

PEAREY HOUSE

England & Wales · Charity number 1160007

Details

Status Registered

Legal form CIO

Registered 2015-01-19

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

Contact

Address Pearey House Centre For VI
Preston Park
North Shields
NE29 9JR

Phone 01912574388

Email peareyhouse2@hotmail.co.uk

Website www.peareyhouse.co.uk

Activities

Objects: THE OBJECT OF THE CIO IS TO RELIEVE THE NEEDS OF BLIND AND PARTIALLY SIGHTED PEOPLE, RESIDENT WITHIN THE BOROUGH OF NORTH TYNESIDE PARTICULARLY BUT NOT EXCLUSIVELY BY PROVIDING, OR ASSISTING IN THE PROVISION OF, SERVICES, FACILITIES ADVICE AND SUPPORT DESIGNED TO RELIEVE THE NEEDS OF SUCH PERSONS.

Activities: We are a charity for blind and visually impaired adults in North Tyneside. We have a Day centre where people can socialise in a safe, friendly environment. Activities are held for both physical and mental stimulation. We also have 12 residential flats for independent living. We own a property to further our mission of reaching more blind and visually impaired adults this is called Iris.

Classification

- **How:** Provides Services
- **What:** General Charitable Purposes, Disability, Accommodation/housing
- **Who:** People With Disabilities

Geography

- **Area of benefit:** LOCAL
- North Tyneside

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£363,933	£278,860	-	-
2024-03-31	£207,110	£201,818	-	-
2023-03-31	£180,611	£284,954	-	-
2022-03-31	£154,995	£222,839	-	-
2021-03-31	£504,959	£181,431	£1,273,154	5

Trustees

Name	Role	Appointed
Terry Crane	Chair	2025-11-10
Andrew Scott Wigmore		2024-11-11
Clare Wandless CSBM		2025-11-10
Fiona Nicholson		2024-11-11
Judith Thew		2023-11-13
Ken Graham		2025-11-10
Shaun Alexander		2025-11-10

PEAREY HOUSE

England & Wales - Charity number 1160007

Accounts

**REPORT OF THE DIRECTORS AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
FOR
PEAREY HOUSE**

PEAREY HOUSE

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FOR THE YEAR ENDED 31 MARCH 2025**

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PEAREY HOUSE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

The trustees have pleasure in submitting their annual report and financial statements account for the year to 31st March 2025.

OBJECTIVES AND ACTIVITIES

Objectives and activities

The object of the CIO is to relieve the needs of blind and partially sighted people, resident within the borough of North Tyneside particularly but not exclusively by providing, or assisting in, the provision of services, facilities, advice and support designed to relieve the needs of such persons.

Public benefit statement

The trustees have had regard to the Charities Commission's guidance on their legal duty on public benefit, and are satisfied that the CIO delivers public benefit, and due regard is paid to the guidance on public benefit when deciding on what new projects the CIO should undertake.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

It was another busy year for Pearey House centre for visually impaired with some important changes including a new cook and the sad closure of Iris community hub.

There was no movement of tenants in the residential flats or at Osborne Gardens this year. After a lot of deliberation, it was decided to rent our commercial property on Queen Alexandra Road which now brings in a rental income.

Fund raising events included a bingo and karaoke night, Christmas and Summer Fair and also a silent disco which were all well attended and enjoyed.

We are extremely grateful for the continued support and dedication of individual volunteers. We also have a great network of business volunteers which last year included EE, IPS Adhesives, Equans, Renolit and Newcastle Building Society.

Everyone enjoyed a Christmas party at the Grand Hotel, Gosforth Park. 16 people went to Nidd Hall in Harrogate for a 2 night break. The groups also enjoyed 10 pin bowling with fish and chips. People attended the walking, film and gourmet clubs.

We are extremely grateful to North Tyneside Council for their continued support of the contract and to funders which this year included Hadrian Trust, Bernard Sunley Foundation, Cloth workers and Co-op. Our investments were stable throughout the year. Maintenance work was started on the gutters and fascia's at Pearey House and the roof of the flats were cleaned.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity was incorporated as a Charitable Incorporated Organisation (CIO) as Pearey House Day Centre for Visually Impaired on 19th January 2015 and took over the assets and liabilities of the Tynemouth Blind Welfare Society (registered charity number 223996) on that date.

The CIO is set up under a constitution which sets out the objectives and purposes of the charity.

PEAREY HOUSE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

Membership

The members of the CIO shall be its charity trustees for the time being. The only persons eligible to be members of the CIO are its charity trustees. Membership of the CIO cannot be transferred to anyone else.

Any member and charity trustee who ceases to be a charity trustee automatically ceases to be a member of the CIO.

Trustees

The CIO must have at least three trustees. If the number falls below this minimum, the remaining trustee or trustees may act only to call a meeting of the charity trustees, or appoint a new charity trustee.

Apart from the first charity trustee, who appointed for terms of varying lengths, every trustee must be appointed for a term of three years by a resolution passed at a properly convened meeting of the charity trustees.

In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

Nominated trustees

North Tyneside Council (“the appointing body”) may appoint four charity trustees. Any appointment must be made at a meeting held according to the ordinary practice of the appointing body and each appointment must be for a term of three years.

A trustee appointed by the appointing body has the same duty as the other charity trustees to act in the way he or she decided in good faith would be most likely to further the purposes of the CIO.

If the CIO is wound up, each member of the CIO is liable to contribute to the assets of the CIO such amount (but not more than £1) as may be required for the payment of the debts and liabilities of the CIO contracted before that person ceases to be a member, for the payment of the costs, charges and expenses of winding up, and for adjustment of the rights of contributing members among themselves.

The members of the CIO have no liability to contribute to its assets if it is wound up, and accordingly have no personal responsibility for the settlement of its debts and liabilities beyond the amount they are liable to contribute.

FINANCIAL REVIEW

Financial position

Incoming resources in the year were £363,933 of this £27,135 related to project restricted activities.

There was a surplus of £85,073 in the year. At 31 March 2025 total reserves were £243,404 which represented unrestricted funds.

Pearey House Centre for visually impaired reserves policy

This reserves policy explains to existing and potential funders, donors, beneficiaries and other stakeholders why we are holding a particular number of reserves. It gives confidence to stakeholders that our finances are being properly managed and will also provide an indicator of future funding needs and our resilience.

Once a reserves policy is a living document, so describes the process we will follow in creating it. The amount held in reserves will be monitored during the course of the year as part of our budgetary process and financial monitoring.

PEAREY HOUSE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

Reserves policy

Are that part of our unrestricted funds that is freely available to spend on any of our purposes. The items excluded from reserves are:

- tangible fixed assets used to carry out the charity's activities, such as land and buildings.
- programme-related investments those held solely to further the charity's purposes.
- designated funds set aside to meet essential future spending, such as funding a project that could not be met from future income.
- commitments that have not been provided for as a liability in the accounts.

Restricted Funds.

Fall outside the definition of reserves, but the nature and amount of such funds may impact on a charity's reserves policy. Where significant amounts are held as restricted funds the nature of the restriction should be considered, as such funds may reduce the need for reserves in particular areas of the charity's work.

Monitoring of Reserves

We will keep our reserves policy and the level of reserves held under review, monitor the level of reserves held throughout the year to establish the reason for any significant difference with the target level set. If reserves during the year are below target or exceed target, we will consider whether this is due to a short-term situation or a longer-term issue, and take any appropriate action.

