

**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

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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
		£	£	£	£	£	£
<b>INCOME</b>							
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
<b>TOTAL INCOME</b>		<b>576,718</b>	<b>617,854</b>	<b>31,109</b>	<b>67,084</b>	<b>607,827</b>	<b>684,938</b>
<b>EXPENDITURE</b>							
Charitable activities	6	616,559	646,150	57,424	34,030	673,983	680,180
<b>TOTAL EXPENDITURE</b>		<b>616,559</b>	<b>646,150</b>	<b>57,424</b>	<b>34,030</b>	<b>673,983</b>	<b>680,180</b>
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
<b>RECONCILIATION OF FUNDS</b>							
Total funds brought forward		833,881	856,230	51,354	24,247	885,235	880,477
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>794,040</b>	<b>833,881</b>	<b>25,039</b>	<b>51,354</b>	<b>819,079</b>	<b>885,235</b>

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 £
<b>FIXED ASSETS</b>					
Tangible assets	13	367,238	16,638	383,876	406,730
<b>CURRENT ASSETS</b>					
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>
<b>Total</b>		458,046	29,756	491,611	558,122
<b>CREDITORS</b>					
Amounts falling due within one year	15	(31,244)	(25,164)	(56,408)	(79,617)
<b>NET CURRENT ASSETS</b>		<u>426,802</u>	<u>8,401</u>	<u>435,203</u>	<u>478,505</u>
<b>NET ASSETS</b>		<u>794,040</u>	<u>25,039</u>	<u>819,079</u>	<u>885,235</u>
<b>FUNDS</b>	16				
Unrestricted funds				794,040	833,881
Restricted funds				<u>25,039</u>	<u>51,354</u>
<b>TOTAL FUNDS</b>				<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 £
<b>Cash flows from operating activities</b>			
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>
<b>Cash flows from investing activities</b>			
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>
<b>Cash flows from financing activities</b>			
Capital repayments – finance lease contracts		<u>-</u>	<u>-</u>
Net cash outflow from financing activities		<u>-</u>	<u>-</u>
<b>Change in cash and cash equivalents in the reporting period</b>		<u>(44,837)</u>	<u>48,651</u>
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>472,734</u>	<u>424,173</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<u>427,897</u>	<u>472,734</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 £
<b>Net (expenditure)/income for the reporting period (as per the Statement of Financial Activities)</b>	(66,156)	4,758
<b>Adjustments for:</b>		
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>
<b>Net cash provided by operations</b>	<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>
<b>Total cash and cash equivalents</b>	<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 £
<b>COST</b>						
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
	-----	-----	-----	-----	-----	-----
<b>DEPRECIATION</b>						
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
	-----	-----	-----	-----	-----	-----
<b>NET BOOK VALUES</b>						
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
	-----	-----
	63,714	85,388
	=====	=====

**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
	-----	-----
	56,408	79,617
	=====	=====

Onsite Building Trust

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

**16. MOVEMENT IN FUNDS**

<b>2024</b>	<b>At 1.4.23</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Transfers between Funds £</b>	<b>At 31.3.24 £</b>
<b>Unrestricted funds</b>					
General	833,881	576,718	616,559	-	794,040
	-----	-----	-----	-----	-----
<b>Restricted funds</b>					
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
	-----	-----	-----	-----	-----
<b>Total Funds</b>	<b>885,235</b>	<b>607,827</b>	<b>673,983</b>	<b>-</b>	<b>819,079</b>
	=====	=====	=====	=====	=====
<b>2023</b>	<b>At 1.4.22</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Transfers between Funds £</b>	<b>At 31.3.23 £</b>
<b>Unrestricted funds</b>					
General	856,230	617,854	646,150	5,947	833,881
	-----	-----	-----	-----	-----
<b>Restricted funds</b>					
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
	-----	-----	-----	-----	-----
<b>Total Funds</b>	<b>880,477</b>	<b>684,938</b>	<b>680,180</b>	<b>-</b>	<b>885,235</b>
	=====	=====	=====	=====	=====

**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

26<sup>th</sup> June 2024