocation
Subscriptions	-	-	-	-	-	Support
Accountancy and audit fees	-	510	-	510	510	Governance
Loan interest current year	-	-	11,724	11,724	7,580	Finance
	-	510	11,724	12,234	8,090	

## 7 Staff Costs and emoluments

	2022 £	2021 £
Gross salaries	63,757	26,655
Employer's National Insurance	-	-
Employer's pension contributions	2,169	1,346
	65,926	28,001
Average number of employees (full time equivalent)	2	2
No employees received remuneration in excess of £60,000		

## 8 Taxation

Chain Lane Community Hub is a registered charity and its primary activities are not subject to Corporation Tax.

## 9 Tangible fixed assets

	Land and buildings	Plant and machinery	Fixtures, fittings & equipment	Total
	£	£	£	£
Cost				
At 1 January 2022	853,216	1,314	10,606	865,136
Additions	-	3,786	2,052	5,838
At 31 December 2022	853,216	5,100	12,658	870,974
Depreciation and impairment				
At 1 January 2022	309,948	1,114	9,283	320,345
Depreciation charged in the year	33,129	1,462	984	35,575
At 31 December 2022	343,076	2,576	10,267	355,919
Carrying amount				
At 31 December 2022	510,140	2,524	2,391	515,055
At 31 December 2021	543,269	200	1,323	544,791

Land and buildings are subject to security on charges registered by third parties.

## 10 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Trade debtors	10,622	3,990
Prepayments and accrued income	320	320
	10,941	4,310

## 11 Creditors

### Amounts falling due within one year:

	2022	2021
	£	£
Trade creditors	-	-
Loans < 1 yr	9,996	9,710
Net wages	-	-
HMRC PAYE/NICs	382	99
NEST pension	268	156
Accruals	1,738	1,478
	12,384	11,444

## 12 Creditors

### Amounts falling due after more than one year

	2022	2021
	£	£
Loans > 1 yr	220,214	230,495
	220,214	230,495

## 13 Deferred income

	2022	2021
	£	£
Total deferred income at 1 January 2022	177,288	189,797
Amounts credited to statement of financial activities	(12,509)	(12,509)
	164,779	177,288

## 14 Share Capital

The charity is limited by guarantee and has no share capital. In the event of the charity being wound up the members are required to contribute an amount not exceeding £1.

## 15 Analysis of funds

### 15.1 Funds held

Fund name	Type	Purpose and restrictions
Awards for All	Designated	To set up community activity during Covid lockdown to enable individuals to participate in Covid safe activities.
Better Connect Kickstarter	Designated	Contribution towards additional staffing costs
Friends of Ukraine	Unrestricted	To support Ukrainian refugees with learning English, practical support to aid their resettlement and social integration and community activities
Garfield Weston	Unrestricted	To fund core costs over a 12-month period
Harrogate District of Sanctuary	Designated	Contribution towards Ukrainian Refugees project
Harrogate Mind	Designated	Contribution towards Ukrainian Refugees East Coast day trip
Homecare Pharmacy	Designated	Payment of Volunteer Coordinator support for the Vaccination Centre
Newcastle Building Society	Designated	Contribution towards additional staffing costs
North Yorkshire Police, Fire and Crime Commissioner	Designated	To fund costs of doorguard/canopy/fire alarm for the Community Centre
NYCC Stronger Communities	Designated	To fund community consultation work to inform future service development and business planning.
Power to Change Programmes	Unrestricted	To fund core costs
Two Ridings Foundation	Designated	To cover Health & Safety costs

### 15.2 Movement of major funds

Fund name	Balance b/fwd	Incoming resources	Outgoing resources	Transfers	Balance c/fwd
General unrestricted funds	192,727	120,263	(143,921)	21,237	190,307
Garfield Weston	2,500	-	-	(2,500)	-
Friends of Ukraine	-	13,540	1,952	(15,492)	-
	<b>195,227</b>	<b>133,803</b>	<b>(141,969)</b>	<b>3,245</b>	<b>190,307</b>
<b>Designated funds</b>					
Awards for All	-	9,746	(2,437)	-	7,309
Better Connect Kickstarter	-	7,466	(7,466)	-	-
Harrogate District of Sanctuary	-	550	(550)	-	-
Harrogate Mind	-	500	(500)	-	-
Homecare Pharmacy	-	1,120	(1,120)	-	-
Newcastle Building Society	-	4,000	(4,000)	-	-
North Yorks Police, Fire and Crime Comm	-	1,672	(255)	(1,417)	-
<b>The Kiosk at Conyngham</b>					
Bettys and Taylors (unrestricted)	-	2,000	(172)	(1,828)	-
Knaresborough Town Council	-	1,583	(1,190)	-	392
NYCC Stronger Communities	-	990	(106)	-	884
NYCC Locality Fund	-	1,000	(900)	-	100
Kiosk equipment hire	-	667	-	-	667
Kiosk sales	-	389	-	-	389
	-	<b>31,683</b>	<b>(18,696)</b>	<b>(3,245)</b>	<b>9,742</b>

### 15.3 Analysis of net assets between funds

	Unrestricted funds	Designated funds	Total
	£	£	£
Tangible fixed assets	515,055	-	515,055
Current assets	72,629	9,742	82,371
Creditors: amounts falling due within one year	(12,384)	-	(12,384)
Creditors: amounts falling due after more than one year	(220,214)	-	(220,214)
Deferred income	(164,779)	-	(164,779)
	<b>190,307</b>	<b>9,742</b>	<b>200,049</b>

### 16 Reconciliation of net movement in funds to net cash flow from operating activities

	2022	2021
	£	£
Net movement in funds	4,821	4,030
<b>Adjustments for:</b>		
Depreciation charges	35,575	33,800
Decrease/(increase) in debtors	(6,632)	(1,416)
Increase/(decrease) in creditors	(9,341)	(4,117)
Increase/(decrease) in deferred income	(12,509)	(12,509)
<b>Net cash provided by/(used in) operating activities</b>	<b>11,914</b>	<b>19,787</b>

**CHAIN LANE COMMUNITY HUB**

England & Wales - Charity number 1150969

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# Accounts

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Charity Registration No. 1150969

