

# THE WELL

England & Wales · Charity number 1163972

## Details

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Other names	THE WELL CHRISTIAN BOOKSHOP AND COFFEE SHOP SCUNTHORPE
Status	Registered
Legal form	CIO
Registered	2015-10-14
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	The Well 74-78 Frodingham Road Scunthorpe DN15 7JW
Phone	01724865410
Email	<a href="mailto:thewell@xln.co.uk">thewell@xln.co.uk</a>
Website	<a href="http://www.thewellscunthorpe.com">www.thewellscunthorpe.com</a>

## Activities

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**Objects:** THE ADVANCEMENT OF ECUMENICAL CHRISTIAN RELIGION FOR THE PUBLIC BENEFIT CHIEFLY IN NORTH LINCOLNSHIRE THROUGH EDUCATIONAL AND MISSIONARY ACTIVITIES AS THE TRUSTEES DECIDE, IN PARTICULAR BUT NOT EXCLUSIVELY, THROUGH THE PROVISION OF A BASE FOR THE SALE OF GOODS, DISSEMINATION OF INFORMATION AND THE PROVISION OF A WELCOMING AND SUPPORTIVE ENVIRONMENT WHERE OTHER SERVICES MAY BE ACCESSED IN ACCORDANCE WITH CHRISTIAN PRINCIPLES.

**Activities:** The Well owns, operates and maintains premises of the same name at 74 - 78 Frodingham Road, Scunthorpe DN15 7JW with the purpose of executing its charitable objects.

## Classification

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- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Other Charitable Activities
- **What:** General Charitable Purposes, The Prevention Or Relief Of Poverty, Religious Activities, Economic/community Development/employment, Other Charitable Purposes
- **Who:** Elderly/old People, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

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- North Lincolnshire

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-03-31	£99,306	£104,291	-	-
2024-03-31	£102,989	£99,813	-	-
2023-03-31	£81,418	£88,386	-	-
2022-03-31	£85,661	£84,557	-	-
2021-03-31	£74,642	£64,869	-	-

## Trustees

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Name	Role	Appointed
Ian Wray		2017-09-01
MICHAEL ALAN JOYCE		2015-10-14
Tracey Louise Wray		2025-10-07

**THE WELL**

England & Wales - Charity number 1163972

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# Accounts

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REGISTERED CHARITY NUMBER: 1163972

REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025  
FOR  
THE WELL

**THE WELL**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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

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The trustees present their report with the financial statements of the charity for the year ended 31 March, 2025.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**  
1163972

**Registered office**  
74-78 Frodingham Road  
SCUNTHORPE  
DN15 7JW

**Trustees**  
M A Joyce  
L Beveridge – Resigned 7<sup>th</sup> October 2025  
I Wray  
C Powell – Resigned 7<sup>th</sup> October 2025  
T I Wray – Appointed 7<sup>th</sup> October 2025

**Independent examiner**  
C. M. Tams  
F.C.A  
Smethurst & Co LLP  
12 Abbey Road  
GRIMSBY  
DN32 0HL

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The Well is governed in accordance with its constitution as a Charitable Incorporated Organisation (CIO) as approved by the Charity Commission and which is unchanged since its creation in October 2015. A copy of the Constitution may be obtained by application to the Trustees.

**Recruitment and appointment of new trustees**

The Trustees policy on the appointment of new Trustees is to execute the procedure and standards set out in the CIO's Constitution and further described in its standard, "Invitation for New Trustees", which may be obtained by application to the Trustees.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees have put in place robust procedures to regularly meet and document decisions as well as use business and other systems to control the CIO's finances, oversee health & safety, maintain the CIO's assets and manage risk.

The Trustees have put in place policies and procedures to protect the CIO from the key risks to its effective and efficient operation which they have identified as reputational and financial. These are covered in its Compliance Policy and Constitution; copies of which may be obtained by application to the Trustees.

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The objects of the CIO are :

The advancement of ecumenical Christian religion for the public benefit chiefly in North Lincolnshire through educational and missionary activities as the Trustees decide, in particular but not exclusively, through the provision of a base for the sale of goods, dissemination of information and the provision of welcoming and supportive environment where other services may be accessed in accordance with Christian principles.

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

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**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

A less successful year as book sales declined, and we have been careful to manage expenditure carefully, contracting opening to 5 days in order to reduce overtime.

Lisa Beveridge was appointed as a Trustee. A long serving employee retired and extra hours were given to the shop manager.

Improvements to technology have helped accounting processes.

To make Christian literature and resources available in the community and provide a meeting point to promote Christian knowledge and fellowship in the Coffee Shop section, remains at the forefront of all we do.

Sunday lunches and Saturday Breakfast continue to further the charitable purposes.

Alterations to former toilets were made to facilitate easy moving of tables and chairs for these events.

Later in the year a special fundraiser provided for the cost of building a new toilet on the first floor.

We benefitted from a break-in where little was stolen but the main front door and adjacent window were irreparably damaged, a new aluminum framed door and window being funded by the insurance claim.

