

# CITIZENS HOUSE

England & Wales · Charity number 1153267

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2013-08-06

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

## Contact

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**Address** Citizens House  
Station Road  
Consett  
DH8 5RL

**Phone** 01207297243

**Email** [citizenshouseconsett@live.co.uk](mailto:citizenshouseconsett@live.co.uk)

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

## Activities

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**Objects:** A) PROMOTE THE BENEFITS OF THE INHABITANTS OF CONSETT AND SURROUNDING DISTRICT (HEREINAFTER CALLED THE AREA OF BENEFIT) WITHOUT DISTINCTION OF SEX OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING WITH THE LOCAL AUTHORITIES, VOLUNTARY ORGANISATIONS, AND THE INHABITANTS IN A COMMON EFFORT TO ADVANCE EDUCATION, AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE TIME AND OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS. B) ESTABLISH OR SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE AND TO MAINTAIN AND MANAGE THE SAME (WHETHER ALONE OR IN CO-OPERATION WITH ANY LOCAL AUTHORITY OR PERSON) IN FURTHERANCE OF THESE OBJECTS. C) PROMOTE SUCH OTHER CHARITABLE PURPOSES AS MAY FROM TIME TO TIME BE DETERMINED.

**Activities:** We provide a venue for groups in Consett, County Durham, and the surrounding district to meet together for various social activities, e.g. clubs, societies and Women's Institute; as well as groups for those with mental health issues, young people with learning difficulties and those with addictions. We hold information events, coffee afternoons, Wellbeing Centre and local government meetings.

## Classification

- **How:** Provides Buildings/facilities/open Space, Acts As An Umbrella Or Resource Body
- **What:** General Charitable Purposes, Education/training, The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Arts/culture/heritage/science, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

- **Area of benefit:** CONSETT AND SURROUNDING DISTRICT
- Durham

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£60,475	£47,469	-	-
2023-12-31	£52,861	£46,628	-	-
2022-12-31	£35,096	£47,796	-	-
2021-12-31	£34,540	£20,295	-	-
2020-12-31	£32,259	£47,671	-	-

## Trustees

Name	Role	Appointed
<b>George Henry Gibbon</b>	Chair	2013-06-13
Anne Edwards		2023-06-13
Brian Sidney Clarke		2017-10-17
Dr Philip Michael Coleman		2024-02-06
Katherine Eagle		2023-04-04
Lisa Margaret Edwards		2016-11-15
Michael Allum		2023-04-04
Richard Lewins		2016-11-15

**CITIZENS HOUSE**

England & Wales - Charity number 1153267

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# Accounts

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Registered number  
CE000036

CITIZENS HOUSE

Accounts

31 December 2024

**CITIZENS HOUSE**  
**Accountants' Report**

**Accountants' report to the directors of**  
**CITIZENS HOUSE**

You consider that the company is exempt from an audit for the year ended 31 December 2024. You have acknowledged, on the balance sheet, your responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts. These responsibilities include preparing accounts that give a true and fair view of the state of affairs of the company at the end of the financial year and of its profit or loss for the financial year.

In accordance with your instructions, we have prepared the accounts which comprise the Profit and Loss Account and the Balance Sheet from the accounting records of the company and on the basis of information and explanations you have given to us.

We have not carried out an audit or any other review, and consequently we do not express any opinion on these accounts.

Laverick Walton & Co  
Accountants & Business Advisors

B3 Kingfisher House  
Team Valley  
Gateshead  
Tyne & Wear  
NE11 0JQ

29 July 2025

**CITIZENS HOUSE**  
**Profit and Loss Account**  
**for the year ended 31 December 2024.**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>	-	-
Other income	60,475	52,861
<b>Gross profit</b>	<u>60,475</u>	<u>52,861</u>
Other charges	(47,469)	(46,628)
<b>Profit before taxation</b>	<u>13,006</u>	<u>6,233</u>
<b>Profit</b>	<u>13,006</u>	<u>6,233</u>

**CITIZENS HOUSE**  
**Registered number:**  
**Balance Sheet**  
**as at 31 December 2024**

**CE000036**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Fixed assets	840	-
Current assets	108,364	96,160
Prepayments and accrued income	730	725
	<u>109,094</u>	<u>96,885</u>
Net current assets	109,094	96,885
Total assets less current liabilities	109,934	96,885
Accruals and deferred income	(611)	(568)
<b>Net assets</b>	<u>109,323</u>	<u>96,317</u>
<b>Capital and reserves</b>	<u>109,323</u>	<u>96,317</u>
	<b>Number</b>	<b>Number</b>
Average number of employees	<u>3</u>	<u>2</u>

The company is a private company limited by shares and incorporated in England. Its registered office is Citizens House, Station Road, Consett, DH8 5RL.

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the micro entity provisions of the Companies Act 2006 and FRS 105, The Financial Reporting Standard applicable to the Micro-entities Regime. The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.



G Gibbon  
 Director

Approved by the board on 29 July 2025

**CITIZENS HOUSE**  
**Detailed profit and loss account items**  
**for the year ended 31 December 2024**  
*This schedule does not form part of the statutory accounts*

	2024 £	2023 £
<b>Other income</b>		
Other operating income	<u>60,475</u>	<u>52,861</u>
<b>Other charges</b>		
General administrative expenses:		
Allowable Expenses	<u>47,469</u>	<u>46,628</u>
	<u>47,469</u>	<u>46,628</u>

## HM Revenue & Customs

### Corporation Tax Return for the accounting period ended 31 December 2024.

This is a copy of the information that will be transmitted to HM Revenue & Customs once authorised by you. The copy includes all completed supplementary pages and attachments. Before transmitting the return (or amendment) information to HM Revenue & Customs using the Corporation Tax online filing system, would you please check that the information is correct to the best of your knowledge and belief. If you give false information or conceal any income or chargeable gains you may be liable to financial penalties.