Company Registration No. 07527344

**CHAIN LANE COMMUNITY HUB**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

## **CHAIN LANE COMMUNITY HUB**

### **LEGAL AND ADMINISTRATIVE INFORMATION**

Directors	Leon Fijalkowski	(appointed 8 July 2015)
	Sam Alexander-Vasey	(appointed 25 May 2016)
	John Gray	(appointed 1 August 2019)
	Wendy Hunwick-Brown	(appointed 1 August 2019)
	Sarah Sturgeon	(appointed 23 October 2019)
	Nick Garrett	(appointed 22 April 2020)
	Sue Vasey	(appointed 9 December 2020, resigned 9 September 2021 to take up Interim CEO post)
	Hannah Gostlow	(appointed 9 December 2020)

Registered Office	Chain Lane Community Centre Chain Lane Knaresborough North Yorkshire HG5 0AS
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Charity Number	1150969
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Company Number	07527344
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Independent Examiner	White Rose Accounting Cobdale Cottage Cobdale Lane Warter York YO42 1XD
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Bankers	HSBC Bank Plc 7 Prospect Crescent Harrogate HG1 1RN
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**CHAIN LANE COMMUNITY HUB**  
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## **CHAIN LANE COMMUNITY HUB**

### **DIRECTORS' REPORT**

#### **FOR THE YEAR ENDED 31 DECEMBER 2021**

The Directors present their report and accounts for the year ended 31 December 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's governing document, the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities" in accordance with the Financial Reporting Standard for Smaller Entities (FRSSE) (effective 01/01/15).

#### **Objectives and activities**

The Trustees confirm that they have complied with the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning for future activities. In particular, we have considered how planned activities will contribute to the aims and objectives that have been set.

The charity's aims and objectives are:

"To further of benefit the residents of Knaresborough, North Yorkshire and the Harrogate district, without distinction of sex, sexual orientation, race or political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents".

As such, Chain Lane Community Hub is a multi-purpose community resource with the primary purpose of providing social, recreational, educational and entertainment facilities to the inhabitants of Knaresborough and surrounding areas that also acts in a community anchor role, supporting a range of partner organisations to work collectively toward the same goal of improving the life conditions of local residents.

Activities provided during 2021 included the following:

- Venue hire for statutory organisations, business, social, community and cultural activities (in line with Covid restrictions)
- Provision of office space for Your Consortium (now Better Connect), Forest Cleaning and Harrogate Islamic Society
- Accommodation for the district's mass Covid vaccination centre (from September 2021 to date)
- Activities for elderly and vulnerable people
- Activities for families, children and young people
- Volunteering projects
- Partnership development
- Arts & Culture
- Education & Training
- Employment support

- Sport

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable company should undertake.

The charitable company's policy is to consult with stakeholders over matters likely to affect their interests.

Information of matters of concern to stakeholders is given through information bulletins and reports which seek to achieve a common awareness on the part of all stakeholders of the financial and economic factors affecting the charity's performance.

Applications for employment by disabled persons will always be fully considered, bearing in mind the aptitudes of the applicant concerned. In the event of members of staff becoming disabled, every effort will be made to ensure that their employment within the charitable company continues and that the appropriate training is arranged. It is the policy of the charitable company that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of any other employee.

### **Achievements and performance**

As in 2020, 2021 was significantly disrupted by the impact of the Covid 19 pandemic, forcing the Hub to close in January (3<sup>rd</sup> national lockdown) with the majority of groups not resuming until July. This resulted in the continued loss of the majority of its income streams resulting in both its staff being put on furlough. Nevertheless, through a combination of furlough support, a loan repayment holiday from the Social Investment Business, and successful applications for emergency funding, Chain Lane was able to re-open in the summer, bring back staff and re-purpose its provision in the light of changing need and varying restrictions.

Accommodating the mass Vaccination Centre from September meant that in cash flow terms, Chain Lane ended the year with an in-year surplus of £18,265 and £65,354 cash in hand at the bank, significantly above the £21,000 reserve to cover three month's running costs as agreed by the Board of Trustees. This meant that Chain Lane was able to enter the 2022 financial year in a robust position. In November 2021 funding was provided by the vaccination centre provider for six months for a Volunteer Coordinator role, increasing capacity in the team.

Despite the disruption caused by Covid, 2021 has seen Chain Lane Community Hub drive forward its community anchor role, successfully working in partnership with other key organisations for the benefit of the people of Knaresborough. The Centre Manager resigned from her post in September and Trustee Sue Vasey stepped down from the Board to undertake the Interim CEO role (for 6 months).

The Board has retained highly skilled individuals, with great local knowledge and a real commitment to supporting the development of the charity and the local community. This was seen in their response to Covid, support for the integration of the vaccination centre and the interim CEO, meeting monthly rather than quarterly, providing ongoing support to the charity's development.

The staff team also put in a significant amount of work to support the vaccination centre, often being the first point of contact for telephone and face to face enquiries and ensuring the

building was clean and welcoming every day. Over 63,000 vaccinations were administered between 21<sup>st</sup> September and 31<sup>st</sup> December, with over 1000 people per day accessing the building for their vaccination at its peak. Much support was also provided to enable existing groups hiring the space to continue their activities, and alternative accommodation was sourced from local groups where this was not possible.

Accommodating the vaccination centre has significantly raised the profile of the Hub with the local community and resulted in significant new enquiries for bookings as well as bringing in new funds that have enabled the Hub to prosper despite the impact of Covid restrictions in the first half of the year.

Not only did this allow Chain Lane to replace lost income streams, but also saw it helping to respond directly to new community need (the vaccination centre). This process consolidated the Board's decision to diversify the organisation's delivery and income streams by increasing income from grant funding to compliment the earned income from room hire. A new Business Plan now clearly sets out the direction for the Hub over the next five years in terms of the building, partnership development and strategic influencing.

Chain Lane Community Hub continues to recognise the value and importance of working with the local community and the team of volunteers is continuing to grow. A volunteer gardening group, established through Lottery Awards for All funding has now grown into Green Connectors. As well as maintaining and developing the outdoor space at the Hub they are now working at several other community and faith organisations building infrastructure such as bug hotels, underground ponds, growing food for the local community and improving wildlife friendly habitats to improve the environment and bio-diversity of the Town.