Yorkshire Christian Camp, a fixed annual event, provided opportunity for good book sales.

Electricity and gas prices remain high and the fixed gas deal expired in January 2025. A 90% Council Grant enabled installation of solar panels in March 2024 (in the previous financial year) which brought further savings.

The Well continues to benefit from an 80% reduction in the ratable value of its shop as well as the benefit it receives from Gift aid rebates.

The Well sustained four part time paid roles and work experience opportunities for a number of volunteers, often people who might otherwise have struggled to gain direct access to employment or contribute to the wider community because of e.g. learning difficulties. We provide a safe work environment to equip team members with the skills, competences and mindset to work with confidence in public facing environments.

The Well is able to report that at the end of March 2025 we were debt free, though increase in the minimum wage will have an adverse effect on the finances as 2025 progresses.

Mike Joyce  
Ian Wray  
Clare Powell  
Lisa Beveridge

Approved by order of the board of trustees on 15<sup>th</sup> January 2026 and signed on its behalf by:

.....  
M Joyce - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE WELL

---

I report on the accounts of The Well (the CIO) for the year ended 31 March 2025, which are set out on pages four to five.

**Responsibilities and basis of report**

As the charity trustees of the CIO you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the CIO's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



C. M. Tams  
F.C.A  
Smethurst & Co LLP  
12 Abbey Road  
GRIMSBY  
DN32 0HL

Date: 21st January 2026.

THE WELL

**RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2025**

	Restricted Funds £	Unrestricted Funds £	Total 2025 £	Total 2024 £
<b>RECEIPTS:</b>				
Donations	-	15,827	15,827	11,008
Gift Aid	-	2,395	2,395	1,283
Charity Shop Income	-	10,843	10,843	15,345
Coffee Shop Income	-	41,820	41,820	38,373
Bookshop Income	-	27,651	27,651	30,285
Government Grants	-	770	770	6,695
	-	99,306	99,306	102,989
<b>ASSET AND INVESTMENT SALES</b>				
Fixed Assets transferred	-	-	-	-
Cash at Bank & in hand transferred	-	-	-	-
	-	-	-	-
<b>TOTAL RECEIPTS</b>	-	99,306	99,306	102,989
<b>PAYMENTS:</b>				
Charity Shop Expenses	-	499	499	250
Coffee Shop Expenses	-	9,193	9,193	11,122
Bookshop Expenses	-	19,928	19,928	17,664
Donations	-	-	-	-
Wages	-	47,352	47,352	50,140
PAYE & Pension costs	-	7,799	7,799	3,808
Bank Charges	-	971	971	756
Premises Costs	-	6,213	6,213	5,672
Insurance	-	1,321	1,321	1,238
Subscriptions	-	1,112	1,112	984
Telephone	-	1,138	1,138	1,064
Travel	-	-	-	-
Printing & Stationery	-	340	340	182
Professional Fees	-	305	305	480
Staff Training	-	-	-	-
Sundries	-	595	595	1,268
Repairs	-	863	863	551
Advertising	-	725	725	168
Independent Examiners Fee	-	200	200	1,200
	-	98,554	98,554	96,547
<b>ASSET AND INVESTMENT PURCHASES</b>				
Purchase of Fixed assets	4,337	1,400	5,737	3,266
	4,337	1,400	5,737	3,266
<b>TOTAL PAYMENTS</b>	4,337	99,954	104,291	99,813
<b>NET RECEIPTS</b>	(4,337)	(648)	(4,985)	3,176

**STATEMENT OF ASSETS AND LIABILITIES**

**AT 31 MARCH 2025**

	<b>Restricted</b>	<b>Unrestricted</b>	<b>Total</b>	<b>Total</b>
	<b>2025</b>	<b>2025</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>				
Property and Improvements	-	234,068	234,068	228,331
Fixtures and fittings	-	6,082	6,082	6,318
	-	240,150	240,150	234,649
<b>Assets</b>				
Trade Debtors	-	884	884	758
Closing Stock	-	31,049	31,049	36,000
Cash at Bank	-	754	754	5,546
Cash at PayPal	-	224	224	-
Cash in Hand	-	706	706	1,123
	-	33,617	33,617	43,427
<b>TOTAL ASSETS</b>	-	273,767	273,767	278,076
<b>LIABILITIES</b>				
Taxation & Social Security	-	1,356	1,356	174
Fees for Independent Examination and other accountancy costs	-	2,010	2,010	1,260
Trade Creditors	-	5,168	5,168	2,641
	-	8,534	8,534	4,075

The financial statements were approved by the Board of Trustees on ..... and were signed on its behalf by:

.....  
M Joyce -Trustee

## **NOTES TO THE FINANCIAL STATEMENTS**

**AT 31 MARCH 2025**

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### **Going Concern**

In terms of the charity's ability to settle outstanding invoices bills and commitments as and when they fall due, all outstanding invoices have been paid at the time of writing and we are confident we will continue to do so.

We do not have reserves but have regular giving independent of takings. We also fully own the building which is a positive asset valued at over £200,000.

