

# THE RYLSTONE DISTRICT WAR MEMORIAL HALL

England & Wales · Charity number 1169911

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2016-10-26

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

## Contact

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**Address** High Green Barn  
Bull Lane  
Hetton  
Skipton  
BD23 6NH

**Phone** 01756730333

**Email** [Baines.hetton@btinternet.com](mailto:Baines.hetton@btinternet.com)

**Website** [www.cracoevillagehall.co.uk](http://www.cracoevillagehall.co.uk)

## Activities

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**Objects:** THE OBJECTS OF THE CIO ARE:-(1) THE PROVISION, MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF THE CRACOE AND DISTRICT VILLAGE HALL ("THE HALL") AND OF ITS SURROUNDING GROUNDS PRIMARILY FOR THE USE AND BENEFIT OF THE INHABITANTS OF RYLSTONE, HETTON-CUM-BORDLEY, CRACOE, FLASBY AND WINTERBURN (ALL OF WHICH ARE SMALL VILLAGES LYING TO THE NORTH OF SKIPTON IN NORTH YORKSHIRE, ENGLAND) WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR MEETINGS, LECTURES AND CLASSES AND FOR OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION WITH THE PRINCIPAL OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS AND FOR THEIR INVITEES.(2) TO HOLD BY WAY OF LEASE OR OTHERWISE THE LAND ON WHICH THE HALL HAS BEEN BUILT AND ITS SURROUNDING GROUNDS UPON TRUST FOR THE OBJECTS OF THE CIO AS AFORESAID.(3) TO HOLD THE LAND SPECIFIED IN THE SCHEDULE HERETO UPON TRUST FOR THE BENEFIT OF THE SAID INHABITANTS IN WHATEVER WAY THE CHARITY TRUSTEES IN THEIR ABSOLUTE DISCRETION CONSIDER MOST APPROPRIATE.NOTHING IN THIS CONSTITUTION SHALL AUTHORISE AN APPLICATION OF THE PROPERTY OF THE CIO FOR PURPOSES WHICH ARE NOT CHARITABLE.

**Activities:** The CIO is responsible for running, maintaining, improving and developing Cracoe Village Hall, near Skipton in North Yorkshire for the benefit primarily of the inhabitants of Rylstone, Hetton-cum-Bordley, Cracoe, Flasby and Winterburn (all of which are small villages lying to the north of Skipton). The principal object is to improve the conditions of life for the inhabitants and their invitees.

## Classification

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- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Education/training, Arts/culture/heritage/science, Amateur Sport, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, Other Charities Or Voluntary Bodies, Other Defined Groups

## Geography

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- North Yorkshire

## Finances

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| Period end | Income  | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2025-12-31 | £44,860 | £43,868     | -      | -         |
| 2024-12-31 | £37,876 | £38,753     | -      | -         |
| 2023-12-31 | £38,522 | £36,343     | -      | -         |
| 2022-12-31 | £36,575 | £28,838     | -      | -         |
| 2021-12-31 | £25,537 | £20,734     | -      | -         |
| 2020-12-31 | £40,632 | £24,543     | -      | -         |

## Trustees

| Name                         | Role  | Appointed  |
|------------------------------|-------|------------|
| <b>JOHN RICHARD CARLISLE</b> | Chair | 2016-10-26 |
| Alan Gene Horn               |       | 2017-03-14 |
| Andrew Scargill Armstrong    |       | 2016-10-26 |
| Georgiana Scully             |       | 2023-05-22 |
| <b>JAMES MICHAEL REEDAY</b>  |       | 2016-10-26 |
| <b>JOHN CLARKSON WADE</b>    |       | 2016-10-26 |
| Jacqueline Anne Baines       |       | 2019-09-30 |
| James Daniel Greenwood       |       | 2026-03-09 |
| Peter David White            |       | 2020-03-09 |
| Richard Edward Webster       |       | 2024-03-11 |
| Richard Gordon Jackson       |       | 2017-07-15 |
| Robin William Nelson         |       | 2022-03-14 |
| Simon Annesley Kay Butcher   |       | 2023-03-13 |
| Susan Jane Magoolagan        |       | 2016-10-26 |

**THE RYLSTONE DISTRICT WAR MEMORIAL HALL**

England & Wales - Charity number 1169911

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# Accounts

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**The Rylstone District War Memorial Hall**  
(Registered Charity No.1169911)

**Trustees' Report**  
**and**  
**Financial Statements**  
**for the year ended 31 December 2025**

**Chairman of Trustees**

John R. Carlisle  
Coxons Farm  
Cracoe  
Skipton  
BD23 6LB

**Bankers**

Barclays Bank Plc

**Independent Examiner**

Daniel Taylor  
Green Lane Cottage  
Green Lane  
Rylstone  
Skipton  
BD23 6LN

**Registered Address**

Cracoe Village Hall  
The Butts  
Cracoe  
Skipton  
BD23 6LQ

**THE RYLSTONE DISTRICT WAR MEMORIAL HALL (“the Charity”)**  
**(Registered Charity No. 1169911)**

**Trustees’ Report for the year ending on 31 December 2025**

1. The official address of the Charity is Cracoe Village Hall, The Butts, Cracoe, Skipton, North Yorkshire BD23 6LQ and the Charity uses the trading name of “Cracoe Village Hall”.