Annual Reporting

We will include in our annual report our policy on reserves, stating the level of reserves held and why these are held. If material funds have been designated, the reserves policy statement will quantify and explain the purposes of these designations and, where set aside for future expenditure, the likely timing of the expenditure.

We will ensure that our reporting of our reserves policy meets the requirements of the [Charities Statement of Recommended Practice \(SORP\) \(FRS 102\) and the requirements of the Regulations](#).

Investing Reserves

When significant resources are held in reserves from year to year, the trustees should consider whether some or all of the reserves can be invested to obtain a financial return for the charity. In making the investment decision, the trustees should consider when the reserves might be needed and the acceptable level of investment risk.

Levels of Reserves

Our target level of reserves may be expressed as a target figure or a target range and will be informed by:

- Our forecasts for levels of income for the current and future years, taking into account the reliability of each source of income and the prospects for developing new income sources
- Our forecasts for expenditure for the current and future years on the basis of planned activity

This policy will be reviewed by the Board annually, as part of our financial planning cycle.

PEAREY HOUSE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

Version No	Approved By	Approval Date	Main Changes	Review Period
1.0	Board	July 25	Initial draft approved	Annually

Developing Our Policy

There is no single method or approach to setting a reserves policy and the right approach depends on the size, complexity of activities, legal structure and the nature of funds received and held by our charity. The process we use involves:

- Consideration of the nature of the funds received and held by the charity.
- Are the funds unrestricted or restricted income?
- The risk of an unforeseen expenditure eg an unexpected large bill.
- Covering unforeseen day to day operational costs eg temporary staff.
- A source of income not been renewed ie NTC grant.

Including future budgets and future projects or spending plans that cannot be met from the income of a single year, and uncertainties we may face in the future, such as the need to hold some reserves to meet an unexpected call on funds or opportunities that may present themselves.

We will use the above process to identify why reserves might need to be held and to decide the amount of reserves needed to operate effectively. We use the Charity Commission guidance on reserves.

Trustees responsibilities

The Charities Act 2011 requires the trustees to keep proper books of account with respect of the affairs of the CIO, and to prepare statements of account for each accounting year consisting of a Receipts and Payments Account and a Statement of Assets & Liabilities. The trustees are also responsible for safeguarding the charity's assets, and hence for taking reasonable steps for the prevention and detection of error, fraud and other irregularities.

In preparing the accounts the trustees are expected to:

- Follow the recommendations of the Charity Commission and of the accounting profession with regard to form and content of the accounts or to disclose and explain any departures therefrom; and
- Consider the charity commission's guidance on public benefit.

PEAREY HOUSE

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1160007

Address

Preston Park
North Shields
Tyne & Wear
NE29 9JR

Trustees

Mr T Crane	Chair
Mrs C Wandless	Treasurer
Mrs J Thew	
Mr K Graham	
Mr A Wigmore	
Fiona Nicholson	

Manager

Mrs H C Farrow

Independent Examiner

Read, Milburn & Co
71 Howard Street
North Shields
Tyne and Wear
NE30 1AF

Approved by order of the board of trustees on 9 July 2025 and signed on its behalf by:


.....

Mrs. C Wandless - Treasurer

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF PEAREY HOUSE

Independent examiner's report to the trustees of Pearey House

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

Respective responsibilities of the executive committee and examiner

As the charity's trustees of the CIO you are responsible for the preparation of the accounts. The Charity's Executive Committee considers that an audit is not required for the year (under Section 144 (2) of the Charities Act 2011) ("the 2011 Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General directions given by the Charity Commissioners (under section 145(5)(b) of the Act); and
- to state whether particular matters have come to my attention.

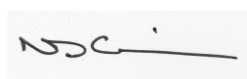
Basis of independent examiner's statement

I have examined the accounts in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the CIO and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as the committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives us reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare financial statements which accord with the accounting records and comply with the accounting requirements of the 2011 Act
2. have not been met; or
to which, in our opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.



Nicholas Liley, FCA
The Institute of Chartered Accountants in England and Wales
Read, Milburn & Co
71 Howard Street
North Shields
Tyne and Wear
NE30 1AF

Date: 14 July 2025


PEAREY HOUSE
Receipts and Payments Account
Year Ended 31 March 2025

	Unrestricted Funds £	Restricted Funds £	Designated Funds £	Total 2025 £	Total 2024 £
Receipts					
Social	46,677	-	-	46,677	51,613
Sales & Services	1,184	-	-	1,184	1,536
Rental Income	77,972	-	-	77,972	74,102
Investment Income	18,911	-	-	18,911	18,168
Donations	18,022	11,135	-	29,157	15,871
Fetes & Fayres	6,939	-	-	6,939	2,352
Contract Income	27,975	16,000	-	43,975	37,732
Legacies	139,118	-	-	139,118	5,736
	336,798	27,135	-	363,933	207,110
Payments					
Social & Services	72,648	-	-	72,648	33,619
Property Expenses	171,857	-	-	171,857	156,381
Vehicle Expenses	2,867	3,698	-	6,565	8,255
General Expenses	2,458	-	-	2,458	3,563
	249,830	3,698	-	253,528	201,818
Net Receipts	86,968	23,437	-	110,405	5,292
Fixed Assets Acquired	(25,332)	-	-	(25,332)	(25,332)
Capital Transactions	-	-	-	-	26,237
Surplus/(Deficit) for the Year	61,636	23,437	-	85,073	6,197
Transfer towards minibus purchase	27,371	(27,371)	-	-	-
Opening Funds	154,397	3,934	-	158,331	152,134
Closing Funds	243,404	-	-	243,404	158,331

PEAREY HOUSE
Statement of Assets and Liabilities
As at 31 March 2025

	Unrestricted Funds £	Restricted Funds £	Designated Funds £	Total 2025 £	Total 2024 £
Cash Funds					
Co-operative Account	50,054	27,371	-	77,425	64,778
Hampshire Building Society	20,000	-	-	20,000	20,000
United Trust	60,000	-	-	60,000	62,583
Monmouthshire BS	85,960	-	-	85,960	10,846
Cash in Hand	19	-	-	19	124
	216,033	27,371	-	243,404	158,331
Investment Assets					
Shareholdings (Value)	435,902	-	-	435,902	404,188
	435,902	-	-	435,902	404,188
Assets Retained for Charity Use					
Flats	349,179	-	-	349,179	349,179
Pearey House	5,000	-	-	5,000	5,000
Garage	639	-	-	639	639
Heating System	21,906	-	-	21,906	21,906
Conservatory	66,000	-	-	66,000	66,000
1 Osborne Gardens	193,186	-	-	193,186	193,186
Fixtures and Fittings	17,126	-	-	17,126	17,126
Motor Vehicles	61,864	-	-	61,864	36,532
Plant and Machinery	35,668	-	-	35,668	35,668
	750,568	-	-	750,568	725,236
Liabilities					
Building Fund	73,328	-	-	73,328	73,328
	73,328	-	-	73,328	73,328

Signed on Behalf of the Committee by:



 Mr T Crane - Chair



 Mrs C Wandless - Treasurer

9 July 2025

 Date

PEAREY HOUSE
Notes to the Financial Statements
Year Ended 31 March 2025

1) Restricted Funds

	Opening Balance	Incoming Resources	Resources Expended	Transfers	Closing Balance
	£	£	£		£
Minibus Fund	-	3,698	3,698		-
New Minibus Fund	3,934	23,437	-	(27,371)	-
	3,934	27,135	3,698	(27,371)	-

Purpose of each fund

Donations received into the minibus fund were in respect of motor vehicle expenses and have been expended accordingly.