It is feasible for the charity to be a going concern. At the moment we are covering our costs. However, to safeguard the future we are looking to sell the building and move to rented premises. This will release a significant cash injection.

**THE WELL**

England & Wales - Charity number 1163972

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# Accounts

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REGISTERED CHARITY NUMBER: 1163972

**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024**  
**FOR**  
**THE WELL**

THE WELL

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FOR THE YEAR ENDED 31 MARCH 2024

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

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The trustees present their report with the financial statements of the charity for the year ended 31 March, 2024.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

1163972

**Registered office**

74-78 Frodingham Road  
SCUNTHORPE  
DN15 7JW

**Trustees**

M A Joyce  
L Beveridge – Appointed 16/04/2024  
I Wray  
C Powell

**Independent examiner**

C. M. Tams  
F.C.A  
Smethurst & Co LLP  
12 Abbey Road  
GRIMSBY  
DN32 0HL

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

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**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

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

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**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

Another successful year with all departments performing well.

Special fundraising events including Sunday lunches and Saturday Breakfast continue to further the charitable purposes. The integration of the new Zettle Epos system has been of considerable benefit enabling us to have greater oversight of the charity.

As in previous years, the core function of The Well (to make Christian literature and resources available in the community and be a convivial meeting point to promote Christian knowledge in the Coffee Shop section, remains at the heart of all we do.

Outreach events at Yorkshire Christian Camp and the Salvation Army have helped to raise awareness of our community presence.

As the Cost of Living crisis set in The Well has not been exempt from challenge, and we have been careful to manage expenditure carefully, particularly staff overtime.

Electricity and gas prices soared during this period, but we benefitted from fixed electricity tariffs (to Dec 2023) and gas (until January 2025). Gradually prices fell and we were able to obtain a satisfactory electricity deal in December. A 90% Council Grant enabled installation of solar panels in March 2024 which will bring further savings.

The Well continues to benefit from an 80% reduction in the rateable value of its shop as well as the benefit it receives from Gift aid rebates. Non-sales support is an essential factor in delivering the charity's charitable objects. From the wider perspective of its contribution to the community, The Well sustains six part time paid roles and work experience opportunities for up to twenty volunteers, often people who might otherwise struggle to gain direct access to employment or contribute to the wider community because of e.g. learning difficulties. We provide a safe work environment to equip team members with the skills, competences and mindset to work with confidence in public facing environments.

The Well is able to report that at the end of March 2024 we are debt free.

Mike Joyce  
Ian Wray  
Clare Powell  
Lisa Beveridge

**FUTURE DEVELOPMENTS**

Improvements to the shop front and new toilets were identified for the financial year 2024-25

Approved by order of the board of trustees on 20<sup>th</sup> December 2024 and signed on its behalf by:

.....  
M Joyce - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE WELL**

---

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2. the accounts do not accord with those records

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C. M. Tams  
F.C.A  
Smethurst & Co LLP  
12 Abbey Road  
GRIMSBY  
DN32 0HL

Date: 20<sup>th</sup> December 2024

**THE WELL**

**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2024**

	Restricted Funds £	Unrestricted Funds £	Total 2024 £	Total 2023 £
<b>RECEIPTS:</b>				
Donations	1,210	9,798	11,008	4,035
Gift Aid	113	1,170	1,283	695
Charity Shop Income	-	15,345	15,345	17,761
Coffee Shop Income	-	38,373	38,373	27,568
Bookshop Income	-	30,285	30,285	31,359
Government Grants	6,695	0	6,695	-
	<u>8,018</u>	<u>94,971</u>	<u>102,989</u>	<u>81,418</u>
<b>ASSET AND INVESTMENT SALES</b>				
Fixed Assets transferred	-	-	-	-
Cash at Bank & in hand transferred	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>TOTAL RECEIPTS</b>	<u>8,018</u>	<u>94,971</u>	<u>102,989</u>	<u>81,418</u>
<b>PAYMENTS:</b>				
Charity Shop Expenses	-	250	250	291
Coffee Shop Expenses	-	11,122	11,122	7,630
Bookshop Expenses	-	17,664	17,664	21,606
Donations	-	-	-	-
Wages	-	50,140	50,140	43,104
PAYE & Pension costs	-	3,808	3,808	3,465
Bank Charges	-	756	756	806
Premises Costs	446	5,226	5,672	5,473
Insurance	-	1,238	1,238	1,155
Subscriptions	-	984	984	830
Telephone	-	1,064	1,064	1,004
Travel	-	-	-	-
Printing & Stationery	-	182	182	379
Professional Fees	-	480	480	426
Staff Training	-	-	-	-
Sundries	-	1,268	1,268	470
Repairs	-	551	551	449
Advertising	-	168	168	134
Independent Examiners Fee	-	1,200	1,200	1,164
	<u>446</u>	<u>96,101</u>	<u>96,547</u>	<u>88,386</u>
<b>ASSET AND INVESTMENT PURCHASES</b>				
Purchase of Fixed assets	3,235	31	3,266	0
	<u>3,235</u>	<u>31</u>	<u>3,266</u>	<u>0</u>
<b>TOTAL PAYMENTS</b>	<u>3,681</u>	<u>96,132</u>	<u>99,813</u>	<u>88,386</u>
<b>NET RECEIPTS</b>	<u>4,337</u>	<u>-1,161</u>	<u>3,176</u>	<u>-6,968</u>

