

ONSITE BUILDING TRUST

England & Wales · Charity number 1154886

Details

Status	Registered
Legal form	Charitable company
Company number	08645262
Registered	2013-12-05
Register	View on the Charity Commission register

Contact

Address	Elmwood Community Centre 53 Darlington Road Stockton-On-Tees Cleveland TS18 5EP
Phone	01642688303
Email	admin@onsitebuildingtrust.org
Website	www.onsitebuildingtrust.org

Activities

Objects: TO FURTHER OR BENEFIT THE RESIDENTS OF THE TEES VALLEY WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE OR OF 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. IN FURTHERANCE OF THESE OBJECTS BUT NOT OTHERWISE, THE TRUSTEES SHALL HAVE POWER: TO MAINTAIN AND MANAGE OR CO-OPERATE WITH ANY STATUTORY AUTHORITY IN THE MAINTENANCE AND MANAGEMENT OF COMMUNITY CENTRES FOR ACTIVITIES PROMOTED IN FURTHERANCE OF THE ABOVE OBJECTS."

Activities: Onsite owns and provides for a number of community buildings in the Stockton-on-Tees area.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Economic/community Development/employment, Recreation, Other Charitable Purposes
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Stockton-on-tees

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£630,556	£683,667	£630,556	11
2024-03-31	£607,827	£673,983	£819,079	13
2023-03-31	£684,938	£680,180	£684,938	11
2022-03-31	£726,479	£541,690	£880,477	14
2021-03-31	£662,234	£431,938	£729,418	18

Trustees

Name	Role	Appointed
Carol Clark		2016-07-27
David Bassett		2023-11-30
Geoffry Lee		2014-10-11
James Hadman		2023-11-30
Steven Hosking		2016-02-17
Tony Campbell		2016-02-17
Ummar Hanif		2016-02-17

ONSITE BUILDING TRUST

England & Wales - Charity number 1154886

Accounts

REGISTERED COMPANY NUMBER: 08645262 (England and Wales)
REGISTERED CHARITY NUMBER: 1154886

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2025
for
Onsite Building Trust

Onsite Building Trust

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for the Year Ended 31 March 2025

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Onsite Building Trust

Report of the Trustees for the Year Ended 31 March 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Trustees of the charity

The directors of the charitable company are its trustees for the purposes of charity law. Details of the trustees who have served during the year and since the year end and can be found on page 3.

OBJECTIVES AND ACTIVITIES

The charity's mission is to benefit the residents of Tees Valley by fostering community engagement, education, and social welfare. We achieve this by collaborating with residents, local authorities, and voluntary organisations to provide inclusive recreational and educational opportunities that improve quality of life.

In support of these objectives, the charity maintains and manages community centres, ensuring they remain vibrant hubs for activities that enrich the lives of local residents. Where appropriate, we also collaborate with statutory authorities to manage these spaces effectively.

ACHIEVEMENTS AND PERFORMANCE

The 2024/2025 financial year marked the charity's tenth full year of operation, another successful year in delivering meaningful support to our beneficiaries. While income fell slightly below budgetary projections, our community centres continued to provide a diverse range of life-enhancing social, educational, and recreational activities, empowering individuals to reach their full potential.

Like many organisations, we faced challenges. Rising energy costs continue to limit available funds for building improvements. However, the charity is making significant progress in resolving long-standing issues related to overcharges by the local authority for energy at two of our centres. We are actively working towards separating energy supplies, which will enable us to secure more favourable contracts and reduce operational costs in the long term.

Key milestones from the year include:

- **Gym Services:** Membership has stabilised at approximately 90 members, providing ongoing fitness opportunities for the community.
- **Soft Play Services:** Continues to support child development while generating a modest income stream for the charity.
- **Sustainability Initiatives:** Solar arrays installed at Ragworth and Elmwood have successfully reduced electricity costs and the charity's carbon footprint and further invest in renewables is planned for Stillington and Marsh House.
- **Funding & Infrastructure Improvements:** A funding application submitted into the *National Lottery Reaching Communities Fund* in 2024 was successful and the charity secure £171,840 to invest in essential building repairs at Stillington Village Hall, ensuring its long-term viability as a community resource.

Despite financial challenges, the charity has remained committed to keeping rents affordable for the vast majority of service users, ensuring continued accessibility and support for local residents.

FINANCIAL REVIEW

As reflected in the Statement of Financial Activities, the charity had net outgoing resources for the year of £58,338 (2024: net incoming resources of £66,156). The trustees consider that the cash-backed unrestricted funds broadly equivalent to three month 'core' annual expenditure across those funds would be sufficient to enable them to restructure or wind up the charity's affairs in an orderly manner.

This minimum level of cash-backed unrestricted funds is currently estimated at circa £135,000 which was surpassed by the unrestricted cash and bank balances at both 31 March 2024 and 31 March 2025. This position is carried forward into 2025/2026 and will be reviewed as the charity continues to develop its activities.

PLANS FOR FUTURE PERIODS

The focus on 'invest to save' initiatives will continue, as well as reducing energy costs and waste. The charity is seeking to install further solar panels at Elmwood and Marsh House. We will also continue to invest in growing our staff team, and providing them with new skills, to reduce dependence on external contractors and ensure that we have a well-motivated, multi-disciplinary team.

With one eye on the future, we are looking to continue to invest in the key areas of the centres that generate a positive customer experience including carpeting, decorating, and refurbishing toilets focus on areas of greatest need. We are also working with a number of partners to seek to obtain a PlayZone at the Grangefield site.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Risk Management

The management of health and safety for our staff and customers remained a high priority in 2023/2024. An annual review was undertaken with the findings considered by the Board. Health and safety is also considered by the charity's senior management team and at team meetings. Compliance is checked regularly and routinely in relation to fire safety, asbestos, electrical safety, gas safety and legionella, to ensure that all required certification is in place. Building inspections are carried out regularly by Centre Managers and senior staff alongside this process.

Onsite Building Trust

Report of the Trustees - continued
for the Year Ended 31 March 2025

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
08645262 (England and Wales)

Registered Charity number
1154886

Registered office
Elmwood Centre
53 Darlington Road
Stockton-on-Tees
TS18 5EP

Trustees/Directors

G Lee
S Hosking
A J Campbell
U A Hanif
Mrs C Clark
D Basset
J Hadman

Managing Director
I Brown

Company Secretary
I Brown

Independent Examiner

J P Walters & Co
Chartered Accountants
67 Duke Street
Darlington
Co. Durham
DL3 7SD

Bankers

The Co-operative Bank
P.O.Box 250
Delf House
Southway
Skelmersdale
WN8 6WT

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 26 June 2025 and signed on the board's behalf by:


.....S Hosking - Trustee

Onsite Building Trust

Statement of Financial Activities
for the Year Ended 31 March 2025

	Notes	Unrestricted funds		Restricted funds		Total funds	
		2025	2024	2025	2024	2025	2024
		£	£	£	£	£	£
INCOME							
Grants, donations and legacies	3	8,055	-	97,345	20,000	105,400	20,000
Income from charitable activities	4	560,479	509,284	10,331	11,109	570,810	520,393
Other income	5	62,022	67,434	-	-	62,022	67,434
TOTAL INCOME		<u>630,556</u>	<u>576,718</u>	<u>107,676</u>	<u>31,109</u>	<u>738,232</u>	<u>607,827</u>
EXPENDITURE							
Charitable activities	6	683,667	616,559	112,903	57,424	796,570	673,983
TOTAL EXPENDITURE		<u>683,667</u>	<u>616,559</u>	<u>112,903</u>	<u>57,424</u>	<u>796,570</u>	<u>673,983</u>
Net (expenditure)/income for the year		(53,111)	(39,841)	(5,227)	(26,315)	(58,338)	(66,156)
Transfers between funds	16	-	-	-	(-)	-	-
Net movement in funds		(53,111)	(39,841)	(5,227)	(26,315)	(58,338)	(66,156)
RECONCILIATION OF FUNDS							
Total funds brought forward		794,040	833,881	25,039	51,354	819,079	885,235
TOTAL FUNDS CARRIED FORWARD		<u>740,929</u>	<u>794,040</u>	<u>19,812</u>	<u>25,039</u>	<u>760,741</u>	<u>819,079</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

All incoming resources and resources expended derive from continuing activities.

The notes form part of these financial statements

Onsite Building Trust

Balance Sheet
31 March 2025

	Notes	Unrestricted funds £	Restricted funds £	31.3.25 Total funds £	31.3.24 Total funds £
FIXED ASSETS					
Tangible assets	13	372,798	16,474	389,272	383,876
CURRENT ASSETS					
Debtors	14	51,216	-	51,216	63,717
Cash at bank		<u>339,350</u>	<u>22,664</u>	<u>362,014</u>	<u>427,897</u>
Total		390,566	22,664	413,230	491,611
CREDITORS					
Amounts falling due within one year	15	(22,435)	(19,326)	(41,761)	(56,408)
NET CURRENT ASSETS		<u>368,131</u>	<u>3,338</u>	<u>371,469</u>	<u>435,203</u>
NET ASSETS		<u>740,929</u>	<u>19,812</u>	<u>760,741</u>	<u>819,079</u>
FUNDS	16				
Unrestricted funds				740,929	794,040
Restricted funds				<u>19,812</u>	<u>25,039</u>
TOTAL FUNDS				<u>760,741</u>	<u>819,079</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that 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 charitable company as at the end of each financial year and of its surplus or deficit 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 charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 20.16.2025 and were signed on its behalf by:


S Hosking – Trustee


G Lee - Trustee

The notes form part of these financial statements

Onsite Building Trust

Cash Flow Statement

for the Year Ended 31 March 2025

	Notes	31.3.25 £	31.3.24 £
Cash flows from operating activities			
Cash generated from operations		<u>(38,507)</u>	<u>(44,118)</u>
Net cash (outflow)/inflow from operating activities		<u>(-)</u>	<u>(44,118)</u>
Cash flows from investing activities			
Interest element		-	(-)
Purchase of tangible fixed assets		<u>(27,376)</u>	<u>(719)</u>
Net cash outflow from investing activities		<u>(-)</u>	<u>(719)</u>
Cash flows from financing activities			
Capital repayments – finance lease contracts		-	-
Net cash outflow from financing activities		-	-
Change in cash and cash equivalents in the reporting period		(65,883)	(44,837)
Cash and cash equivalents at the beginning of the reporting period		<u>427,897</u>	<u>472,734</u>
Cash and cash equivalents at the end of the reporting period		<u>362,014</u>	<u>427,897</u>

The notes form part of these financial statements

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.3.25 £	31.3.24 £
Net (expenditure)/income for the reporting period (as per the Statement of Financial Activities)	(58,338)	(66,156)
Adjustments for:		
Depreciation charges	21,980	23,573
Interest element of finance lease payments	-	-
Decrease/(increase) in debtors	12,498	21,674
(Decrease)/increase in creditors	<u>(14,647)</u>	<u>(23,209)</u>
Net cash provided by operations	<u><u>(38,507)</u></u>	<u><u>(44,118)</u></u>

2. ANALYSIS OF CASH AND CASH EQUIVALENTS

	31.3.25 £	31.3.24 £
Notice deposits (less than 3 months)	-	-
Overdrafts included in bank loans and overdrafts falling due within one year	<u>-</u>	<u>-</u>
Total cash and cash equivalents	<u><u>-</u></u>	<u><u>-</u></u>

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', the Charities Act 2011 and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Income Recognition

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured with sufficient reliability.

(a) Grants and donations

Voluntary income received by way of grants and donations is included in the Statement of Financial Activities when receivable and only when the Charity has unconditional entitlement to the income;

(b) Donated assets, services and facilities

These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Leasehold property	- Straight line over the term of the lease
Furniture, plant and equipment	- 15% reducing balance
Computer equipment	- 25% straight line
Caravan	- 15% reducing balance
Motor vehicles	- 25% reducing balance

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme for the benefit of its employees. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

The charity is also part of a multi-employer defined benefit pension scheme, the Teesside Pension Fund, which is administered by Middlesbrough Borough Council. As the charity's contributions are set in relation to the current service period only and are not affected by any surplus or deficit in the scheme relating to past service of its own employees, the actual contributions paid are treated as the cost to the charity in the accounts.

Operating leases

Rentals applicable to operating leases, where substantially all of the benefits and risks of ownership remain with the lessor, are charged against revenue on a straight-line basis over the period of the lease.

Trade debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand and short-term highly liquid investments with original maturities of three months or less.

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2. COMPANY STATUS

Onsite Building Trust is a private company limited by guarantee registered in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 4 of these financial statements. The nature of the charity's operations and principal activities are to advance education and the provision of facilities in the interests of social welfare for recreation and leisure time occupation.

3. DONATIONS AND LEGACIES

	Unrestricted funds		Restricted funds		Total funds	
	2025	2024	2025	2024	2025	2024
	£	£	£	£	£	£
National Lottery Community Fund	-	-	97,345	20,000	97,345	20,000
Northern Impact	-	-	-	-	-	-
Business Growth Fund	-	-	-	-	-	-
Stockton Borough Council	8,055	-	-	-	8,055	-
	=====	=====	=====	=====	=====	=====
	8,055	-	97,345	20,000	105,400	20,000
	=====	=====	=====	=====	=====	=====

The charity benefits from the involvement and enthusiastic support of its volunteers. In accordance with accounting standards, the economic contribution of general volunteers is not measured in the accounts.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

4. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds		Restricted funds		Total funds	
	2025	2024	2025	2024	2025	2024
	£	£	£	£	£	£
Room hire and lettings	560,479	509,284	10,331	11,109	570,810	520,393
	=====	=====	=====	=====	=====	=====

5. OTHER INCOME

	Unrestricted funds		Restricted funds		Total funds	
	2025	2024	2025	2024	2025	2024
	£	£	£	£	£	£
Gym memberships	9,019	11,007	-	-	9,019	11,007
Parties and soft play	34,461	33,643	-	-	34,461	33,643
Cleaning services	6,132	14,156	-	-	6,132	14,156
Pitch hire	9,233	8,628	-	-	9,233	8,628
Miscellaneous income	848	-	-	-	848	-
Interest received	2,329	-	-	-	2,329	-
	-----	-----	-----	-----	-----	-----
	62,022	67,434	-	-	62,022	67,434
	=====	=====	=====	=====	=====	=====

6. CHARITABLE ACTIVITIES COSTS

	Notes	Unrestricted funds		Restricted funds		Total funds	
		2025	2024	2025	2024	2025	2024
		£	£	£	£	£	£
Salaries and wages		250,554	239,553	-	-	250,554	239,553
Social security costs		12,669	19,926	-	-	12,669	19,926
Pension contributions		22,157	20,347	-	-	22,157	20,347
Core overhead contributions		14,248	-	1,800	-	16,048	-
Gas		62,963	61,195	-	-	62,963	61,195
Electric		69,266	74,903	-	-	69,266	74,903
Rates and water		8,765	7,617	-	145	8,765	7,762
Maintenance contracts		17,141	17,706	-	-	17,141	17,706
Licences		3,661	2,262	-	-	3,661	2,262
Insurance		29,577	8,805	-	493	29,577	9,298
Printing, postage and stationery		180	403	-	-	180	403
Computer costs		1,060	-	-	-	1,060	-
Cleaning		6,523	27,942	2,279	2,583	8,802	30,525
Marketing and promotion		3,656	840	-	-	3,656	840
Staff travel		2,916	3,012	-	-	2,916	3,012
Volunteer and board expenses		194	338	-	-	194	338
Training		422	561	-	-	422	561
Repairs and renewals		93,751	51,205	89,813	42,013	183,564	93,218
Caravan site fees		-	-	7,787	9,671	7,787	9,671
Sundries		2,807	540	129	-	2,936	540
Bad debts		-	-	-	-	-	-
Loan interest		-	-	844	844	844	844
Depreciation		20,555	21,898	1,425	1,675	21,980	23,573
Support costs	7	55,452	53,249	-	-	55,452	53,249
Governance costs	8	5,150	4,257	8,826	-	13,976	4,257
		-----	-----	-----	-----	-----	-----
		683,667	616,559	112,903	57,424	796,570	673,983
		=====	=====	=====	=====	=====	=====

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

7. SUPPORT COSTS

	Basis of	31.3.25	31.3.24
	Apportionment	£	£
Wages and salaries	Staff role	50,121	49,621
Social security costs	Staff role	2,825	1,146
Pension contributions	Staff role	<u>2,506</u>	<u>2,482</u>
		<u>55,452</u>	<u>53,249</u>

8. GOVERNANCE COSTS

	31.3.25	31.3.24
	£	£
Accountancy	2,400	3,330
Legal and professional fees	<u>11,576</u>	<u>927</u>
	<u>13,976</u>	<u>4,257</u>

9. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.25	31.3.24
	£	£
Depreciation	21,980	23,573
Independent Examiner's fees:		
- External scrutiny	600	600
- Other services	<u>1,800</u>	<u>2,730</u>

10. TRUSTEES' REMUNERATION AND BENEFITS

No remuneration was paid to any trustee or to any person connected to them nor for the year ended 31 March 2025. No trustees were reimbursed any expenses (2024: Nil).