2. The original objects of the Charity contained in its constitution dated 26 October 2016 (“the constitution”) are:-

(a) the provision, maintenance, improvement and development of the Cracoe and District Village Hall (“the Hall”) and of its surrounding grounds primarily for the use and benefit of the inhabitants of Rylstone, Hetton-cum-Bordley, Cracoe, Flasby and Winterburn (all of which are small villages lying to the north of Skipton in North Yorkshire, England) without distinction of political, religious or other opinions, including use for meetings, lectures and classes and for other forms of recreation and leisure-time occupation with the principal object of improving the conditions of life for the said inhabitants and for their invitees

(b) to hold by way of lease or otherwise the land on which the Hall has been built and its surrounding grounds upon trust for the objects of the Charity as aforesaid and

(c) to hold the land (approximately 670.57 square metres) specified in the Schedule to the constitution upon trust for the benefit of the said inhabitants in whatever way the charity trustees in their absolute discretion considered most appropriate.

3. The Trustees holding office as at 31 December 2025 were Messrs J R Carlisle (Chairman), A S Armstrong (Vice-Chairman), Mrs J A Baines (Secretary), Messrs S A K Butcher, A G Horn (ex-officio), R G Jackson (ex-officio), R W Nelson, J M Reeday, J C Wade, R E Webster, P D White, Mrs S Magoolagan and Mrs G Scully (ex-officio). The constitution provides for not more than 12 appointed and not more than 3 ex-officio Trustees (being the Chairmen for the time being of the Parish Meetings of Cracoe, Hetton-cum-Bordley and Rylstone).

4. The Charity’s constitution was entered on the Register of Charities on 26 October 2016 under its registered charity number of 1169911. An Order of the Charity Commission dated 19 December 2016 authorised the transfer to the Charity of the assets and liabilities of The Rylstone District War Memorial Hut (“the Hut” registered charity number 225902) on the passing of a suitable resolution. This resolution was unanimously passed at an Extraordinary General Meeting of the Trustees of the Hut held on 16 January 2017. The Trustees of the Charity took over the running of the Hall with effect from 1 April 2017.

5. During 2025 the Trustees have continued with the Management Committee structure originally set up by the Hut to deal with all day-to-day matters in the running of the Hall. The officers during the year were - Chairman - Andrew Armstrong; Vice-Chairman – Simon Butcher; Secretary – Jenny O’Sullivan; Treasurer - Maureen Chaduc; Bookings Secretary - Anne Peart; and Health and Safety Officer - Richard N Jackson; together with 8 other members. A small management team comprising John Carlisle, Andrew Armstrong, Helen Chew, Richard N Jackson and Jenny O’Sullivan has provided support to the bookings secretary and with the caretaking. Two additional members of the Management Committee Jo Jones and James Greenwood have agreed to participate.

**6. Hall management:** Jo-Anne Garvey in her part-time capacity as Cleaner has kept the hall in very good order, and regularly reports any issues that she identifies. She has also proved to be flexible in assisting with extra cleaning duties, setting up and taking down when required. The post of caretaker remains vacant.

Jonathan Gibson has continued to do a good job on outside maintenance work under the supervision of Management Committee member Simon Butcher.

Management Committee members have continued with upgrades and maintenance during the year: Ilkley Floor Care have been retained for upkeep of the floor surfaces, various electrical upgrades overseen by Richard Jackson including replacement of the electrical roller blinds. An issue with unauthorised parking, particularly at weekends in the village hall car park was addressed with a temporary chain mechanism being fitted at the car park entrance together with a clear "No Parking" notice installed at the east side of the car park entrance.

The issues caused by the Kerosene leak discovered in August 2024 and reported on at last year's AGM continued well into 2025, despite considerable works being undertaken by the specialist contractors appointed by our insurers. At the third attempt a satisfactory conclusion was reached in June 2025 and works eventually signed off at the end of June. Costs in excess of £40,000 were incurred by insurers over the 10 months duration of the problem. A loss of 7 months' rent and associated knock-on costs have had some impact on the overall financial position in 2025.

The tenant Kane Pulford-Roberts who was displaced throughout this 10-month period, gave notice to quit in May 2025. During July and most of August 2025 steps were taken to clean and market the flat, via Belvoir of Skipton. On the recommendation of Anne Peart our bookings secretary the flat was offered to Cindy Metcalfe, the school cook who was at the time resident in Airton but looking to move. Following discussions with Cindy and Belvoir terms were agreed, Cindy pays £650 per month, a proper commercial rent. Cindy has already proved to be an asset to the hall and is willing to take on some caretaking and other duties when required.

This Biomass boiler whilst a generator of income through the heat incentive scheme, has proved to be problematic during 2025. We have been extremely grateful to and reliant upon James and Simon Butcher who have spent countless hours responding to problems and carrying out routine maintenance on the biomass system at short notice and often during anti-social hours. Following the extensive independent review of the heating system reported on at the AGM for 2024 the sub-committee of Simon Butcher John Carlisle and Richard Jackson was tasked with investigating an effective and sustainable back-up system for the biomass boiler.

The possibility of an immersion type system was considered but ultimately rejected in favour of an oil-based system. Following receipt of competitive quotations commissioned by Simon Butcher it was agreed that Harry Clarke and Sons of Skipton should be appointed to carry out the works for the new back-up system, works are due to be completed early in 2026. Part of the system will include an internet based early warning notification to Simon and/or James' mobile phones. Further necessary maintenance works to the existing biomass system are scheduled to take place later in 2026 again James and Simon will be involved, new parts are being sourced. As the system continues to generate income and remains cost-effective, the current view of the management committee is that replacing the entire system at this time is inadvisable. The system will probably require a major overhaul or total replacement in approximately 10 years' time.