The HM Revenue & Customs IRMark number assigned to the Corporation Tax Return information is:  
**M7ZAWKMLIEW7DDNRLKDABWBYCI4JXSRM**

This number appears on each page of this copy, which is consecutively numbered from 1 to 16  
The following details comprise the information to be sent electronically.

Name	UTR
Citizens House	1374113836

Where the Corporation Tax Return (or amended Return) contains a claim for repayment, your signature confirms that you have authorised HM Revenue & Customs to make any repayment arising from this return to the nominee as detailed on the form.

Signature



Date 31 | 10 | 2025



**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

**Independent examiner's report on the  
accounts**

**Section A Independent Examiner's Report**

<b>Report to the trustees/ members of</b>	CITIZENS HOUSE		
<b>On accounts for the year ended</b>	31 DECEMBER 2024	<b>Charity no (if any)</b>	1153267
	<b>Set out on pages</b> 3-4		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024.

**Responsibilities and  
basis of report**

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

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

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

\* Please delete the words in the brackets if they do not apply.

Signed:  Date:

Name:

Relevant professional qualification(s) or body (if any):

**Address:** B3 KINGFISHER HOUSE, TEAM VALLEY, GATESHEAD,  
TYNE & WEAR, NE11 0JQ

**Section B Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

NOTHING TO REPORT

**Citizens House Management Committee - Balance Sheet as at 31st December 2024**

	31/12/2024	31/12/2023
<b>Current Assets</b>		
Fixed Assets	£840.00	£0.00
Debtors & Prepayments	£2,524.17	£4,576.99
Cash at Bank      Current Account	£12,505.30	£7,601.42
Cash at Bank      Deposit Account	£28,690.61	£84,706.45
Cash at Bank      95 Day Notice Account	£65,373.97	£0.00
Cash in Hand	£0.00	£0.00
	<u>£109,934.05</u>	<u>£96,884.86</u>
<b>Less: Current Liabilities</b>		
Creditors and Accruals	£610.73	£567.86
	<u>£109,323.32</u>	<u>£96,317.00</u>
<b>Funded by</b>		
<b>Restricted Reserves</b>		
DCC grant for contingencies	£0.00	£0.00
Foundation Grant - Forget Me Nots	£0.00	£0.00
Neighbourhood Fund	£0.00	£0.00
Lottery Grant Building Capabilities Fund	£0.00	£0.00
Building and Maintenance Fund	£0.00	£4,015.45
Lottery Grant Main Fund	£0.00	£0.00
Lottery Grant Fixtures & Fittings	£0.00	£0.00
Lottery Grant Professional Fees	£0.00	£0.00
Lottery Grant Development Officer	£0.00	£0.00
General Reserves	£109,323.32	£92,301.55
	<u>£109,323.32</u>	<u>£96,317.00</u>
	£0.00	£0.00

Reserves Movement	Balance		Balance	
	Bfwd	Income	Expenditure	Cfwd
DCC grant for contingencies	£0.00			£0.00
Lottery Grant Building Capabilities Fund	£0.00			£0.00
Building and Maintenance Fund	£4,015.45		£4,015.45	£0.00
Lottery Grant Fixtures & Fittings	£0.00			£0.00
Lottery Grant Professional Fees	£0.00			£0.00
Lottery Grant Building Construction	£0.00			£0.00
Lottery Grant Development Officer	£0.00			£0.00
Lottery Grant Main Fund	£0.00			£0.00
General Reserves	£92,301.55	£60,475.33	£43,453.56	£109,323.32
	<u>£96,317.00</u>	<u>£60,475.33</u>	<u>£47,469.01</u>	<u>£109,323.32</u>

*[Handwritten Signature]*  
2/9/2025





## Trustees' Annual Report for the period

From 1/01/2024 To 31/12/2024

Charity name: Citizens House

Charity registration number: 1153267

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>To promote the benefit of the inhabitants of <b>Consett and surrounding district</b> without distinction of sex or of political, religious or other opinions by associating with the local authorities, voluntary organisations and the inhabitants 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 object of improving the conditions of life for the said inhabitants.</p> <p>To establish or secure the establishment of a Community Centre and to maintain and manage the same (whether alone or in co-operation with any local authority or other person or body) in furtherance of these objects.</p> <p>To promote such other charitable purposes as may from time to time be determined.</p>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>Citizens House provides a building and facilities for people from the local community to use as well as acting as an umbrella or resource body for small charitable groups.</p> <p>We host activities for children and young people, elderly people, those with disabilities and mental health issues, those with alcohol addiction and their families as well as social groups and information events for members of the general public. We also work with other charities and voluntary bodies to help them deliver their services to their clients.</p> <p>We host exercise classes to promote health for older people (gentle exercise classes and yoga)</p>

		<p>as well as for young people, children and toddlers.</p> <p>We advance the arts by providing a home for regular rehearsals by theatre groups, children's dance classes and photographic society.</p> <p>We help those who are disadvantaged by reason of age, ill-health or disability by providing groups which can support them, i.e. support groups for those with alcohol problems and their families, those with dementia and their carers and those at risk of Diabetes.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The charity trustees have complied with their duty to have regard to the guidance on public benefit published by the Commission in exercising their powers or duties in Section 17(5) of the Charities Act and the Charities (Accounts and Reports) Regulations 2008. The trustees have reviewed the guidance at their trustee meetings when planning the activities for the year and in considering the various groups who wish to use our facilities.

**Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

**Achievements and Performance**

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	2024 has seen the Charity increase revenue by rent increases, recruitment of new users, groups and additional activities, now hosting Diabetes Support Groups. We have however continued to suffer significant costs for electricity which remain a significant drain on our finances. We have continued to support this via room rental income and other fundraising activities. We have achieved a modest surplus on the years activities, despite further heating cost increases and additional staffing costs.