The charity has indemnity insurance on behalf of the trustees.

11. STAFF COSTS

	31.3.25	31.3.24
	£	£
Wages and salaries	300,675	289,174
Social security costs	15,494	21,072
Pension contributions	<u>24,663</u>	<u>22,829</u>
	<u>340,832</u>	<u>333,075</u>

The average monthly number of employees during the year was as follows:

	31.3.25	31.3.24
Direct charitable staff	12	12
Administrative	<u>4</u>	<u>5</u>
	<u>16</u>	<u>17</u>

No employees received emoluments in excess of £60,000. The total employment benefits of key management personnel were £106,143.

Onsite Building Trust

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

12. COMPANY STATUS

H M Revenue & Customs Charities Division have approved the charitable status of Onsite Building Trust and its income is therefore exempt from tax, under Sections 505 and 506 of the Taxes Act 1988, provided that it is applied for charitable purposes only.

13. TANGIBLE FIXED ASSETS

	Leasehold Property	Plant and Equipment	Computer Equipment	Caravan £	Motor vehicles £	Total £
COST						
At 1 April 2024	306,229	209,158	12,727	30,000	8,350	566,464
Additions	-	27,376	-	-	-	27,376
Disposals	-	-	-	-	-	-
At 31 March 2025	306,229	236,534	12,727	30,000	8,350	593,840
DEPRECIATION						
At 1 April 2024	17,675	127,260	12,048	20,503	5,102	182,588
Charge for the year	3,182	16,391	170	1,425	812	21,980
Eliminated on disposal	-	-	-	-	-	-
At 31 March 2025	20,857	143,651	12,218	21,928	5,914	204,568
NET BOOK VALUES						
At 31 March 2025	285,372	92,883	509	8,072	2,436	389,272
At 31 March 2024	288,554	81,898	679	9,497	3,248	383,876

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25 £	31.3.24 £
Trade debtors	50,835	47,080
Other debtors	381	2,190
Prepayments and accrued income	-	14,444
	<u>51,216</u>	<u>63,714</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25 £	31.3.24 £
Trade creditors and accruals	17,269	20,754
Social security and other taxes	5,166	10,490
Other loans	<u>19,326</u>	<u>25,164</u>
	<u>41,761</u>	<u>56,408</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

16. MOVEMENT IN FUNDS

2025	At 1.4.24	Income £	Expenditure £	Transfers between Funds £	At 31.3.25 £
Unrestricted funds					
General	794,040	630,556	683,667	-	740,929
	-----	-----	-----	-----	-----
Restricted funds					
Stockton Borough Council	11,172	-	2,069	-	9,103
Caravan lettings	1,131	10,331	13,050	-	(1,588)
National Lottery	12,736	97,345	97,784	-	12,297
Northern Impact	-	-	-	-	-
Business Growth Fund	-	-	-	-	-
	-----	-----	-----	-----	-----
Total Restricted funds	25,039	107,676	112,903	-	19,812
	-----	-----	-----	-----	-----
Total Funds	819,079	738,232	796,570	-	760,741
	=====	=====	=====	=====	=====
2024	At 1.4.23	Income £	Expenditure £	Transfers between Funds £	At 31.3.24 £
Unrestricted funds					
General	833,881	576,718	616,559	-	794,040
	-----	-----	-----	-----	-----
Restricted funds					
Stockton Borough Council	11,172	-	-	-	11,172
Caravan lettings	5,504	11,109	15,482	-	1,131
Thirteen Housing	-	-	-	-	-
National Lottery	-	20,000	7,264	-	12,736
Northern Impact	12,850	-	12,850	-	-
Business Growth Fund	21,828	-	21,828	-	-
	-----	-----	-----	-----	-----
Total Restricted funds	51,354	31,109	57,424	-	25,039
	-----	-----	-----	-----	-----
Total Funds	885,235	607,827	673,983	-	819,079
	=====	=====	=====	=====	=====

Restricted funds:

Stockton Borough Council – the ownership of a caravan was transferred from Stockton Borough Council to the charity on 1 March 2017. The caravan must be used only for a project as set out in an agreement with Stockton Borough Council.

Caravan lettings income – income from the letting of the caravan which must be used in accordance with the terms of a Conditional Asset Transfer Agreement with Stockton Borough Council for a period of 10 years from 1 March 2017 until 28 February 2027.

Onsite Building Trust

Notes to the Financial Statements - continued for the Year Ended 31 March 2025

Northern Impact – funding towards solar panels at Ragworth Community Centre.

Business Growth Fund – funding towards capital works at Grangefield Community Centre.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Net Current Assets £	31.3.25 £
Restricted funds	16,474	3,338	19,812
Unrestricted funds	372,798	368,131	740,929
	----- 389,272 =====	----- 371,469 =====	----- 760,741 =====

18. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2025.

19. CONTROLLING PARTY

Throughout the period under review, the charity was under the control of the Board of Trustees.

20. PENSION SCHEME

The charity operates a defined contribution pension plan for its employees and is also part of a multi-employer defined benefit scheme, The Teesside Pension Fund, which is administered by Middlesbrough Borough Council. The pension costs charged in the financial statements represent the contributions payable by the charity in the year and amounted to £24,663 (2024: £22,829), of which £1,660 was outstanding at the year end (2024: £2,896).

Independent Examiner's Report to the Trustees of
Onsite Building Trust

Independent examiner's report to the trustees of Onsite Building Trustd ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.



J P Walters FCA
J P Walters & Co
Chartered Accountants
67 Duke Street
Darlington
Co. Durham
DL3 7SD

30/6/2025

ONSITE BUILDING TRUST

England & Wales - Charity number 1154886

Accounts

REGISTERED COMPANY NUMBER: 08645262 (England and Wales)
REGISTERED CHARITY NUMBER: 1154886

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2024
for
Onsite Building Trust

Onsite Building Trust

Contents of the Financial Statements
for the Year Ended 31 March 2024

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Onsite Building Trust

Report of the Trustees for the Year Ended 31 March 2024

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Trustees of the charity

The directors of the charitable company are its trustees for the purposes of charity law. Details of the trustees who have served during the year and since the year end and can be found on page 3.

OBJECTIVES AND ACTIVITIES

The charity's objects are specifically restricted to the following:

"To further or benefit the residents of the Tees Valley without distinction of sex, sexual orientation, race or of 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.

In furtherance of these objects but not otherwise, the trustees shall have power to maintain and manage or co-operate with any statutory authority in the maintenance and management of community centres for activities promoted in furtherance of the above objects."

ACHIEVEMENTS AND PERFORMANCE

2023/2024 was the charity's ninth full year of operation and another good year for our beneficiaries. Whilst income was slightly down against budgetary predictions, our centres continue to provide a broad range of life-enhancing social, educational and recreational activities enabling people to have a better quality of life and in many cases, reach their full potential.

Like all businesses, there were some challenges to deal with. Rising energy costs reduced the level of investment available to improve building stock. A problem further confounded when significant overcharges were identified at Marsh House and Robert Atkinson Centre where energy supplies are shared. Work is however underway to address these issues which will likely result in separating energy supplies which will enable the charity to negotiate more favourable supply contracts.

- In 2023/2024, Gym membership stabilised and now maintains a steady membership of around 90 members;
- The Soft Play Service continues to support child development whilst also providing a small income stream;
- A large solar array was installed at the Ragworth Centre to reduce building running costs;
- £20,000 was secured from the National Lottery Awards For All to part fund fully refurbishing customer toilets at Ragowrth.

In the latter part of the year, a funding application was submitted to the National Lottery Reaching Communities Fund to improve Stillington Village Hall. If successful, the funding will be used to address a number of problematic building related issues in order to secure the building's long-term future and ability to continue to meet community need.

FINANCIAL REVIEW

As reflected in the Statement of Financial Activities, the charity had net outgoing resources for the year of £66,156 (2023: net incoming resources of £4,758). The trustees consider that the cash-backed unrestricted funds broadly equivalent to three month 'core' annual expenditure across those funds would be sufficient to enable them to restructure or wind up the charity's affairs in an orderly manner.

This minimum level of cash-backed unrestricted funds is currently estimated at circa £135,000 which was surpassed by the unrestricted cash and bank balances at both 31 March 2023 and 31 March 2024. This position is carried forward into 2024/2025 and will be reviewed as the charity continues to develop its activities.

PLANS FOR FUTURE PERIODS

The focus on 'invest to save' initiatives will continue, as well as reducing energy costs and waste. The charity is seeking to install further solar panels at Elmwood and Marsh House. We will also continue to invest in growing our staff team, and providing them with new skills, to reduce dependence on external contractors and ensure that we have a well-motivated, multi-disciplinary team.

With one eye on the future, we are looking to continue to invest in the key areas of the centres that generate a positive customer experience including carpeting, decorating, and refurbishing toilets focus on areas of greatest need. We are also working with a number of partners to seek to obtain a PlayZone at the Grangefield site.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Risk Management

The management of health and safety for our staff and customers remained a high priority in 2023/2024. An annual review was undertaken with the findings considered by the Board. Health and safety is also considered by the charity's senior management team and at team meetings. Compliance is checked regularly and routinely in relation to fire safety, asbestos, electrical safety, gas safety and legionella, to ensure that all required certification is in place. Building inspections are carried out regularly by Centre Managers and senior staff alongside this process.

Onsite Building Trust

Report of the Trustees - continued
for the Year Ended 31 March 2024

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
08645262 (England and Wales)

Registered Charity number
1154886

Registered office
Elmwood Centre
53 Darlington Road
Stockton-on-Tees
TS18 5EP

Trustees/Directors
G Lee
S Hosking
A J Campbell
Mrs P Beall (resigned)
U A Hanif
A Sledmore (deceased)
Mrs C Clark
D Basset (appointed)
J Hadman (appointed)

Managing Director
I Brown

Company Secretary
I Brown

Independent Examiner
J P Walters & Co
Chartered Accountants
67 Duke Street
Darlington
Co. Durham
DL3 7SD

Bankers
The Co-operative Bank
P.O.Box 250
Delf House
Southway
Skelmersdale
WN8 6WT

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 18 July 2024 and signed on the board's behalf by:

.....S Hosking - Trustee

Onsite Building Trust

Statement of Financial Activities
for the Year Ended 31 March 2024

	Notes	Unrestricted funds		Restricted funds		Total funds	
		2024	2023	2024	2023	2024	2023
		£	£	£	£	£	£
INCOME							
Grants, donations and legacies	3	-	-	20,000	56,786	20,000	56,786
Income from charitable activities	4	509,284	550,725	11,109	10,298	520,393	561,023
Other income	5	67,434	67,129	-	-	67,434	67,129
TOTAL INCOME		576,718	617,854	31,109	67,084	607,827	684,938
EXPENDITURE							
Charitable activities	6	616,559	646,150	57,424	34,030	673,983	680,180
TOTAL EXPENDITURE		616,559	646,150	57,424	34,030	673,983	680,180
Net (expenditure)/income for the year		(39,841)	(28,296)	(26,315)	33,054	(66,156)	4,758
Transfers between funds	16	-	5,947	-	(5,947)	-	-
Net movement in funds		(39,841)	(22,349)	(26,315)	27,107	(66,156)	4,758
RECONCILIATION OF FUNDS							
Total funds brought forward		833,881	856,230	51,354	24,247	885,235	880,477
TOTAL FUNDS CARRIED FORWARD		794,040	833,881	25,039	51,354	819,079	885,235

The Statement of Financial Activities includes all gains and losses recognised in the year.

All incoming resources and resources expended derive from continuing activities.

The notes form part of these financial statements

Onsite Building Trust

Balance Sheet

31 March 2024

	Notes	Unrestricted funds £	Restricted funds £	31.3.24 Total funds £	31.3.23 Total funds £
FIXED ASSETS					
Tangible assets	13	367,238	16,638	383,876	406,730
CURRENT ASSETS					
Debtors	14	63,714	-	63,714	85,388
Cash at bank		<u>394,332</u>	<u>33,565</u>	<u>427,897</u>	<u>472,734</u>
Total		458,046	29,756	491,611	558,122
CREDITORS					
Amounts falling due within one year	15	(31,244)	(25,164)	(56,408)	(79,617)
NET CURRENT ASSETS		<u>426,802</u>	<u>8,401</u>	<u>435,203</u>	<u>478,505</u>
NET ASSETS		<u>794,040</u>	<u>25,039</u>	<u>819,079</u>	<u>885,235</u>
FUNDS	16				
Unrestricted funds				794,040	833,881
Restricted funds				<u>25,039</u>	<u>51,354</u>
TOTAL FUNDS				<u>819,079</u>	<u>885,235</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2024 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that 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 charitable company as at the end of each financial year and of its surplus or deficit 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 charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 16 July 2024 and were signed on its behalf by:


S Hosking – Trustee


G Lee – Trustee

The notes form part of these financial statements

Onsite Building Trust

Cash Flow Statement
for the Year Ended 31 March 2024

	Notes	31.3.24 £	31.3.23 £
Cash flows from operating activities			
Cash generated from operations		<u>(44,118)</u>	<u>62,785</u>
Net cash (outflow)/inflow from operating activities		<u>(44,118)</u>	<u>62,785</u>
Cash flows from investing activities			
Interest element		-	(-)
Purchase of tangible fixed assets		<u>(719)</u>	<u>(14,224)</u>
Net cash outflow from investing activities		<u>(719)</u>	<u>(14,224)</u>
Cash flows from financing activities			
Capital repayments – finance lease contracts		<u>-</u>	<u>-</u>
Net cash outflow from financing activities		<u>-</u>	<u>-</u>
Change in cash and cash equivalents in the reporting period		(44,837)	48,651
Cash and cash equivalents at the beginning of the reporting period		<u>472,734</u>	<u>424,173</u>
Cash and cash equivalents at the end of the reporting period		<u><u>427,897</u></u>	<u><u>472,734</u></u>

The notes form part of these financial statements

Onsite Building Trust

Notes to the Cash Flow Statement
for the Year Ended 31 March 2024

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.3.24 £	31.3.23 £
Net (expenditure)/income for the reporting period (as per the Statement of Financial Activities)	(66,156)	4,758
Adjustments for:		
Depreciation charges	23,573	24,478
Interest element of finance lease payments	-	-
Decrease/(increase) in debtors	21,674	(9,925)
(Decrease)/increase in creditors	<u>(23,209)</u>	<u>43,474</u>
Net cash provided by operations	<u><u>(44,118)</u></u>	<u><u>62,785</u></u>

2. ANALYSIS OF CASH AND CASH EQUIVALENTS

	31.3.24 £	31.3.23 £
Notice deposits (less than 3 months)	-	-
Overdrafts included in bank loans and overdrafts falling due within one year	<u>-</u>	<u>-</u>
Total cash and cash equivalents	<u><u>-</u></u>	<u><u>-</u></u>

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', the Charities Act 2011 and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Income Recognition

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured with sufficient reliability.