Issues in relation to the existing sound system and the present internet arrangements are under active consideration and will be addressed in 2026.

The Committee agreed to continue with an Honorarium for the Treasurer of £1,100 and for the Bookings Secretary of £1,300.

**7. The Finance Committee** of two Trustees being John Carlisle and Andrew Armstrong together with Treasurer (ex-officio) Maureen Chaduc have effectively overseen the finances of the Charity during the year. The financial results of the period under review at the Hall show a surplus for the year of £ 991.95. This is commendable given a loss of 7 months income from the flat, compensation paid to the displaced tenant, and significant premises' maintenance costs. Additionally, our major fundraiser, the Christmas Panto did not take place this year, accounting for circa £3000 in lost revenue. Taking all of these matters into account, the financial position is extremely good. The accounts which are annexed to this report for the year ending 31st December 2025 show a cash balance in hand of **£111,274.22** at the year end. £27,129.54 of this is invested with the Cambridge and Counties Bank, in a 1-year bond which matures on 7th April 2025 and £52,362.88 in a 2-year bond which matures on 25<sup>th</sup> July 2026. The balance is held in the Barclays current account; funds being set aside to cover anticipated expenditure on the back up heating system for the biomass boiler.

**8. Reserves.** The Trustees have continued with the following approach to reserves throughout the year:-

(a) reserves will be required (i) to ensure continuity in the event of a large variation of income (ii) to spend in emergencies and (iii) to pay for major repairs and any improvements to the Hall.

(b) the Trustees' approach has been to maintain reserves to cover one year's normal anticipated expenditure, any unusual liabilities for which provision needs to be made, any repayable deposits and any additional expenditure on possible improvements to the Hall and its surrounds.

The boiler leakage has emphasised the need for a good level of reserves to cover the costs of such unforeseen incidents, a close eye will need to be kept on the need to replace the biomass system in the future.

**9. The Management Committee** has continued the policy of restricting larger events to bookings from people residing within the 6 villages and maintaining lower letting rates for those bookings. Exceptions to this are very rare and are subject to the discretion of the management committee. However, any hirer booking any event needing a lot of caretaking input are required to pay more. Regular events at the Hall are Cracoe and Rylstone School Breakfast Club, Table Tennis, Bridge Club and WI meetings. Other events have included: use as a polling station for the Local Election, family and children's parties, wedding and christening parties, cycling events, training courses, use by a walking group, a church group and Parish Meetings. The Management Committee has overseen a pudding and quiz evening and several community coffee mornings. In particular, the Committee arranged a well-attended community barbecue at the Hall funded in part by a generous grant from the Cracoe and Rylstone Community Fund.

10. The Trustees have had regard to the guidance issued by the Charity Commission on "public benefit" and can confirm that the Hall has been used extensively for the benefit of local schoolchildren, of local inhabitants, of local and non-local groups, of non-local individuals and of charities and organisations.

**11. Premises Supervision** Mr Christopher Gregson continued during the period as the Charity's premises supervisor.

**12. School Contract** The contract agreed with North Yorkshire Council for use of the Hall by Cracoe and Rylstone Primary School dated 1<sup>st</sup> September 2024, continues in force and represents a substantial income and benefit to the Village Hall as well as the school. An increase on the annual rental of £17000 per annum of 4% was agreed in August 2025 and is reviewed annually, the current sum payable is therefore £17,340 per annum. The free use of the Annexe by the Breakfast Club continued. An Agreement dated 11 October 2016 made with the School Governors dealing with the ownership, insurance, maintenance and repair of kitchen and other equipment in the Hall was continued by the Charity during the year.

13. Use of the site of the old Hut for the School's outdoor learning initiative continues to be successful, with gardening, bee-keeping and other outdoor activities being undertaken by children at the School.

14. Regular adverts for the Hall appear in the villages' Parish Magazine, and events and activities are promoted there and via social media.

15. **Trustee remuneration:** No Trustee payments were made during the year.

16. **A Register of the Trustees' interests** made in accordance with the Charity Commission's requirements was taken over from the Hut and all Trustees ensure that this is kept up to date. A Register of the Charity's Trustees has also been drawn up containing the information required under the Charitable Incorporated Organisations (General) Regulations 2012.

17. The Charity will supply copies of its independently examined Financial Statements and the Trustees' Report not only to the Charity Commission but also to all officers of the Management Committee and members of the Finance Committee who are not Trustees and will make copies available to any other member of the Management Committee who wants one.

18. Finally, the Trustees would like to take this opportunity to thank Mr Daniel Taylor once again for his help in acting as Independent Examiner of the Trustees' accounts for the year under review.

**SIGNED:**



**DATE:**

10/3/2026

John R Carlisle - Chairman





Section A

Independent Examiner's Report

Report to the trustees

Charity Name

The Rylstone District War Memorial Hall

On accounts for the year  
ended

31 December 2025

Charity no  
(if any)

1169911

Set out on pages

2-4

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2025**.