**Additional information (optional)**

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution adopted 9 <sup>th</sup> May 2013
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are appointed/reappointed annually at the Annual General Meeting held in accordance with the constitution.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	Citizens House
Other name the charity uses	None
Registered charity number	1153267
Charity's principal address	Citizens House, Station Road, Consett, DH8 5RL

**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	George Gibbon	Chair		
2	Dr Philip Michael Coleman		App 06/02/2024	
3	Anne Richardson		App 13/06/2023	
4	Katherine Eagle		App 04/04/2023	
5	Mike Allum		App 04/04/2023	
6	David Natrass	Treasurer		
7	Brian Sidney Clarke			
8	Lisa Edwards	Vice Chair		
9	Richard Lewins			
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

**Corporate trustees – names of the directors at the date the report was approved**

Director name		

**Name of trustees holding title to property belonging to the charity**

Trustee name	Dates acted if not for whole year	

**Funds held as custodian trustees on behalf of others**

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

**Additional information (optional)**

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

Type of adviser	Name	Address
Accountants	Laverick Walton & Co	B3 Kingfisher House, TVTE, NE11 0JQ

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

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**Exemptions from disclosure**

Reason for non-disclosure of key personnel details

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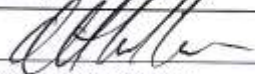
**Other optional information**

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## Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	George Henry Gibbon	
Position (eg Secretary, Chair, etc)	Chair	
Date	31/10/2025	

**CITIZENS HOUSE**

England & Wales - Charity number 1153267

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# Accounts

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## Trustees' Annual Report for the period

From 1/1/2023 To 31/12/2023

Charity name: Citizens House

Charity registration number: 1153267

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>To promote the benefit of the inhabitants of <b>Consett and surrounding district</b> without distinction of sex or of political, religious or other opinions by associating with the local authorities, voluntary organisations and the inhabitants 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 object of improving the conditions of life for the said inhabitants.</p> <p>To establish or secure the establishment of a Community Centre and to maintain and manage the same (whether alone or in co-operation with any local authority or other person or body) in furtherance of these objects.</p> <p>To promote such other charitable purposes as may from time to time be determined.</p>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>Citizens House provides a building and facilities for people from the local community to use as well as acting as an umbrella or resource body for small charitable groups.</p> <p>We host activities for children and young people, elderly people, those with disabilities and mental health issues, those with alcohol addiction and their families as well as social groups and information events for members of the general public. We also work with other charities and voluntary bodies to help them deliver their services to their clients.</p> <p>We host exercise classes to promote health for older people (gentle exercise classes and yoga)</p>

		<p>as well as for young people, children and toddlers.</p> <p>We advance the arts by providing a home for regular rehearsals by theatre groups, children's dance classes and photographic society.</p> <p>We help those who are disadvantaged by reason of age, ill-health or disability by providing groups which can support them, i.e. support groups for those with alcohol problems and their families, support group for those with dementia and their carers.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The charity trustees have complied with their duty to have regard to the guidance on public benefit published by the Commission in exercising their powers or duties in Section 17(5) of the Charities Act and the Charities (Accounts and Reports) Regulations 2008. The trustees have reviewed the guidance at their trustee meetings when planning the activities for the year and in considering the various groups who wish to use our facilities.

#### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

#### Achievements and Performance

	SORP reference	
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<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Para 1.20</p>	<p>2023 has seen the Charity increase revenue significantly by rent increases, recruitment of new users, groups and additional activities, including Business users.</p> <p>We have however continued to suffer significant cost increases for electricity which remain a significant drain on our finances. We have supported room rental income with other fundraising activities.</p> <p>We have achieved a modest surplus on the years activities, despite further heating cost increases and additional staffing costs.</p>
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**Additional information (optional)**

You may choose to include further statements where relevant about:

<p>Achievements against objectives set</p>	<p>Para 1.41</p>	
<p>Performance of fundraising activities against objectives set</p>	<p>Para 1.41</p>	
<p>Investment performance against objectives</p>	<p>Para 1.41</p>	
<p>Other</p>		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Charity has remained on a secure and improved financial footing throughout the year, despite the impact of electricity price increases.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The Charity maintains healthy reserves for its size and scale of activities. The majority of funds are reserved for building repairs and maintenance.
Amount of reserves held	Para 1.22	The Charity has a total balance of £96,317 at the year end
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The majority of our funding comes from room rental with some fundraising and donations. Grants are obtained where available and appropriate.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution adopted 9 <sup>th</sup> May 2013
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are appointed/reappointed annually at the Annual General Meeting held in accordance with the constitution.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	Citizens House
Other name the charity uses	None
Registered charity number	1153267
Charity's principal address	Citizens House, Station Road, Consett, DH8 5RL



## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

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

Type of adviser	Name	Address
Accountants	Laverick Walton & Co	B3 Kingfisher House, TVTE, NE11 0JQ

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

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## Other optional information

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## Declarations

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	George Henry Gibbon	
<b>Position (eg Secretary, Chair, etc)</b>	Chair	
<b>Date</b>	3/9/2024	



Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name  
CITIZENS HOUSE

On accounts for the year  
ended

31 DECEMBER 2023

Charity no  
(if any)

1153267

Set out on pages

3-4

(to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2023**.