Connections have been re-enforced with local community support organisation Knaresborough Connectors who are now working with Chain Lane to connect local people with their support and services. Chain Lane Community Hub is co-lead with Knaresborough Connectors for a community development project called Knaresborough Voice, which is working with a wide range of partners and stakeholders to produce a community investment strategy for the town.

## **Financial Performance**

Income for the year increased from £67,743 to £114,115 due to accommodating the vaccination centre and securing several covid response grants to support core activities. This exceeds the 2019 (pre-Covid position) by £17,777.

The positive financial position was also offset by significantly reduced expenditure servicing the Social Investment Business loan (up to September) meaning that cash in hand and at bank increased by £18,265 on 2020 with £65,354 in place at the year end. This is significantly more than the £21,000 required for operational reserves and put the charity on a strong financial footing for 2022.

## **Forward Planning**

The Trustees continue to assess the major risks to which the charitable company is exposed and have worked with the management team to establish an up to date Risk Register which is assessed and updated on a quarterly basis with systems and procedures in place to ensure risks are avoided and/or mitigated.

They continue to meet on an increased monthly basis in recognition of the pace the charity is developing.

Planning is in place to ensure continued support for the vaccination centre (likely to be based at the Hub until March 2023), development of new income streams from room rental in the light of new community need, and the ongoing application for additional grant and statutory sector funding to support the development of emerging and new activity. A maintenance plan is also in place for the building to ensure the spaces continue to be of the highest quality for residents. As it stands the charity is expecting to make an in-year surplus for the 2022 financial year and is not anticipating any existential threats as a result of the current operating environment.

## **Structure, governance and management**

The company became a registered charity on 26 February 2013 and is governed by its Memorandum and Articles of Association. Its principle activities are

- the management of a community centre in Knaresborough, North Yorkshire
- volunteer development and support for the town
- strategic community and partnership development

The Trustees, who are also the directors for the purpose of company law and who are current directors or who served during the year were:

Leon Fijalkowski (appointed 8 July 2015)

Sam Alexander-Vasey (appointed 25 May 2016)

John Gray (appointed 01 August 2019)

Wendy Hunwick-Brown (appointed 01 August 2019)

Sarah Sturgeon (appointed 23 October 2019)

Nick Garrett (appointed 22 April 2020)

Sue Vasey (appointed 9 December 2020, resigned 8 September 2021)

Hannah Gostlow (appointed 9 December 2020)

## **Trustee Selection Method**

There must be a minimum of 6 Trustees on the Board at one time, with persons being elected for a five-year term. The incumbent Trustees may recruit new Trustees at any time.

None of the Trustees has any beneficial interest in the company. Sam Alexander-Vasey and Sue Vasey have a family relationship, but this is mitigated by the Board in terms of financial and relevant human resource procedures.

The Trustees give their time voluntarily and receive reimbursements for expenses only.

## **Organisational Structure**

As of the end of 2021 the charity had a board of Trustees of 7 members responsible for the strategic direction and policy of the charity. The current members of the Board are from a variety of professional backgrounds.

The board is responsible for ensuring that the charity delivers the services specified and that key performance indicators are met.

The report was approved by the Board of Trustees

A handwritten signature in black ink, appearing to read 'L Fijalkowski', written in a cursive style.

L Fijalkowski

Chair of the Board

Dated 15<sup>th</sup> July 2022

## **CHAIN LANE COMMUNITY HUB**

### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

#### **FOR THE YEAR ENDED 31 DECEMBER 2021**

The directors, who also act as trustees for the charitable activities of Chain Lane Community Hub, are responsible for preparing the Directors' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statement, and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation

The directors are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**CHAIN LANE COMMUNITY HUB**  
**Independent Examiner's report to the trustees.**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities 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 matter has come to my attention

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Zillah Hopps FMAAT  
White Rose Accounting  
13th July 2022

CHAIN LANE COMMUNITY HUB

STATEMENT OF FINANCIAL ACTIVITIES  
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted funds £	Designated funds £	Total 2021 £	Total 2020 £
<b>Income and endowments from:</b>					
Donations and legacies	2	511	-	511	82
Charitable activities	3	57,263	-	57,263	42,056
Other income	4	43,826	12,515	56,341	25,605
<b>Total income and endowments</b>		<u>101,600</u>	<u>12,515</u>	<u>114,115</u>	<u>67,743</u>
<b>Expenditure on:</b>					
Charitable activities	5	97,126	12,959	110,085	97,460
<b>Net income for the year</b>		<u>4,474</u>	<u>(444)</u>	<u>4,030</u>	<u>(29,717)</u>
Transfers between funds	15	-	-	-	-
<b>Net movement in funds</b>		<u>4,474</u>	<u>(444)</u>	<u>4,030</u>	<u>(29,717)</u>
Fund balances at 1 January 2021		190,754	444	191,198	220,915
<b>Fund balances at 31 December 2021</b>		<u><u>195,227</u></u>	<u><u>-</u></u>	<u><u>195,227</u></u>	<u><u>191,198</u></u>

**CHAIN LANE COMMUNITY HUB  
BALANCE SHEET  
AS AT 31 DECEMBER 2021**

	Notes	2021		2020	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	9		544,791		577,068
<b>Current assets</b>					
Debtors	10	4,310		2,893	
Cash at bank and in hand		65,354		47,089	
		<u>69,663</u>		<u>49,983</u>	
<b>Liabilities</b>					
Creditors: amounts falling due within one year	11	(11,444)		(1,130)	
Net current assets			58,220		48,853
<b>Total assets less current liabilities</b>			<u>603,011</u>		<u>625,921</u>
<b>Creditors: amounts falling due after more than one year</b>	12		(230,495)		(244,927)
<b>Deferred income</b>	13		(177,288)		(189,797)
<b>Net assets</b>			<u>195,227</u>		<u>191,198</u>
<b>The funds of the charity</b>					
Designated funds			-		444
Unrestricted funds	16		195,227		190,754
			<u>195,227</u>		<u>191,198</u>

The Trustees are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.