Responsibilities and  
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Signed:

Date:

26 / 02 / 2026

Name:

DANIEL TAYLOR

Relevant professional  
qualification(s) or body  
(if any):

ACA, CTA

Address:

Green Lane Cottage, Green Lane, Rylstone

North Yorkshire, BD23 6LN



| <b><u>Summary</u></b>   | <b>2025</b>   | <b>2024</b>    |
|---|---------------|----------------|
|   | £             | £              |
| Total Receipts from normal operations (brought forward from page 1) | 41,204.60     | 34,973.84      |
| Total Payments for normal operations (brought forward from page 1)  | 43,867.77     | 38,752.66      |
| Interest from Hampshire Trust Bond - 1 Year Bond                    |               | 944.51         |
| Interest from Hampshire Trust Bond - 2 Year Bond                    |               | 1,119.94       |
| Interest from Cambridge & Counties - 1 Year Bond                    | 1,292.24      | 837.30         |
| Interest from Cambridge & Counties - 1 Year Bond                    | 2,362.88      |                |
| Profit/Deficit of income on normal operations to 31 December        | <b>991.95</b> | <b>-877.07</b> |

**Net decrease in funds in the year**

|  |                   |                   |
|--|-------------------|-------------------|
| Profit/Deficit of income on normal operations for the year ending 31 December 2025 | 991.95            | -877.07           |
| Balance brought forward from 31 December 2024 (CIO's account at Barclays Bank)     | 110,282.27        | 111,159.34        |
| Balance in hand at 31 December 2025  | <b>111,274.22</b> | <b>110,282.27</b> |

**Statement of Cash Assets belonging to the CIO as at 31 December 2025**

|   |                   |                   |
|---|-------------------|-------------------|
| Petty Cash  | 330.30            | 351.90            |
| <b>Balances held as at 31 December</b>                                      |                   |                   |
| Barclays Bank (10500429)  | 31,451.50         | 34,964.07         |
| Less uncleared payments   |                   | -871.00           |
| <b>Barclays Bank (10500429)</b>   | 31,451.50         | 34,093.07         |
| <b>1 Yr Bond held with Cambridge &amp; Counties Bank (Matures 07.04.26)</b> | 27,129.54         | 25,837.30         |
| <b>2 Yr Bond held with Cambridge &amp; Counties Bank (Matures 25.07.26)</b> | 52,362.88         | 50,000.00         |
| Balance in hand at 31 December 2025   | <b>111,274.22</b> | <b>110,282.27</b> |

**Statement of Assets and Liabilities of the CIO as at 31 December 2025**

**Monetary Assets**

|  |           |           |
|--|-----------|-----------|
| Petty Cash   | 330.30    | 351.90    |
| Barclays Bank                                      | 31,451.50 | 34,093.07 |
| 1 Year Fixed Rate Bond - Cambridge & Counties Bank | 27,129.54 | 25,837.30 |
| 2 Year Fixed Rate Bond - Cambridge & Counties Bank | 52,362.88 | 50,000.00 |

**Non-Monetary Assets**

Site of "the Hut" (freehold 670 sq metres) acquired on 6 August 1921 by the CIO's predecessor charity known as The Rylstone District War Memorial Hut (registered charity no.225902). The Hut itself was demolished in December 1999 but the land on which it stood in Cracoe, near Skipton, North Yorkshire was vested in the CIO by its predecessor charity.

The Butts, Cracoe (leasehold interest for 99 years with effect from 1 January 1997 at an annual rent of £50). This interest was also vested in the CIO by its predecessor charity, The Rylstone District War Memorial Hut (registered charity no.225902). The Village Hall built on the site has been insured in the sum of £2,228,858 in 2025 to cover construction costs, various preliminaries, a contingency, professional fees and VAT.

The CIO also held seven external benches insured for £4,584 with the Hall's internal contents being insured for £63,838 plus a piano at £1,509.