Responsibilities and  
basis of report

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

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

Independent  
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

*\* Please delete the words in the brackets if they do not apply.*

Signed:

Date:

3/9/24

Name:

JONATHAN MILLS

Relevant professional  
qualification(s) or body  
(if any):

FCCA

**Address:** B3 KINGFISHER HOUSE, TEAM VALLEY, GATESHEAD,  
TYNE & WEAR, NE11 0JQ

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

NOTHING TO REPORT

**Citizens House Management Committee - Balance Sheet as at 31st December 2023**

	31/12/2023	31/12/2022
<b>Current Assets</b>		
Debtors & Prepayments	£4,576.99	£452.57
Cash at Bank      Current Account	£7,601.42	£9,116.92
Cash at Bank      Deposit Account	£84,706.45	£80,991.09
Cash in Hand	£0.00	£0.00
	<u>£96,884.86</u>	<u>£90,560.58</u>
<b>Less: Current Liabilities</b>		
Creditors and Accruals	£567.86	£476.89
	<u>£96,317.00</u>	<u>£90,083.69</u>

**Funded by**

**Restricted Reserves**

DCC grant for contingencies	£0.00	£0.00
Foundation Grant - Forget Me Nots	£0.00	£0.00
Neighbourhood Fund	£0.00	£0.00
Lottery Grant Building Capabilities Fund	£0.00	£0.00
Building and Maintenance Fund	£4,015.45	£9,244.32
Lottery Grant Main Fund	£0.00	£0.00
Lottery Grant Fixtures & Fittings	£0.00	£0.00
Lottery Grant Professional Fees	£0.00	£0.00
Lottery Grant Development Officer	£0.00	£0.00
General Reserves	£92,301.55	£80,839.37
	<u>£96,317.00</u>	<u>£90,083.69</u>
	£0.00	£0.00

Reserves Movement	Balance		Balance	
	Bfwd	Income	Expenditure	Cfwd
DCC grant for contingencies	£0.00			£0.00
Lottery Grant Building Capabilities Fund	£0.00			£0.00
Building and Maintenance Fund	£9,244.32		£5,228.87	£4,015.45
Lottery Grant Fixtures & Fittings	£0.00			£0.00
Lottery Grant Professional Fees	£0.00			£0.00
Lottery Grant Building Construction	£0.00			£0.00
Lottery Grant Development Officer	£0.00			£0.00
Lottery Grant Main Fund	£0.00			£0.00
General Reserves	£80,839.37	£52,861.30	£41,399.12	£92,301.55
	<u>£90,083.69</u>	<u>£52,861.30</u>	<u>£46,627.99</u>	<u>£96,317.00</u>

*Atkinson*  
3/9/2024





Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name  
CITIZENS HOUSE

On accounts for the year  
ended

31 DECEMBER 2023

Charity no  
(if any)

1153267

Set out on pages

3-4

(to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2023**.

Responsibilities and  
basis of report

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

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

Independent  
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

*\* Please delete the words in the brackets if they do not apply.*

Signed:

*J. Mills*

Date:

3/9/24

Name:

JONATHAN MILLS

Relevant professional  
qualification(s) or body  
(if any):

FCCA

**Address:** B3 KINGFISHER HOUSE, TEAM VALLEY, GATESHEAD,  
TYNE & WEAR, NE11 0JQ

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

NOTHING TO REPORT

**Citizens House Management Committee - Balance Sheet as at 31st December 2023**

	31/12/2023	31/12/2022
<b>Current Assets</b>		
Debtors & Prepayments	£4,576.99	£452.57
Cash at Bank      Current Account	£7,601.42	£9,116.92
Cash at Bank      Deposit Account	£84,706.45	£80,991.09
Cash in Hand	£0.00	£0.00
	<u>£96,884.86</u>	<u>£90,560.58</u>
<b>Less: Current Liabilities</b>		
Creditors and Accruals	£567.86	£476.89
	<u>£96,317.00</u>	<u>£90,083.69</u>
<b>Funded by</b>		
<b>Restricted Reserves</b>		
DCC grant for contingencies	£0.00	£0.00
Foundation Grant - Forget Me Nots	£0.00	£0.00
Neighbourhood Fund	£0.00	£0.00
Lottery Grant Building Capabilities Fund	£0.00	£0.00
Building and Maintenance Fund	£4,015.45	£9,244.32
Lottery Grant Main Fund	£0.00	£0.00
Lottery Grant Fixtures & Fittings	£0.00	£0.00
Lottery Grant Professional Fees	£0.00	£0.00
Lottery Grant Development Officer	£0.00	£0.00
General Reserves	£92,301.55	£80,839.37
	<u>£96,317.00</u>	<u>£90,083.69</u>
	£0.00	£0.00

Reserves Movement	Balance		Balance	
	Bfwd	Income	Expenditure	Cfwd
DCC grant for contingencies	£0.00			£0.00
Lottery Grant Building Capabilities Fund	£0.00			£0.00
Building and Maintenance Fund	£9,244.32		£5,228.87	£4,015.45
Lottery Grant Fixtures & Fittings	£0.00			£0.00
Lottery Grant Professional Fees	£0.00			£0.00
Lottery Grant Building Construction	£0.00			£0.00
Lottery Grant Development Officer	£0.00			£0.00
Lottery Grant Main Fund	£0.00			£0.00
General Reserves	£80,839.37	£52,861.30	£41,399.12	£92,301.55
	<u>£90,083.69</u>	<u>£52,861.30</u>	<u>£46,627.99</u>	<u>£96,317.00</u>

*Atkinson*  
3/9/2024



**CITIZENS HOUSE**

England & Wales - Charity number 1153267

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# Accounts

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## Trustees' Annual Report for the period