**STATEMENT OF ASSETS AND LIABILITIES**

**AT 31 MARCH 2024**

	<b>Restricted</b>	<b>Unrestricted</b>	<b>Total</b>	<b>Total</b>
	<b>2024</b>	<b>2024</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>				
Property and Improvements	-	228,331	228,331	226,419
Fixtures and fittings	-	6,318	6,318	4,964
	<u>-</u>	<u>234,649</u>	<u>234,649</u>	<u>231,383</u>
<b>Assets</b>				
Trade Debtors	-	758	758	126
Closing Stock	-	36,000	36,000	36,972
Cash at Bank	4,337	1,209	5,546	3,214
Cash at Paypal	-	-	-	-
Cash in Hand	-	1,123	1,123	279
	<u>4,337</u>	<u>39,090</u>	<u>43,427</u>	<u>40,591</u>
<b>TOTAL ASSETS</b>	<u>4,337</u>	<u>273,739</u>	<u>278,076</u>	<u>271,974</u>
<b>LIABILITIES</b>				
Taxation & Social Security		174	174	84
Fees for Independent Examination and other accountancy costs		1,260	1,260	1,200
Trade Creditors		2,641	2,641	1,173
Salaries			-	524
	<u>-</u>	<u>4,075</u>	<u>4,075</u>	<u>2,981</u>

The financial statements were approved by the Board of Trustees on ..... and were signed on its behalf by:

.....  
M Joyce -Trustee



**THE WELL**

England & Wales - Charity number 1163972

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# Accounts

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REGISTERED CHARITY NUMBER: 1163972

**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023**  
**FOR**  
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THE WELL

CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

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**THE WELL**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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The trustees present their report with the financial statements of the charity for the year ended 31 March, 2023.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

1163972

**Registered office**

74-78 Frodingham Road  
SCUNTHORPE  
DN15 7JW

**Trustees**

M A Joyce  
D I White – Resigned 31/03/2023  
I Wray  
C Powell – Appointed 15/11/2022

**Independent examiner**

C. M. Tams  
F.C.A  
Smethurst & Co LLP  
12 Abbey Road  
GRIMSBY  
DN32 0HL

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**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The objects of the CIO are :

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**THE WELL**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The Well settled down to routine operations to deliver its mission following the disturbance caused by Covid in the preceding three years. The coffee and charity sections continued to make valuable contributions to the whole.

To this end the management team has continued to grow its sales of excellent community events, e.g. Sunday lunches to promote the broader availability and sales of Christian literature. And, to support sales growth, at the end of the 2022, The Well put in place a platform to enable it to sell (by card transaction) directly on line (with the expectation that this will also raise sales).

But, the market for printed literature is challenging and the contribution margin fell to about 27% (of sales revenue) from a longer-term margin of 35% - 40%. That said, the core function of The Well (to make Christian literature and resources available in the community and be a convivial meeting point to promote Christian knowledge in the Coffee Shop section, remains at the heart of all we do.

The difficult external economic environment, exemplified by CPI reaching 10.4% in March 2023, meant that tight cost control (in the face of a retail market resistant to equivalent price increases), was even more necessary for The Well's sustainability. The increase in the National Living Wage (to £9.50/hour) on 1st April 2022 was also a challenge. But, The Well has had protection from the immediate impact of what would otherwise have been very large increases in wholesale energy costs through long term contracts already in place for the purchase of electricity (until December 2023) and gas (until January 2025).

The Well continues to benefit from an 80% reduction in the rateable value of its shop as well as the benefit it receives from Gift aid rebates from HMRC, worth about £900/year. Which, when combined with private gifts means that The Well continues to benefit from circa £5,300 of gifts and no-trading support. Non-sales support is an essential factor in delivering the charity's charitable objects.

From the wider perspective of its contribution to the community, The Well sustains six part time paid roles and work experience opportunities for up to twenty volunteers, often people who might otherwise struggle to gain direct access to employment or contribute to the wider community because of e.g. learning difficulties. We provide a safe work environment to equip team members with the skills, competences and mindset to work with confidence in public facing environments.

Whilst recognising that like-for-like year-end cash reserves have fallen significantly (for the reasons outlined above), The Well is able to report that it ends 2022-2023 debt free and with circa £3,500 cash in hand.

Clare Powell was a valuable addition to The Trustees in November 2022 with wide business and community engagement experience. David White left after being involved from the inception of The Well and its registration in 2015.