**THE RYLSTONE DISTRICT WAR MEMORIAL HALL ("the CIO")  
(Registered Charity No. 1169911)**

**Financial Statements for the year ending 31 December 2025**

**Income & Expenses from 01.01.25 - 31.12.25**

| <b><u>Income</u></b>                         | <b><u>2025</u></b>      | <b><u>2024</u></b>      |
|--|-------------------------|-------------------------|
| Rent from Flat                               | 2,150.00                | 2,776.00                |
| Room Hire                                    | 4,422.00                | 3,732.00                |
| Solar Panels                                 | 5,882.26                | 513.82                  |
| Bio Mass Boiler                              | 7,544.04                | 3,873.81                |
| NYCC - School Contract                       | 17,718.00               | 16,244.00               |
| Fund Raisers                                 | 1,563.30                | 4,323.71                |
| Donations                                    | 1,925.00                | 3,280.50                |
| Miscellaneous                                | 0.00                    | 230.00                  |
|  | <u>41,204.60</u>        | <u>34,973.84</u>        |
| <br>   |                         |                         |
| <b><u>Expenses</u></b>                       |                         |                         |
| Light & Heat                                 | 8,188.30                | 13,045.30               |
| Insurance                                    | 2,220.36                | 1,759.33                |
| Rates & Waste Removal                        | 949.33                  | 1,944.95                |
| Rates/Expenses for Flat                      | 658.88                  | 57.00                   |
| Rent   | 0.00                    | 50.00                   |
| Licensing Fees                               | 180.00                  | 180.00                  |
| Premises Maintenance                         | 8,793.26                | 12,502.90               |
| Repairs & Renewals                           | 12,321.60               | 2,232.25                |
| Telephone                                    | 843.75                  | 790.84                  |
| Administration expenses                      | 28.40                   | 28.45                   |
| Adverts                                      | 50.00                   | 50.00                   |
| Fund Raiser Expenses                         | 2,701.89                | 3,430.64                |
| Professional Fees                            | 4,344.00                | 36.00                   |
| Sundry Expenses                              | 188.00                  | 445.00                  |
|  | <u>43,867.77</u>        | <u>38,752.66</u>        |
| <br>   |                         |                         |
| <b>Operating Surplus/Loss for the Year</b>   | <u><b>-2,663.17</b></u> | <u><b>-3,778.82</b></u> |
| <br>   |                         |                         |
| Hampshire Trust Interest - 1 Yr Bond         |                         | 944.51                  |
| Hampshire Trust Interest - 2 Yr Bond         |                         | 1,119.94                |
| Cambridge /Counties Bank Interest- 1 Yr Bond |                         | 837.30                  |
| Cambridge /Counties Bank Interest- 1 Yr Bond | 1,292.24                |                         |
| Cambridge /Counties Bank Interest- 2 Yr Bond | 2,362.88                |                         |
|  | <u>3,655.12</u>         | <u>2,901.75</u>         |
| <br>   |                         |                         |
| <b>Investment Interest for the Year</b>      | <u><b>3,655.12</b></u>  | <u><b>2,901.75</b></u>  |
| <br>   |                         |                         |
| <b>Total Surplus</b>                         | <u><b>991.95</b></u>    | <u><b>-877.07</b></u>   |

**Liabilities**

The Trustees' agents hold £750 as a repayable deposit to the occupier of the flat. The CIO has a number of ongoing arrangements with suppliers of services and products of the kind shown on page 2 of these accounts.

The CIO has not given any guarantees nor does it have any debt outstanding which is secured by an express charge on any of its assets.

Signed:

**John R Carlisle**  
Chairman of the CIO



Date: 10/3/2026



**THE RYLSTONE DISTRICT WAR MEMORIAL HALL**

England & Wales - Charity number 1169911

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# Accounts

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**The Rylstone District War Memorial Hall**  
(Registered Charity No.1169911)

**Trustees' Report**  
**and**  
**Financial Statements**  
**for the year ended 31 December 2024**

**Chairman of Trustees**

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Coxons Farm  
Cracoe  
Skipton  
BD23 6LB

**Bankers**

Barclays Bank Plc

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Daniel Taylor  
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6. **Hall management:** Jo-Anne Garvey in her part-time capacity as Cleaner has kept the hall in very good order, and regularly reports any issues that she identifies. She has also proved to be flexible in assisting with extra cleaning duties, setting up and taking down when required. The post of caretaker remains vacant.

Jonathan Gibson has continued to do a good job on outside maintenance work under the supervision of Management Committee member Simon Butcher.

Management Committee members have overseen a long list of repairs, upgrades and maintenance during the year: gutters have been cleaned, an external survey was undertaken on smoke detectors, sounders, heat detectors and call points.

Sadly, there was a major issue for the Committee to deal with during the year: in August the oil boiler incurred a significant leak, which was undetected for some days as it was during the school holidays, plus the flat tenant was away. As the boiler is housed in a cupboard between the meeting room and main hall this affected internal walls and floors, particularly in the meeting room. Loss Adjusters under the Hall's insurance policy appointed a specialist environmental company to remove the boiler, do a proper clean up and get rid of any contamination. The Hall had to close for the initial clean up and the tenant had to move out of the flat. 5 months later, the Meeting Room and the flat are sadly still not fit for use. It has been difficult to get rid of the oil smell, and work continues on this. Although most of the work will be covered by the Hall's insurance policy, this does not cover the loss of 5 month's rent during 2024 totalling £2475.00 or having to cover costs and standing charges paid by the tenant for the period to 31/12/2024 amounting to £824, plus the expenses for the empty flat (council tax and electricity) which amount to around £160 per month. This incident means that a new, sustainable back-up solution for the biomass boiler needs identifying. An external survey has been undertaken of the whole heating system with recommendations, and the Committee is now in the process of getting quotes to undertake this work which is likely to be a substantial sum and will need to be funded from the Charity's reserve.

The Committee agreed to continue with an Honorarium for the Treasurer of £1,000 and for the Bookings Secretary of £1,200.

7. The Finance Committee of two Trustees being John Carlisle and Andrew Armstrong together with Treasurer (ex-officio) Maureen Chaduc have effectively overseen the finances of the Charity during the year. The financial results of the period under review at the Hall show a loss for the year of £877.07. This is largely due to loss of income from the flat and some compensation for the tenant, delay in receiving the Ofgem payment for the solar panels, and increased premises' maintenance costs. The accounts which are annexed to this report for the year ending 31st December 2024 show a cash balance in hand of £110,282.27 at the year end. £75,837.30 of this is invested with the Cambridge and Counties Bank, £25,837.30 in a 1-year bond which matures on 2<sup>nd</sup> April 2025 and £75,000 in a 2-year bond which matures on 25<sup>th</sup> July 2026. In light of the additional costs that will be incurred in 2025 as a result of the oil boiler leakage, additional funds have been moved from savings accounts into the Barclays Cash Account.

8. The Trustees have continued with the following approach to reserves throughout the year:-

(a) reserves will be required (i) to ensure continuity in the event of a large variation of income (ii) to spend in emergencies and (iii) to pay for major repairs and any improvements to the Hall.