From 1/1/2022 To 31/12/2022

Charity name: Citizens House

Charity registration number: 1153267

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>To promote the benefit of the inhabitants of <b>Consett and surrounding district</b> without distinction of sex or of political, religious or other opinions by associating with the local authorities, voluntary organisations and the inhabitants 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 object of improving the conditions of life for the said inhabitants.</p> <p>To establish or secure the establishment of a Community Centre and to maintain and manage the same (whether alone or in co-operation with any local authority or other person or body) in furtherance of these objects.</p> <p>To promote such other charitable purposes as may from time to time be determined.</p>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>Citizens House provides a building and facilities for people from the local community to use as well as acting as an umbrella or resource body for small charitable groups.</p> <p>We host activities for children and young people, elderly people, those with disabilities and mental health issues, those with alcohol addiction and their families as well as social groups and information events for members of the general public. We also work with other charities and voluntary bodies to help them deliver their services to their clients.</p> <p>We host exercise classes to promote health for older people (gentle exercise classes and yoga)</p>

		<p>as well as for young people, children and toddlers.</p> <p>We advance the arts by providing a home for regular rehearsals by theatre groups, children's dance classes and photographic society.</p> <p>We help those who are disadvantaged by reason of age, ill-health or disability by providing groups which can support them, i.e. support groups for those with alcohol problems and their families, support group for those with dementia and their carers.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The charity trustees have complied with their duty to have regard to the guidance on public benefit published by the Commission in exercising their powers or duties in Section 17(5) of the Charities Act and the Charities (Accounts and Reports) Regulations 2008. The trustees have reviewed the guidance at their trustee meetings when planning the activities for the year and in considering the various groups who wish to use our facilities.

#### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

#### Achievements and Performance

	SORP reference	

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Para 1.20</p>	<p>2022 has seen the Charity have a successful Relaunch and we have recruited new users, groups and additional activities, including Business users to support our finances. We have however suffered dramatic cost increases for electricity which has hit finances hard. As a result, we are considering across the board increases for room rental along with other fundraising activities. Although our expenditure has exceeded income substantially this year, the bulk of this was investment in new IT equipment, for which we received grant aid in the previous year, along with relaunch costs and increased utility bills. Adding these back brings us to break even and we look forward to an improved position going forward.</p>
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**Additional information (optional)**

You may choose to include further statements where relevant about:

<p>Achievements against objectives set</p>	<p>Para 1.41</p>	
<p>Performance of fundraising activities against objectives set</p>	<p>Para 1.41</p>	
<p>Investment performance against objectives</p>	<p>Para 1.41</p>	
<p>Other</p>		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Charity has remained on a secure financial footing throughout the year, despite the impact of electricity price increases. The fit out has been completed, along with the installation of the new IT equipment.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The Charity maintains healthy reserves for its size and scale of activities. The majority of funds are reserved for building repairs and maintenance.
Amount of reserves held	Para 1.22	The Charity has a total balance of £90,108 at the year end
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The majority of our funding comes from room rental with some fundraising and donations. Grants are obtained where available and appropriate.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution adopted 9 <sup>th</sup> May 2013
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are appointed/reappointed annually at the Annual General Meeting held in accordance with the constitution.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	Citizens House
Other name the charity uses	None
Registered charity number	1153267
Charity's principal address	Citizens House, Station Road, Consett, DH8 5RL

**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	George Gibbon	Chair		
2	Richard Lewins			
3	Brian Clarke			
4	Lisa Edwards	Vice Chair		
5	Terence Murray			
6	Laura Walley			
7	David Natrass	Treasurer		
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**Corporate trustees – names of the directors at the date the report was approved**

Director name		

**Name of trustees holding title to property belonging to the charity**

Trustee name	Dates acted if not for whole year	

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

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

Type of adviser	Name	Address
Accountants	Laverick Walton & Co	B3 Kingfisher House, TVTE, NE11 0JQ

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

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### Exemptions from disclosure

Reason for non-disclosure of key personnel details

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### Other optional information

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## Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	George Henry Gibbon	
Position (eg Secretary, Chair, etc)	Chair	
Date	20/7/2023	



**Section A Independent Examiner's Report**

<b>Report to the trustees/ members of</b>	CITIZENS HOUSE		
<b>On accounts for the year ended</b>	31 DECEMBER 2022	<b>Charity no (if any)</b>	1153267
<b>Set out on pages</b>	3-4		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2022**.

**Responsibilities and  
basis of report**

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

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


**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

\* Please delete the words in the brackets if they do not apply.

Signed:  Date: 20/1/23.

Name: JONATHAN MILLS

Relevant professional qualification(s) or body (if any): FCCA

**Address:** B3 KINGFISHER HOUSE, TEAM VALLEY, GATESHEAD,  
TYNE & WEAR, NE11 0JQ

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

NOTHING TO REPORT

**Citizens House Management Committee - Balance Sheet as at 31st December 2022**

	31/12/2022	31/12/2021
<b>Current Assets</b>		
Debtors & Prepayments	£452.57	£1,659.05
Cash at Bank      Current Account	£9,116.92	£20,580.59
Cash at Bank      Deposit Account	£80,991.09	£80,949.61
Cash in Hand	£0.00	£0.00
	<u>£90,560.58</u>	<u>£103,189.25</u>
<b>Less: Current Liabilities</b>		
Creditors and Accruals	£476.89	£405.43
	<u>£90,083.69</u>	<u>£102,783.82</u>

**Funded by**

**Restricted Reserves**

DCC grant for contingencies	£0.00	£38,046.79
Foundation Grant - Forget Me Nots	£0.00	£0.00
Neighbourhood Fund	£0.00	£0.00
Lottery Grant Building Capabilities Fund	£0.00	£0.00
Building and Maintenance Fund	£9,244.32	£14,259.14
Lottery Grant Main Fund	£0.00	£0.00
Lottery Grant Fixtures & Fittings	£0.00	£0.00
Lottery Grant Professional Fees	£0.00	£0.00
Lottery Grant Development Officer	£0.00	£0.00
General Reserves	£80,839.37	£50,477.89
	<u>£90,083.69</u>	<u>£102,783.82</u>
	£0.00	£0.00