The new minibus fund represents donations and grants received and monies from fundraising events to raise money to purchase a new minibus.

PEAREY HOUSE

England & Wales - Charity number 1160007

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024
FOR
PEAREY HOUSE
(A Charitable Incorporated Organisation)**

Read, Milburn & Co
71 Howard Street
North Shields
Tyne and Wear
NE30 1AF

PEAREY HOUSE

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

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PEAREY HOUSE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2024

The trustees have pleasure in submitting their annual report and financial statements account for the year to 31st March 2024.

OBJECTIVES AND ACTIVITIES

Objectives and activities

The object of the CIO is to relieve the needs of blind and partially sighted people, resident within the borough of North Tyneside particularly but not exclusively by providing, or assisting in, the provision of services, facilities, advice and support designed to relieve the needs of such persons.

Public benefit statement

The trustees have had regard to the Charities Commission's guidance on their legal duty on public benefit, and are satisfied that the CIO delivers public benefit, and due regard is paid to the guidance on public benefit when deciding on what new projects the CIO should undertake.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The financial year ending March 2024 was immense for Pearey House centre for visually impaired as the charity celebrated 150 years and opened a community hub called Iris in April 2023 which serves the wider community whilst benefitting our service users.

Our fund raising throughout the year included a 150-year Garden Party, afternoon tea, 80's night and a bingo night.

The contribution made by our individual volunteers on a weekly basis is outstanding, they are all dedicated and supportive and we are extremely grateful to each and every one. We also get great assistance from businesses and organisations and this year it was Vision accountants, Leeds Building Society, IPS Solutions and DWP who worked tirelessly in the grounds.

2 flats became empty and after refurbishing were both rented out immediately, our property in Osborne Gardens has long term tenants.

Groups enjoyed the film club, walking group, shopping and a Christmas party at The Dome in Whitley Bay.

A member of staff left the charity to train in hospitality and we employed a new member of staff in Jan 2024.

We are immensely grateful to North Tyneside Council for the continued support of the contract and all the individual donations we receive. Our investments were stable throughout the year which brought in dividends. Bonds are not due to mature until 2025. Our plans for the future include maintenance work on Pearey House and the flats. To build on activities and customers at Iris to promote and enhance Pearey House.

Huge thanks to all the staff, volunteers, service users, and organisations for their continued support.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity was incorporated as a Charitable Incorporated Organisation (CIO) as Pearey House Day Centre for Visually Impaired on 19th January 2015 and took over the assets and liabilities of the Tynemouth Blind Welfare Society (registered charity number 223996) on that date.

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PEAREY HOUSE

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Membership

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FINANCIAL REVIEW

Financial position

Incoming resources in the year were £207,110 of this £7,454 related to project restricted activities.

There was a surplus of £6,197 in the year. At 31 March 2024 total reserves were £158,331 of which £154,397 represented unrestricted funds.

Pearey House Centre for visually impaired reserves policy

This reserves policy explains to existing and potential funders, donors, beneficiaries and other stakeholders why we are holding a particular number of reserves. It gives confidence to stakeholders that our finances are being properly managed and will also provide an indicator of future funding needs and our resilience.

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PEAREY HOUSE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2024

Reserves policy

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Levels of Reserves

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- Our forecasts for levels of income for the current and future years, taking into account the reliability of each source of income and the prospects for developing new income sources
- Our forecasts for expenditure for the current and future years on the basis of planned activity

This policy will be reviewed by the Board annually, as part of our financial planning cycle.

PEAREY HOUSE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2024

Version No	Approved By	Approval Date	Main Changes	Review Period
1.0	Board	Nov 24	Initial draft approved	Annually

Developing Our Policy

There is no single method or approach to setting a reserves policy and the right approach depends on the size, complexity of activities, legal structure and the nature of funds received and held by our charity. The process we use involves:

- Consideration of the nature of the funds received and held by the charity.
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Including future budgets and future projects or spending plans that cannot be met from the income of a single year, and uncertainties we may face in the future, such as the need to hold some reserves to meet an unexpected call on funds or opportunities that may present themselves.

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- Consider the charity commission's guidance on public benefit.

PEAREY HOUSE

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
1160007

Address

Preston Park
North Shields
Tyne & Wear
NE29 9JR

Trustees

Mr T Crane	Chair
Mrs C Wandless	Treasurer
Mrs K Howes	
Mrs J Thew	
Mr K Graham	
Mr A Wigmore	

Manager

Mrs H C Farrow

Independent Examiner

Read, Milburn & Co
71 Howard Street
North Shields
Tyne and Wear
NE30 1AF

Approved by order of the board of trustees on *11th November 2024* and signed on its behalf by:

C Wandless
.....
Mrs. C Wandless - Treasurer

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF PEAREY HOUSE

Independent examiner's report to the trustees of Pearey House

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

Respective responsibilities of the executive committee and examiner

As the charity's trustees of the CIO you are responsible for the preparation of the accounts. The Charity's Executive Committee considers that an audit is not required for the year (under Section 144 (2) of the Charities Act 2011) ("the 2011 Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General directions given by the Charity Commissioners (under section 145(5)(b) of the Act); and
- to state whether particular matters have come to my attention.

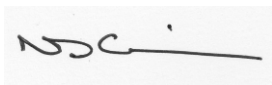
Basis of independent examiner's statement

I have examined the accounts in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the CIO and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as the committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives us reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare financial statements which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met; or
2. to which, in our opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.



Nicholas Liley, FCA
The Institute of Chartered Accountants in England and Wales
Read, Milburn & Co
71 Howard Street
North Shields
Tyne and Wear
NE30 1AF

Date: 12 November 2024


PEAREY HOUSE
Receipts and Payments Account
Year Ended 31 March 2024

	Unrestricted Funds £	Restricted Funds £	Designated Funds £	Total 2024 £	Total 2023 £
Receipts					
Social	50,498	1,115	-	51,613	28,472
Sales & Services	1,536	-	-	1,536	699
Rental Income	74,102	-	-	74,102	69,613
Investment Income	18,168	-	-	18,168	16,744
Donations	9,532	6,339	-	15,871	33,628
Fetes & Fayres	2,352	-	-	2,352	4,994
Contract Income	37,732	-	-	37,732	25,348
Legacies	5,736	-	-	5,736	1,113
	199,656	7,454	-	207,110	180,611
Payments					
Social & Services	33,619	-	-	33,619	26,028
Property Expenses	156,381	-	-	156,381	239,276
Vehicle Expenses	4,735	3,520	-	8,255	10,092
General Expenses	3,563	-	-	3,563	9,558
	198,298	3,520	-	201,818	284,954
Net Receipts	1,358	3,934	-	5,292	(104,343)
Fixed Assets Acquired	(25,332)	-	-	(25,332)	(4,396)
Capital Transactions	26,237	-	-	26,237	-
Surplus/(Deficit) for the Year	2,263	3,934	-	6,197	(108,739)
Opening Funds	152,134	-	-	152,134	260,873
Closing Funds	154,397	3,934	-	158,331	152,134