(b) the Trustees' approach has been to maintain reserves to cover one year's normal anticipated expenditure, any unusual liabilities for which provision needs to be made, any repayable deposits and any additional expenditure on possible improvements to the Hall and its surrounds.

The boiler leakage during the year has emphasised the need for a good level of reserves to cover the costs of such unforeseen incidents.

9. The Management Committee has continued the policy of restricting larger events to bookings from people residing within the 6 villages and maintaining lower letting rates for those bookings. However, people booking any event needing a lot of caretaking input are required to pay more. Regular events at the Hall are Cracoe and Rylstone School Breakfast Club, Tai Chi, Table Tennis and WI meetings. Other events have included: use as a polling station for the General Election, family and children's parties,

wedding and christening parties, cycling events, training courses, use by a walking group, a church group and an Afghan pop-up restaurant. The Management Committee has overseen a pudding and quiz evening and several community coffee mornings. In particular, the Committee arranged a well-attended community barbecue at the Hall to mark the 25<sup>th</sup> Anniversary of the opening of the Village Hall. The Trustees appreciated the hard work undertaken once again by local resident Tom Carlisle in writing, directing and organising the Christmas Pantomime and ensuring that it too was another resounding success.

10. The Trustees have had regard to the guidance issued by the Charity Commission on “public benefit” and can confirm that the Hall has been used extensively for the benefit of local schoolchildren, of local inhabitants, of local and non-local groups, of non-local individuals and of charities and organisations.

11. Kane Pulford Roberts continued his tenancy of the flat throughout the year, and a 10% increase in the rent was agreed from September 2024. However, Kane has had to move out temporarily since August due to the oil boiler leakage outlined above.

12. Mr Christopher Gregson continued during the period as the Charity’s premises supervisor.

13. An increase to £17,000 per annum was agreed with North Yorkshire Council for the rental fee for use of the Hall by Cracoe Primary School with effect from 1<sup>st</sup> September 2024, an increase of 4.65%, and we agreed a new five year contract with the Council, expiring in 2029. The free use of the Annexe by the Breakfast Club continued. An Agreement dated 11 October 2016 made with the School Governors dealing with the ownership, insurance, maintenance and repair of kitchen and other equipment in the Hall was continued by the Charity during the year.

14. Use of the site of the old Hut for the School’s outdoor learning initiative continues to be successful, with gardening, bee-keeping and other outdoor activities being undertaken by children at the School.


15. Regular adverts for the Hall appear in the villages’ Parish Magazine, and events and activities are promoted there and via social media.

16. Trustee remuneration: No Trustee payments were made during the year.

17. A Register of the Trustees’ interests made in accordance with the Charity Commission’s requirements was taken over from the Hut and all Trustees ensure that this is kept up to date. A Register of the Charity’s Trustees has also been drawn up containing the information required under the Charitable Incorporated Organisations (General) Regulations 2012.

18. The Charity will supply copies of its independently-examined Financial Statements and the Trustees’ Report not only to the Charity Commission but also to all officers of the Management Committee and members of the Finance Committee who are not Trustees and will make copies available to any other member of the Management Committee who wants one.

19. Finally, the Trustees would like to take this opportunity to thank Mr Daniel Taylor once again for his help in acting as Independent Examiner of the Trustees’ accounts for the year under review.

**SIGNED:** 

**DATE:** 10/03/2025

John R Carlisle - Chairman



Section A

Independent Examiner's Report

Report to the trustees

Charity Name:

The Rylstone District War Memorial Hall

On accounts for the year ended

31 December 2024

Charity no  
(if any)

1169911

Set out on pages

2 - 4

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2024**.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Signed:

Date:

17/02/2025

Name:

DANIEL TAYLOR

Relevant professional qualification(s) or body (if any):

ACA, CTA

Address:

Green Lane Cottage, Green Lane, Rylstone

North Yorkshire, BD23 6LN

**THE RYLSTONE DISTRICT WAR MEMORIAL HALL ("the CIO")  
(Registered Charity No. 1169911)**

**Financial Statements for the year ending 31 December 2024**

**Income & Expenses from 01.01.2024 - 31.12.2024**

| <u>Income</u>                                | <u>2024</u>             | <u>2023</u>             |
|--|-------------------------|-------------------------|
|  | £                       | £                       |
| Rent from Flat                               | 2,776.00                | 5,400.00                |
| Room Hire                                    | 3,732.00                | 3,064.74                |
| Solar Panels                                 | 513.82                  | 4,698.68                |
| Bio Mass Boiler                              | 3,873.81                | 5,883.44                |
| NYCC - School Contract                       | 16,244.00               | 15,642.00               |
| Fund Raisers                                 | 4,323.71                | 2,854.90                |
| Donations                                    | 3,280.50                | 0.00                    |
| Miscellaneous                                | 230.00                  | 727.78                  |
|  | <u><b>34,973.84</b></u> | <u><b>38,271.54</b></u> |
| <br>   |                         |                         |
| <u>Expenses</u>                              |                         |                         |
| Light & Heat                                 | 13,045.30               | 14,144.22               |
| Insurance                                    | 1,759.33                | 1,721.76                |
| Rates & Waste Removal                        | 1,944.95                | 1,968.74                |
| Rates for Flat                               | 57.00                   | 0.00                    |
| Rent   | 50.00                   | 50.00                   |
| Laundry & Hire Charges                       | 0.00                    | 0.00                    |
| Licensing Fees                               | 180.00                  | 180.00                  |
| Premises Maintenance                         | 12,502.90               | 10,780.11               |
| Repairs & Renewals                           | 2,232.25                | 4,435.86                |
| Telephone                                    | 790.84                  | 724.73                  |
| Administration expenses                      | 28.45                   | 27.60                   |
| Adverts                                      | 50.00                   | 50.00                   |
| Fund Raiser Expenses                         | 3,430.64                | 59.56                   |
| Bank Charges                                 | 0.00                    | 0.00                    |
| Honoraria                                    | 2,200.00                | 2,200.00                |
| Professional Fees                            | 36.00                   | 0.00                    |
| Sundry Expenses                              | 445.00                  | 0.00                    |
|  | <u><b>38,752.66</b></u> | <u><b>36,342.58</b></u> |
| <br>   |                         |                         |
| <b>Operating Surplus/Loss for the Year</b>   | <u><b>-3,778.82</b></u> | <u><b>1,928.96</b></u>  |
| <br>   |                         |                         |
| Hampshire Trust Interest - 1 Yr Bond         | 944.51                  | 250.68                  |
| Hampshire Trust Interest - 2 Yr Bond         | 1,119.94                | 0.00                    |
| Cambridge /Counties Bank Interest- 1 Yr Bond | 837.30                  | 0.00                    |
| <b>Investment Interest for the Year</b>      | <u><b>2,901.75</b></u>  | <u><b>250.68</b></u>    |
| <br>   |                         |                         |
| <b>Total Surplus/Loss</b>                    | <u><b>-877.07</b></u>   | <u><b>2,179.64</b></u>  |

| <b>Summary</b>  | <b>2024</b>    | <b>2023</b>     |
|---|----------------|-----------------|
|   | £              | £               |
| Total Receipts from normal operations (brought forward from page 1) | 34,973.84      | 38,522.22       |
| Total Payments for normal operations (brought forward from page 2)  | 38,752.66      | 36,342.58       |
| Interest from Hampshire Trust Bond - 1 Year Bond                    | 944.51         | 0.00            |
| Interest from Hampshire Trust Bond - 2 Year Bond                    | 1,119.94       | 0.00            |
| Interest from Cambridge & Counties - 1 Year Bond                    | 837.30         | 0.00            |
| Surplus/deficit of income on normal operations to 31 December       | <b>-877.07</b> | <b>2,179.64</b> |

#### **Net increase/decrease in funds in the year**

|  |                   |                   |
|--|-------------------|-------------------|
| Surplus/deficit of income on normal operations for the year ending 31 December | -877.07           | 2,179.64          |
| Balance brought forward from 31 December (CIO's account at Barclays Bank)      | 111,159.34        | 108,979.70        |
| Balance in hand at 31 December   | <b>110,282.27</b> | <b>111,159.34</b> |

#### **Statement of Cash Assets belonging to the CIO as at 31 December**

|   |                   |                   |
|---|-------------------|-------------------|
| Petty Cash  | 351.90            | 0.00              |
| Balances held as at 31 December   |                   |                   |
| Barclays Bank (10500429)  | 34,964.07         | 10,629.16         |
| Plus uncleared receipts   | 0.00              | 393.50            |
| Less uncleared payments   | -871.00           | -114.00           |
| <b>Barclays Bank (10500429)</b>   | <b>34,093.07</b>  | <b>10,908.66</b>  |
| <b>1 Yr Bond held with Hampshire Trust Fund (Matures 02.04.24)</b>          |                   | <b>25,250.68</b>  |
| <b>2 Yr Bond held with Hampshire Trust Fund (Matures 01.04.24)</b>          |                   | <b>50,000.00</b>  |
| <b>1 Yr Bond held with Cambridge &amp; Counties Bank (Matures 02.04.25)</b> | <b>25,837.30</b>  | <b>25,000.00</b>  |
| <b>2 Yr Bond held with Cambridge &amp; Counties Bank (Matures 25.07.26)</b> | <b>50,000.00</b>  | <b>0.00</b>       |
| Balance in hand at 31 December  | <b>110,282.27</b> | <b>111,159.34</b> |

#### **Statement of Assets and Liabilities of the CIO as at 31 December**

|  |           |           |
|--|-----------|-----------|
| <b>Monetary Assets</b>                             |           |           |
| Petty Cash   | 351.90    |           |
| Barclays Bank                                      | 34,093.07 | 10,908.66 |
| 1 Year Fixed Rate Bond - Hampshire Trust Bank      |           | 25,250.68 |
| 2 Year Fixed Rate Bond - Hampshire Trust Bank      |           | 50,000.00 |
| 1 Year Fixed Rate Bond - Cambridge & Counties Bank | 25,837.30 | 25,000.00 |
| 2 Year Fixed Rate Bond - Cambridge & Counties Bank | 50,000.00 |           |

#### **Non-Monetary Assets**

Site of "the Hut" (freehold 670 sq metres) acquired on 6 August 1921 by the CIO's predecessor charity known as The Rylstone District War Memorial Hut (registered charity no.225902). The Hut itself was demolished in December 1999 but the land on which it stood in Cracoe, near Skipton, North Yorkshire was vested in the CIO by its predecessor charity.