The directors (Trustees) acknowledge their responsibilities for:

- i) ensuring the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006; and
- ii) preparing financial statements which give a true and fair view of the state of affairs of the company at the end of each financial year and of its profit and loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standards for Smaller Entities (effective April 2008).

The accounts were approved by the Directors on 15th July 2022



**Leon Fijalkowski**  
Chair of the Board of Trustees

Company Registration No. 07527344

**CHAIN LANE COMMUNITY HUB  
STATEMENT OF CASH FLOWS  
AS AT 31 DECEMBER 2021**

	Notes	2021 £	2020 £
<b>Net cash provided by/(used in) operating activities</b>	<b>16</b>	<b>19,787</b>	<b>(2,510)</b>
<b>Cashflows from investing activities:</b>			
Purchase of property, plant & equipment		(1,523)	(961)
Proceeds from the sale of investments		-	-
<b>Net cash used in financing activities</b>		<u>(1,523)</u>	<u>(961)</u>
<b>Change in cash and cash equivalents in the year</b>		18,264	(3,471)
Cash and cash equivalents at the start of the year		<u>47,089</u>	<u>50,560</u>
<b>Total cash and cash equivalents at the end of the year</b>		<u><u>65,354</u></u>	<u><u>47,089</u></u>
<b>Analysis of cash and cash equivalents</b>			
Cash at bank and in hand		<u><u>65,354</u></u>	<u><u>47,089</u></u>

**CHAIN LANE COMMUNITY HUB  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**1. Accounting policies**

**1.1 Accounting convention**

The financial statements are prepared under the historical cost convention in accordance with the applicable U.K Accounting Standards (U.K. Generally Accepted Accounting Practice) and in accordance with the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities in accordance with the Financial Reporting Standard for Smaller Entities (FRSSE) (effective 01/01/05) and the Companies Act 2006.

The accounts are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

**1.2 Going concern**

At the time of approving the accounts, the directors have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors' continue to adopt the going concern basis of accounting in preparing the accounts.

**1.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the directors in furtherance of their charitable objectives unless the funds have been designated for other purposes. Designated funds have been approved by the directors for a specific purpose.

**1.4 Incoming resources**

Donations and gifts comprise amounts received in the year.

Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

**1.5 Resources expended**

All expenditure is accounted for on an accruals basis and has been classified under headings which aggregate all costs related to that category. No allocation of costs between different activity categories has been deemed appropriate as they are not considered material.

**1.6 Tangible fixed assets**

Tangible fixed assets are measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings	4% straight line on buildings
Plant and machinery	33.3% straight line
Fixtures, fittings and equipment	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income (expenditure) for the year.

**1.7 Impairment of fixed assets**

At each reporting end date, the charitable company reviews the carrying amounts of its fixed assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

The directors consider that no such loss has been incurred.

**1.8 Grants**

Grants towards capital expenditure are released to the Statement Of Financial Activities over the expected useful life of the assets. Grants towards revenue expenditure are released to the Statement Of Financial Activities as the related expenditure is incurred.

## 2 Donations and legacies

	2021 £	2020 £
Donations and gifts	511	82

## 3 Charitable activities

	Rent received £	Hire of rooms and facilities £	Release of grant income £	Total 2021 £	Total 2020 £
Income from charitable activities	14,344	30,410	12,509	57,263	42,056

## 4 Other income

	Unrestricted funds £	Designated funds £	2021 £	2020 £
Grants				
Harrogate Borough Council	17,597	-	17,597	11,334
Community Grant 5	-	-	-	4,159
Covid-19 JRS grants	1,451	-	1,451	9,306
Power to Change Programmes	17,278	-	17,278	-
Awards for All	-	9,630	9,630	-
Garfield Weston	7,500	-	7,500	-
Two Ridings Foundation	-	2,885	2,885	-
Other income	-	-	-	-
	43,826	12,515	56,341	25,605

## 5 Resources expended

	Unrestricted funds £	Designated funds £	2021 £	2020 £
Staff and payroll costs	22,251	5,750	28,001	31,069
Depreciation and impairment	33,800	-	33,800	33,419
Insurance	1,558	1,382	2,940	2,787
Light and heat	1,796	1,540	3,336	3,938
Professional fees	7,748	-	7,748	6,215
Sundry expenses	43	-	43	239
Print, post, stationery	934	2,340	3,274	1,509
Data and telecoms	4,955	-	4,955	740
Cleaning	2,050	-	2,050	1,979
Repairs and maintenance	13,903	1,946	15,850	5,278
	89,037	12,959	101,996	87,172
Support costs (see Note 6)	-	-	-	-
Governance costs (see Note 6)	510	-	510	480
Finance costs (see Note 6)	7,580	-	7,580	9,807
	97,126	12,959	110,085	97,460

## 6 Support costs

	Support costs £	Governance costs £	Finance costs £	2021 £	2020 £	Basis of allocation
Subscriptions	-	-	-	-	-	Support
Accountancy and audit fees	-	510	-	510	480	Governance
Loan interest current year	-	-	7,580	7,580	9,807	Finance
	-	510	7,580	8,090	10,287	

## 7 Staff Costs and emoluments

	2021 £	2020 £
Gross salaries	26,655	29,599
Employer's National Insurance	-	-
Employer's pension contributions	1,346	1,470
	28,001	31,069
Average number of employees (full time equivalent)	2	2
No employees received remuneration in excess of £60,000		

## 8 Taxation

Chain Lane Community Hub is a registered charity and its primary activities are not subject to Corporation Tax.

## 9 Tangible fixed assets

	Land and buildings	Plant and machinery	Fixtures, fittings & equipment	Total
	£	£	£	£
Cost				
At 1 January 2021	853,216	1,314	9,083	863,613
Additions	-	-	1,523	1,523
At 31 December 2021	853,216	1,314	10,606	865,136
Depreciation and impairment				
At 1 January 2021	276,819	914	8,812	286,545
Depreciation charged in the year	33,129	200	471	33,800
At 31 December 2021	309,948	1,114	9,283	320,345
Carrying amount				
At 31 December 2021	543,269	200	1,323	544,791
At 31 December 2020	576,397	400	271	577,068

Land and buildings are subject to security on charges registered by third parties.