Reserves Movement	Balance		Balance	
	Bfwd	Income	Expenditure	Cfwd
DCC grant for contingencies	£38,046.79		£38,046.79	£0.00
Lottery Grant Building Capabilities Fund	£0.00			£0.00
Building and Maintenance Fund	£14,259.14		£5,014.82	£9,244.32
Lottery Grant Fixtures & Fittings	£0.00			£0.00
Lottery Grant Professional Fees	£0.00			£0.00
Lottery Grant Building Construction	£0.00			£0.00
Lottery Grant Development Officer	£0.00			£0.00
Lottery Grant Main Fund	£0.00			£0.00
General Reserves	£50,477.89	£73,142.69	£42,781.21	£80,839.37
	<u>£102,783.82</u>	<u>£73,142.69</u>	<u>£85,842.82</u>	<u>£90,083.69</u>

  
20/7/2023



**CITIZENS HOUSE**

England & Wales - Charity number 1153267

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# Accounts

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## Trustees' Annual Report for the period

From 1/1/2021 To 31/12/2021

Charity name: Citizens House

Charity registration number: 1153267

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>To promote the benefit of the inhabitants of <b>Consett and surrounding district</b> without distinction of sex or of political, religious or other opinions by associating with the local authorities, voluntary organisations and the inhabitants 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 object of improving the conditions of life for the said inhabitants.</p> <p>To establish or secure the establishment of a Community Centre and to maintain and manage the same (whether alone or in co-operation with any local authority or other person or body) in furtherance of these objects.</p> <p>To promote such other charitable purposes as may from time to time be determined.</p>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>Citizens House provides a building and facilities for people from the local community to use as well as acting as an umbrella or resource body for small charitable groups.</p> <p>We host activities for children and young people, elderly people, those with disabilities and mental health issues, those with alcohol addiction and their families as well as social groups and information events for members of the general public. We also work with other charities and voluntary bodies to help them deliver their services to their clients.</p> <p>We host exercise classes to promote health for older people (gentle exercise classes and yoga)</p>

		<p>as well as for young people, children and toddlers.</p> <p>We advance the arts by providing a home for regular rehearsals by theatre groups, children's dance classes and photographic society.</p> <p>We help those who are disadvantaged by reason of age, ill-health or disability by providing groups which can support them, i.e. support groups for those with alcohol problems and their families, support group for those with dementia and their carers.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The charity trustees have complied with their duty to have regard to the guidance on public benefit published by the Commission in exercising their powers or duties in Section 17(5) of the Charities Act and the Charities (Accounts and Reports) Regulations 2008. The trustees have reviewed the guidance at their trustee meetings when planning the activities for the year and in considering the various groups who wish to use our facilities.

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

### Achievements and Performance

	SORP reference	

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Para 1.20</p>	<p>2021 has seen the Charity recover successfully from the Covid pandemic, with many of our traditional groups and activities re-started and additional new users welcomed.</p> <p>The Community Centre is once again thriving as we move into the new year and we anticipate a "Relaunch" to bring additional activities and Business users to support our finances.</p> <p>Citizens House has weathered the worst of the financial impact and we look forward to investing further going forward.</p>
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**Additional information (optional)**

You may choose to include further statements where relevant about:

<p>Achievements against objectives set</p>	<p>Para 1.41</p>	
<p>Performance of fundraising activities against objectives set</p>	<p>Para 1.41</p>	
<p>Investment performance against objectives</p>	<p>Para 1.41</p>	
<p>Other</p>		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Charity has remained on a secure financial footing throughout the year, despite the impact of Covid. The fit out completion is in hand with further IT investment expected.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The Charity maintains health reserves for its size and scale of activities. The majority of funds are reserved for building, fit out and maintenance.
Amount of reserves held	Para 1.22	The Charity has a total balance of £101,530 at the year end
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Funding for the build, fit out and salary for the Development Officer was provided by Citizens House, The Big Lottery Fund and The Local Authority, who own the site.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution adopted 9 <sup>th</sup> May 2013
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are appointed/reappointed annually at the Annual General Meeting held in accordance with the constitution.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	Citizens House
Other name the charity uses	None
Registered charity number	1153267
Charity's principal address	Citizens House, Station Road, Consett, DH8 5RL

**Names of the charity trustees who manage the charity**

	<b>Trustee name</b>	<b>Office (if any)</b>	<b>Dates acted if not for whole year</b>	<b>Name of person (or body) entitled to appoint trustee (if any)</b>
1	George Gibbon	Chair		
2	Richard Lewins			
3	Brian Clarke			
4	Lisa Edwards	Vice Chair		
5	Terence Murray			
6	Laura Walley			
7	David Natrass	Treasurer		
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**Corporate trustees – names of the directors at the date the report was approved**

<b>Director name</b>		

**Name of trustees holding title to property belonging to the charity**

<b>Trustee name</b>	<b>Dates acted if not for whole year</b>	

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

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

Type of adviser	Name	Address
Accountants	Laverick Walton & Co	B3 Kingfisher House, TVTE, NE11 0JQ

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

--

## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## Other optional information

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## Declarations

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	George Henry Gibbon	
<b>Position (eg Secretary, Chair, etc)</b>	Chair	
<b>Date</b>	20/09/2022	



Section A Independent Examiner's Report

Report to the trustees/ members of

Charity name: CITIZENS HOUSE

On accounts for the year ended

31 DECEMBER 2021

Charity no (if any)

1153267

Set out on pages

3-4

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2020.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
• the accounts did not accord with the accounting records; or
• the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

\* Please delete the words in the brackets if they do not apply.