PEAREY HOUSE
Statement of Assets and Liabilities
As at 31 March 2024

	Unrestricted Funds £	Restricted Funds £	Designated Funds £	Total 2024 £	Total 2023 £
Cash Funds					
Co-operative Account	60,844	3,934	-	64,778	-
Hampshire Building Society	20,000	-	-	20,000	50,000
United Trust	62,583	-	-	62,583	60,409
Monmouthshire BS	10,846	-	-	10,846	10,282
Cash in Hand	124	-	-	124	218
CAF Account	-	-	-	-	31,225
	154,397	3,934	-	158,331	152,134
Other Monetary Assets					
Pearey House Bank	-	-	-	-	1,000
	-	-	-	-	1,000
Investment Assets					
Shareholdings (Value)	404,188	-	-	404,188	417,550
	404,188	-	-	404,188	417,550
Assets Retained for Charity Use					
Flats	349,179	-	-	349,179	349,179
Pearey House	5,000	-	-	5,000	5,000
Garage	639	-	-	639	639
Heating System	21,906	-	-	21,906	21,906
Conservatory	66,000	-	-	66,000	66,000
1 Osborne Gardens	193,186	-	-	193,186	193,186
Fixtures and Fittings	17,126	-	-	17,126	17,126
Motor Vehicles	36,532	-	-	36,532	11,200
Plant and Machinery	35,668	-	-	35,668	35,668
	725,236	-	-	725,236	699,904
Liabilities					
Building Fund	73,328	-	-	73,328	73,328
	73,328	-	-	73,328	73,328

Signed on Behalf of the Committee by:



 Mr T Crane - Chair

Wandless

 Mrs C Wandless - Treasurer

11 NOV 2024

 Date

PEAREY HOUSE
Notes to the Financial Statements
Year Ended 31 March 2024

1) Restricted Funds

	Opening Balance	Incoming Resources	Resources Expended	Closing Balance
	£	£	£	£
Minibus Fund	-	3,520	3,520	-
New Minibus Fund	-	3,934	-	3,934
	-	7,454	3,520	3,934

Purpose of each fund

Donations received into the minibus fund were in respect of motor vehicle expenses and have been expended accordingly.

The new minibus fund represents donations received and monies from fundraising events to raise money to purchase a new minibus.

PEAREY HOUSE

England & Wales - Charity number 1160007

Accounts

PEAREY HOUSE
(A Charitable Incorporated Organisation)

Registered Charity Number 1160007

UNAUDITED FINANCIAL STATEMENTS

31 March 2023

Legal and Administrative Details

Charity Number	1160007
Chairman	Mr T Crane
Trustees	Mrs C Wandless - Treasurer Mrs K Howes Mrs J Thew Mr K Graham Mr T Crane Mr A Wigmore
Manager	Mrs H C Farrow
Address	Preston Park NORTH SHIELDS Tyne & Wear NE29 9JR
Independent Examiner	P N Newbold BA FCA Torgersens Limited 7 Grange Road West JARROW Tyne & Wear NE32 3JA

PEAREY HOUSE

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**PEAREY HOUSE
TRUSTEES REPORT
31 March 2023**

The trustees have pleasure in submitting their annual report and financial statements account for the year to 31st March 2023.

Structure Governance and Management

Governing document

The charity was incorporated as a Charitable Incorporated Organisation ("CIO") as Pearey House Day Centre for Visually Impaired on 19 January 2015 and took over the assets and liabilities of the Tynemouth Blind Welfare Society (registered charity number 223996) on that date.

The CIO is set up under a constitution which sets out the objectives and purposes of the charity.

Membership

The members of the CIO shall be its charity trustees for the time being. The only persons eligible to be members of the CIO are its charity trustees. Membership of the CIO cannot be transferred to anyone else.

Any member and charity trustee who ceases to be a charity trustee automatically ceases to be a member of the CIO.

Trustees

The CIO must have at least three charity trustees. If the number falls below this minimum, the remaining trustee or trustees may act only to call a meeting of the charity trustees, or appoint a new charity trustee.

Apart from the first charity trustees, who appointed for terms of varying lengths, every trustee must be appointed for a term of three years by a resolution passed at a properly convened meeting of the charity trustees.

In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

Nominated Trustees

North Tyneside Council ("the appointing body") may appoint 4 charity trustees. Any appointment must be made at a meeting held according to the ordinary practice of the appointing body and each appointment must be for a term of three years.

A trustee appointed by the appointing body has the same duty as the other charity trustees to act in the way he or she decided in good faith would be most likely to further the purposes of the CIO

If the CIO is wound up, each member of the CIO is liable to contribute to the assets of the CIO such amount (but not more than £1) as may be required for the payment of the debts and liabilities of the CIO contracted before that person ceases to be a member, for the payment of the costs, charges and expenses of winding up, and for adjustment of the rights of contributing members among themselves.

The members of the CIO have no liability to contribute to its assets if it is wound up, and accordingly have no personal responsibility for the settlement of its debts and liabilities beyond the amount they are liable to contribute

**PEAREY HOUSE
TRUSTEES REPORT
31 March 2023**

Objectives and Activities

The object of the CIO is to relieve the needs of blind and partially sighted people, resident within the borough of North Tyneside particularly but not exclusively by providing, or assisting in, the provision of services, facilities advice and support designed to relieve the needs of such persons.

Public Benefit Statement

The trustees have had regard to the Charities Commission's guidance on their legal duty on public benefit, and are satisfied that the CIO delivers public benefit, and due regard is paid to the guidance on public benefit when deciding on what new projects the CIO should undertake

Achievements and performance

Pearey House is now settling back into a normal routine after a turbulent 2 years due to Covid. People enjoyed a holiday to Lanarkshire in April 2022 (cancelled from 2020). We then had another break for 3 days in March 2023 to Nantwich in Cheshire.

Various outings took place throughout the year including Dobbies, Azure and Boundary Mills. The Queens Jubilee celebrations in May went well with various games and picnic lunch for all service users and residents. The Christmas lunch was attended by 78 people at the Dome in Whitley Bay.

Fund raising included the Garden party, Christmas Fair, afternoon tea and a 70's night which were well supported by the people who use the service, friends, family and the whole community. We were extremely lucky to have groups of volunteers assisting us especially with the garden these included Engie, Newcastle Building Society and Leeds Building Society.

Thanks to all the dedicated staff, Trustees, volunteers and everyone who uses and supports the charity.

Trustees Responsibilities

The Charities Act 2011 requires the trustees to keep proper books of account with respect of the affairs of the CIO, and to prepare statements of account for each accounting year consisting of a Receipts and Payments Account and a Statement of Assets & Liabilities. The trustees are also responsible for safeguarding the charity's assets, and hence for taking reasonable steps for the prevention and detection of error, fraud and other irregularities.

In preparing the accounts the trustees are expected to:

- Follow the recommendations of the Charity Commission and of the accounting profession with regard to form and content of the accounts or to disclose and explain any departures therefrom; and
- Consider the charity commission's guidance on public benefit.

Signed on behalf of the Trustees:-



**C Wandless
Treasurer**

Date...11.11.23.....

**Independent Examiner's Report to trustees of
PEAREY HOUSE**

I report on the accounts of the CIO for the period ended 31st March 2023.

Respective Responsibilities of the Executive Committee and Examiner

The Trustees are responsible for the preparation of the accounts. The Charity's Executive Committee considers that an audit is not required for the year (under Section 144 (2) of the Charities Act 2011) ("the 2011 Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the Act); and
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the CIO and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as the committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

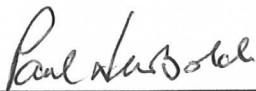
Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- (1) Which gives us reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare financial statements which accord with the accounting records and comply with the accounting requirements of the 2011 Act

Have not been met; or

- (2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.



**P N Newbold BA FCA
Torgersens Limited
Chartered Accountants
7 Grange Road West
Jarrow
Tyne & Wear NE32 3JA**

Date.....18.11.23.....

