

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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ONSITE BUILDING TRUST
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**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.

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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;

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**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.

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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
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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.

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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	
		<u>499,636</u>		<u>446,824</u>	
CREDITORS:					
Amounts falling due within one year	12	(36,143)		(25,424)	
NET CURRENT ASSETS			<u>463,493</u>		<u>421,400</u>
NET ASSETS			<u>880,477</u>		<u>729,418</u>
FUNDS					
Unrestricted funds			856,230		703,912
Restricted funds			24,247		25,506
TOTAL FUNDS	14&15		<u>880,477</u>		<u>729,418</u>

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
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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>

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**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.

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**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.

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**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>

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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
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**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.

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**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>

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**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>

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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.

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**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).