## 10 Debtors

	2021	2020
	£	£
Amounts falling due within one year:		
Trade debtors	3,990	2,407
Prepayments and accrued income	320	486
	4,310	2,893

## 11 Creditors

### Amounts falling due within one year:

	2021	2020
	£	£
Trade creditors	-	-
Loans < 1 yr	9,710	-
Net wages	-	-
HMRC PAYE/NICs	99	-
NEST pension	156	-
Accruals	1,478	1,130
	11,444	1,130

## 12 Creditors

### Amounts falling due after more than one year

	2021	2020
	£	£
Loans > 1 yr	230,495	244,927
	230,495	244,927

## 13 Deferred income

	2021	2020
	£	£
Total deferred income at 1 January 2021	189,797	202,306
Amounts credited to statement of financial activities	(12,509)	(12,509)
	177,288	189,797

## 14 Share Capital

The charity is limited by guarantee and has no share capital. In the event of the charity being wound up the members are required to contribute an amount not exceeding £1.

## 15 Analysis of funds

### 15.1 Funds held

Fund name	Type	Purpose and restrictions
NYCC	Designated	To fund community consultation work to inform future service development and business planning.
Garfield Weston	Unrestricted	To fund core costs over a 12-month period
Power to Change Programmes	Unrestricted	To fund core costs
Awards for All	Designated	To set up community activity during Covid lockdown to enable individuals to participate in Covid safe activities.
Two Ridings Foundation	Designated	To cover Health & Safety costs
Community Grant 5	Designated	A project working with unemployed people to support them to get ready for work or training.

### 15.2 Movement of major funds

Fund name	Balance b/fwd	Incoming resources	Outgoing resources	Transfers	Balance c/fwd
General unrestricted funds	190,754	76,822	(74,848)	-	192,727
Garfield Weston	-	7,500	(5,000)	-	2,500
Power to Change Programmes	-	17,278	(17,278)	-	-
	<b>190,754</b>	<b>101,600</b>	<b>(97,126)</b>	<b>-</b>	<b>195,227</b>
<b>Designated funds</b>					
NYCC	444	-	(444)	-	-
Awards for All	-	9,630	(9,630)	-	-
Two Ridings Foundation	-	2,885	(2,885)	-	-
	<b>444</b>	<b>12,515</b>	<b>(12,959)</b>	<b>-</b>	<b>-</b>

### 15.3 Analysis of net assets between funds

	Unrestricted funds	Designated funds	Total
	£	£	£
Tangible fixed assets	544,791	-	544,791
Current assets	69,663	-	69,663
Creditors: amounts falling due within one year	(11,444)	-	(11,444)
Creditors: amounts falling due after more than one year	(230,495)	-	(230,495)
Deferred income	(177,288)	-	(177,288)
	<b>195,227</b>	<b>-</b>	<b>195,227</b>

### 16 Reconciliation of net movement in funds to net cash flow from operating activities

	2021	2020
	£	£
Net movement in funds	4,030	(29,717)
<b>Adjustments for:</b>		
Depreciation charges	33,800	33,419
Decrease/(increase) in debtors	(1,416)	3,595
Increase/(decrease) in creditors	(4,117)	2,703
Increase/(decrease) in deferred income	(12,509)	(12,509)
<b>Net cash provided by/(used in) operating activities</b>	<b>19,787</b>	<b>(2,510)</b>

**CHAIN LANE COMMUNITY HUB**

England & Wales - Charity number 1150969

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# Accounts

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Charity Registration No. 1150969

Company Registration No. 07527344

**CHAIN LANE COMMUNITY HUB**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

## **CHAIN LANE COMMUNITY HUB**

### **LEGAL AND ADMINISTRATIVE INFORMATION**

Directors	Leon Fijalkowski	(appointed 8 July 2015)
	Sam Alexander	(appointed 25 May 2016)
	Lizzie Medwell	(appointed 27 April 2017 resigned 26 September 2020)
	Julie Bradbury-Sharp	(appointed 11 April 2018 resigned 26 September 2020)
	John Gray	(appointed 1 August 2019)
	Wendy Hunwick-Brown	(appointed 1 August 2019)
	Sarah Sturgeon	(appointed 23 October 2019)
	Nick Garrett	(appointed 22 April 2020)
	Sue Vasey	(appointed 9 December 2020)
	Hannah Gostlow	(appointed 9 December 2020)

Registered Office	Chain Lane Community Centre Chain Lane Knaresborough North Yorkshire HG5 0AS
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Charity Number	1150969
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Company Number	07527344
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Independent Examiner	White Rose Accounting Cobdale Cottage Cobdale Lane Warter York YO42 1XD
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Bankers	HSBC Bank Plc 7 Prospect Crescent Harrogate HG1 1RN
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**CHAIN LANE COMMUNITY HUB**  
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Statement of Cash Flows	11
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## **CHAIN LANE COMMUNITY HUB**

### **DIRECTORS' REPORT**

#### **FOR THE YEAR ENDED 31 DECEMBER 2020**

The Directors present their report and accounts for the year ended 31 December 2020.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's governing document, the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities in accordance with the Financial Reporting Standard for Smaller Entities (FRSSE) (effective 01/01/15).

#### **Objectives and activities**

The Trustees confirm that they have complied with the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning for future activities. In particular, we have considered how planned activities will contribute to the aims and objectives that have been set.

The charity's aims and objectives are:

"To further of benefit the residents of Knaresborough, North Yorkshire and the Harrogate district, without distinction of sex, sexual orientation, race or political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents".

As such, Chain Lane Community Hub is a multi-purpose community resource with the primary purpose of providing social, recreational, educational and entertainment facilities to the inhabitants of Knaresborough and surrounding areas that also acts in a community anchor role, supporting a range of partner organisations to work collectively toward the same goal of improving the life conditions of local residents.

Activities provided during 2020 included the following, despite the impact of Covid:

- Venue hire for statutory organisations, business, social, community and cultural activities
- Provision of office space for Your Consortium, Forest Cleaning
- Provision of office space for Woof Cutz (Until June 2020)
- Activities for elderly people
- Activities for families, children and young people
- Arts & Culture
- Education & Training
- Employment support
- Sport

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable company should undertake.