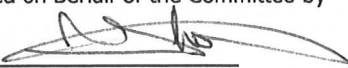
PEAREY HOUSE
Receipts & Payments Account
Period Ended 31 March 2023

	Unrestricted Funds	Restricted Funds	Designated Funds	Total 2023	2022
	£	£	£	£	£
Receipts					
Social	28,472			28,472	25,684
Sales & Services	699			699	587
Rental Income	69,613			69,613	65,669
Investment Income	16,744			16,744	16,616
Donations	23,496	10,132		33,628	17,526
Fetes & Fayres	4,994			4,994	4,533
Contract Income	25,348			25,348	23,562
Legacies	1,113			1,113	818
	<u>170,479</u>	<u>10,132</u>	-	<u>180,611</u>	<u>154,995</u>
Payments					
Social & Services	26,028			26,028	25,225
Property Expenses	232,678	6,598		239,276	172,543
Vehicle Expenses	6,558	3,534		10,092	9,463
General Expenses	9,558			9,558	15,609
	<u>274,822</u>	<u>10,132</u>	-	<u>284,954</u>	<u>222,839</u>
Net Receipts	(104,344)	-	-	(104,344)	(67,844)
Fixed Assets Acquired	(4,396)	-	-	(4,396)	(209,372)
Capital Transactions	-	-	-	-	-
Surplus For Period	<u>(108,739)</u>	-	-	<u>(108,739)</u>	<u>(277,217)</u>
Opening Funds	260,873	-	-	260,873	538,090
Closing Funds	<u>152,134</u>	-	-	<u>152,134</u>	<u>260,873</u>

PEAREY HOUSE
Statement of Assets & Liabilities
31 March 2023

	Unrestricted Funds £	Restricted Funds £	Designated Funds £	Total 2022 £	2021 £
Cash Funds					
CAF Account	31,225	-		31,225	70,653
Hampshire Building Society	50,000			50,000	50,000
United Trust	60,409			60,409	60,000
Monmouthshire BS	10,282			10,282	80,002
Cash in hand	218			218	218
	152,134	-	-	152,134	260,873
Other Monetary Assets					
Pearey House Bank	1,000			1,000	1,000
	1,000	-	-	1,000	1,000
Investment Assets					
Shareholdings (Value)	417,550			417,550	381,655
	417,550	-	-	417,550	381,655
Assets Retained for Charity Use					
Flats	349,179			349,179	349,179
Pearey House	5,000			5,000	5,000
Garage	639			639	639
Heating System	21,906			21,906	21,906
Conservatory	66,000			66,000	66,000
1 Osborne Gardens	193,186			193,186	193,186
Fixtures & Fittings	17,126			17,126	17,126
Motor Vehicles	11,200			11,200	11,200
Plant & Machinery	35,668			35,668	29,846
	699,904	-	-	699,904	694,082
Liabilities					
Building Fund	73,328			73,328	73,328
	73,328	-	-	73,328	73,328

Signed on Behalf of the Committee by


 Mr T Crane - Chairman


 Mrs C Wandless - Treasurer

11.11.23
 Date

PEAREY HOUSE
Notes to the Financial Statements
31 March 2023

1) Restricted Funds

	Opening Balance	Incoming resources	Resources Expenses	Closing Balance
Volunteers	-	6,598	(6,598)	-
Minibus Fund	-	3,534	(3,534)	-
	-	10,132	(10,132)	-

Purpose of each fund

The donations received from the charity's volunteers were in respect of the purchase of gardening materials, purchases of cleaning materials and building renovation and these have been expended accordingly

Donations received into the minibus fund were in respect of motor vehicle expenses and have been expended accordingly

PEAREY HOUSE

England & Wales - Charity number 1160007

Accounts

PEAREY HOUSE
(A Charitable Incorporated Organisation)

Registered Charity Number 1160007

UNAUDITED FINANCIAL STATEMENTS

31 March 2022

Legal and Administrative Details

Charity Number	1160007
Chairman	Mr T Crane
Trustees	Mrs C Wandless - Treasurer Mrs K Howes Mrs J Thew Mr T Crane Mr K Graham Mr A Wigmore
Manager	Mrs H C Farrow
Address	Preston Park NORTH SHIELDS Tyne & Wear NE29 9JR
Independent Examiner	P N Newbold BA FCA Torgersens Limited 7 Grange Road West JARROW Tyne & Wear NE32 3JA

PEAREY HOUSE

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**PEAREY HOUSE
TRUSTEES REPORT
31 March 2022**

The trustees have pleasure in submitting their annual report and financial statements account for the year to 31st March 2022.

Structure Governance and Management

Governing document

The charity was incorporated as a Charitable Incorporated Organisation ("CIO") as Pearey House Day Centre for Visually Impaired on 19 January 2015 and took over the assets and liabilities of the Tynemouth Blind Welfare Society (registered charity number 223996) on that date.

The CIO is set up under a constitution which sets out the objectives and purposes of the charity.

Membership

The members of the CIO shall be its charity trustees for the time being. The only persons eligible to be members of the CIO are its charity trustees. Membership of the CIO cannot be transferred to anyone else.

Any member and charity trustee who ceases to be a charity trustee automatically ceases to be a member of the CIO.

Trustees

The CIO must have at least three charity trustees. If the number falls below this minimum, the remaining trustee or trustees may act only to call a meeting of the charity trustees, or appoint a new charity trustee.

Apart from the first charity trustees, who appointed for terms of varying lengths, every trustee must be appointed for a term of three years by a resolution passed at a properly convened meeting of the charity trustees.

In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

Nominated Trustees

North Tyneside Council ("the appointing body") may appoint 4 charity trustees. Any appointment must be made at a meeting held according to the ordinary practice of the appointing body and each appointment must be for a term of three years.

A trustee appointed by the appointing body has the same duty as the other charity trustees to act in the way he or she decided in good faith would be most likely to further the purposes of the CIO

If the CIO is wound up, each member of the CIO is liable to contribute to the assets of the CIO such amount (but not more than £1) as may be required for the payment of the debts and liabilities of the CIO contracted before that person ceases to be a member, for the payment of the costs, charges and expenses of winding up, and for adjustment of the rights of contributing members among themselves.

The members of the CIO have no liability to contribute to its assets if it is wound up, and accordingly have no personal responsibility for the settlement of its debts and liabilities beyond the amount they are liable to contribute

**PEAREY HOUSE
TRUSTEES REPORT
31 March 2022**

Objectives and Activities

The object of the CIO is to relieve the needs of blind and partially sighted people, resident within the borough of North Tyneside particularly but not exclusively by providing, or assisting in, the provision of services, facilities advice and support designed to relieve the needs of such persons.

Public Benefit Statement

The trustees have had regard to the Charities Commission's guidance on their legal duty on public benefit, and are satisfied that the CIO delivers public benefit, and due regard is paid to the guidance on public benefit when deciding on what new projects the CIO should undertake

Achievements and performance

Pearey House re-opened its doors in May 2021 after Covid lockdown, 4 people a day attended until fully opening on 29th June 2021. We have had a large number of new referrals since re-opening and now run at full capacity each day. The staff and volunteer structure and the revised opening days and times is working well.

We held a conservatory grand opening in August with entertainment and stalls. The annual Christmas Fair was a great success as was the Christmas lunch at Newcastle Race course.

A walking group was started which had a good response.

We had various volunteer groups assist us with different tasks over the year including Equans and Lloyds. 2 new volunteers now assist us in the centre who are dedicated and supportive.