Mike Joyce  
Ian Wray  
Clare Powell – Appointed 15/11/2022

**FUTURE DEVELOPMENTS**

The increase in the National Living Wage by 9.68% on 1st April 2023 will be significant challenge, as will a new electricity supply contract from December 2023. But, The Well's ambition remains to refit the Bookshop and install modern signage to the shop front to better present its witness and presence for Jesus in the community.

Operationally the Trustees' will continue to support management with the resources they need to grow sales through e.g. a better website and external contracts to church bodies. The Trustees' policy is to continue to operate with a good level of reserves and invest in ways that will not prejudice the charity's long term independent financial standing.

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....  
M Joyce - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE WELL**

---

I report on the accounts of The Well (the CIO) for the year ended 31 March 2023, which are set out on pages four to five.

**Responsibilities and basis of report**

As the charity trustees of the CIO you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the CIO's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

C. M. Tams  
F.C.A  
Smethurst & Co LLP  
12 Abbey Road  
GRIMSBY  
DN32 0HL

Date: .....

**THE WELL**

**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2023**

	Restricted Funds £	Unrestricted Funds £	Total 2023 £	Total 2022 £
<b>RECEIPTS:</b>				
Donations	-	4,730	4,730	5,657
Charity Shop Income	-	17,761	17,761	17,372
Coffee Shop Income	-	27,568	27,568	23,386
Bookshop Income	-	31,359	31,359	29,499
Government Grants	-	-	-	9,747
	-	81,418	81,418	85,661
<b>ASSET AND INVESTMENT SALES</b>				
Fixed Assets transferred	-	-	-	-
Cash at Bank & in hand transferred	-	-	-	-
	-	-	-	-
<b>TOTAL RECEIPTS</b>	-	81,418	81,418	85,661
<b>PAYMENTS:</b>				
Charity Shop Expenses	-	291	291	167
Coffee Shop Expenses	-	7,630	7,630	7,182
Bookshop Expenses	-	21,606	21,606	18,507
Donations	-	-	-	-
Wages	-	43,104	43,104	38,794
PAYE & Pension costs	-	3,465	3,465	3,612
Bank Charges	-	806	806	612
Premises Costs	-	5,473	5,473	4,610
Insurance	-	1,155	1,155	1,093
Subscriptions	-	830	830	623
Telephone	-	1,004	1,004	1,015
Travel	-	-	-	5
Printing & Stationery	-	379	379	493
Professional Fees	-	426	426	282
Staff Training	-	-	-	110
Sundries	-	470	470	1,095
Repairs	-	449	449	269
Advertising	-	134	134	-
Independent Examiners Fee	-	1,164	1,164	1,080
	-	88,386	88,386	79,549
<b>ASSET AND INVESTMENT PURCHASES</b>				
Purchase of Fixed assets	-	-	-	5,008
	-	-	-	5,008
<b>TOTAL PAYMENTS</b>	-	88,386	88,386	84,557
<b>NET RECEIPTS</b>	-	-6,968	-6,968	1,104

**STATEMENT OF ASSETS AND LIABILITIES**  
**AT 31 MARCH 2023**

	Restricted 2023 £	Unrestricted 2023 £	Total 2023 £	Total 2022 £
<b>FIXED ASSETS</b>				
Property and Improvements	-	226,419	226,419	226,419
Fixtures and fittings	-	4,964	4,964	4,964
	-	231,383	231,383	231,383
<b>Assets</b>				
Trade Debtors	-	126	126	192
Closing Stock	-	36,972	36,972	35,882
Cash at Bank	-	3,214	3,214	10,268
Cash at Paypal	-	-	-	1
Cash in Hand	-	279	279	192
	-	40,591	40,591	46,535
<b>TOTAL ASSETS</b>	-	271,974	271,974	277,918
<b>LIABILITIES</b>				
Taxation & Social Security	-	84	84	82
Fees for Independent Examination and other accountancy costs	-	1,200	1,200	1,170
Trade Creditors	-	1,173	1,173	
Salaries	-	524	524	
	-	2,981	2,981	1,252

The financial statements were approved by the Board of Trustees on ..... and were signed on its behalf by:

.....  
M Joyce -Trustee



**THE WELL**

England & Wales - Charity number 1163972

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# Accounts

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REGISTERED CHARITY NUMBER: 1163972

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022  
FOR  
THE WELL**

THE WELL

CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

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**THE WELL**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

---

The trustees present their report with the financial statements of the charity for the year ended 31 March, 2022.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

1163972

**Registered office**

74-78 Frodingham Road  
SCUNTHORPE  
DN15 7JW

**Trustees**

M A Joyce  
D I White  
I Wray

**Independent examiner**

C. M. Tams  
A.C.A  
Smethurst & Co LLP  
12 Abbey Road  
GRIMSBY  
DN32 0HL

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The Well is governed in accordance with its constitution as a Charitable Incorporated Organisation (CIO) as approved by the Charity Commission and which is unchanged since its creation in October 2015. A copy of the Constitution may be obtained by application to the Trustees.