The charitable company's policy is to consult with stakeholders over matters likely to affect their interests.

Information of matters of concern to stakeholders is given through information bulletins and reports which seek to achieve a common awareness on the part of all stakeholders of the financial and economic factors affecting the charity's performance.

Applications for employment by disabled persons will always be fully considered, bearing in mind the aptitudes of the applicant concerned. In the event of members of staff becoming disabled, every effort will be made to ensure that their employment within the charitable company continues and that the appropriate training is arranged. It is the policy of the charitable company that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of any other employee.

### **Achievements and performance**

2020 was significantly disrupted by the impact of the Covid 19 pandemic, forcing the Hub to close temporarily in April, seeing it lose the majority of its income streams overnight and resulting in both its staff being put on furlough. Nevertheless, through a combination of furlough support, a loan repayment holiday from the Social Investment Business, and successful applications for emergency funding, Chain Lane was able to re-open in the summer, bring back staff and re-purpose its provision in the light of changing need and varying restrictions. This meant that in cash flow terms, Chain Lane ended the year with an in-year deficit of only £3,471 and £47,089 cash in hand and at bank, significantly above the £21,000 reserve to cover three month's running costs as agreed by the Board of Trustees. This meant that Chain Lane was able to enter the 2021 financial year in a robust position, with full staffing.

Despite the disruption caused by Covid, 2020 was the year where Chain Lane Community Hub fully came into its own as an independent organisation disaggregated from the operational support of Your Consortium Ltd (YCL) which had been crucial during the charity's formative stages. Development of the Board continued with the arrival of Nick Garrett, a health data consultant, Sue Vasey, a consultant with significant skills in the third sector especially around community development, and Hannah Gostlow, a Town Councillor. The Board now contains a range of highly skilled individuals, with great local knowledge and a real commitment to supporting the development of the charity and the local community. This was seen in their response to Covid, meeting monthly rather than quarterly, keeping the organisation going during the staff furlough period and providing significant ongoing support to them upon their return. The staff team also put in a significant amount of work once back in place to ensure that the Hub was able to operate flexibly and effectively in very challenging circumstances. This involved helping existing groups continue to run where possible, fund raise, and support the development of new group activity in response to new need brought on by the pandemic.

Covid 19 has actually served to focus the charity's development with the Board and staff responding to the crisis by re-envisioning its role within Knaresborough and re-connecting with its core vision of being a community anchor organisation rather than just being a community hub/facility. This saw significant funds sourced from the National Lottery, Power to Change and the Two Ridings Foundation that allowed it to offer subsidised room hire for new groups responding to the challenges of Covid and for groups bouncing back after Covid. Not only did this allow Chain Lane to replace lost income streams, but also saw it helping to respond directly to new community need. This process is helping further the Board's decision to diversify the organisation's delivery and income streams by increasing income from grant funding to compliment the earned income from room hire. Though not in the remit of this report, in the subsequent financial year this process is continuing with the centre operating as the local Vaccination Hub, an offer it made at the start of the 2020 pandemic but had not originally been taken up on.

Chain Lane Community Hub continues to recognise the value and importance of working with the local community and the team of volunteers is continuing to grow. Connections have been re-enforced with local volunteer organisation Knaresborough Connectors who are now working with Chain Lane to connect local people with their support and services.

## **Financial Performance**

Though income for the year reduced from £96,338 to £67,743 due to the impact of closure on room hire income, this was offset by significantly reduced expenditure servicing the Social Investment Business loan meaning that cash in hand and at bank was only down £3,471 on 2019 with £47,089 in place at year end. This is significantly more than the £21,000 required for operational reserves and put the charity on a strong financial footing for 2021.

## **Forward Planning**

The Trustees continue to assess the major risks to which the charitable company is exposed and have worked with the management team to establish an up-to-date Risk Register which is assessed and updated on an annual basis with systems and procedures in place to ensure risks are avoided and/or mitigated.

They continue to meet on an increased monthly basis to address the ongoing issues posed by the pandemic in 2021.

Planning is in place to ensure the return of normal income streams from room rental paused by pandemic restrictions, development of new income streams from room rental in the light of new community need, and the ongoing application for additional grant funding both to cover emergency response and the development of new activity. The charity is also working closely with the Social Investment Business who are being flexible with the charity in regards to its loan repayments. This also involves a monthly support meeting between the Social Investment Business, the Chair of Trustees and the Centre Manager. As it stands the charity is expecting to make an in-year surplus for the 2021 financial year and is not anticipating any existential threats as a result of the current operating environment.

## **Structure, governance and management**

The company became a registered charity on 26 February 2013 and is governed by its Memorandum and Articles of Association. Its principal activity is the management of a community centre in Knaresborough, North Yorkshire.

The Trustees, who are also the directors for the purpose of company law and who are current directors or who served during the year were:

Leon Fijalkowski (appointed 8 July 2015)

Sam Alexander (appointed 25 May 2016)

Lizzie Medwell (appointed 27 April 2017 resigned 26 September 2020)

Julie Bradbury-Sharp (appointed 11 April 2018 resigned 26 September 2020)

John Gray (appointed 01 August 2019)

Wendy Hunwick-Brown (appointed 01 August 2019)

Sarah Sturgeon (appointed 23 October 2019)

Nick Garrett (appointed 22 April 2020)

Sue Vasey (appointed 9 December 2020)

Hannah Gostlow (appointed 9 December 2020)

## **Trustee Selection Method**

There must be a minimum of 6 Trustees on the Board at one time, with persons being elected for a five-year term. The incumbent Trustees may recruit new Trustees at any time.

None of the Trustees has any beneficial interest in the company.

The Trustees give their time voluntary and receive reimbursements for expenses only.

## **Organisational Structure**

As of the end of 2020 the charity had a board of Trustees of 8 members responsible for the strategic direction and policy of the charity. The current members of the committee are from a variety of professional backgrounds.

The board is responsible for ensuring that the charity delivers the services specified and that key performance indicators are met.

The report was approved by the Board of Trustees.