Although we had to temporarily close for 2 weeks to an outbreak of Covid in January 2022 we have come through the pandemic well.

Thanks must go the Trustees, staff, volunteers and everyone who uses the service for their continued support.

**PEAREY HOUSE
TRUSTEES REPORT
31 March 2022**

Trustees Responsibilities

The Charities Act 2011 requires the trustees to keep proper books of account with respect of the affairs of the CIO, and to prepare statements of account for each accounting year consisting of a Receipts and Payments Account and a Statement of Assets & Liabilities. The trustees are also responsible for safeguarding the charity's assets, and hence for taking reasonable steps for the prevention and detection of error, fraud and other irregularities.

In preparing the accounts the trustees are expected to:

- Follow the recommendations of the Charity Commission and of the accounting profession with regard to form and content of the accounts or to disclose and explain any departures therefrom; and
- Consider the charity commission's guidance on public benefit.

Signed on behalf of the Trustees:-

C Wandless

C Wandless
Treasurer

Date...*7.11.22*.....

**Independent Examiner's Report to trustees of
PEAREY HOUSE**

I report on the accounts of the CIO for the period ended 31st March 2022.

Respective Responsibilities of the Executive Committee and Examiner

The Trustees are responsible for the preparation of the accounts. The Charity's Executive Committee considers that an audit is not required for the year (under Section 144 (2) of the Charities Act 2011) ("the 2011 Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the Act); and
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the CIO and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as the committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the financial statements.

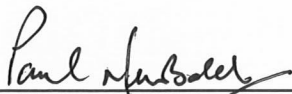
Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- (1) Which gives us reasonable cause to believe that in any material respect the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare financial statements which accord with the accounting records and comply with the accounting requirements of the 2011 Act

Have not been met; or

- (2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.



**P N Newbold BA FCA
Torgersens Limited
Chartered Accountants
7 Grange Road West
Jarrow
Tyne & Wear NE32 3JA**

Date.....11.11.22.....


PEAREY HOUSE
Receipts & Payments Account
Period Ended 31 March 2022

	Unrestricted Funds	Restricted Funds	Designated Funds	Total 2022	2021
	£	£	£	£	£
Receipts					
Social	25,684			25,684	30,043
Sales & Services	587			587	1,697
Rental Income	65,669			65,669	62,686
Investment Income	16,616			16,616	17,604
Donations	12,018	5,508		17,526	15,485
Viney Trust				-	343,330
Fetes & Fayres	4,533			4,533	-
Contract Income	23,562			23,562	23,100
HMRC Income	-			-	258
Legacies	818			818	10,756
	<u>149,487</u>	<u>5,508</u>	<u>-</u>	<u>154,995</u>	<u>504,959</u>
Payments					
Social & Services	24,691	534		25,225	16,264
Property Expenses	172,543			172,543	130,333
Vehicle Expenses	8,491	972		9,463	7,908
General Expenses	11,607	4,002		15,609	11,562
	<u>217,331</u>	<u>5,508</u>	<u>-</u>	<u>222,839</u>	<u>166,067</u>
Net Receipts	(67,844)	-	-	(67,844)	338,892
Fixed Assets Acquired	(209,372)	-	-	(209,372)	(77,442)
Capital Transactions	-	-	-	-	-
Surplus For Period	<u>(277,217)</u>	<u>-</u>	<u>-</u>	<u>(277,217)</u>	<u>261,450</u>
Opening Funds	538,090	-	-	538,090	276,640
Closing Funds	<u>260,873</u>	<u>-</u>	<u>-</u>	<u>260,873</u>	<u>538,090</u>

PEAREY HOUSE
Statement of Assets & Liabilities
31 March 2022

	Unrestricted Funds	Restricted Funds	Designated Funds	Total 2022	2021
	£	£	£	£	£
Cash Funds					
CAF Account	70,653	-		70,653	267,477
Virgin Money	-			-	80,450
Hampshire Building Society	50,000			50,000	50,000
United Trust	60,000			60,000	60,000
Monmouthshire BS	80,002			80,002	80,002
Cash in hand	218			218	160
	260,873	-	-	260,873	538,090
Other Monetary Assets					
Pearey House Bank	1,000			1,000	1,000
	1,000	-	-	1,000	1,000
Investment Assets					
Shareholdings (Value)	381,655			381,655	354,358
	381,655	-	-	381,655	354,358
Assets Retained for Charity Use					
Flats	349,179			349,179	349,179
Pearey House	5,000			5,000	5,000
Garage	639			639	639
Heating System	21,906			21,906	21,906
Conservatory	66,000			66,000	66,000
1 Osborne Gardens	-		193,186	193,186	-
Fixtures & Fittings	17,126			17,126	17,126
Motor Vehicles	11,200			11,200	-
Plant & Machinery	29,846			29,846	26,286
	500,896	-	193,186	694,082	486,136
Liabilities					
Building Fund	73,328			73,328	73,328
	73,328	-	-	73,328	73,328

Signed on Behalf of the Committee by


 Mr T Crane - Chairman


 Mrs C Wandless - Treasurer

7.11.22
 Date

PEAREY HOUSE
Notes to the Financial Statements
31 March 2022

1) Restricted Funds

	Opening Balance	Incoming resources	Resources Expenses	Closing Balance
L Bell & V Mckinell	-	3,972	(3,972)	-
Volunteers	-	30	(30)	-
S Cook	-	534	(534)	-
Minibus Fund	-	972	(972)	-
	-	5,508	(5,508)	-

Purpose of each fund

The amounts donated by L Bell & V Mckinell were in respect of cleaning of the charities properties and have been expended accordingly

The donationd received from the charities volunteers were in respect of the purchase of gardening materials

Mr S Cooks donation was in respect of the purchase of a washing machine and was expected accordingly

Donations received into the minibus fund were in respect of motor vehicle expenses and have been expended accordingly

PEAREY HOUSE

England & Wales - Charity number 1160007

Accounts

CHARITY NUMBER: 1160007

**PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
UNAUDITED FINANCIAL STATEMENTS
31 March 2021**

PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
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year ended 31 March 2021

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**PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
LEGAL AND ADMINSTRATIVE DETAILS
year ended 31 March 2021**

Charity registration number 1160007

Chairman Mr T Crane

The trustees

Mrs C Wandless - Treasurer
Mrs K Howes - Secretary
Mrs J Thew
Mr I Lodge – Resigned 19/11/2019
Mr T Crane
Mrs S Wright
Mr K Graham – Appointed 19/11/2019

Manager Mrs H C Farrow

Address Preston Park
NORTH SHIELDS
Tyne & Wear
NE29 9JR

Independent Examiner P N Newbold BA FCA
Torgersens Limited
Chartered accountants
7 Grange Road West
JARROW
Tyne & Wear
NE32 3JA

**PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
TRUSTEES' ANNUAL REPORT
year ended 31 March 2021**

The trustees have pleasure in submitting their annual report and financial statements account for the year to 31st March 2021.

Structure Governance and Management

Governing document

The charity was incorporated as a Charitable Incorporated Organisation ("CIO") as Pearey House Day Centre for Visually Impaired on 19 January 2015 and took over the assets and liabilities of the Tynemouth Blind Welfare Society (registered charity number 223996) on that date.

The CIO is set up under a constitution which sets out the objectives and purposes of the charity.

Membership

The members of the CIO shall be its charity trustees for the time being. The only persons eligible to be members of the CIO are its charity trustees. Membership of the CIO cannot be transferred to anyone else.

Any member and charity trustee who ceases to be a charity trustee automatically ceases to be a member of the CIO.