(a) Grants and donations

Voluntary income received by way of grants and donations is included in the Statement of Financial Activities when receivable and only when the Charity has unconditional entitlement to the income;

(b) Donated assets, services and facilities

These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Leasehold property	- Straight line over the term of the lease
Furniture, plant and equipment	- 15% reducing balance
Computer equipment	- 25% straight line
Caravan	- 15% reducing balance
Motor vehicles	- 25% reducing balance

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Onsite Building Trust

Notes to the Financial Statements - continued for the Year Ended 31 March 2024

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme for the benefit of its employees. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

The charity is also part of a multi-employer defined benefit pension scheme, the Teesside Pension Fund, which is administered by Middlesbrough Borough Council. As the charity's contributions are set in relation to the current service period only and are not affected by any surplus or deficit in the scheme relating to past service of its own employees, the actual contributions paid are treated as the cost to the charity in the accounts.

Operating leases

Rentals applicable to operating leases, where substantially all of the benefits and risks of ownership remain with the lessor, are charged against revenue on a straight-line basis over the period of the lease.

Trade debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand and short-term highly liquid investments with original maturities of three months or less.

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2. COMPANY STATUS

Onsite Building Trust is a private company limited by guarantee registered in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 4 of these financial statements. The nature of the charity's operations and principal activities are to advance education and the provision of facilities in the interests of social welfare for recreation and leisure time occupation.

3. DONATIONS AND LEGACIES

	Unrestricted funds		Restricted funds		Total funds	
	2024	2023	2024	2023	2024	2023
	£	£	£	£	£	£
National Lottery	-	-	20,000	-	20,000	-
Northern Impact	-	-	-	12,850	-	12,850
Business Growth Fund	-	-	-	43,936	-	43,913
	-----	-----	-----	-----	-----	-----
	-	-	20,000	56,786	20,000	56,786
	=====	=====	=====	=====	=====	=====

The charity benefits from the involvement and enthusiastic support of its volunteers. In accordance with accounting standards, the economic contribution of general volunteers is not measured in the accounts.

Onsite Building Trust

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

4. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds		Restricted funds		Total funds	
	2024	2023	2024	2023	2024	2023
	£	£	£	£	£	£
Room hire and lettings	509,284	550,725	11,109	10,298	520,393	561,023

5. OTHER INCOME

	Unrestricted funds		Restricted funds		Total funds	
	2024	2023	2024	2023	2024	2023
	£	£	£	£	£	£
Gym memberships	11,007	11,130	-	-	11,007	11,130
Parties and soft play	33,643	33,735	-	-	33,643	33,735
Cleaning services	14,156	12,934	-	-	14,156	12,934
Pitch hire	8,628	9,330	-	-	8,628	9,330
	67,434	67,129	-	-	67,434	67,129

6. CHARITABLE ACTIVITIES COSTS

	Notes	Unrestricted funds		Restricted funds		Total funds	
		2024	2023	2024	2023	2024	2023
		£	£	£	£	£	£
Salaries and wages		239,553	188,356	-	-	239,553	188,356
Social security costs		19,926	9,449	-	-	19,926	9,449
Pension contributions		20,347	12,428	-	-	20,347	12,428
Gas		61,195	79,881	-	266	61,195	80,147
Electric		74,903	89,592	-	131	74,903	89,723
Rates and water		7,617	9,843	145	742	7,762	10,585
Maintenance contracts		17,706	19,945	-	-	17,706	19,945
Licences		2,262	2,404	-	-	2,262	2,404
Insurance		8,805	22,551	493	-	9,298	22,551
Printing, postage and stationery		403	410	-	-	403	410
Telephone		-	-	-	-	-	-
Cleaning		27,942	26,991	2,583	1,050	30,525	28,041
Marketing and promotion		840	640	-	-	840	644
Staff travel		3,012	2,746	-	-	3,012	2,746
Volunteer and board expenses		338	386	-	-	338	386
Training		561	209	-	-	561	209
Repairs and renewals		51,205	72,434	42,013	22,108	93,218	94,542
Caravan site fees		-	-	9,671	5,786	9,671	5,786
Sundries		540	75	-	-	540	75
Bad debts		-	2,832	-	-	-	2,832
Finance lease charges		-	-	-	-	-	-
Loan interest		-	-	844	844	844	844
Depreciation		21,898	21,375	1,675	3,103	23,573	24,478
Support costs	7	53,249	80,389	-	-	53,249	80,389
Governance costs	8	4,257	3,210	-	-	4,257	3,210
		616,559	646,150	57,424	34,030	673,983	680,180

Onsite Building Trust

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

7. SUPPORT COSTS

	Basis of	31.3.24	31.3.23
	Apportionment	£	£
Wages and salaries	Staff role	49,621	72,118
Social security costs	Staff role	1,146	4,664
Pension contributions	Staff role	<u>2,482</u>	<u>3,607</u>
		<u>53,249</u>	<u>80,389</u>

8. GOVERNANCE COSTS

	31.3.24	31.3.23
	£	£
Accountancy	3,330	3,120
Legal and professional fees	<u>927</u>	<u>90</u>
	<u>4,257</u>	<u>3,210</u>

9. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.24	31.3.23
	£	£
Depreciation	23,573	24,478
Independent Examiner's fees:		
- External scrutiny	600	500
- Other services	<u>2,730</u>	<u>2,000</u>

10. TRUSTEES' REMUNERATION AND BENEFITS

No remuneration was paid to any trustee or to any person connected to them nor for the year ended 31 March 2024. No trustees were reimbursed any expenses (2023: Nil).

The charity has indemnity insurance on behalf of the trustees.

11. STAFF COSTS

	31.3.24	31.3.23
	£	£
Wages and salaries	289,174	260,474
Social security costs	21,072	14,113
Pension contributions	<u>22,829</u>	<u>16,035</u>
	<u>333,075</u>	<u>290,622</u>

The average monthly number of employees during the year was as follows:

	31.3.24	31.3.23
Direct charitable staff	12	8
Administrative	<u>5</u>	<u>4</u>
	<u>17</u>	<u>12</u>

No employees received emoluments in excess of £60,000. The total employment benefits of key management personnel were £106,821.

Onsite Building Trust

Notes to the Financial Statements - continued for the Year Ended 31 March 2024

12. COMPANY STATUS

H M Revenue & Customs Charities Division have approved the charitable status of Onsite Building Trust and its income is therefore exempt from tax, under Sections 505 and 506 of the Taxes Act 1988, provided that it is applied for charitable purposes only.

13. TANGIBLE FIXED ASSETS

	Leasehold Property	Plant and Equipment	Computer Equipment	Caravan £	Motor vehicles £	Total £
COST						
At 1 April 2023	306,229	208,439	12,727	30,000	8,350	565,745
Additions	-	719	-	-	-	719
Disposals	-	-	-	-	-	-
At 31 March 2024	306,229	209,158	12,727	30,000	8,350	566,464
DEPRECIATION						
At 1 April 2023	14,493	112,808	8,866	18,828	4,020	159,015
Charge for the year	3,182	14,452	3,182	1,675	1,082	23,573
Eliminated on disposal	-	-	-	-	-	-
At 31 March 2024	17,675	127,260	12,048	20,503	5,102	182,588
NET BOOK VALUES						
At 31 March 2024	288,554	81,898	679	9,497	3,248	383,876
At 31 March 2023	291,736	95,631	3,861	11,172	4,330	406,730

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.24 £	31.3.23 £
Trade debtors	47,080	69,407
Other debtors	2,190	4,000
Prepayments and accrued income	14,444	11,981
	<u>63,714</u>	<u>85,388</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.24 £	31.3.23 £
Trade creditors and accruals	20,754	44,244
Social security and other taxes	10,490	4,371
Other loans	25,164	31,002
	<u>56,408</u>	<u>79,617</u>

Onsite Building Trust

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

16. MOVEMENT IN FUNDS

2024	At 1.4.23	Income £	Expenditure £	Transfers between Funds £	At 31.3.24 £
Unrestricted funds					
General	833,881	576,718	616,559	-	794,040
	-----	-----	-----	-----	-----
Restricted funds					
Stockton Borough Council	11,172	-	-	-	11,172
Caravan lettings	5,504	11,109	15,482	-	1,131
National Lottery	-	20,000	7,264	-	12,736
Northern Impact	12,850	-	12,850	-	-
Business Growth Fund	21,828	-	21,828	-	-
	-----	-----	-----	-----	-----
Total Restricted funds	51,354	31,109	57,424	-	25,039
	-----	-----	-----	-----	-----
Total Funds	885,235	607,827	673,983	-	819,079
	=====	=====	=====	=====	=====
2023	At 1.4.22	Income £	Expenditure £	Transfers between Funds £	At 31.3.23 £
Unrestricted funds					
General	856,230	617,854	646,150	5,947	833,881
	-----	-----	-----	-----	-----
Restricted funds					
Stockton Borough Council	13,144	-	1,972	-	11,172
Caravan lettings	5,156	10,298	9,950	-	5,504
Thirteen Housing	1,827	-	-	(1,827)	-
National Lottery	4,120	-	-	(4,120)	-
Northern Impact	-	12,850	-	-	12,850
Business Growth Fund	-	43,936	22,108	-	21,828
	-----	-----	-----	-----	-----
Total Restricted funds	24,247	67,084	34,030	(5,947)	51,354
	-----	-----	-----	-----	-----
Total Funds	880,477	684,938	680,180	-	885,235
	=====	=====	=====	=====	=====

Restricted funds:

Stockton Borough Council – the ownership of a caravan was transferred from Stockton Borough Council to the charity on 1 March 2017. The caravan must be used only for a project as set out in an agreement with Stockton Borough Council.

Caravan lettings income – income from the letting of the caravan which must be used in accordance with the terms of a Conditional Asset Transfer Agreement with Stockton Borough Council for a period of 10 years from 1 March 2017 until 28 February 2027.

Onsite Building Trust

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

Northern Impact – funding towards solar panels at Ragworth Community Centre.

Business Growth Fund – funding towards capital works at Grangefield Community Centre.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets	Net Current Assets	31.3.24
	£	£	£
Restricted funds	16,638	8,401	25,039
Unrestricted funds	367,238	426,802	794,040
	-----	-----	-----
	383,876	435,203	819,079
	=====	=====	=====

18. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2024.

19. CONTROLLING PARTY

Throughout the period under review, the charity was under the control of the Board of Trustees.

20. PENSION SCHEME

The charity operates a defined contribution pension plan for its employees and is also part of a multi-employer defined benefit scheme, The Teesside Pension Fund, which is administered by Middlesbrough Borough Council. The pension costs charged in the financial statements represent the contributions payable by the charity in the year and amounted to £22,829 (2023: £16,035), of which £2,896 was outstanding at the year end (2023: £2,055).

Independent Examiner's Report to the Trustees of
Onsite Building Trust

Independent examiner's report to the trustees of Onsite Building Trustd ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2024.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

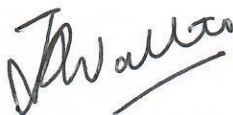
Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.



J P Walters FCA
J P Walters & Co
Chartered Accountants
67 Duke Street
Darlington
Co. Durham
DL3 7SD

26th June 2024

ONSITE BUILDING TRUST

England & Wales - Charity number 1154886

Accounts

REGISTERED COMPANY NUMBER: 08645262 (England and Wales)
REGISTERED CHARITY NUMBER: 1154886

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2023
for
Onsite Building Trust

Contents of the Financial Statements
for the Year Ended 31 March 2023

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Notes to the Financial Statements	7 to 14

Onsite Building Trust

Report of the Trustees for the Year Ended 31 March 2023

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Trustees of the charity

The directors of the charitable company are its trustees for the purposes of charity law. Details of the trustees who have served during the year and since the year end and can be found on page 3.

OBJECTIVES AND ACTIVITIES

The charity's objects are specifically restricted to the following:

“To further or benefit the residents of the Tees Valley without distinction of sex, sexual orientation, race or of 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.

In furtherance of these objects but not otherwise, the trustees shall have power to maintain and manage or co-operate with any statutory authority in the maintenance and management of community centres for activities promoted in furtherance of the above objects.”

ACHIEVEMENTS AND PERFORMANCE

The period 1 April 2022 to 31 March 2023 was the charity's ninth full year of operation.

Onsite Building Trust was a project initiated by Catalyst Stockton as part of the Transforming Local Infrastructure Funding Programme. The charity became fully operational as a company limited by guarantee with charitable status in April 2014, when four community centres were transferred from Stockton-on-Tees Borough Council under the Community Asset Transfer Scheme. In the following years, a further three centres were transferred to the charity, and we now also provide management services to a number of other centres.

The business model which we have created delivers long-term, sustainable, community-based solutions that safeguard the future of community facilities, in the light of increasingly challenging funding settlements for local government.

Our ethos is aimed at keeping centres in the community as vital hubs providing services, promoting engagement and cohesion, whilst ensuring that they become subsidy-free and self-sustaining.

Our mission is “*develop our community centres to be sustainable, viable and easy to use with our communities*”.

Our vision is to be “*agents of community development*”.

2022/2023 was a more normal year after the turbulence caused by the pandemic and we have moved back to a normal operating environment.

There were also a number of other successes in 2022/2023. The community café at Ragworth re-opened providing a new service for local people, offering hot meals and snacks.

Gym membership increased and now maintains a steady membership of just over 100 members.

The Soft Play Service launched at Ragworth during the previous year it has developed into a successful service, meeting local need and delivering a positive contribution to Charity financial performance.

The major refurbishment work took place at the Grangefield Centre has dramatically improved the quality of the space for users. We also completed the installation of new toilets in the Glebe Community Centre.

Throughout the winter months, Onsite supported the Council's warm spaces initiative. Warm spaces are free, non-judgemental public spaces where people can go for shelter, save money on their household bills, avoid social isolation, receive vital support and advice while staying as well as possible.

In the latter part of the year, a funding application was submitted to the National Lottery Reaching Communities Fund to improve Stillington Village Hall. If successful, the funding will be used to address a number of problematic building related issues in order to secure the building's long-term future and ability to continue to meet community need.

FINANCIAL REVIEW

As reflected in the Statement of Financial Activities, the charity had net incoming resources for the year of £4,758 (2022: £151,059), the trustees consider that the cash-backed unrestricted funds broadly equivalent to three month 'core' annual expenditure across those funds would be sufficient to enable them to restructure or wind up the charity's affairs in an orderly manner.

This minimum level of cash-backed unrestricted funds is currently estimated at circa £135,000 which was surpassed by the unrestricted cash and bank balances at both 31 March 2022 and 31 March 2023. This position is carried forward into 2023/2024 and will be reviewed as the charity continues to develop its activities.

PLANS FOR FUTURE PERIODS

The focus on 'invest to save' initiatives will continue, as well as reducing energy costs and waste. We will also continue to invest in growing our staff team, and providing them with new skills, to reduce dependence on external contractors and ensure that we have a well-motivated, multi-disciplinary learn.