A handwritten signature in black ink, appearing to read 'L Fijalkowski', written in a cursive style.

L Fijalkowski

Chair of the Board

Dated 15<sup>th</sup> September 2020

## **CHAIN LANE COMMUNITY HUB**

### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

#### **FOR THE YEAR ENDED 31 DECEMBER 2020**

The directors, who also act as trustees for the charitable activities of Chain Lane Community Hub, are responsible for preparing the Directors' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statement, and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation

The directors are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**CHAIN LANE COMMUNITY HUB**  
**Independent Examiner's report to the trustees.**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities 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 matter has come to my attention

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and

· to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Zillah Hopps FMAAT  
White Rose Accounting  
13th September 2021

CHAIN LANE COMMUNITY HUB

STATEMENT OF FINANCIAL ACTIVITIES  
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted funds £	Designated funds £	Total 2020 £	Total 2019 £
<b>Income and endowments from:</b>					
Donations and legacies	2	82	-	82	31
Charitable activities	3	42,056	-	42,056	92,524
Other income	4	20,640	4,964	25,605	3,783
<b>Total income and endowments</b>		<u>62,779</u>	<u>4,964</u>	<u>67,743</u>	<u>96,338</u>
<b>Expenditure on:</b>					
Charitable activities	5	91,212	6,248	97,460	102,654
<b>Net income for the year</b>		<u>(28,433)</u>	<u>(1,284)</u>	<u>(29,717)</u>	<u>(6,316)</u>
Transfers between funds	15	1,266	(1,266)		
<b>Net movement in funds</b>		<u>(27,167)</u>	<u>(2,550)</u>	<u>(29,717)</u>	<u>(6,316)</u>
Prior year adjustment to fund balance	17	-	-	-	0
Fund balances at 1 January 2019		217,921	2,994	220,915	227,231
<b>Fund balances at 31 December 2020</b>		<u><u>190,754</u></u>	<u><u>444</u></u>	<u><u>191,198</u></u>	<u><u>220,915</u></u>

**CHAIN LANE COMMUNITY HUB  
BALANCE SHEET  
AS AT 31 DECEMBER 2020**

	Notes	2020		2019	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	9		577,068		609,526
<b>Current assets</b>					
Debtors	10	2,893		6,488	
Cash at bank and in hand		47,089		50,560	
		<u>49,983</u>		<u>57,048</u>	
<b>Liabilities</b>					
Creditors: amounts falling due within one year	11	(1,130)		(11,189)	
Net current assets			48,853		45,859
<b>Total assets less current liabilities</b>			<u>625,921</u>		<u>655,385</u>
<b>Creditors: amounts falling due after more than one year</b>	12		(244,927)		(232,164)
<b>Deferred income</b>	13		(189,797)		(202,306)
<b>Net assets</b>			<u>191,198</u>		<u>220,915</u>
<b>The funds of the charity</b>					
Designated funds			444		2,994
Unrestricted funds	16		190,754		217,921
			<u>191,198</u>		<u>220,915</u>

The Trustees are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.

The directors (Trustees) acknowledge their responsibilities for:

- i) ensuring the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006; and
- ii) preparing financial statements which give a true and fair view of the state of affairs of the company at the end of each financial year and of its profit and loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standards for Smaller Entities (effective April 2008).

The accounts were approved by the Directors on 27th September 2021



**Leon Fijalkowski**  
Chair of the Board of Trustees

Company Registration No. 07527344

**CHAIN LANE COMMUNITY HUB  
STATEMENT OF CASH FLOWS  
AS AT 31 DECEMBER 2020**

	Notes	2020 £	2019 £
<b>Net cash provided by/(used in) operating activities</b>	<b>16</b>	<b>(2,510)</b>	<b>2,221</b>
<b>Cashflows from investing activities:</b>			
Purchase of property, plant & equipment		(961)	-
Proceeds from the sale of investments		-	-
<b>Net cash used in financing activities</b>		<u>(961)</u>	<u>-</u>
<b>Change in cash and cash equivalents in the year</b>		<b>(3,471)</b>	<b>2,221</b>
Cash and cash equivalents at the start of the year		<u>50,560</u>	<u>48,338</u>
<b>Total cash and cash equivalents at the end of the year</b>		<u><u>47,089</u></u>	<u><u>50,560</u></u>
<b>Analysis of cash and cash equivalents</b>			
Cash at bank and in hand		<u><u>47,089</u></u>	<u><u>50,560</u></u>

**CHAIN LANE COMMUNITY HUB  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**1. Accounting policies**

**1.1 Accounting convention**

The financial statements are prepared under the historical cost convention in accordance with the applicable U.K Accounting Standards (U.K. Generally Accepted Accounting Practice) and in accordance with the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities in accordance with the Financial Reporting Standard for Smaller Entities (FRSSE) (effective 01/01/05) and the Companies Act 2006.

The accounts are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

**1.2 Going concern**

At the time of approving the accounts, the directors have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors' continue to adopt the going concern basis of accounting in preparing the accounts.

**1.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the directors in furtherance of their charitable objectives unless the funds have been designated for other purposes. Designated funds have been approved by the directors for a specific purpose.

**1.4 Incoming resources**

Donations and gifts comprise amounts received in the year.

Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

**1.5 Resources expended**

All expenditure is accounted for on an accruals basis and has been classified under headings which aggregate all costs related to that category. No allocation of costs between different activity categories has been deemed appropriate as they are not considered material.

**1.6 Tangible fixed assets**

Tangible fixed assets are measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings	4% straight line on buildings
Plant and machinery	33.3% straight line
Fixtures, fittings and equipment	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income (expenditure) for the year.

**1.7 Impairment of fixed assets**

At each reporting end date, the charitable company reviews the carrying amounts of its fixed assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

The directors consider that no such loss has been incurred.

**1.8 Grants**

Grants towards capital expenditure are released to the Statement Of Financial Activities over the expected useful life of the assets. Grants towards revenue expenditure are released to the Statement Of Financial Activities as the related expenditure is incurred.