Signed: Jonathan Mills

Date: 9/8/22

Name: JONATHAN MILLS

Relevant professional qualification(s) or body (if any):

FCCA

**Address:** B3 KINGFISHER HOUSE, TEAM VALLEY, GATESHEAD,  
TYNE & WEAR, NE11 0JQ

**Section B**

**Disclosure**

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**Give here brief details of any items that the examiner wishes to disclose.**

NOTHING TO REPORT

**Citizens House Management Committee - Balance Sheet as at 31st December 2021.**

	31/12/2021	31/12/2020
<b>Current Assets</b>		
Debtors & Prepayments	£1,659.05	£0.00
Cash at Bank      Current Account	£20,580.59	£8,219.06
Cash at Bank      Deposit Account	£80,949.61	£80,941.50
Cash in Hand	£0.00	£0.00
	<u>£103,189.25</u>	<u>£89,160.56</u>
<b>Less: Current Liabilities</b>		
Creditors and Accruals	£405.43	£621.70
	<u>£102,783.82</u>	<u>£88,538.86</u>

**Funded by**

**Restricted Reserves**

DCC grant for contingencies	£38,046.79	£38,046.79
Foundation Grant - Forget Me Nots	£0.00	£0.00
Neighbourhood Fund	£0.00	£0.00
Lottery Grant Building Capabilities Fund	£0.00	£0.00
Building and Maintenance Fund	£14,259.14	£15,313.82
Lottery Grant Main Fund	£0.00	£0.00
Lottery Grant Fixtures & Fittings	£0.00	£0.00
Lottery Grant Professional Fees	£0.00	£0.00
Lottery Grant Development Officer	£0.00	£0.00
General Reserves	£50,477.89	£35,178.25
	<u>£102,783.82</u>	<u>£88,538.86</u>
	£0.00	£0.00

**Reserves Movement**

	Balance Bfwd	Income	Expenditure	Balance Cfwd
DCC grant for contingencies	£38,046.79			£38,046.79
Lottery Grant Building Capabilities Fund	£0.00			£0.00
Building and Maintenance Fund	£15,313.82		£1,054.68	£14,259.14
Lottery Grant Fixtures & Fittings	£0.00			£0.00
Lottery Grant Professional Fees	£0.00			£0.00
Lottery Grant Building Construction	£0.00			£0.00
Lottery Grant Development Officer	£0.00			£0.00
Lottery Grant Main Fund	£0.00			£0.00
General Reserves	£35,178.25	£34,540.20	£19,240.56	£50,477.89
	<u>£88,538.86</u>	<u>£34,540.20</u>	<u>£20,295.24</u>	<u>£102,783.82</u>

*A. Patten*  
20/9/2022





Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name  
CITIZENS HOUSE

On accounts for the year  
ended

31 DECEMBER 2021

Charity no  
(if any)

1153267

Set out on pages

3-4

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2020**.

Responsibilities and  
basis of report

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

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

Independent  
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

\* Please delete the words in the brackets if they do not apply.

Signed:

*J. Mills*

Date:

9/8/22

Name:

JONATHAN MILLS

Relevant professional  
qualification(s) or body  
(if any):

FCCA

**Address:** B3 KINGFISHER HOUSE, TEAM VALLEY, GATESHEAD,  
TYNE & WEAR, NE11 0JQ

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

NOTHING TO REPORT

**CITIZENS HOUSE**

England & Wales - Charity number 1153267

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# Accounts

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## Trustees' Annual Report for the period

From 1/1/2020 To 31/12/2020

Charity name: Citizens House

Charity registration number: 1153267

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>To promote the benefit of the inhabitants of <b>Consett and surrounding district</b> without distinction of sex or of political, religious or other opinions by associating with the local authorities, voluntary organisations and the inhabitants 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 object of improving the conditions of life for the said inhabitants.</p> <p>To establish or secure the establishment of a Community Centre and to maintain and manage the same (whether alone or in co-operation with any local authority or other person or body) in furtherance of these objects.</p> <p>To promote such other charitable purposes as may from time to time be determined.</p>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>Citizens House provides a building and facilities for people from the local community to use as well as acting as an umbrella or resource body for small charitable groups.</p> <p>We host activities for children and young people, elderly people, those with disabilities and mental health issues, those with alcohol addiction and their families as well as social groups and information events for members of the general public. We also work with other charities and voluntary bodies to help them deliver their services to their clients.</p> <p>We host exercise classes to promote health for older people (gentle exercise classes and yoga) as well as for young people, children and toddlers.</p>

		<p>We advance the arts by providing a home for regular rehearsals by theatre groups, children's dance classes and photographic society.</p> <p>We help those who are disadvantaged by reason of age, ill-health or disability by providing groups which can support them, i.e. support groups for those with alcohol problems and their families, support group for those with dementia and their carers.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The charity trustees have complied with their duty to have regard to the guidance on public benefit published by the Commission in exercising their powers or duties in Section 17(5) of the Charities Act and the Charities (Accounts and Reports) Regulations 2008. The trustees have reviewed the guidance at their trustee meetings when planning the activities for the year and in considering the various groups who wish to use our facilities.

**Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

**Achievements and Performance**

	SORP reference	
--	----------------	--

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Para 1.20</p>	<p>2019 has seen the Charity heavily impacted by the Covid pandemic, along with the rest of the community.</p> <p>Our fundamental purpose is the provision of a community centre and associated activities, and the lockdown has prevented this for much of the year.</p> <p>Health and safety considerations introduced cleaning costs which were disproportionate and beyond both the Charity and our users for a further period and user numbers have been extremely low.</p> <p>However, due to careful budgeting and help from the local authority, Citizens House has weathered the worst of the financial impact and post year end activity has improved substantially, giving relief and hope for the future.</p>
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**Additional information (optional)**

You may choose to include further statements where relevant about:

