

**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 31<sup>st</sup> 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 31<sup>st</sup> 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**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Designated Funds</b>	<b>Total 2023</b>	<b>2022</b>
	£	£	£	£	£
<b>Receipts</b>					
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>-</u>	<u>180,611</u>	<u>154,995</u>
<b>Payments</b>					
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>-</u>	<u>284,954</u>	<u>222,839</u>
<b>Net Receipts</b>	(104,344)	-	-	(104,344)	(67,844)
<b>Fixed Assets Acquired</b>	(4,396)	-	-	(4,396)	(209,372)
<b>Capital Transactions</b>	-	-	-	-	-
<b>Surplus For Period</b>	<u>(108,739)</u>	<u>-</u>	<u>-</u>	<u>(108,739)</u>	<u>(277,217)</u>
<b>Opening Funds</b>	260,873	-	-	260,873	538,090
<b>Closing Funds</b>	<u>152,134</u>	<u>-</u>	<u>-</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 £
<b>Cash Funds</b>					
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
	<b>152,134</b>	<b>-</b>	<b>-</b>	<b>152,134</b>	<b>260,873</b>
<b>Other Monetary Assets</b>					
Pearey House Bank	1,000			1,000	1,000
	<b>1,000</b>	<b>-</b>	<b>-</b>	<b>1,000</b>	<b>1,000</b>
<b>Investment Assets</b>					
Shareholdings (Value)	417,550			417,550	381,655
	<b>417,550</b>	<b>-</b>	<b>-</b>	<b>417,550</b>	<b>381,655</b>
<b>Assets Retained for Charity Use</b>					
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
	<b>699,904</b>	<b>-</b>	<b>-</b>	<b>699,904</b>	<b>694,082</b>
<b>Liabilities</b>					
Building Fund	73,328			73,328	73,328
	<b>73,328</b>	<b>-</b>	<b>-</b>	<b>73,328</b>	<b>73,328</b>

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**

	<b>Opening Balance</b>	<b>Incoming resources</b>	<b>Resources Expenses</b>	<b>Closing Balance</b>
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