With one eye on the future, we are looking to continue to invest in the key areas of the centres that generate a positive customer experience including carpeting, decorating, and refurbishing toilets focus on areas of greatest need. We are also working with a number of partners to seek to obtain a new artificial football pitch for the Grangefield site.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Risk Management

The trustees have conducted a review of the major risks to which the charity is exposed. External risks to funding can only be reduced by allowing for diversification of funding and activities. With the current challenges of increasing costs there is a key focus on managing this and ensuring value for money is delivered in all areas of activity. Internal financial risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charity. These procedures are periodically reviewed to ensure that they still meet the needs of the charity,

Increasing wholesale energy costs is currently the biggest threat to the Charity's long-term sustainability. Gas and electricity costs represent 30% of annual running costs, up from 14% on last year and these could rise further due to the volatility of the current energy market.

To mitigate risks, the Charity successfully secured funding support from the Energy Resilience Fund, a pot of money part funded by the European Union Regional Development Fund and administered by the Key Fund, to enable community and social enterprises to install energy saving/cost reducing technology within their buildings. The ultimate aim being to help them stabilise or reduce energy bills in the face of rising costs. The fund, a blended mix of loan and grant monies repayable up to 7 years, facilitated the installation of solar panels on at Ragworth Centre.

The management of health and safety for our staff and customers also remained a high priority in 2022/2023. An annual review was undertaken, with Board scrutiny, and the findings considered by the Board. Health and safety is also considered by the charity's senior management team and at team meetings. Compliance is checked regularly and routinely in relation to fire safety, asbestos, electrical safety, gas safety and legionella, to ensure that all required certification is in place. Building inspections are carried out regularly by Centre Managers and senior staff alongside this process.

Onsite Building Trust

Report of the Trustees - continued
for the Year Ended 31 March 2023

Energy Costs and Inflation

The cost of energy along with other goods and services is a challenge to the UK economy and charities are not exempt from this. Onsite continuously looks to achieve best value in all its spending decisions and we have also looked to proactively manage our energy costs. We are looking to utilise micro generation (solar panels) on some centres during the next financial year.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

08645262 (England and Wales)

Registered Charity number

1154886

Registered office

Elmwood Centre
53 Darlington Road
Stockton-on-Tees
TS18 5EP

Trustees/Directors

G Lee
S Hosking
A J Campbell
Mrs P Beall
U A Hanif
A Sledmore
Mrs C Clark

Managing Director

I Brown

Company Secretary

I Brown

Independent Examiner

J P Walters & Co
Chartered Accountants
67 Duke Street
Darlington
Co. Durham
DL3 7SD

Bankers
The Co-operative Bank
P.O.Box 250
Delf House
Southway
Skelmersdale
WN8 6WT

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on and signed on the board's behalf by:

.....S Hosking - Trustee

Onsite Building Trust

Statement of Financial Activities
for the Year Ended 31 March 2023

	Notes	Unrestricted funds		Restricted funds		Total funds	
		2023	2022	2023	2022	2023	2022
		£	£	£	£	£	£
INCOME							
Grants, donations and legacies	3	-	196,105	56,786	31,020	56,786	227,125
Income from charitable activities	4	550,725	463,397	10,298	8,175	561,023	471,572
Other income	5	67,129	27,782	-	-	67,129	27,782
		-----	-----	-----	-----	-----	-----
TOTAL INCOME		617,854	687,284	67,084	39,195	684,938	726,479
		-----	-----	-----	-----	-----	-----
EXPENDITURE							
Charitable activities	6	646,150	541,690	34,030	33,730	680,180	575,420
		-----	-----	-----	-----	-----	-----
TOTAL EXPENDITURE		646,150	541,690	34,030	33,730	680,180	575,420
		-----	-----	-----	-----	-----	-----
Net income for the year		(28,296)	145,594	33,054	5,465	4,758	151,059
Transfers between funds	16	5,947	6,724	(5,947)	(6,724)	-	-
		-----	-----	-----	-----	-----	-----
Net movement in funds		(22,349)	152,318	27,107	(1,259)	4,758	151,059
RECONCILIATION OF FUNDS							
Total funds brought forward		856,230	703,912	24,247	25,506	880,477	729,418
		-----	-----	-----	-----	-----	-----
TOTAL FUNDS CARRIED FORWARD		833,881	856,230	51,354	24,247	885,235	880,477
		=====	=====	=====	=====	=====	=====

The Statement of Financial Activities includes all gains and losses recognised in the year.

All incoming resources and resources expended derive from continuing activities.

Onsite Building Trust

Balance Sheet
31 March 2023

	Notes	Unrestricted funds £	Restricted funds £	31.3.23 Total funds £	31.3.22 Total funds £
FIXED ASSETS					
Tangible assets	13	387,156	19,574	406,730	416,984
CURRENT ASSETS					
Debtors	14	79,462	5,926	85,388	75,463
Cash at bank		<u>415,878</u>	<u>56,856</u>	<u>472,734</u>	<u>424,173</u>
Total		495,340	62,782	558,122	499,636
CREDITORS					
Amounts falling due within one year	15	(48,615)	(31,002)	(79,617)	(36,143)
NET CURRENT ASSETS		<u>446,725</u>	<u>31,780</u>	<u>478,505</u>	<u>463,493</u>
NET ASSETS		<u>833,881</u>	<u>51,354</u>	<u>885,235</u>	<u>880,477</u>
FUNDS	16				
Unrestricted funds				833,881	856,230
Restricted funds				<u>51,354</u>	<u>24,247</u>
TOTAL FUNDS				<u>885,235</u>	<u>880,477</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that 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 charitable company as at the end of each financial year and of its surplus or deficit 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 charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
S Hosking – Trustee

.....
G Lee - Trustee

The notes form part of these financial statements

Onsite Building Trust

Cash Flow Statement
for the Year Ended 31 March 2023

	Notes	31.3.23 £	31.3.22 £
Cash flows from operating activities			
Cash generated from operations		<u>62,785</u>	<u>144,339</u>
Net cash inflow from operating activities		<u>62,785</u>	<u>144,339</u>
Cash flows from investing activities			
Interest element		(-)	(179)
Purchase of tangible fixed assets		<u>(14,224)</u>	<u>(132,069)</u>
Net cash outflow from investing activities		<u>(14,224)</u>	<u>(132,248)</u>
Cash flows from financing activities			
Capital repayments – finance lease contracts		<u>-</u>	<u>(1,440)</u>
Net cash outflow from financing activities		<u>-</u>	<u>(1,440)</u>
Change in cash and cash equivalents in the reporting period		48,561	10,651
Cash and cash equivalents at the beginning of the reporting period		<u>424,173</u>	<u>141,497</u>
Cash and cash equivalents at the end of the reporting period		<u><u>472,734</u></u>	<u><u>424,173</u></u>

The notes form part of these financial statements

Notes to the Cash Flow Statement
for the Year Ended 31 March 2023

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.3.23	31.3.22
	£	£
Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)	4,758	151,059
Adjustments for:		
Depreciation charges	24,478	23,103
Interest element of finance lease payments	-	179
Decrease/(increase) in debtors	(9,925)	(42,161)
Increase/(decrease) in creditors	<u>43,474</u>	<u>12,159</u>
Net cash provided by operations	<u><u>62,785</u></u>	<u><u>144,339</u></u>

2. ANALYSIS OF CASH AND CASH EQUIVALENTS

	31.3.23	31.3.22
	£	£
Notice deposits (less than 3 months)	-	-
Overdrafts included in bank loans and overdrafts falling due within one year	<u>-</u>	<u>(-)</u>
Total cash and cash equivalents	<u><u>-</u></u>	<u><u>-</u></u>

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', the Charities Act 2011 and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Income Recognition

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured with sufficient reliability.

(a) Grants and donations

Voluntary income received by way of grants and donations is included in the Statement of Financial Activities when receivable and only when the Charity has unconditional entitlement to the income;

(b) Donated assets, services and facilities

These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Leasehold property	- Straight line over the term of the lease
Furniture, plant and equipment	- 15% reducing balance
Computer equipment	- 25% straight line
Caravan	- 15% reducing balance
Motor vehicles	- 25% reducing balance

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme for the benefit of its employees. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

The charity is also part of a multi-employer defined benefit pension scheme, the Teesside Pension Fund, which is administered by Middlesbrough Borough Council. As the charity's contributions are set in relation to the current service period only and are not affected by any surplus or deficit in the scheme relating to past service of its own employees, the actual contributions paid are treated as the cost to the charity in the accounts.

Operating leases

Rentals applicable to operating leases, where substantially all of the benefits and risks of ownership remain with the lessor, are charged against revenue on a straight-line basis over the period of the lease.

Trade debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand and short-term highly liquid investments with original maturities of three months or less.

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2. COMPANY STATUS

Onsite Building Trust is a private company limited by guarantee registered in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 4 of these financial statements. The nature of the charity's operations and principal activities are to advance education and the provision of facilities in the interests of social welfare for recreation and leisure time occupation.

3. DONATIONS AND LEGACIES

	Unrestricted funds		Restricted funds		Total funds	
	2023	2022	2023	2022	2023	2022
	£	£	£	£	£	£
Coronavirus Job Retention Scheme	-	75,437	-	-	-	75,437
Local Restrictions Support Grants	-	22,668	-	-	-	22,668
Restart Grants	-	98,000	-	-	-	98,000
National Lottery	-	-	-	9,900	-	9,900
Kickstart	-	-	-	15,056	-	15,056
Umi: business support	-	-	-	6,064	-	6,064
Northern Impact	-	-	12,850	-	12,850	-
Business Growth Fund	-	-	43,936	-	43,936	-
	-----	-----	-----	-----	-----	-----
	-	196,105	56,786	31,020	56,786	227,125
	=====	=====	=====	=====	=====	=====

The charity benefits from the involvement and enthusiastic support of its volunteers. In accordance with accounting standards, the economic contribution of general volunteers is not measured in the accounts.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

4. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds		Restricted funds		Total funds	
	2023	2022	2023	2022	2023	2022
	£	£	£	£	£	£
Room hire and lettings	550,725	463,397	10,298	8,175	561,023	471,572
	=====	=====	=====	=====	=====	=====

5. OTHER INCOME

	Unrestricted funds		Restricted funds		Total funds	
	2023	2022	2023	2022	2023	2022
	£	£	£	£	£	£
Gym memberships	11,130	9,279	-	-	11,130	9,279
Parties and soft play	33,735	12,099	-	-	33,735	12,099
Cleaning services	12,934	6,404	-	-	12,934	6,404
Pitch hire	9,330	-	-	-	9,330	-
	-----	-----	-----	-----	-----	-----
	67,129	27,782	-	-	67,129	27,782
	=====	=====	=====	=====	=====	=====

6. CHARITABLE ACTIVITIES COSTS

	Notes	Unrestricted funds		Restricted funds		Total funds	
		2023	2022	2023	2022	2023	2022
		£	£	£	£	£	£
Salaries and wages		188,356	184,064	-	19,396	188,356	203,460
Social security costs		9,449	9,884	-	-	9,449	9,884
Pension contributions		12,428	13,356	-	-	12,428	13,356
Gas		79,881	52,398	266	-	80,147	52,398
Electric		89,592	56,845	131	-	89,723	56,845
Rates and water		9,843	11,588	742	-	10,585	11,588
Maintenance contracts		19,945	15,827	-	-	19,945	15,827
Licences		2,404	3,134	-	-	2,404	3,134
Insurance		22,551	12,664	-	365	22,551	13,029
Printing, postage and stationery		410	430	-	-	410	430
Telephone		-	5,879	-	-	-	5,879
Cleaning		26,991	11,816	1,050	1,338	28,041	13,154
Marketing and promotion		644	790	-	-	644	790
Staff travel		2,746	162	-	-	2,746	162
Volunteer and board expenses		386	-	-	-	386	-
Training		209	780	-	-	209	780
Repairs and renewals		72,434	55,647	22,108	6,514	94,542	62,161
Environmental maintenance		-	2,382	-	-	-	2,382
Caravan site fees		-	-	5,786	3,797	5,786	3,797
Soft play expenses		-	3,557	-	-	-	3,557
Online booking system		-	4,800	-	-	-	4,800
Motor expenses		-	3,601	-	-	-	3,601
Sundries		75	1,050	-	-	75	1,050
Bad debts		2,832	-	-	-	2,832	-
Finance lease charges		-	179	-	-	-	179
Loan interest		-	-	844	-	844	-
Depreciation		21,375	20,783	3,103	2,320	24,478	23,103
Support costs	7	80,389	64,446	-	-	80,389	64,446
Governance costs	8	3,210	5,628	-	-	3,210	5,628
		-----	-----	-----	-----	-----	-----
		646,150	541,690	34,030	33,730	680,180	575,420
		=====	=====	=====	=====	=====	=====

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

7. SUPPORT COSTS

	Basis of	31.3.23	31.3.22
	Apportionment	£	£
Wages and salaries	Staff role	72,118	57,028
Social security costs	Staff role	4,664	4,566
Pension contributions	Staff role	3,607	2,852
		<u>80,389</u>	<u>64,446</u>

8. GOVERNANCE COSTS

	31.3.23	31.3.22
	£	£
Accountancy	3,120	4,188
Legal and professional fees	90	1,440
	<u>3,210</u>	<u>5,628</u>

9. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.23	31.3.22
	£	£
Depreciation	24,478	23,103
Independent Examiner's fees:		
- External scrutiny	500	1,350
- Other services	2,000	2,730
- Under provision re previous period	-	108

10. TRUSTEES' REMUNERATION AND BENEFITS

No remuneration was paid to any trustee or to any person connected to them nor for the year ended 31 March 2022. No trustees were reimbursed any expenses (2022: Nil).

The charity has indemnity insurance on behalf of the trustees.

11. STAFF COSTS

	31.3.23	31.3.22
	£	£
Wages and salaries	260,474	260,488
Social security costs	14,113	14,450
Pension contributions	16,035	16,208
	<u>290,622</u>	<u>291,146</u>

The average monthly number of employees during the year was as follows:

	31.3.23	31.3.22
Direct charitable staff	8	11
Administrative	4	3
	<u>12</u>	<u>14</u>

No employees received emoluments in excess of £60,000. The total employment benefits of key management personnel were £46,149 (2022: £46,149).

Onsite Building Trust

Notes to the Financial Statements - continued for the Year Ended 31 March 2023

12. COMPANY STATUS

H M Revenue & Customs Charities Division have approved the charitable status of Onsite Building Trust and its income is therefore exempt from tax, under Sections 505 and 506 of the Taxes Act 1988, provided that it is applied for charitable purposes only.