## 2 Donations and legacies

	2020 £	2019 £
Donations and gifts	82	31

## 3 Charitable activities

	Rent received £	Hire of rooms and facilities £	Release of grant income £	Total 2020 £	Total 2019 £
Income from charitable activities	10,779	18,768	12,509	42,056	92,524

## 4 Other income

	Unrestricted funds £	Designated funds £	2020 £	2019 £
Grants				
NYCC	-	805	805	-
Harrogate Borough Council	11,334	-	11,334	250
Community Grant 5	-	4,159	4,159	2,912
Covid-19 JRS grants	9,306	-	9,306	-
Other income	-	-	-	621
	<u>20,640</u>	<u>4,964</u>	<u>25,605</u>	<u>3,783</u>

## 5 Resources expended

	Unrestricted funds £	Designated funds £	2020 £	2019 £
Staff and payroll costs	28,439	2,630	31,069	27,810
Your Consortium Professional Services	-	-	-	560
Depreciation and impairment	33,419	-	33,419	33,129
Insurance	2,787	-	2,787	3,212
Light and heat	3,938	-	3,938	4,162
Professional fees	3,738	2,477	6,215	-
Sundry expenses	149	90	239	1,904
Print, post, stationery	458	1,051	1,509	1,383
Data and telecoms	740	-	740	905
Cleaning	1,979	-	1,979	2,565
Repairs and maintenance	5,278	-	5,278	14,116
	<u>80,924</u>	<u>6,248</u>	<u>87,172</u>	<u>89,746</u>
Support costs (see Note 6)	-	-	-	128
Governance costs (see Note 6)	480	-	480	480
Finance costs (see Note 6)	9,807	-	9,807	12,301
	<u>91,212</u>	<u>6,248</u>	<u>97,460</u>	<u>102,654</u>

## 6 Support costs

	Support costs £	Governance costs £	Finance costs £	2020 £	2019 £	Basis of allocation
Subscriptions	-	-	-	-	-	128 Support
Accountancy and audit fees	-	480	-	480	-	480 Governance
Loan interest current year	-	-	9,807	9,807	-	12,301 Finance
	<u>-</u>	<u>480</u>	<u>9,807</u>	<u>10,287</u>	<u>12,909</u>	

## 7 Staff Costs and emoluments

	2020 £	2019 £
Gross salaries	29,599	26,472
Employer's National Insurance	-	-
Employer's pension contributions	1,470	1,338
	<u>31,069</u>	<u>27,810</u>
Average number of employees (full time equivalent)	2	2
No employees received remuneration in excess of £60,000		

## 8 Taxation

Chain Lane Community Hub is a registered charity and its primary activities are not subject to Corporation Tax.

**9 Tangible fixed assets**

	Land and buildings	Plant and machinery	Fixtures, fittings & equipment	Total
	£	£	£	£
Cost				
At 1 January 2020	853,216	714	8,722	862,652
Additions	-	600	361	961
At 31 December 2020	853,216	1,314	9,083	863,613
Depreciation and impairment				
At 1 January 2020	243,690	714	8,722	253,126
Depreciation charged in the year	33,129	200	90	33,419
At 31 December 2020	276,819	914	8,812	286,545
Carrying amount				
At 31 December 2020	576,397	400	271	577,068
At 31 December 2019	609,526	-	-	609,526

Land and buildings are subject to security on charges registered by third parties.

**10 Debtors**

	2020	2019
	£	£
Amounts falling due within one year:		
Trade debtors	2,407	6,221
Prepayments and accrued income	486	267
	<u>2,893</u>	<u>6,488</u>

**11 Creditors****Amounts falling due within one year:**

	2020	2019
	£	£
Trade creditors	-	-
Loans < 1 yr	-	9,867
HMRC PAYE/NICs	-	233
Accruals	1,130	1,089
	<u>1,130</u>	<u>11,189</u>

**12 Creditors****Amounts falling due after more than one year**

	2020	2019
	£	£
Loans > 1 yr	244,927	232,164
	<u>244,927</u>	<u>232,164</u>

**13 Deferred income**

	2020	2019
	£	£
Total deferred income at 1 January 2020	202,306	214,815
Amounts credited to statement of financial activities	(12,509)	(12,509)
	<u>189,797</u>	<u>202,306</u>

**14 Share Capital**

The charity is limited by guarantee and has no share capital. In the event of the charity being wound up the members are required to contribute an amount not exceeding £1.

**15 Analysis of funds****15.1 Funds held**

Fund name	Type	Purpose and restrictions
NYCC	Designated	To fund community consultation work to inform future service development and business planning.
Community Grant 5	Designated	A project working with unemployed people to support them to get ready for work or training.

**15.2 Movement of major funds**

Fund name	Balance b/fwd	Incoming resources	Outgoing resources	Transfers	Balance c/fwd
General unrestricted funds	217,921	62,779	(91,212)	1,266	190,754
	<b>217,921</b>	<b>62,779</b>	<b>(91,212)</b>	<b>1,266</b>	<b>190,754</b>
<b>Designated funds</b>					
NYCC	82	805	(82)	(361)	444
Community Grant 5	2,912	4,159	(6,166)	(905)	-
	<b>2,994</b>	<b>4,964</b>	<b>(6,248)</b>	<b>(1,266)</b>	<b>444</b>

**15.3 Analysis of net assets between funds**

	Unrestricted funds £	Designated funds £	Total £
Tangible fixed assets	577,068	-	577,068
Current assets	49,539	444	49,983
Creditors: amounts falling due within one year	(1,130)	-	(1,130)
Creditors: amounts falling due after more than one year	(244,927)	-	(244,927)
Deferred income	(189,797)	-	(189,797)
	<b>190,754</b>	<b>444</b>	<b>191,198</b>

**16 Reconciliation of net movement in funds to net cash flow from operating activities**

	2020 £	2019 £
Net movement in funds	(29,717)	(6,316)
<b>Adjustments for:</b>		
Depreciation charges	33,419	33,129
Decrease/(increase) in debtors	3,595	(1,320)
Increase/(decrease) in creditors	2,703	(10,763)
Increase/(decrease) in deferred income	(12,509)	(12,509)
<b>Net cash provided by/(used in) operating activities</b>	<b>(2,510)</b>	<b>2,221</b>