Trustees

The CIO must have at least three charity trustees. If the number falls below this minimum, the remaining trustee or trustees may act only to call a meeting of the charity trustees, or appoint a new charity trustee.

Apart from the first charity trustees, who appointed for terms of varying lengths, every trustee must be appointed for a term of three years by a resolution passed at a properly convened meeting of the charity trustees.

In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

Nominated Trustees

North Tyneside Council ("the appointing body") may appoint 4 charity trustees. Any appointment must be made at a meeting held according to the ordinary practice of the appointing body and each appointment must be for a term of three years.

A trustee appointed by the appointing body has the same duty as the other charity trustees to act in the way he or she decided in good faith would be most likely to further the purposes of the CIO

If the CIO is wound up, each member of the CIO is liable to contribute to the assets of the CIO such amount (but not more than £1) as may be required for the payment of the debts and liabilities of the CIO contracted before that person ceases to be a member, for the payment of the costs, charges and expenses of winding up, and for adjustment of the rights of contributing members among themselves.

PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
TRUSTEES' ANNUAL REPORT
year ended 31 March 2021

The members of the CIO have no liability to contribute to its assets if it is wound up, and accordingly have no personal responsibility for the settlement of its debts and liabilities beyond the amount they are liable to contribute

Obectives and Activities

The object of the CIO is to relieve the needs of blind and partially sighted people, resident within the borough of North Tyneside particularly but not exclusively by providing, or assisting in, the provision of services, facilities advice and support designed to relieve the needs of such persons.

Public Benefit Statement

The trustees have had regard to the Charities Commission's guidance on their legal duty on public benefit, and are satisfied that the CIO delivers public benefit, and due regard is paid to the guidance on public benefit when deciding on what new projects the CIO should undertake

Achievements and performance

Due to the Covid pandemic the centre was closed from 23rd March 2020 for the full financial year.

All fund raising and social events were cancelled. We set up a frozen meal delivery service and rang all service users on a weekly basis. Volunteers very kindly made pies and cakes to deliver to everyone.

We organised online weekly food shopping to Pearey House for all the residents and when lockdown was eased in November we took an outdoor, mobile Christmas shop to everyone. Staff and volunteers wrapped and delivered a small Christmas gift to service users.

Although it has been a difficult and challenging year the Charity has come through it with determination and strength from staff, Trustees and volunteers.

Financial review

Incoming Resources

During the year income received from donations grants and legacies totalled £359,075 included in this amount is £343,330 received upon the winding up of the Viney Trust. The charity intends to invest this in property and therefore this is being held in a designated fund.

Other income received from various other sources during the year totalled £145,327.

Pearey House would like to take this opportunity to thank all of those organisations which provided funding and donations during the year, as well as those others who have provided financial support.

Reserves

During the year the total funds of the CIO amounted to £1,273,154 of which £740,327 is invested in fixed assets and investments which are held in a designated reserve, together with the moneys received from the Viney Trust.

**PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
TRUSTEES' ANNUAL REPORT
year ended 31 March 2021**

Free Reserves

The free reserves of the trust amount to £189,497 which is felt to be sufficient to meet the charity's reserve requirement and sustain the trust's expenditure in the short to medium term.

Trustees Responsibilities

- The members have not required the charity to obtain an audit of its financial statements for the year in question in accordance with section 476.
- The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.
- These financial statements have been prepared in accordance with Charities SORP (FRS102).

These financial statements were approved by the board of trustees and are signed on behalf of the board by:

C Wandless

**C Wandless
Treasurer**

Date *18.11.2021*

**PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
INDEPENDENT EXAMINERS REPORT
year ended 31 March 2021**

I report on the financial statements for the year ended 31 March 2021, which comprise the statement of financial activities, balance sheet and the related notes, including a summary of significant accounting policies

Respective responsibilities of trustees and examiner

The members are responsible for the preparation of the financial statements and consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Charities Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

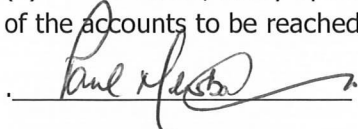
In connection with my examination, no matter has come to my attention

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

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

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



**Paul Newbold BA FCA
Independent Examiner**

Date.....29.11.21.....

**Torgersens Limited
7 Grange Road West
JARROW
Tyne & Wear**

The notes on pages 8 to 15 form part of these financial statements.

PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
UNAUDITED STATEMENT OF FINANCIAL ACTIVITIES
year ended 31 March 2021

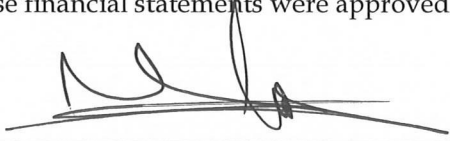
		2021			2020	
	Note	Unrestricted funds £	Restricted funds £	Designated funds £	Total funds £	Total funds £
Income and endowments						
Donations and legacies	4	15,745	557	343,330	359,632	20,845
Other trading activities	5	127,723	-	-	127,723	111,780
Investment income	6	17,604	-	-	17,604	21,053
Total income		<u>161,072</u>	<u>557</u>	<u>343,330</u>	<u>504,959</u>	<u>153,678</u>
Expenditure						
Expenditure on charitable activities	7,9	165,510	557	13,441	179,508	184,697
(Profit)/Loss on investments		-	-	1,923	1,923	87,065
Total expenditure		<u>165,510</u>	<u>557</u>	<u>15,364</u>	<u>181,431</u>	<u>271,762</u>
Net income		<u>(4,438)</u>	<u>-</u>	<u>327,966</u>	<u>323,528</u>	<u>(118,084)</u>
Fixed Asset Disposal		-	-	-	-	3,200
Transfers in respect of fixed assets		(78,705)	-	78,705	-	-
Net movement in funds		<u>(83,143)</u>	<u>-</u>	<u>406,671</u>	<u>323,528</u>	<u>(114,884)</u>
Reconciliation of funds						
Total funds brought forward		272,640	-	676,986	949,626	1,064,510
Total funds carried forward		<u>189,497</u>	<u>-</u>	<u>1,083,657</u>	<u>1,273,154</u>	<u>949,626</u>

The notes on pages 8 to 15 form part of these financial statements.


**PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
STATEMENT OF FINANCIAL POSITION
31 March 2021**

	Note	2021		2020	
		£	£	£	£
Fixed Assets					
Tangible fixed assets	11	459,297		394,033	
Investments	12	354,358		356,281	
			813,655		750,314
Current Assets					
Debtors	13	6,787		1,000	
Cash at bank and in hand		538,090		276,640	
		<u>544,877</u>		<u>277,640</u>	
Creditors: amounts falling due within one year					
	14	<u>85,378</u>		<u>78,328</u>	
Net Current Assets			459,499		199,312
Total Assets Less Current Liabilities			<u>1,273,154</u>		<u>949,626</u>
Net Assets			<u>1,273,154</u>		<u>949,626</u>
Funds of the Charity					
Designated Funds			1,083,657		676,986
Unrestricted funds			<u>189,497</u>		<u>272,640</u>
Total charity funds	15		<u>1,273,154</u>		<u>949,626</u>

These financial statements were approved by the board of trustees and are signed on their behalf by:-



Mr T Crane - Chairman



Mrs C Wandless - Treasurer

18.11.2021

Date

The notes on pages 8 to 15 form part of these financial statements.

PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
NOTES TO THE FINANCIAL STATEMENTS
year ended 31 March 2021

1. General Information

The charity is registered in England and Wales and is incorporated as a charitable incorporated organisation. The address of the registered office is Preston Park North Shields Tyne & Wear NE29 9JR

2. Statement of Compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities act 2011.

3. Accounting Policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
NOTES TO THE FINANCIAL STATEMENTS (*continued*)
year ended 31 March 2021

3. Accounting Policies (*continued*)

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
NOTES TO THE FINANCIAL STATEMENTS (*continued*)
year ended 31 March 2021

3. Accounting Policies (*continued*)

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Property	-	Straight Line over 20 – 100 years
Fixtures & Fittings	-	Straight Line over 5 years
Plant & Machinery	-	Straight Line over 5 years
Motor Vehicles	-	Straight Line over 3 years

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
NOTES TO THE FINANCIAL STATEMENTS (continued)
year ended 31 March 2021

3. Accounting Policies (continued)

Financial instruments (continued)

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Donations and Legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Donations			
Donations & Fundraising	14,928	557	15,485
Legacies			
Viney trust	343,330	-	343,330
Legacies	258	-	258
	358,516	557	359,632
	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Donations			
Donations & Fundraising	12,730	2,068	14,798
Legacies			
Legacies	6,047	-	6,047
	18,777	2,068	20,845

PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
NOTES TO THE FINANCIAL STATEMENTS (continued)
year ended 31 March 2021

5. Other Trading Activities

	Unrestricted Funds	Restricted Funds	Total Funds 2021
	£	£	£
General Fund Raising	165,511	14,696	180,207

	Unrestricted Funds	Restricted Funds	Total Funds 2020
	£	£	£
General Fund Raising	111,780	-	111,780

6. Investment Income

	Unrestricted Funds	Total Funds 2021	Unrestricted Funds	Total Funds 2020
	£	£	£	£
Bank interest & Dividends receivable	17,604	17,604	21,053	21,053

7. Expenditure on Charitable Activities by Fund Type

	Unrestricted Funds	Restricted Funds	Designated Funds	Total Funds 2021
	£	£	£	£
Social & Services	15,847	417	-	16,264
Property Expenses	130,194	140	-	130,334
Vehicle Expenses	7,908	-	-	7,908
General Expenses	11,562	-	13,441	25,003
	<u>165,511</u>	<u>557</u>	<u>13,441</u>	<u>179,509</u>

	Unrestricted Funds	Restricted Funds	Designated Funds	Total Funds 2020
	£	£	£	£
Social & Services	21,209	-	-	21,209
Property Expenses	126,364	14,665	-	141,029
Vehicle Expenses	6,195	2,068	-	8,263
General Expenses	10,638	-	3,558	14,196
	<u>164,406</u>	<u>16,734</u>	<u>3,558</u>	<u>184,697</u>

PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
NOTES TO THE FINANCIAL STATEMENTS (continued)
year ended 31 March 2021

8. Net Income

Net income is stated after charging/(crediting):

	2021	2020
	£	£
Depreciation of tangible fixed assets	13,441	3,558

9. Staff Costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2021	2020
	£	£
Net staff salaries	93,060	94,660
Social Security costs	6,023	5,682
Pension Contributions	1,549	1,488

10. Trustee Remuneration and Expenses

None of the trustees received any remuneration or expenses during the period

11. Tangible Fixed Assets

	Land and buildings	Fixtures & Equipment	Motor Vehicles	Total
	£	£	£	£
Cost				
At 1 April 2020	403,705	15,126	-	418,831
Additions	39,019	28,286	11,400	78,705
At 31 March 2021	<u>442,724</u>	<u>43,412</u>	<u>11,400</u>	<u>497,536</u>
Depreciation				
At 1 April 2020	21,375	3,423	-	24,798
Charge for the year	5,150	8,177	114	13,441
At 31 March 2021	<u>26,525</u>	<u>11,600</u>	<u>114</u>	<u>38,239</u>
Carrying amount				
At 31 March 2021	<u>416,199</u>	<u>31,812</u>	<u>11,286</u>	<u>459,297</u>
At 31 March 2020	<u>382,330</u>	<u>11,703</u>	<u>-</u>	<u>394,033</u>

PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
NOTES TO THE FINANCIAL STATEMENTS (continued)
year ended 31 March 2021

12. Investments

	At 1 April 2020 £	Movement At in Market value £	31 March 2021 £
Shares Listed on UK stock exchange	356,281	(1,923)	354,358

13. Debtors

	2021 £	2020 £
Other Debtors	1,000	1,000
Prepayments	5,787	-
	<u>6,787</u>	<u>1,000</u>

14. Creditors: amounts falling due within one year

	2021 £	2020 £
Accruals and deferred income	850	-
Other creditors	84,528	78,328
	<u>85,378</u>	<u>78,328</u>

15. Analysis of Charitable Funds

Unrestricted funds

	At 1 April 2020 £	Income £	Expenditure £	Transfer in respect of fixed assets £	At 31 March 2021 £
General funds	272,640	161,072	(165,510)	(78,705)	189,497
Restricted Fund	-	557	(557)	-	-
Designated Fund	676,986	343,330	(15,364)	78,705	1,083,657
	<u>949,626</u>	<u>504,959</u>	<u>(181,431)</u>	<u>-</u>	<u>1,273,154</u>

	At 1 April 2019 £	Income £	Expenditure £	Transfer in respect of fixed assets £	At 31 March 2020 £
General funds	338,391	151,610	(161,204)	(56,157)	272,640
Restricted Funds	14,666	2,068	(16,734)	-	-
Designated Fund	711,453	-	(93,824)	59,357	676,986
	<u>1,064,510</u>	<u>153,678</u>	<u>(271,762)</u>	<u>3,200</u>	<u>949,626</u>

The following pages do not form part of the financial statements.

**PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
SUMMARY OF INCOME**

	2021		2020	
Social				
Catering Sales	25,815		6,709	
Excursions	<u>4,228</u>		<u>10,601</u>	
		30,043		17,310
Sales & Service		1,697		848
General Income				
Donations	15,485		14,798	
Investment Income	17,604		21,053	
Viney Trust	343,330		-	
Garden Fete	-		2,262	
Christmas Fayre	-		3,239	
Day Service Contract	23,100		22,000	
Legacies	<u>258</u>		<u>6,047</u>	
		399,778		69,399
Rental Income				
Flats	62,686		60,121	
Pearey House	<u>-</u>		<u>6,000</u>	
		62,686		66,121
HMRC Income		10,756		-
Vehicle Disposal		-		3,200
Total		<u><u>504,959</u></u>		<u><u>156,878</u></u>

**PEAREY HOUSE
CHARITABLE INCORPORATED ORGANISATION
SUMMARY OF EXPENSES**

	2021	2020
Social & Services		
Christmas Party	-	1,094
Activities	14,122	5,245
Aids & Handicrafts	2,142	1,040
Excursions	-	13,831
	16,264	21,209
Property Expenses		
Employment Costs	100,631	103,807
Water Rates	533	575
Insurance	5,564	5,480
Heat & Light	2,971	6,141
Property Repairs & Expenses	18,077	22,476
Care Call	2,557	2,550
	130,333	141,029
Vehicle Expenses	7,908	8,263
General Expenses		
Office Sundries	1,640	1,598
Telephone	611	942
Postage & Stationery	514	635
Bank Charges	84	122
Legal & Professional Fees	8,713	7,341
	11,562	10,638
Fixed Asset Depreciation	13,441	3,558
Decrease in value of investments	1,923	87,065
Total	181,432	271,762