13. TANGIBLE FIXED ASSETS

	Leasehold Property	Plant and Equipment	Computer Equipment	Caravan £	Motor vehicles £	Total £
COST						
At 1 April 2022	306,229	194,215	12,727	30,000	8,350	551,521
Additions	-	14,224	-	-	-	14,224
Disposals	-	-	-	-	-	-
	-----	-----	-----	-----	-----	-----
At 31 March 2023	306,229	208,439	12,727	30,000	8,350	565,745
	-----	-----	-----	-----	-----	-----
DEPRECIATION						
At 1 April 2022	11,311	96,062	7,731	16,856	2,577	134,537
Charge for the year	3,182	16,746	1,135	1,972	1,443	24,478
Eliminated on disposal	-	-	-	-	-	-
	-----	-----	-----	-----	-----	-----
At 31 March 2023	14,493	112,808	8,866	18,828	4,020	159,015
	-----	-----	-----	-----	-----	-----
NET BOOK VALUES						
At 31 March 2023	291,736	95,631	3,861	11,172	4,330	406,730
	=====	=====	=====	=====	=====	=====
At 31 March 2022	294,918	98,153	4,996	13,144	5,773	416,984
	=====	=====	=====	=====	=====	=====

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.23 £	31.3.22 £
Trade debtors	69,407	51,261
Other debtors	4,000	5,810
Prepayments and accrued income	<u>11,981</u>	<u>18,392</u>
	<u>85,388</u>	<u>75,463</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.23 £	31.3.22 £
Trade creditors and accruals	44,244	31,753
Social security and other taxes	4,371	4,390
Other loans	<u>31,002</u>	<u>-</u>
	<u>79,617</u>	<u>36,143</u>

16. MOVEMENT IN FUNDS

2023	At 1.4.22	Income £	Expenditure £	Transfers between Funds £	At 31.3.23 £
Unrestricted funds					
General	856,230	617,854	646,150	5,947	833,881
	-----	-----	-----	-----	-----
Restricted funds					
Stockton Borough Council	13,144	-	1,972	-	11,172
Caravan lettings	5,156	10,298	9,950	-	5,504
Thirteen Housing	1,827	-	-	(1,827)	-
National Lottery	4,120	-	-	(4,120)	-
Northern Impact	-	12,850	-	-	12,850
Business Growth Fund	-	43,936	22,108	-	21,828
	-----	-----	-----	-----	-----
Total Restricted funds	24,247	67,084	34,030	(5,947)	51,354
	-----	-----	-----	-----	-----
Total Funds	880,477	684,938	680,180	-	885,235
	=====	=====	=====	=====	=====
				Transfers between Funds £	At 31.3.22 £
2022	At 1.4.21	Income £	Expenditure £		
Unrestricted funds					
General	703,912	687,284	541,690	6,724	856,230
	-----	-----	-----	-----	-----
Restricted funds					
Stockton Borough Council	15,464	-	2,320	-	13,144
Caravan lettings	3,215	8,175	6,234	-	5,156
Thirteen Housing	1,827	-	-	-	1,827
Sport England Covid-19	5,000	-	5,000	-	-
National Lottery	-	9,900	5,780	-	4,120
Kickstart	-	15,056	14,396	(660)	-
Umi: business support	-	6,064	-	(6,064)	-
	-----	-----	-----	-----	-----
Total Restricted funds	25,056	39,195	33,730	(6,724)	24,247
	-----	-----	-----	-----	-----
Total Funds	729,418	726,479	575,420	-	880,477
	=====	=====	=====	=====	=====

Restricted funds:

Stockton Borough Council – the ownership of a caravan was transferred from Stockton Borough Council to the charity on 1 March 2017. The caravan must be used only for a project as set out in an agreement with Stockton Borough Council.

Caravan lettings income – income from the letting of the caravan which must be used in accordance with the terms of a Conditional Asset Transfer Agreement with Stockton Borough Council for a period of 10 years from 1 March 2017 until 28 February 2027.

Onsite Building Trust

Notes to the Financial Statements - continued for the Year Ended 31 March 2023

Northern Impact – funding towards solar panels at Ragworth Community Centre.

Business Growth Fund – funding towards capital works at Grangefield Community Centre.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Net Current Assets £	31.3.23 £
Restricted funds	19,574	31,780	51,354
Unrestricted funds	387,156	446,725	833,881
	-----	-----	-----
	406,730	478,505	885,235
	=====	=====	=====

18. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2023.

19. CONTROLLING PARTY

Throughout the period under review, the charity was under the control of the Board of Trustees.

20. PENSION SCHEME

The charity operates a defined contribution pension plan for its employees and is also part of a multi-employer defined benefit scheme, The Teesside Pension Fund, which is administered by Middlesbrough Borough Council. The pension costs charged in the financial statements represent the contributions payable by the charity in the year and amounted to £16,035 (2022: £16,208), of which £2,055 was outstanding at the year end (2022: £2,545).

ONSITE BUILDING TRUST

England & Wales - Charity number 1154886

Accounts

Company Registration Number 08645262

Charity Registration Number 1154886

ONSITE BUILDING TRUST
(a company limited by guarantee)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

ONSITE BUILDING TRUST
(a company limited by guarantee)

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FOR THE YEAR ENDED 31 MARCH 2022**

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Statement of Financial Activities/Summary Income and Expenditure Account	6
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ONSITE BUILDING TRUST
(a company limited by guarantee)

**TRUSTEES' ANNUAL REPORT (INCLUDING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31 MARCH 2022**

The trustees are pleased to present their report, together with the unaudited financial statements of the charitable company (the charity) for the year ended 31 March 2022.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

Trustees of the Charity

The directors of the charitable company are its trustees for the purposes of charity law. Details of the trustees who have served during the year and since the year end can be found on page 4.

OBJECTIVES, ACTIVITIES AND POWERS

The charity's objects are specifically restricted to the following:

"To further or benefit the residents of the Tees Valley without distinction of sex, sexual orientation, race or of 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.

In furtherance of these objects but not otherwise, the trustees shall have power to maintain and manage or co-operate with any statutory authority in the maintenance and management of community centres for activities promoted in furtherance of the above objects."

ACHIEVEMENTS AND PERFORMANCE

The period 1 April 2021 to 31 March 2022 was the charity's eighth full year of operation.

Onsite Building Trust was a project initiated by Catalyst Stockton as part of the Transforming Local Infrastructure Funding Programme. The charity became fully operational as a charitable building trust in its own right in April 2014, when four community centres were transferred from Stockton-on-Tees Borough Council under the Community Asset Transfer Scheme. In the following years a further three centres were transferred to the charity and we now also provide management services to a number of other centres.

The business model which we have created delivers long-term, sustainable, community-based solutions that safeguard the future of community facilities, in the light of increasingly challenging funding settlements for local government.

Our ethos is aimed at keeping centres in the community as vital hubs providing services, promoting engagement and cohesion, whilst ensuring that they become subsidy-free and self-sustaining.

Our mission is to *"develop our community centres to be sustainable, viable and easy to use with our communities"*.

Our vision is to be *"agents of community development"*.

2021/2022 was another extraordinary year; the charity, like the rest of the world, was still dealing with the effects of the pandemic and the need to move back to a normal operating environment.

The Senior Management Team had successfully applied for, and secured, a number of emergency business support grants, which enabled our centres to continue providing services that addressed immediate local need. Later in 2021 we started the process of re-opening our centres to the wider community as people slowly began to adjust to normality and, by the end of 2021, things were back to normal.

There were also a number of other successes in 2021/2022. The community Café at Ragworth re-opened providing a new service for local people, offering hot meals and snacks.

Gym membership increased and now maintains a steady monthly membership of just over 100 members.

In September a new soft play service launched at Ragworth. Soft play is a popular activity for children aged 5 and under. It involves creating an environment within a large hall that allows children to play freely and safely; bouncing, climbing and exploring soft obstacles and surfaces whilst under parental supervision.

ONSITE BUILDING TRUST
(a company limited by guarantee)

**TRUSTEES' ANNUAL REPORT (INCLUDING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31 MARCH 2022**

ACHIEVEMENTS AND PERFORMANCE (Continued)

In January major building refurbishment work took place at the Grangefield Centre, dramatically improving large parts of the building which were suffering from age-related deterioration, and plans were agreed to install new toilets in the Glebe Community Centre.

As this report is written, in the summer of 2022, we face yet again a period of extraordinary challenge, with the cost of living crisis. The charity has reacted early by putting in place the following mitigations:

- Locking in fuel prices wherever possible for a period of two years;
- Implementing a price rise that will help damp increased fuel costs;
- Introducing new energy control systems using wi-fi thermostats to control heating and ensure it only operates when necessary and to a sufficient level of comfort;
- Looking to implement PV panels as a major pilot at the Ragworth Centre.

FINANCIAL REVIEW

As reflected in the Statement of Financial Activities, the charity had net incoming resources for the year of £151,059 (previous year: £230,296). The trustees consider that cash-backed unrestricted funds broadly equivalent to three months 'core' annual expenditure across those funds would be sufficient to enable them to restructure or wind up the charity's affairs in an orderly manner. This minimum level of cash-backed unrestricted funds is currently estimated at circa £135,000 which was surpassed by the unrestricted cash and bank balances at both 31 March 2021 and 31 March 2022. This position is carried forward into 2022/2023 and will be reviewed as the charity continues to develop its activities.

PLANS FOR FUTURE PERIODS

The focus on 'invest to save' initiatives will continue, as well as reducing energy costs and waste. We will also continue to invest in our staff, providing them with new skills, to reduce dependence on external contractors and ensure that we have a well-motivated, multi-disciplinary team.

With one eye on the future we are looking to continue to invest in the key areas of the centres that generate a positive customer experience including carpeting, decorating and refurbishing toilets, with a focus on areas of greatest need. We are also working with a number of partners to seek to obtain a new artificial football pitch for the Grangefield site.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

Onsite Building Trust is a company limited by guarantee, governed by a Memorandum and Articles of Association dated 9 August 2013, as amended by Special Resolution dated 22 November 2013. It is also a charity registered with the Charity Commission with effect from 5 December 2013.

Recruitment and Appointment of Trustees

The initial members of the charity were the subscribers to the Memorandum and Articles of Association, which state:

“The charity shall have a Board of Trustees comprising at least three persons.

The initial Board of Trustees shall comprise:

- (a) a Chair of the Trustees, being an independent member of the community served, appointed by the trustees for this purpose;
- (b) a Treasurer/Finance Committee Chair, also being an independent member of the community;
- (c) no more than three persons nominated by Catalyst Stockton;
- (d) no more than three persons nominated by Stockton Borough Council;
- (e) one nominee of Elmwood Youth & Community Centre;

ONSITE BUILDING TRUST
(a company limited by guarantee)

**TRUSTEES' ANNUAL REPORT (INCLUDING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31 MARCH 2022**

STRUCTURE, GOVERNANCE AND MANAGEMENT (Continued)

- (f) one nominee of Robert Atkinson Youth & Community Centre;
- (g) one nominee of Grangefield Youth & Community Centre;
- (h) one nominee of Stillington Youth & Community Centre.

The trustees may at any time vary, reduce or add to the list of organisations entitled to appoint trustees, or the number of persons each is entitled to nominate. The trustees may further specify a fixed period for which a nominated trustee may serve before being reviewed and re-nominated (or not) by the nominating organisation.

In addition to these nominated trustees, the trustees may co-opt additional persons to serve as trustees in order to bring additional experience or expertise to the running of the charity. Such trustees may be co-opted for a fixed period of time or indefinitely, at the discretion of the trustees and may be removed or replaced at any time."

In relation to the Companies Act 2006, members are also directors of the limited company.

Day to Day Management

The management and administration of the charity is under the control of the trustees who meet quarterly. The day to day operations of the charity are delegated to the Managing Director.

Key members of staff of the charity form the senior management team and meet at least weekly to review and monitor the implementation of the business strategy, including making recommendations to the Board of Trustees on strategic decisions.

Trustee Induction and Training

All trustees complete a programme of induction into the organisation delivered by the Chair and the Managing Director. This includes information about their roles and responsibilities and the organisation's policies and procedures. Trustees complete individual self-assessments and annual appraisals where required, which identify any training needs, and there is an annual bespoke development session for all trustees. In-house training is also provided at the end of Board meetings as required.

Trustees act as Board Champions to support the charity where their particular skills and experience are relevant to the improving or reviewing of service delivery; this has included health and safety, finance and HR.

Pay Policy for Senior Staff

The Board of directors are also the charity's trustees and, along with the Managing Director, are the key management personnel responsible for directing and operating the charity on a day-to-day basis. All trustees give their time and expertise freely and no trustee received remuneration in the year.

The pay of the senior staff is reviewed annually and the trustees benchmark against pay levels in other voluntary sector organisations of a similar size operating in the North East region.

Risk Management

The Trustees have conducted a review of the major risks to which the charity is exposed. External risks to funding can only be reduced by allowing for diversification of funding and activities. With the current challenges of increasing costs there is a key focus on managing this and ensuring value for money is delivered in all areas of activity. Internal financial risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charity. These procedures are periodically reviewed to ensure that they still meet the needs of the charity.

Health and safety for our staff and customers remains the highest priority. An annual review is undertaken, with Board scrutiny, and the findings are considered by the Board. Health and safety is also considered by the charity's senior management team and at team meetings. Compliance is checked regularly and routinely in relation to fire safety, asbestos, electrical safety, gas safety and legionella, to ensure that all required certification is in place. Building inspections are carried out regularly by Centre Managers and senior staff alongside this process.

Covid-19

In mid-March 2020, the global Covid-19 pandemic resulted in a UK-wide lockdown. The immediate focus at that time was to follow government advice and take the decisions necessary to protect the business, our staff and our customers, and support the community response to the pandemic. The charity has, through effective management and support of the Board, customers and partners, emerged from the pandemic in a positive position with activity returning to pre-pandemic levels.

ONSITE BUILDING TRUST
(a company limited by guarantee)

**TRUSTEES' ANNUAL REPORT (INCLUDING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31 MARCH 2022**

REFERENCE AND ADMINISTRATIVE INFORMATION

Charity Name:	Onsite Building Trust
Company Registration No:	08645262
Charity Registration No:	1154886
Principal Office:	Elmwood Centre 53 Darlington Road Stockton-on-Tees TS18 5EP
Trustees/Directors:	S.J. Rose - Chair (resigned 31.3.22) G. Lee S. Hosking A.J. Campbell Mrs. P. Beall U.A. Hanif A. Sledmore Mrs. C. Clark
Managing Director:	I. Brown
Company Secretary:	I. Brown
Independent Examiner:	Mr. J. Lester FCA Baines Jewitt Limited Barrington House 41-45 Yarm Lane Stockton-on-Tees TS18 3EA
Bankers:	The Co-operative Bank P.O. Box 250 Delf House Southway Skelmersdale WN8 6WT

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by the trustees on
and signed on their behalf by:

.....
S. Hosking
Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF ONSITE BUILDING TRUST

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2022 which are set out on pages 6 to 17.

Responsibilities and Basis of Report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

Since the company's gross income exceeded £250,000, your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

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

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.

Mr. J. Lester FCA
Baines Jewitt Limited
Chartered Accountants
Barrington House
41-45 Yarm Lane
Stockton-on-Tees
TS18 3EA

Dated:

JL/AJD

ONSITE BUILDING TRUST
(a company limited by guarantee)

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted Funds		Restricted Funds		Total Funds	
		2022	2021	2022	2021	2022	2021
		£	£	£	£	£	£
INCOME							
Grants, donations and legacies	3(a)	196,105	389,298	31,020	12,670	227,125	401,968
Income from charitable activities	3(b)	463,397	239,927	8,175	6,582	471,572	246,509
Other income	3(c)	27,782	13,757	-	-	27,782	13,757
TOTAL INCOME		687,284	642,982	39,195	19,252	726,479	662,234
EXPENDITURE							
Charitable activities	4	541,690	416,056	33,730	15,882	575,420	431,938
TOTAL EXPENDITURE		541,690	416,056	33,730	15,882	575,420	431,938
Net income for the year		145,594	226,926	5,465	3,370	151,059	230,296
Transfers between funds	15	6,724	-	(6,724)	-	-	-
Net movement in funds		152,318	226,926	(1,259)	3,370	151,059	230,296
Reconciliation of funds:							
Total funds brought forward	14&15	703,912	476,986	25,506	22,136	729,418	499,122
TOTAL FUNDS CARRIED FORWARD	14&15	856,230	703,912	24,247	25,506	880,477	729,418

The Statement of Financial Activities includes all gains and losses recognised in the year.

All incoming resources and resources expended derive from continuing activities.

