

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
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.

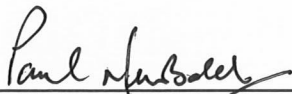
Independent Examiner's Statement

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