**Recruitment and appointment of new trustees**

The Trustees policy on the appointment of new Trustees is to execute the procedure and standards set out in the CIO's Constitution and further described in its standard, "Invitation for New Trustees", which may be obtained by application to the Trustees.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees have put in place robust procedures to regularly meet and document decisions as well as use business and other systems to control the CIO's finances, oversee health & safety, maintain the CIO's assets and manage risk.

The Trustees have put in place policies and procedures to protect the CIO from the key risks to its effective and efficient operation which they have identified as reputational and financial. These are covered in its Compliance Policy and Constitution; copies of which may be obtained by application to the Trustees.

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The objects of the CIO are :

The advancement of ecumenical Christian religion for the public benefit chiefly in North Lincolnshire through educational and missionary activities as the Trustees decide, in particular but not exclusively, through the provision of a base for the sale of goods, dissemination of information and the provision of welcoming and supportive environment where other services may be accessed in accordance with Christian principles.

**THE WELL**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The Well's ongoing activity was disrupted for the first few months of 2021 – 22 by the third Covid-19 lockdown. However, the Bookshop and Charity Shop sections opened in mid-April, before the Coffee Shop on 17<sup>th</sup> May.

To continue to deliver the core function of The Well (to make Christian literature and resources available in the community and be a convivial meeting point to promote Christian knowledge in the Coffee Shop section), our management team have continued to exercise tight control over costs and brought the benchmark ratio of trade supplier purchase costs to sales back on track. And in the Coffee Shop the team started a series of Sunday dining and other experiences to comfort and equip our loyal clientele after a trying time. These proved very popular.

During the third lockdown the CIO invested time, talent and finance in completing the modernization of the kitchen to support the pastoral element of The Well's activity and so by the end of the year the Coffee Shop was again making a valuable contribution to delivering The Well's mission.

Governmental support during the Covid pandemic was critical in enabling The Well to remain solvent. In total, the value of business grants and job retention scheme payments received in 2021-22 was circa £9,300. The societal benefit is that The Well has been able to retain six part time roles, (2 FTE), as well provide work experience opportunities for up to twenty voluntary roles, often for people who might otherwise have struggled to gain direct access to paid employment or contribute to the wider community because of e.g. Downs or other learning difficulties. The Well is particularly pleased to provide a work environment, especially in the Coffee Shop, to equip its team with the skills, professionalism and competences to work with confidence in public facing environments.

The purpose of The Well remains to be a resource for the Church in North Lincolnshire and be a demonstration of Christian unity at its heart. We believe that The Well's firm financial footing will enable it to continue in 2022 and beyond.

In summary, The Well, has been able to end another year with a financial position that delivers the reserves needed and an improved asset.

The goal for the Trustees in 2022-23 is, with wisdom, to meet the challenge of strong inflationary pressures and increased staffing costs.

At the close of the financial year (31/3/22) The Well remained debt free and held the unencumbered freehold to its estate.

David White  
Mike Joyce  
Ian Wray  
Clare Powell – Appointed 15/11/2022

**FUTURE DEVELOPMENTS**

The CIO's ambition remains to refit the Bookshop floor, the window frontage and install a new modern sign above the shop front.

Operationally the Trustees' will continue to support management with the resources needed to grow Coffee Shop sales through e.g. external catering contracts to church bodies.

The Trustees' policy is to continue to operate with robust reserves and so any investment will not be done in a way which prejudices the CIO's independent financial standing.

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....  
D I White - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE WELL**

---

I report on the accounts of The Well (the CIO) for the year ended 31 March 2022, which are set out on pages four to six.

**Responsibilities and basis of report**

As the charity trustees of the CIO you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the CIO's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

C. M. Tams  
A.C.A  
Smethurst & Co LLP  
12 Abbey Road  
GRIMSBY  
DN32 0HL

Date: .....

**THE WELL**

**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2022**

	Restricted Funds £	Unrestricted Funds £	Total 2022 £	Total 2021 £
<b>RECEIPTS:</b>				
Donations	-	5,657	5,657	47,807
Charity Shop Income	-	17,372	17,372	5,933
Coffee Shop Income	-	23,386	23,386	7,254
Bookshop Income	-	29,499	29,499	12,314
Government Grants	-	9,747	9,747	1,334
	-	85,661	85,661	74,642
<b>ASSET AND INVESTMENT SALES</b>				
Fixed Assets transferred	-	-	-	-
Cash at Bank & in hand transferred	-	-	-	-
	-	-	-	-
<b>TOTAL RECEIPTS</b>	-	85,661	85,661	74,642
<b>PAYMENTS:</b>				
Charity Shop Expenses	-	167	167	18
Coffee Shop Expenses	-	7,182	7,182	2,585
Bookshop Expenses	-	18,507	18,507	12,560
Wages	-	38,794	38,794	33,697
PAYE & Pension costs	-	3,612	3,612	2,612
Bank Charges	-	612	612	448
Premises Costs	-	4,610	4,610	8,599
Insurance	-	1,093	1,093	1,062
Subscriptions	-	623	623	648
Telephone	-	1,015	1,015	774
Travel	-	5	5	59
Printing & Stationery	-	493	493	57
Professional Fees	-	282	282	321
Staff Training	-	110	110	24
Sundries	-	1,095	1,095	518
Repairs	-	269	269	245
Advertising	-	-	-	42
Independent Examiners Fee	-	1,080	1,080	600
	-	79,549	79,549	64,869
<b>ASSET AND INVESTMENT PURCHASES</b>				
Purchase of Fixed assets		5,008	5,008	-
	-	5,008	5,008	-
<b>TOTAL PAYMENTS</b>	-	84,557	84,557	64,869
<b>NET RECEIPTS</b>	-	1,104	1,104	9,773