ONSITE BUILDING TRUST
(a company limited by guarantee)
Company Registration Number 08645262

BALANCE SHEET
31 MARCH 2022

	Notes	£	2022 £	£	2021 £
FIXED ASSETS					
Tangible assets	10		416,984		308,018
CURRENT ASSETS					
Debtors	11	75,463		33,302	
Cash at bank and in hand		424,173		413,522	
		499,636		446,824	
CREDITORS:					
Amounts falling due within one year	12	(36,143)		(25,424)	
NET CURRENT ASSETS			463,493		421,400
NET ASSETS			880,477		729,418
FUNDS					
Unrestricted funds			856,230		703,912
Restricted funds			24,247		25,506
TOTAL FUNDS	14&15		880,477		729,418

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

- (i) ensuring that the charitable company keeps proper 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 charitable company as at the end of the financial period and of its surplus or deficit for the financial period 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 charitable 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 Standard for Smaller Entities (effective April 2008).

Approved by the trustees on and signed on their behalf by:

.....
S. Hosking
Trustee

.....
G. Lee
Trustee

ONSITE BUILDING TRUST
(a company limited by guarantee)

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022 £	2021 £
Cash inflow from operating activities	18	<u>144,339</u>	<u>286,212</u>
Cash flow from investing activities:			
Interest element of finance lease payments		(179)	(1,006)
Purchase of tangible fixed assets		<u>(132,069)</u>	<u>(10,300)</u>
Net cash outflow from investing activities		<u>(132,248)</u>	<u>(11,306)</u>
Cash flow from financing activities:			
Capital repayments - finance lease contracts		(1,440)	(2,881)
Net cash outflow from financing activities		<u>(1,440)</u>	<u>(2,881)</u>
Increase in cash and cash equivalents in year		10,651	272,025
Cash and cash equivalents at the beginning of the year		<u>413,522</u>	<u>141,497</u>
Total cash and cash equivalents at the end of the year		<u><u>424,173</u></u>	<u><u>413,522</u></u>
Cash and cash equivalents consist of:			
Cash at bank and in hand		<u><u>424,173</u></u>	<u><u>413,522</u></u>

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. ACCOUNTING POLICIES

(a) General Information and Basis of Preparation

Onsite Building Trust is a private company limited by guarantee registered in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 4 of these financial statements. The nature of the charity's operations and principal activities are to advance education and the provision of facilities in the interests of social welfare for recreation and leisure time occupation.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention. The financial statements are presented in pounds sterling, which is the functional currency of the charity, and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

(b) Income Recognition

All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income, after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Grants and donations

- Where donors specify that grants and donations given to the charity must be used in future accounting periods, the income is deferred until those periods.
- Where donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the pre-conditions for use have been met.

Donated assets, services and facilities

Donated assets, services and facilities are only included in incoming resources (with equivalent amounts in resources expended where applicable) where the benefit to the charity is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value of the asset, services or facilities received which is the amount the charity would have been willing to pay to obtain the asset, services or facilities of equivalent economic benefit on the open market.

Investment income

Investment income is included when receivable by the charity.

(c) Resources Expended

Resources expended are recognised in the year in which they are incurred and are shown inclusive of any attributable VAT, which cannot be recovered.

(d) Unrestricted and Restricted Funds

Unrestricted funds comprise income received or generated by reference to the general objects of the charity without further specified purpose. Such funds may however be designated by the trustees for specific purposes from time to time.

Restricted funds are those donated for a specified purpose as laid down by the donor or as a result of a specific appeal or application. Such funds are kept separate from the unrestricted funds of the charity and only related expenditure is charged against them.

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. ACCOUNTING POLICIES (Continued)

(e) Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at the following annual rates so as to write off the cost, less estimated residual value, of fixed assets over their expected useful lives:

Leasehold property	- straight line over the term of the lease
Furniture, plant and equipment	- 15% reducing balance
Computer equipment	- 25% straight line
Caravan	- 15% reducing balance
Motor vehicles	- 25% reducing balance

(f) Financial Instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value. Any losses arising from impairment are recognised in expenditure.

(g) Termination Payments

These are recognised as a liability and an expense only when the charity is demonstrably committed to a detailed formal plan for the termination and is without realistic possibility of withdrawal from the plan.

(h) Pension Costs and other Post-Retirement Benefits

The charity operates a defined contribution pension plan for the benefit of its employees. Contributions are expensed as they become payable.

The charity is also part of a multi-employer defined benefit pension scheme, the Teesside Pension Fund, which is administered by Middlesbrough Borough Council. As the charity's contributions are set in relation to the current service period only, and are not affected by any surplus or deficit in the scheme relating to past service of its own employees, the actual contributions paid are treated as the cost to the charity in the accounts.

(i) Operating Leases

Rentals applicable to operating leases, where substantially all of the benefits and risks of ownership remain with the lessor, are charged against revenue on a straight line basis over the period of the lease.

(j) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

(k) Cash at Bank and in Hand

Cash at bank and cash in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

(l) Creditors and Provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

(m) Going Concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with levels of reserves for the charity to be able to continue as a going concern.

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

2. LEGAL STATUS OF THE CHARITY

The charity is a company limited by guarantee and has no share capital registered in England and Wales. The liability of each member in the event of winding up is limited to £1.

3(a) INCOME FROM GRANTS, DONATIONS AND LEGACIES

These comprise:	Unrestricted Funds		Restricted Funds		Total Funds	
	2022	2021	2022	2021	2022	2021
	£	£	£	£	£	£
Coronavirus Job Retention Scheme	75,437	163,582	-	-	75,437	163,582
Local Restrictions Support Grants	22,668	100,716	-	-	22,668	100,716
Restart grants	98,000	-	-	-	98,000	-
Retail and Hospitality Grant	-	125,000	-	-	-	125,000
Anonymous	-	-	-	7,670	-	7,670
Sport England	-	-	-	5,000	-	5,000
National Lottery	-	-	9,900	-	9,900	-
Kickstart	-	-	15,056	-	15,056	-
Umi:business support	-	-	6,064	-	6,064	-
	<u>196,105</u>	<u>389,298</u>	<u>31,020</u>	<u>12,670</u>	<u>227,125</u>	<u>401,968</u>

The charity benefits from the involvement and enthusiastic support of its volunteers. In accordance with accounting standards, the economic contribution of general volunteers is not measured in the accounts.

3(b) INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted Funds		Restricted Funds		Total Funds	
	2022	2021	2022	2021	2022	2021
	£	£	£	£	£	£
Room hire and lettings	<u>463,397</u>	<u>239,927</u>	<u>8,175</u>	<u>6,582</u>	<u>471,572</u>	<u>246,509</u>

3(c) OTHER INCOME

	Unrestricted Funds		Restricted Funds		Total Funds	
	2022	2021	2022	2021	2022	2021
	£	£	£	£	£	£
Gym memberships	9,279	4,658	-	-	9,279	4,658
Parties and soft play	12,099	-	-	-	12,099	-
Cleaning services	6,404	9,099	-	-	6,404	9,099
	<u>27,782</u>	<u>13,757</u>	<u>-</u>	<u>-</u>	<u>27,782</u>	<u>13,757</u>

ONSITE BUILDING TRUST
(a company limited by guarantee)

NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

4. ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES

	Unrestricted Funds		Restricted Funds		Total Funds	
	2022	2021	2022	2021	2022	2021
	£	£	£	£	£	£
Salaries and wages	184,064	164,413	19,396	-	203,460	164,413
Social security costs	9,884	4,078	-	-	9,884	4,078
Pension contributions	13,356	11,739	-	-	13,356	11,739
Donations	-	5,750	-	-	-	5,750
Gas	52,398	24,463	-	-	52,398	24,463
Electric	56,845	35,733	-	-	56,845	35,733
Rates and water	11,588	8,013	-	-	11,588	8,013
Maintenance contracts	15,827	8,222	-	-	15,827	8,222
Licences	3,134	1,762	-	-	3,134	1,762
Insurance	12,664	12,689	365	-	13,029	12,689
Printing, postage and stationery	430	-	-	-	430	-
Telephone	5,879	6,036	-	-	5,879	6,036
Cleaning materials	11,816	3,998	1,338	474	13,154	4,472
Marketing and promotion	790	-	-	173	790	173
Staff travel	162	10	-	-	162	10
Training	780	150	-	-	780	150
Repairs and renewals	55,647	46,929	6,514	7,815	62,161	54,744
Environmental maintenance	2,382	-	-	-	2,382	-
Caravan site fees	-	-	3,797	4,691	3,797	4,691
Soft play expenses	3,557	-	-	-	3,557	-
Online booking system	4,800	-	-	-	4,800	-
Van hire	-	1,560	-	-	-	1,560
Motor expenses	3,601	4,498	-	-	3,601	4,498
Sundries	1,050	851	-	-	1,050	851
Finance lease charges	179	1,006	-	-	179	1,006
Depreciation	20,783	17,254	2,320	2,729	23,103	19,983
Support costs - see note 5	64,446	53,170	-	-	64,446	53,170
Governance costs - see note 6	5,628	3,732	-	-	5,628	3,732
	<u>541,690</u>	<u>416,056</u>	<u>33,730</u>	<u>15,882</u>	<u>575,420</u>	<u>431,938</u>

5. ANALYSIS OF SUPPORT COSTS

	Basis of Apportionment	Total 2022	Total 2021
		£	£
Salaries and wages	Staff role	57,028	46,200
Social security costs	Staff role	4,566	4,920
Employer's pension contributions	Staff role	2,852	2,050
		<u>64,446</u>	<u>53,170</u>

6. ANALYSIS OF GOVERNANCE COSTS

	Total 2022	Total 2021
	£	£
Accountancy	4,188	3,732
Legal and professional fees	1,440	-
	<u>5,628</u>	<u>3,732</u>

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

7. NET OUTGOING RESOURCES FOR THE YEAR

	2022	2021
	£	£
This is stated after charging:		
Depreciation	23,103	19,983
Independent Examiner's fees:		
- external scrutiny	1,350	1,200
- other services	2,730	2,460
- under provision re previous period	108	72
	<u>=====</u>	<u>=====</u>

8. REMUNERATION OF STAFF, TRUSTEES AND KEY MANAGEMENT PERSONNEL

	2022	2021
	£	£
Salaries and wages	260,488	210,613
Social security costs	14,450	8,998
Employer's pension contributions	16,208	13,789
	<u>291,146</u>	<u>233,400</u>
	<u>=====</u>	<u>=====</u>

The total employment benefits of key management personnel were £46,149 (2021: £35,803).

No employee earned £60,000 per annum or more.

No remuneration was paid to any trustee or to any person connected to them.

No trustees were reimbursed any expenses (2021: £nil).

The charity has indemnity insurance on behalf of the trustees.

The average monthly number of staff employed by the charity during the year was as follows:

	2022	2021
	No.	No.
Direct charitable staff	11	15
Administrative	3	3
	<u>14</u>	<u>18</u>
	<u>=====</u>	<u>=====</u>

9. TAXATION

HM Revenue & Customs Charities Division have approved the charitable status of Onsite Building Trust and its income is therefore exempt from tax, under Sections 505 and 506 of the Taxes Act 1988, provided that it is applied for charitable purposes only.

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

10. TANGIBLE FIXED ASSETS

	Leasehold Property £	Furniture, Plant & Equipment £	Computer Equipment £	Caravan £	Motor Vehicles £	Total £
Cost						
At 1 April 2021	214,229	161,049	7,814	30,000	6,360	419,452
Additions at cost	92,000	33,166	4,913	-	1,990	132,069
	<u>306,229</u>	<u>194,215</u>	<u>12,727</u>	<u>30,000</u>	<u>8,350</u>	<u>551,521</u>
Accumulated Depreciation						
At 1 April 2021	8,129	81,245	6,596	14,536	928	111,434
Charge for year	3,182	14,817	1,135	2,320	1,649	23,103
	<u>11,311</u>	<u>96,062</u>	<u>7,731</u>	<u>16,856</u>	<u>2,577</u>	<u>134,537</u>
Net Book Value						
At 31 March 2021	206,100	79,804	1,218	15,464	5,432	308,018
	<u>294,918</u>	<u>98,153</u>	<u>4,996</u>	<u>13,144</u>	<u>5,773</u>	<u>416,984</u>

Included above are the following amounts in respect of fixed assets held under finance lease contracts:

	2022 £	2021 £
Furniture, Plant & Equipment:		
Cost	-	26,405
Accumulated Depreciation		
At beginning of year	-	12,622
Charge for year	-	2,067
	<u>-</u>	<u>14,689</u>
Net Book Value		
At beginning of year	-	13,783
	<u>-</u>	<u>11,716</u>

11. DEBTORS

	2022 £	2021 £
Trade debtors	51,261	29,505
Other debtors	5,810	-
Prepayments and accrued income	18,392	3,797
	<u>75,463</u>	<u>33,302</u>

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade creditors and accruals	31,753	20,952
Other taxes and social security	4,390	3,032
Finance lease contracts	-	1,440
	<u>36,143</u>	<u>25,424</u>

13. SECURED DEBTS

The following secured debts are included within creditors:	2022	2021
	£	£
Finance lease contracts	<u>-</u>	<u>1,440</u>

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Net Current Assets £	Total £
Restricted funds	13,144	11,103	24,247
Unrestricted funds	403,840	452,390	856,230
	<u>416,984</u>	<u>463,493</u>	<u>880,477</u>

15. MOVEMENT IN FUNDS

	At 1.4.21 £	Income £	Expenditure £	Transfer Between Funds £	At 31.3.22 £
Unrestricted Funds					
General	703,912	687,284	541,690	6,724	856,230
	<u>703,912</u>	<u>687,284</u>	<u>541,690</u>	<u>6,724</u>	<u>856,230</u>
Restricted Funds					
Stockton Borough Council:					
Donated caravan	15,464	-	2,320	-	13,144
Caravan lettings	3,215	8,175	6,234	-	5,156
Thirteen Housing	1,827	-	-	-	1,827
Sport England COVID-19	5,000	-	5,000	-	-
National Lottery	-	9,900	5,780	-	4,120
Kickstart	-	15,056	14,396	(660)	-
Umi:business support	-	6,064	-	(6,064)	-
	<u>25,506</u>	<u>39,195</u>	<u>33,730</u>	<u>(6,724)</u>	<u>24,247</u>
Total Restricted Funds	<u>25,506</u>	<u>39,195</u>	<u>33,730</u>	<u>(6,724)</u>	<u>24,247</u>
Total Funds	<u>729,418</u>	<u>726,479</u>	<u>575,420</u>	<u>-</u>	<u>880,477</u>

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

15. MOVEMENT IN FUNDS (Continued)

	At 1.4.20 £	Income £	Expenditure £	Transfer Between Funds £	At 31.3.21 £
Unrestricted Funds					
General	476,986	642,982	416,056	-	703,912
Restricted Funds					
Stockton Borough Council:					
Donated caravan	18,193	-	2,729	-	15,464
Caravan lettings	1,943	6,582	5,310	-	3,215
Thirteen Housing	2,000	-	173	-	1,827
Anonymous	-	7,670	7,670	-	-
Sport England COVID-19	-	5,000	-	-	5,000
Total Restricted Funds	22,136	19,252	15,882	-	25,506
Total Funds	499,122	662,234	431,938	-	729,418

Restricted Funds:

Stockton Borough Council donated caravan - the ownership of a caravan was transferred from Stockton Borough Council to the charity on 1 March 2017. The caravan must be used only for a project as set out in an agreement with Stockton Borough Council.

Caravan Letting Income - income from the letting of the caravan which must be used in accordance with the terms of a Conditional Asset Transfer Agreement with Stockton Borough Council for a period of 10 years from 1 March 2017 until 28 February 2027.

Thirteen Housing - funding towards marketing and promotion.

Sport England - funding towards staff costs.

National Lottery - funding for essential repairs to Elmwood Community Cafe.

Kickstart - funding towards staff costs and computer equipment.