<p>Achievements against objectives set</p>	<p>Para 1.41</p>	
<p>Performance of fundraising activities against objectives set</p>	<p>Para 1.41</p>	
<p>Investment performance against objectives</p>	<p>Para 1.41</p>	
<p>Other</p>		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Charity has remained on a secure financial footing throughout the year, despite the impact of Covid. The fit out has not yet been completed and the Trustees feel it wise to halt all unnecessary spending until the future becomes clearer.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The Charity maintains health reserves for its size and scale of activities. The majority of funds are reserved for building, fit out and maintenance.
Amount of reserves held	Para 1.22	The Charity has a total balance of £89160 at the year end
Reasons for holding zero reserves	Para 1.22	
Details of funds materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Funding for the build, fit out and salary for the Development Officer was provided by Citizens House, The Big Lottery Fund and The Local Authority, who own the site.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution adopted 9 <sup>th</sup> May 2013
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are appointed/reappointed annually at the Annual General Meeting held in accordance with the constitution.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	Citizens House
Other name the charity uses	None
Registered charity number	1153267
Charity's principal address	Citizens House, Station Road, Consett, DH8 5RL

**Names of the charity trustees who manage the charity**

	<b>Trustee name</b>	<b>Office (if any)</b>	<b>Dates acted if not for whole year</b>	<b>Name of person (or body) entitled to appoint trustee (if any)</b>
1	George Gibbon	Chair		
2	Richard Lewins			
3	Brian Clarke			
4	Lisa Edwards	Vice Chair		
5	Terence Murray			
6	Laura Walley			
7	David Natrass	Treasurer	Appointed 20/3/2019	
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

**Corporate trustees – names of the directors at the date the report was approved**

<b>Director name</b>		

**Name of trustees holding title to property belonging to the charity**

<b>Trustee name</b>	<b>Dates acted if not for whole year</b>	

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

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

Type of adviser	Name	Address
Accountants	Laverick Walton & Co	B3 Kingfisher House, TVTE, NE11 0JQ

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

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### Exemptions from disclosure

Reason for non-disclosure of key personnel details

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### Other optional information

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## Declarations

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	George Henry Gibbon	
<b>Position (eg Secretary, Chair, etc)</b>	Chair	
<b>Date</b>	2/4/2022	



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
CITIZENS HOUSE

**On accounts for the year  
ended**

31 DECEMBER 2020

**Charity no  
(if any)**

1153267

**Set out on pages**

3-4

*(remember to include the page numbers of additional sheets)*

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2020**.

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basis of report**

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**Independent  
examiner's statement**

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

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**

**Date:**

**Name:**

JONATHAN MILLS

**Relevant professional  
qualification(s) or body  
(if any):**

FCCA

**Address:** B3 KINGFISHER HOUSE, TEAM VALLEY, GATESHEAD,  
TYNE & WEAR, NE11 0JQ

**Section B Disclosure**

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NOTHING TO REPORT

## Citizens House Management Committee - Balance Sheet as at 31st December 2020

		31/12/2020	31/12/2019
<b>Current Assets</b>			
Cash at Bank	Current Account	£8,219.06	£7,400.57
Cash at Bank	Deposit Account	£80,941.50	£96,850.77
Cash in Hand		£0.00	£0.00
		<u>£89,160.56</u>	<u>£104,251.34</u>
<b>Less: Current Liabilities</b>			
Creditors and Accruals		£621.70	£300.00
		<u>£88,538.86</u>	<u>£103,951.34</u>

### Funded by

#### Restricted Reserves

DCC grant for contingencies	£38,046.79	£40,476.67
Foundation Grant - Forget Me Nots	£0.00	£0.00
Neighbourhood Fund	£0.00	£0.00
Lottery Grant Building Capabilities Fund	£0.00	£12,390.52
Building and Maintenance Fund	£15,313.82	£16,853.04
Lottery Grant Main Fund	£0.00	£0.00
Lottery Grant Fixtures & Fittings	£0.00	£58.01
Lottery Grant Professional Fees	£0.00	£0.00
Lottery Grant Development Officer	£0.00	£245.26
General Reserves	£35,178.25	£33,927.84
	<u>£88,538.86</u>	<u>£103,951.34</u>
	£0.00	£0.00

Reserves Movement	Balance		Balance	
	Bfwd	Income	Expenditure	Cfwd
DCC grant for contingencies	£40,476.67		£2,429.88	£38,046.79
Lottery Grant Building Capabilities Fund	£12,390.52		£12,390.52	£0.00
Building and Maintenance Fund	£16,853.04		£1,539.22	£15,313.82
Lottery Grant Fixtures & Fittings	£58.01		£58.01	£0.00
Lottery Grant Professional Fees	£0.00			£0.00
Lottery Grant Building Construction	£0.00			£0.00
Lottery Grant Development Officer	£245.26		£245.26	£0.00
Lottery Grant Main Fund	£0.00			£0.00
General Reserves	£33,927.84	£32,259.18	£31,008.77	£35,178.25
	<u>£103,951.34</u>	<u>£32,259.18</u>	<u>£47,671.66</u>	<u>£88,538.86</u>





**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
CITIZENS HOUSE

**On accounts for the year  
ended**

31 DECEMBER 2020

**Charity no  
(if any)**

1153267

**Set out on pages**

3-4

*(remember to include the page numbers of additional sheets)*

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\* *Please delete the words in the brackets if they do not apply.*

**Signed:**

**Date:**

**Name:**

JONATHAN MILLS

**Relevant professional  
qualification(s) or body  
(if any):**

FCCA

**Address:** B3 KINGFISHER HOUSE, TEAM VALLEY, GATESHEAD,  
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NOTHING TO REPORT

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<b>Less: Current Liabilities</b>		
Creditors and Accruals	£621.70	£300.00
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### Funded by

#### Restricted Reserves

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<b>Reserves Movement</b>	<b>Balance Bfwd</b>	<b>Income</b>	<b>Expenditure</b>	<b>Balance Cfwd</b>
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