**THE WELL**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**AT 31 MARCH 2022**

	Restricted 2022 £	Unrestricted 2022 £	Total 2022 £	Total 2021 £
<b>FIXED ASSETS</b>				
Property and Improvements	-	226,419	226,419	225,000
Fixtures and fittings	-	4,964	4,964	1,375
	-	<u>231,383</u>	<u>231,383</u>	<u>226,375</u>
<b>Assets</b>				
Trade Debtors	-	192	192	-
Closing Stock	-	35,882	35,882	33,288
Cash at Bank	-	10,268	10,268	9,196
Cash at Paypal	-	1	1	15
Cash in Hand	-	192	192	146
	-	<u>46,535</u>	<u>46,535</u>	<u>42,645</u>
<b>TOTAL ASSETS</b>	<u>-</u>	<u>277,918</u>	<u>277,918</u>	<u>269,020</u>
<b>LIABILITIES</b>				
Fees for Independent Examination and other accountancy costs	-	1,170	1,170	1,020
	-	<u>1,170</u>	<u>1,170</u>	<u>1,020</u>

The financial statements were approved by the Board of Trustees on ..... and were signed on its behalf by:

.....  
D I White -Trustee

**THE WELL**

England & Wales - Charity number 1163972

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# Accounts

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**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**  
**FOR**  
**THE WELL**

THE WELL

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FOR THE YEAR ENDED 31 MARCH 2021

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**THE WELL**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

---

The trustees present their report with the financial statements of the charity for the year ended 31 March, 2021.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

1163972

**Registered office**

74-78 Frodingham Road  
SCUNTHORPE  
DN15 7JW

**Trustees**

M A Joyce  
D I White  
I Wray

**Independent examiner**

C. M. Tams  
A.C.A  
Smethurst & Co LLP  
12 Abbey Road  
GRIMSBY  
DN32 0HL

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The Well is governed in accordance with its constitution as a Charitable Incorporated Organisation (CIO) as approved by the Charity Commission and which is unchanged since its creation in October 2015. A copy of the Constitution may be obtained by application to the Trustees.

**Recruitment and appointment of new trustees**

The Trustees policy on the appointment of new Trustees is execute the procedure and standards set out in the Trust's Constitution and further described in its standard, "Invitation for New Trustees", which may be obtained by application to the Trustees

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees have put in place robust procedures to regularly meet and document decisions as well use business and other systems to control the Trust's finances, oversee health & safety, maintain the Trust's assets and manage risk.

The Trustees have put in place policies and procedures to protect the Trust from the key risks to its effective and efficient operation which they have identified as reputational and financial. These are covered in its Compliance Policy and Constitution; a copies of which may be obtained by application to the Trustees.

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The objects of the CIO are :

The advancement of ecumenical Christian religion for the public benefit chiefly in North Lincolnshire through educational and missionary activities as the Trustees decide, in particular but not exclusively, through the provision of a base for the sale of goos, dissemination of information and the provision of welcoming and supportive environment where other services may be accessed in accordance with Christian principles.

**THE WELL**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

---

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The Well's ongoing activity was severely disrupted by the three Covid-19 mitigating "lockdowns" during the year, but the CIO was able to further improve its financial position due to strong cost control measures and support from government.

During the three periods when trading was possible, particularly during August 2020's "Eat Out to Help Out" campaign, the strategy of rebalancing the weight of sales towards the Coffee Shop and Charity Shop continued to bare fruit. By the end of the year over half of sales were from these two sections.

The third lockdown in Spring 2021 gave the CIO the opportunity it needed to undertake major site improvements including new lighting, new heating, securing external walls from damp & water ingress and installing a brand-new kitchen (which included redecoration and flooring).

A challenge in the Charity Shop was that the Trust lost the resource that had bought robust online sales in 2019 – 20. But good merchandising in store meant that shop sales held up well and continued to grow as a proportion of total sales

In the Bookshop our management continued to exercise tight control over costs and benchmark trade supplier purchase cost to gross bookshop sales ratio to bring it back on track. In the Coffee Shop the team started a series of Sunday dining and other experiences which proved popular with our customers too.

In summary, and notwithstanding a continued underlying long-term decline in Bookshop sales as well as other non-trading income, the Trust has been able to end the year not only with a financial position that delivers the reserves needed but also an improved asset.

The continued challenge for the Trustees in 2021-22 is to secure more competent people at all levels to deliver the Trust's mission competently, safely and professionally.