Umi:business support - funding towards capital work at Grangefield.

Anonymous - funding towards building improvements at Marsh House Centre.

16. RELATED PARTY TRANSACTIONS

Ms. K. Culverhouse, the wife of Mr. S. Rose, is the Chief Executive of Groundwork North East & Cumbria (GNEC). During the year under review, rent was payable by GNEC to Onsite Building Trust in the sum of £10,279 (2021: £3,014). At the balance sheet date, rent of £nil was due from GNEC (31.3.21: £nil).

Other than the above, there were no reportable related party transactions in the year under review or the previous year.

17. CONTROLLING PARTY

Throughout the period under review the charity was under the control of the Board of Trustees.

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

**18. RECONCILIATION OF NET MOVEMENTS IN FUNDS TO
CASH FLOW FROM OPERATING ACTIVITIES**

	2022	2021
	£	£
Net movement in funds	151,059	230,296
Add: Depreciation charge	23,103	19,983
Interest element of finance lease payments	179	1,006
Less: Decrease/(increase) in debtors	(42,161)	39,474
Increase/(decrease) in creditors	12,159	(4,547)
	<u>144,339</u>	<u>286,212</u>
Cash Inflow from Operating Activities	<u>144,339</u>	<u>286,212</u>

19. PENSION SCHEME

The charity operates a defined contribution pension plan for its employees and is also part of a multi-employer defined benefit scheme, The Teesside Pension Fund, which is administered by Middlesbrough Borough Council. The pension costs charged in the financial statements represent the contributions payable by the charity in the year and amounted to £16,208 (2021: £13,789), of which £2,545 was outstanding at the year end (2021: £2,540 outstanding).

20. FINANCIAL INSTRUMENTS

The carrying amounts of the charity's financial instruments are as follows:

Financial Assets	2022	2021
	£	£
Debt instruments measured at amortised cost:		
- Trade debtors	51,261	29,505
- Other debtors	5,810	-
	<u>57,071</u>	<u>29,505</u>
Financial Liabilities		
Measured at amortised cost:		
- Trade creditors and accruals	31,753	20,952
- Other taxes and social security	4,390	3,032
- Finance lease contracts	-	1,440
	<u>36,143</u>	<u>25,424</u>

The income, expenses, net gains and losses attributable to the charity's financial instruments are as follows:

	2022	2021
	£	£
Finance lease expense:		
- Financial liabilities measured at amortised cost	179	1,006
	<u>179</u>	<u>1,006</u>

The total interest expense for financial liabilities that are not measured at fair value was £179 (2021: £1,006).

ONSITE BUILDING TRUST

England & Wales - Charity number 1154886

Accounts

Company Registration Number: 08645262

Charity Commission Number: 1154886

ONSITE BUILDING TRUST
(a company limited by guarantee)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

Swimming
against the tide?

We will help you find
calmer waters



Baines Jewitt
CHARTERED ACCOUNTANTS
AND BUSINESS ADVISERS

ONSITE BUILDING TRUST
(a company limited by guarantee)

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FOR THE YEAR ENDED 31 MARCH 2021**

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ONSITE BUILDING TRUST
(a company limited by guarantee)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

The trustees are pleased to present their report, together with the unaudited financial statements of the charitable company (the charity) for the year ended 31 March 2021.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

REFERENCE AND ADMINISTRATIVE INFORMATION

Charity Name:	Onsite Building Trust
Company Registration No:	08645262
Charity Registration No:	1154886
Principal Office:	Elmwood Centre 53 Darlington Road Stockton-on-Tees TS18 5EP
Trustees/Directors:	S.J. Rose - Chair G. Lee S. Hosking A.J. Campbell Mrs. P. Beall U.A. Hanif T. Sledmore Mrs. C. Clark
Managing Director:	I. Brown
Company Secretary:	I. Brown
Independent Examiner:	Mr. J. Lester FCA Baines Jewitt Limited Barrington House 41-45 Yarm Lane Stockton-on-Tees TS18 3EA
Bankers:	The Co-operative Bank P.O. Box 250 Delf House Southway Skelmersdale WN8 6WT

ONSITE BUILDING TRUST
(a company limited by guarantee)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

Onsite Building Trust is a company limited by guarantee, governed by a Memorandum and Articles of Association dated 9 August 2013, as amended by Special Resolution dated 22 November 2013. It is also a charity registered with the Charity Commission with effect from 5 December 2013.

Recruitment and Appointment of Trustees

The initial members of the charity were the subscribers to the Memorandum and Articles of Association, which state:

“The charity shall have a Board of Trustees comprising at least three persons.

The initial Board of Trustees shall comprise:

- (a) a Chair of the Trustees, being an independent member of the community served, appointed by the trustees for this purpose;
- (b) a Treasurer/Finance Committee Chair, also being an independent member of the community;
- (c) no more than three persons nominated by Catalyst Stockton;
- (d) no more than three persons nominated by Stockton Borough Council;
- (e) one nominee of Elmwood Youth & Community Centre;
- (f) one nominee of Robert Atkinson Youth & Community Centre;
- (g) one nominee of Grangefield Youth & Community Centre;
- (h) one nominee of Stillington Youth & Community Centre.

The trustees may at any time vary, reduce or add to the list of organisations entitled to appoint trustees, or the number of persons each is entitled to nominate. The trustees may further specify a fixed period for which a nominated trustee may serve before being reviewed and re-nominated (or not) by the nominating organisation.

In addition to these nominated trustees, the trustees may co-opt additional persons to serve as trustees in order to bring additional experience or expertise to the running of the charity. Such trustees may be co-opted for a fixed period of time or indefinitely, at the discretion of the trustees and may be removed or replaced at any time.”

In relation to the Companies Act 2006, members are also directors of the limited company.

Day to Day Management

The management and administration of the charity is under the control of the trustees who meet quarterly. The day to day operations of the charity are delegated to the Managing Director.

Key members of staff of the charity form the senior management team and meet at least weekly to review and monitor the implementation of the business strategy, including making recommendations to the Board of Trustees on strategic decisions.

Trustee Induction and Training

All trustees complete a programme of induction into the organisation delivered by the Chair and the Managing Director. This includes information about their roles and responsibilities and the organisation's policies and procedures. Trustees complete individual self-assessments and annual appraisals where required, which identify any training needs, and there is an annual bespoke development session for all trustees. In-house training is also provided at the end of Board meetings as required.

Trustees act as Board Champions to support the charity where their particular skills and experience are relevant to the improving or reviewing of service delivery; this has included health and safety, finance and HR.

Pay Policy for Senior Staff

The Board of directors are also the charity's trustees and, along with the Managing Director, are the key management personnel responsible for directing and operating the charity on a day-to-day basis. All trustees give their time and expertise freely and no trustee received remuneration in the year.

The pay of the senior staff is reviewed annually and the trustees benchmark against pay levels in other voluntary sector organisations of a similar size operating in the North East region.

ONSITE BUILDING TRUST
(a company limited by guarantee)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

Risk Management

The trustees have conducted a review of the major risks to which the charity is exposed. External risks to funding can only be reduced by allowing for diversification of funding and activities. Internal financial risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charity. These procedures are periodically reviewed to ensure that they still meet the needs of the charity.

Health and safety for our staff and customers remains the highest priority. An annual review is undertaken, with Board scrutiny, and the findings are considered by the Board. Health and safety is also considered by the charity's senior management team and at team meetings. Regular compliance is checked in relation to fire, asbestos, electrics, gas and legionella, to ensure that all required certification is in place. Building inspections are carried out regularly by Centre Managers and senior staff alongside this process.

Covid-19

In mid-March 2020, the global Covid-19 pandemic resulted in a UK-wide lockdown. The immediate focus at that time was to follow government advice and take the decisions necessary to protect the business, our staff and our customers, and support the community response to the pandemic, by ensuring that essential services, which are based in several centres, could continue to operate e.g. nurseries and NHS services.

OBJECTIVES AND ACTIVITIES

The charity's objects are specifically restricted to the following:

"To further or benefit the residents of the Tees Valley without distinction of sex, sexual orientation, race or of 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.

In furtherance of these objects but not otherwise, the trustees shall have power to maintain and manage or co-operate with any statutory authority in the maintenance and management of community centres for activities promoted in furtherance of the above objects."

ACHIEVEMENTS AND PERFORMANCE

The period 1 April 2020 to 31 March 2021 was the charity's seventh full year of operation.

Onsite Building Trust was a project initiated by Catalyst Stockton as part of the Transforming Local Infrastructure Funding Programme. The charity became fully operational as a charitable building trust in its own right in April 2014, when it obtained four community centres from Stockton-on-Tees Borough Council under the Community Asset Transfer Scheme.

The approach which we have developed and are implementing is to deliver a long-term, sustainable and community-based solution to safeguard the future of these centres, in the light of increasingly challenging funding settlements for local government.

Our ethos is aimed at keeping centres in the community as vital hubs providing services, promoting engagement and cohesion, whilst ensuring that they become subsidy-free and self-sustaining.

Our mission is *"developing our community centres to be sustainable, viable and easy to use within our communities"*.

Our vision is to be *"agents of community development"*.

2020/2021 was an extraordinary year. All normal day-to-day charitable activities stopped abruptly and attentions turned to dealing with the effects of the global pandemic and how the Charity could best respond.

In the first quarter of the year, the situation changed daily and our immediate priority was to protect our staff, users, assets and services. An emergency budget was adopted to legislate for a worst-case scenario and all non-essential expenditure was suspended.

The focus then shifted towards providing a community response to the pandemic. The Senior Management Team applied for, and secured, emergency funding and government business support grants to enable our centres to continue to provide services that addressed immediate local need.

- Both community nurseries reopened and stood ready to provide 24-hour childcare support for essential key workers.
- The Charity partnered with Groundwork and Little Sprouts to support a meal distribution and delivery service from Norton Grange.
- A community Garden Project was developed at Elmwood to encourage people to get more active through volunteering post-lockdown.

ONSITE BUILDING TRUST
(a company limited by guarantee)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

2020/2021 could also have been devastating had the Government not acted fast to roll out a business support scheme and Coronavirus Job Retention Scheme (Furlough), which ensured no jobs were lost and the Charity remained on a strong financial footing. The Charity is working on plans to invest funds in its centres to improve and sustain them after the easing of the lockdown.

Restrictions imposed by the national lockdown, which forced staff to remain at home, also created more time for staff to volunteer their expertise supporting other voluntary and community organisations:

- The Glebe and the Albany Community Centre's were supported to apply for Government business support grants.
- Cleveland Mountaineering Centre was supported to secure lottery funding to refurbish their club-house, which volunteers had not been able to maintain due to the lockdown.
- The Arthur Wharton Foundation in Darlington, a registered Charity that promotes racial harmony, knowledge and mutual understanding between different racial groups (and they also operate a community centre) were supported to apply for lottery funding.

As this report was written in early June 2021, we look forward to July 19th to welcome people back into our facilities to continue enjoying activities that enable them to reach their full potential and enjoy a better quality of life.

We have well developed plans to further invest in our centres, staff and services during the next 12 months to ensure we have a strong and sustainable community-focused business.

PLANS FOR FUTURE PERIODS

The current pandemic presents significant challenges for all businesses and communities. With government grant support, we are confident that we can weather the current period and emerge with a stronger, leaner, more viable business.

The focus on 'invest to save' initiatives will continue, as well as reducing energy costs and waste. We will also continue to invest in our staff, provide them with new skills, to reduce dependence on external contractors and ensure that we have a well-motivated, multi-disciplinary team.

We have been successful in attracting funding to improve the Grangefield Centre with a significant investment of £120,000 planned for next year. We are also working with a number of partners to seek to obtain a new artificial football pitch for the site.

FINANCIAL REVIEW

As reflected in the Statement of Financial Activities, the charity had net incoming resources for the year of £230,296 (previous year: £25,162). In the event of a significant downturn in activities, the trustees consider that cash-backed unrestricted funds broadly equivalent to three months 'core' annual expenditure across those funds would be sufficient to enable them to restructure or wind up the charity's affairs in an orderly manner. This minimum level of cash-backed unrestricted funds is currently estimated at circa £100,000 which was surpassed by the unrestricted cash and bank balances at both 31 March 2020 and 31 March 2021. This position is carried forward into 2021/2022 and will be reviewed as the charity continues to develop its activities.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by the trustees on 27 August 2021.....
and signed on their behalf by:



.....
S.J. Rose
Chair of Trustees

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
ONSITE BUILDING TRUST**

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2021 which are set out on pages 6 to 16.

Responsibilities and Basis of Report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

Since the company's gross income exceeded £250,000, your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

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

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.

V. WAIN

Mr. J. Lester FCA
Baines Jewitt Limited
Chartered Accountants
Barrington House
41-45 Yarm Lane
Stockton-on-Tees
TS18 3EA

Dated: *27 August 2021*

JL/AJD

ONSITE BUILDING TRUST
(a company limited by guarantee)

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted Funds		Restricted Funds		Total Funds	
		2021	2020	2021	2020	2021	2020
		£	£	£	£	£	£
INCOME							
Grants, donations and legacies	4(a)	389,298	34,781	12,670	4,699	401,968	39,480
Income from charitable activities	4(b)	239,927	427,015	6,582	6,080	246,509	433,095
Other income	4(c)	13,757	26,707	-	-	13,757	26,707
TOTAL INCOME		642,982	488,503	19,252	10,779	662,234	499,282
EXPENDITURE							
Charitable activities	5	416,056	453,943	15,882	20,177	431,938	474,120
TOTAL EXPENDITURE		416,056	453,943	15,882	20,177	431,938	474,120
Net income/(expenditure)		226,926	34,560	3,370	(9,398)	230,296	25,162
Transfers between funds	17	-	5,753	-	(5,753)	-	-
Net movement in funds		226,926	40,313	3,370	(15,151)	230,296	25,162
Reconciliation of funds:							
Total funds brought forward	16&17	476,986	436,673	22,136	37,287	499,122	473,960
TOTAL FUNDS CARRIED FORWARD	16&17	703,912	476,986	25,506	22,136	729,418	499,122

The Statement of Financial Activities includes all gains and losses recognised in the year.

All incoming resources and resources expended derive from continuing activities.

ONSITE BUILDING TRUST
(a company limited by guarantee)
Company Registration Number 08645262

BALANCE SHEET
31 MARCH 2021

	Notes	£	2021 £	£	2020 £
FIXED ASSETS					
Tangible assets	11		308,018		317,701
CURRENT ASSETS					
Debtors	12	33,302		72,776	
Cash at bank and in hand		413,522		141,497	
		446,824		214,273	
CREDITORS:					
Amounts falling due within one year	13	25,424		(31,412)	
NET CURRENT ASSETS			421,400		182,861
TOTAL ASSETS LESS CURRENT LIABILITIES			729,418		500,562
CREDITORS:					
Amounts falling due after more than one year	14		-		(1,440)
NET ASSETS			729,418		499,122
FUNDS					
Unrestricted funds			703,912		476,986
Restricted funds			25,506		22,136
TOTAL FUNDS	16&17		729,418		499,122

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

- (i) ensuring that the charitable company keeps proper 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 charitable company as at the end of the financial period and of its surplus or deficit for the financial period 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 charitable 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 Standard for Smaller Entities (effective April 2008).

Approved by the trustees on 27 August 2021 and signed on their behalf by:


S.J. Rose
Chair of Trustees


S. Hosking
Trustee

ONSITE BUILDING TRUST
(a company limited by guarantee)

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £	2020 £
Cash inflow from operating activities	20	<u>286,212</u>	<u>8,718</u>
Cash flow from investing activities:			
Interest element of finance lease payments		(1,006)	(1,006)
Purchase of tangible fixed assets		<u>(10,300)</u>	<u>(11,137)</u>
Net cash outflow from investing activities		<u>(11,306)</u>	<u>(12,143)</u>
Cash flow from financing activities:			
Capital repayments - loan		-	750
Capital repayments - finance lease contracts		<u>(2,881)</u>	<u>(2,881)</u>
Net cash inflow/(outflow) from financing activities		<u>(2,881)</u>	<u>(2,131)</u>
Increase/(decrease) in cash and cash equivalents in year		272,025	(5,556)
Cash and cash equivalents at the beginning of the year		<u>141,497</u>	<u>147,053</u>
Total cash and cash equivalents at the end of the year		<u>413,522</u>	<u>141,497</u>
Cash and cash equivalents consist of:			
Cash at bank and in hand		<u>413,522</u>	<u>141,497</u>

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

1. CHARITY INFORMATION

The charity (registered number 1154886) is a public benefit entity incorporated in the UK on 9 August 2013 as a company limited by guarantee. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operation and principal activities is to advance education and the provision of facilities in the interests of social welfare for recreation and leisure time occupation.

2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

Basis of Preparation and Assessment of Going Concern

The charity constitutes a public entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act, the Companies Act and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention. The financial statements are presented in pounds sterling, which is the functional currency of the charity, and rounded to the nearest pound.

3. ACCOUNTING POLICIES

(a) Income Recognition

All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income, after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Grants and donations

- Where donors specify that grants and donations given to the charity must be used in future accounting periods, the income is deferred until those periods.
- Where donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the pre-conditions for use have been met.

Donated assets, services and facilities

Donated assets, services and facilities are only included in incoming resources (with equivalent amounts in resources expended where applicable) where the benefit to the charity is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value of the asset, services or facilities received which is the amount the charity would have been willing to pay to obtain the asset, services or facilities of equivalent economic benefit on the open market.

Investment income

Investment income is included when receivable by the charity.

(b) Resources Expended

Resources expended are recognised in the year in which they are incurred and are shown inclusive of any attributable VAT, which cannot be recovered.

(c) Unrestricted and Restricted Funds

Unrestricted funds comprise income received or generated by reference to the general objects of the charity without further specified purpose. Such funds may however be designated by the trustees for specific purposes from time to time.

Restricted funds are those donated for a specified purpose as laid down by the donor or as a result of a specific appeal or application. Such funds are kept separate from the unrestricted funds of the charity and only related expenditure is charged against them.

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

3. ACCOUNTING POLICIES (Continued)

(d) Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at the following annual rates so as to write off the cost, less estimated residual value, of fixed assets over their expected useful lives:

Leasehold property	- straight line over the term of the lease
Furniture, plant and equipment	- 15% reducing balance
Computer equipment	- 25% straight line
Caravan	- 15% reducing balance
Motor vehicles	- 25% reducing balance

(e) Financial Instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value. Any losses arising from impairment are recognised in expenditure.

(f) Termination Payments

These are recognised as a liability and an expense only when the charity is demonstrably committed to a detailed formal plan for the termination and is without realistic possibility of withdrawal from the plan.

(g) Pension Costs and other Post-Retirement Benefits

The charity is part of a multi-employer defined benefit pension scheme, the Teesside Pension Fund, which is administered by Middlesbrough Council. As the charity's contributions are set in relation to the current service period only, and are not affected by any surplus or deficit in the scheme relating to past service of its own employees, the actual contributions paid are treated as the cost to the charity in the accounts.

(h) Operating Leases

Rentals applicable to operating leases, where substantially all of the benefits and risks of ownership remain with the lessor, are charged against revenue on a straight line basis over the period of the lease.

4(a) INCOME FROM GRANTS, DONATIONS AND LEGACIES

These comprise:	Unrestricted Funds		Restricted Funds		Total Funds	
	2021	2020	2021	2020	2021	2020
	£	£	£	£	£	£
Stockton Borough Council:						
Centre support grants	-	20,000	-	-	-	20,000
Coronavirus Job Retention Scheme	163,582	14,781	-	-	163,582	14,781
Local Restrictions Support Grants	100,716	-	-	-	100,716	-
Retail and Hospitality Grant	125,000	-	-	-	125,000	-
Anonymous	-	-	7,670	-	7,670	-
Sport England	-	-	5,000	-	5,000	-
Tees Valley Community Foundation	-	-	-	1,000	-	1,000
Thirteen Housing	-	-	-	2,000	-	2,000
Other donations	-	-	-	1,699	-	1,699
	<u>389,298</u>	<u>34,781</u>	<u>12,670</u>	<u>4,699</u>	<u>401,968</u>	<u>39,480</u>

The charity benefits from the involvement and enthusiastic support of its volunteers. In accordance with accounting standards, the economic contribution of general volunteers is not measured in the accounts.

ONSITE BUILDING TRUST
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**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

4(b) INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted Funds		Restricted Funds		Total Funds	
	2021	2020	2021	2020	2021	2020
	£	£	£	£	£	£
Room hire and lettings	239,927	427,015	6,582	6,080	246,509	433,095

4(c) OTHER INCOME

	Unrestricted Funds		Restricted Funds		Total Funds	
	2021	2020	2021	2020	2021	2020
	£	£	£	£	£	£
Gym memberships	4,658	10,184	-	-	4,658	10,184
Cleaning services	9,099	16,523	-	-	9,099	16,523
	13,757	26,707	-	-	13,757	26,707

5. ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES

	Unrestricted Funds		Restricted Funds		Total Funds	
	2021	2020	2021	2020	2021	2020
	£	£	£	£	£	£
Salaries and wages	164,413	167,944	-	-	164,413	167,944
Social security costs	4,078	6,885	-	-	4,078	6,885
Pension contributions	11,739	11,861	-	-	11,739	11,861
Donations	5,750	-	-	-	5,750	-
Gas	24,463	50,614	-	-	24,463	50,614
Electric	35,733	42,079	-	-	35,733	42,079
Rates and water	8,013	14,154	-	-	8,013	14,154
Maintenance contracts	8,222	13,943	-	-	8,222	13,943
Licences	1,762	485	-	-	1,762	485
Insurance	12,689	16,789	-	285	12,689	17,074
Printing, postage and stationery	-	228	-	-	-	228
Telephone	6,036	5,724	-	-	6,036	5,724
Cleaning materials	3,998	6,736	474	1,236	4,472	7,972
Marketing and promotion	-	764	173	118	173	882
Staff travel	10	775	-	-	10	775
Training	150	245	-	-	150	245
Repairs and renewals	46,929	33,413	7,815	8,564	54,744	41,977
Caravan site fees	-	-	4,691	5,655	4,691	5,655
Van hire	1,560	3,372	-	-	1,560	3,372
Motor expenses	4,498	1,682	-	-	4,498	1,682
Sundries	851	1,124	-	108	851	1,232
Venue hire	-	-	-	210	-	210
Legal and professional fees	-	1,200	-	790	-	1,990
Finance lease charges	1,006	1,006	-	-	1,006	1,006
Depreciation	17,254	17,439	2,729	3,211	19,983	20,650
Support costs - see note 6	53,170	51,450	-	-	53,170	51,450
Governance costs - see note 7	3,732	4,031	-	-	3,732	4,031
	416,056	453,943	15,882	20,177	431,938	474,120

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

6. ANALYSIS OF SUPPORT COSTS

	Basis of Apportionment	Total 2021 £	Total 2020 £
Salaries and wages	Staff role	46,200	46,200
Social security costs	Staff role	4,920	3,200
Employer's pension contributions	Staff role	2,050	2,050
		53,170	51,450

7. ANALYSIS OF GOVERNANCE COSTS

	Total 2021 £	Total 2020 £
Accountancy	3,732	3,660
Trustee meeting expenses	-	21
Board development session	-	350
	3,732	4,031

8. NET OUTGOING RESOURCES FOR THE YEAR

	2021 £	2020 £
This is stated after charging:		
Depreciation	19,983	20,650
Independent Examiner's fees:		
- external scrutiny	1,200	1,200
- other services	2,460	2,460
- under provision re previous period	72	-

9. REMUNERATION OF STAFF, TRUSTEES AND KEY MANAGEMENT PERSONNEL

	2021 £	2020 £
Salaries and wages	210,613	214,144
Social security costs	8,998	10,085
Employer's pension contributions	13,789	13,911
	233,400	238,140

The total employment benefits of key management personnel were £35,803 (2020: £35,163).

No employee earned £60,000 per annum or more.

No trustees were reimbursed any expenses (2020: £nil).

No remuneration was paid to any trustee or to any person connected to them.

The charity has indemnity insurance on behalf of the trustees.

The average monthly number of staff employed by the charity during the year was as follows:

	2021 No.	2020 No.
Direct charitable staff	15	15
Administrative	3	3
	18	18

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

10. TAXATION

HM Revenue & Customs Charities Division have approved the charitable status of Onsite Building Trust and its income is therefore exempt from tax, under Sections 505 and 506 of the Taxes Act 1988, provided that it is applied for charitable purposes only.

11. TANGIBLE FIXED ASSETS

	Leasehold Property £	Furniture, Plant & Equipment £	Computer Equipment £	Caravan £	Motor Vehicle £	Total £
Cost						
At 1 April 2020	214,229	158,008	6,915	30,000	-	409,152
Additions at cost	-	3,041	899	-	6,360	10,300
At 31 March 2021	214,229	161,049	7,814	30,000	6,360	419,452
Accumulated Depreciation						
At 1 April 2020	5,948	67,414	6,282	11,807	-	91,451
Charge for year	2,181	13,831	314	2,729	928	19,983
At 31 March 2021	8,129	81,245	6,596	14,536	928	111,434
Net Book Value						
At 31 March 2020	208,281	90,594	633	18,193	-	317,701
At 31 March 2021	206,100	79,804	1,218	15,464	5,432	308,018

Included above are the following amounts in respect of fixed assets held under finance lease contracts:

	Furniture, Plant & Equipment £
Cost	
At 1 April 2020 and 31 March 2021	26,405
Accumulated Depreciation	
At 1 April 2020	12,622
Charge for year	2,067
At 31 March 2021	14,689
Net Book Value	
At 31 March 2020	13,783
At 31 March 2021	11,716

12. DEBTORS

	2021 £	2020 £
Grant income receivable	-	14,781
Other debtors and prepayments	33,302	57,995
	33,302	72,776

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade creditors and accruals	20,952	25,647
Other taxes and social security	3,032	2,884
Hire purchase and finance lease contracts	1,440	2,881
	<u>25,424</u>	<u>31,412</u>

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021	2020
	£	£
Hire purchase and finance lease contracts (two to five years)	-	1,440

15. SECURED DEBTS

The following secured debts are included within creditors:	2021	2020
	£	£
Hire purchase and finance lease contracts	1,440	4,321

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Net Current Assets £	Long Term Liabilities £	Total £
Restricted funds	15,464	10,042	-	25,506
Unrestricted funds	292,554	411,358	-	703,912
	<u>308,018</u>	<u>421,400</u>	<u>-</u>	<u>729,418</u>

17. MOVEMENT IN FUNDS

	At 31.3.20 £	Income £	Expenditure £	Transfer Between Funds £	At 31.3.21 £
Unrestricted Funds					
General	476,986	642,982	416,056	-	703,912
Restricted Funds					
Stockton Borough Council:					
Donated caravan	18,193	-	2,729	-	15,464
Caravan lettings	1,943	6,582	5,310	-	3,215
Thirteen Housing	2,000	-	173	-	1,827
Anonymous	-	7,670	7,670	-	-
Sport England COVID-19	-	5,000	-	-	5,000
Total Restricted Funds	<u>22,136</u>	<u>19,252</u>	<u>15,882</u>	<u>-</u>	<u>25,506</u>
Total Funds	<u>499,122</u>	<u>662,234</u>	<u>431,938</u>	<u>-</u>	<u>729,418</u>

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

17. MOVEMENT IN FUNDS (Continued)

2020	At 31.3.19 £	Income £	Expenditure £	Transfer Between Funds £	At 31.3.20 £
Unrestricted Funds					
General	436,673	488,503	453,943	5,753	476,986
Restricted Funds					
Stockton Borough Council:					
Donated caravan	21,404	-	3,211	-	18,193
Awards for All	9,960	-	8,385	(1,575)	-
Caravan lettings	3,444	6,080	7,581	-	1,943
Friends of Stillington	2,479	-	-	(2,479)	-
Tees Valley Community Foundation	-	1,000	1,000	-	-
Thirteen Housing	-	2,000	-	-	2,000
Other donations	-	1,699	-	(1,699)	-
Total Restricted Funds	37,287	10,779	20,177	(5,753)	22,136
Total Funds	473,960	499,282	474,120	-	499,122

Restricted Funds:

Stockton Borough Council donated caravan - the ownership of a caravan was transferred from Stockton Borough Council to the charity on 1 March 2017. The caravan must be used only for a project as set out in an agreement with Stockton Borough Council.

Awards for All - funding towards windows at Elmwood.

Caravan Letting Income - income from the letting of the caravan which must be used in accordance with the terms of a Conditional Asset Transfer Agreement with Stockton Borough Council for a period of 10 years from 1 March 2017 until 28 February 2027.

Friends of Stillington - funding towards upkeep of Stillington Centre.

Tees Valley Community Foundation - funding towards baby yoga sessions.

Thirteen Housing - funding towards marketing and promotion.

Other donations - funding towards the cost of a defibrillator.

Anonymous - funding towards building improvements at Marsh House Centre.

Sport England - funding towards staff costs.

18. RELATED PARTY TRANSACTIONS

Ms. K. Culverhouse, the wife of Mr. S. Rose, is the Chief Executive of Groundwork North East & Cumbria (GNEC). During the year under review, rent was payable by GNEC to Onsite Building Trust in the sum of £3,014 (2020: £2,136.50). At the balance sheet date, rent of £nil was due from GNEC (31.3.20: £39.20).

Other than the above, there were no reportable related party transactions in the year under review or the previous year.

19. CONTROLLING PARTY

Throughout the period under review the charity was under the control of the Board of Trustees.

ONSITE BUILDING TRUST
(a company limited by guarantee)

**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

**20. RECONCILIATION OF NET MOVEMENTS IN FUNDS TO
CASH FLOW FROM OPERATING ACTIVITIES**

	2021	2020
	£	£
Net movement in funds	230,296	25,162
Add: Depreciation charge	19,983	20,650
Interest element of finance lease payments	1,006	1,006
Less: Decrease/(increase) in debtors	39,474	(40,618)
Increase/(decrease) in creditors	(4,547)	2,518
Cash Inflow from Operating Activities	286,212	8,718

21. PENSION SCHEME

The charity is part of a multi-employer defined benefit scheme, The Teesside Pension Fund, which is administered by Middlesbrough Council. The pension costs charged in the financial statements represent the contributions payable by the charity in the year and amounted to £13,789 (2020: £13,911), of which £2,540 was outstanding at the year end (2020: £2,287 outstanding).

22. FINANCIAL INSTRUMENTS

The carrying amounts of the charity's financial instruments are as follows:

Financial Assets	2021	2020
	£	£
Debt instruments measured at amortised cost:		
- Grant income receivable	-	14,781
- Other debtors	29,505	53,304
Financial Liabilities		
Measured at amortised cost:		
- Accruals and deferred income	20,952	25,647
- Other taxes and social security	3,032	2,884
- Hire purchase and finance lease contracts	1,440	4,321

The income, expenses, net gains and losses attributable to the charity's financial instruments are as follows:

	2021	2020
	£	£
Finance lease expense:		
- Financial liabilities measured at amortised cost	1,006	1,006

The total interest expense for financial liabilities that are not measured at fair value was £1,006 (2020: £1,006).