The CIO remains committed to The Well's mission and vision of supporting the Church in North Lincolnshire - a visible and active demonstration of Christian unity.

At the close of the financial year (31/3/21) The Well remained debt free and held the unencumbered freehold to its estate.

David White  
Mike Joyce  
Ian Wray

**FUTURE DEVELOPMENTS**

The CIO aspires to refit the Bookshop floor, the window frontage and install a new modern sign above the shop front.

Operationally the Trustees' will continue to support management with the resources needed to grow Coffee Shop sales through e.g. external catering contracts to church bodies.

The Trustees' policy is to continue to operate with robust reserves and so any investment will not be done in a way which prejudices the Trust's independent financial standing.

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....  
D I White - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE WELL**

---

I report on the accounts of The Well (the CIO) for the year ended 31 March 2021, which are set out on pages four to six.

**Responsibilities and basis of report**

As the charity trustees of the CIO you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

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**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

C. M. Tams  
A.C.A  
Smethurst & Co LLP  
12 Abbey Road  
GRIMSBY  
DN32 0HL

Date: .....

**THE WELL**

**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

	Note	Restricted Funds £	Unrestricted Funds £	Total 2021 £	Total 2020 £
<b>RECEIPTS:</b>					
<b>VOLUNTARY RECEIPTS</b>					
Donations		-	47,807	47,807	5,725
		-	47,807	47,807	5,725
<b>ACTIVITIES FOR GENERATING FUNDS</b>					
Charity Shop Income		-	5,933	5,933	16,392
Coffee Shop Income		-	7,254	7,254	18,727
		-	13,187	13,187	35,119
<b>CHARITABLE ACTIVITIES</b>					
Bookshop Income			12,314	12,314	31,382
		-	12,314	12,314	31,382
<b>OTHER INCOME</b>					
Government Grants			1,334	1,334	-
		-	1,334	1,334	-
<b>ASSET AND INVESTMENT SALES</b>					
Fixed Assets transferred		-	-	-	-
Cash at Bank & in hand transferred		-	-	-	-
		-	-	-	-
<b>TOTAL RECEIPTS</b>		-	74,642	74,642	72,226
<b>PAYMENTS:</b>					
Fundraising costs	1	-	20,758	20,758	26,127
Other Costs of Charitable Activities	1	-	43,511	43,511	49,788
Governance Costs	1	-	600	600	600
<b>TOTAL PAYMENTS</b>		-	64,869	64,869	76,515
<b>NET RECEIPTS</b>		-	9,773	9,773	-4,289

The notes form part of these financial statements

**THE WELL**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**AT 31 MARCH 2021**

Note	Restricted 2021 £	Unrestricted 2021 £	Total 2021 £	Total 2020 £
<b>FIXED ASSETS</b>				
Property and Improvements	-	225,000	225,000	225,000
Fixtures and fittings	-	1,375	1,375	466
	-	226,375	226,375	225,466
<b>Assets</b>				
Closing Stock	-	33,288	33,288	36,035
Cash at Bank	-	9,196	9,196	366
Cash at Paypal	-	774	15	2
Cash in Hand	-	146	146	125
	-	43,404	42,645	36,528
<b>TOTAL ASSETS</b>	-	269,779	269,020	261,994
<b>LIABILITIES</b>				
Fees for Independent Examination and other accountancy costs		1,020	1,020	600
	0	1,020	1,020	600

The financial statements were approved by the Board of Trustees on ..... and were signed on its behalf by:

.....  
D I White -Trustee

**THE WELL**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

**1. ANALYSIS OF COSTS**

	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Total Funds 2021 £</b>	<b>Total Funds 2020 £</b>
<b>FUNDRAISING COSTS (TRADING ACTIVITIES)</b>				
Charity Shop Expenses	18	-	18	2,872
Coffee Shop Expenses	2,585	-	2,585	5,151
Wages	16,849	-	16,849	16,790
PAYE & Pension costs	1,306	-	1,306	1,314
	<b>20,758</b>	<b>-</b>	<b>20,758</b>	<b>26,127</b>
<b>COSTS OF CHARITABLE ACTIVITIES</b>				
Bookshop Expenses	12,560	-	12,560	20,666
Bookshop Wages	16,848	-	16,848	16,791
Bank Charges	448	-	448	551
Premises Costs	8,599	-	8,599	6,533
Insurance	1,062	-	1,062	879
PAYE & Pension costs	1,306	-	1,306	1,315
Subscriptions	648	-	648	843
Telephone	774	-	774	695
Travel	59	-	59	53
Printing & Stationery	57	-	57	168
Equipment		-	0	466
Professional Fees	321	-	321	314
Staff Training	24	-	24	109
Sundries	518	-	518	125
Repairs	245	-	245	151
Advertising	42	-	42	129
	<b>43,511</b>	<b>-</b>	<b>43,511</b>	<b>49,788</b>
<b>GOVERNANCE COSTS</b>				
Independent examiners fee	600	-	600	600