The Butts, Cracoe (leasehold interest for 99 years with effect from 1 January 1997 at an annual rent of £50). This interest was also vested in the CIO by its predecessor charity, The Rylstone District War Memorial Hut (registered charity no.225902). The Village Hall built on the site has been insured in the sum of £2,228,585.00 in 2024 which includes external re-build costs such as car parking areas and walling as well as the Hall itself, plus demolition, a contingency, professional fees and VAT.

The CIO also held seven external benches insured for £4,548.00, with the Hall's internal contents being insured for £63,838.00.

**Liabilities**

The Trustees' agents hold £450 as a repayable deposit to the occupier of the flat.

The CIO has a number of ongoing arrangements with suppliers of services and products such as alarm services, floor maintenance services, and cleaning services.

The CIO has not given any guarantees nor does it have any debt outstanding which is secured by an express charge on any of its assets.

Signed:

John R Carlisle  
Chairman of the CIO



Date: 10/03/2025

**THE RYLSTONE DISTRICT WAR MEMORIAL HALL**

England & Wales - Charity number 1169911

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# Accounts

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**The Rylstone District War Memorial Hall**  
(Registered Charity No.1169911)

**Trustees' Report**  
**and**  
**Financial Statements**  
**for the year ended 31 December 2023**

**Chairman of Trustees**

John R. Carlisle  
Coxons Farm  
Cracoe  
Skipton  
BD23 6LH

**Bankers**

Barclays Bank Plc

**Independent Examiner**

Daniel Taylor  
Green Lane Cottage  
Green Lane  
Rylstone  
Skipton  
BD23 6LN

**Registered Address**

Cracoe Village Hall  
The Butts  
Cracoe  
Skipton  
BD23 6LQ

**THE RYLSTONE DISTRICT WAR MEMORIAL HALL ("the Charity")**  
**(Registered Charity No. 1169911)**

**Trustees' Report for the year ending on 31 December 2023**

1. The official address of the Charity is Cracoe Village Hall, The Butts, Cracoe, Skipton, North Yorkshire BD23 6LQ and the Charity uses the trading name of "Cracoe Village Hall".
2. The original objects of the Charity contained in its constitution dated 26 October 2016 ("the constitution") are:-
  - (a) the provision, maintenance, improvement and development of the Cracoe and District Village Hall ("the Hall") and of its surrounding grounds primarily for the use and benefit of the inhabitants of Rylstone, Hetton-cum-Bordley, Cracoe, Flasby and Winterburn (all of which are small villages lying to the north of Skipton in North Yorkshire, England) without distinction of political, religious or other opinions, including use for meetings, lectures and classes and for other forms of recreation and leisure-time occupation with the principal object of improving the conditions of life for the said inhabitants and for their invitees
  - (b) to hold by way of lease or otherwise the land on which the Hall has been built and its surrounding grounds upon trust for the objects of the Charity as aforesaid and
  - (c) to hold the land (approximately 670.57 square metres) specified in the Schedule to the constitution upon trust for the benefit of the said inhabitants in whatever way the charity trustees in their absolute discretion considered most appropriate.
3. The Trustees holding office as at 31 December 2023 were Messrs J R Carlisle (Chairman), A S Armstrong (Vice-Chairman), Mrs J A Baines (Secretary), Messrs S A K Butcher, A G Horn (ex-officio), R G Jackson (ex-officio), D L Merritt, R W Nelson, J M Reeday, J C Wade, P D White, Mrs S Magooolagan and Mrs G Scully (ex-officio). The constitution provides for not more than 12 appointed and not more than 3 ex-officio Trustees (being the Chairmen for the time being of the Parish Meetings of Cracoe, Hetton-cum-Bordley and Rylstone).
4. The Charity's constitution was entered on the Register of Charities on 26 October 2016 under its registered charity number of 1169911. An Order of the Charity Commission dated 19 December 2016 authorised the transfer to the Charity of the assets and liabilities of The Rylstone District War Memorial Hut ("the Hut" registered charity number 225902) on the passing of a suitable resolution. This resolution was unanimously passed at an Extraordinary General Meeting of the Trustees of the Hut held on 16 January 2017. The Trustees of the Charity took over the running of the Hall with effect from 1 April 2017.
5. During 2023 the Trustees have continued with the Management Committee structure originally set up by the Hut to deal with all day-to-day matters in the running of the Hall. The officers during the year were - Chairman - Andrew Armstrong; Vice-Chairman - John Carlisle; Secretary - Jenny O'Sullivan; Treasurer - Maureen Chadoc; Bookings Secretary - Anne Peart; and Health and Safety Officer - Richard N Jackson; together with 6 other members. A small management team comprising John Carlisle, Andrew Armstrong, Helen Chew, Richard N Jackson and Jenny O'Sullivan has provided support to the bookings secretary and with the caretaking. The Trustees continue to seek out new volunteers to get involved with the day-to-day running of the Hall.
6. **Hall management:** Jo-Anne Carvey took over the cleaning duties in May, and is doing an excellent job. She replaced Vicky Loydall who had also done a good job, but moved to another job. The post of caretaker remains vacant.

There was also a change to the outside maintenance role. Jonathan Gibson took over from James Southwell in March, and he is working under the supervision of Management Committee member Simon Butcher, as did James.

Management Committee members have overseen a long list of repairs and maintenance during the year: a significant repair was needed to the Biomass Boiler, and it had been agreed to upgrade the quality of pellets to help with smoother running of the boiler in future. The Committee are grateful for the support of local resident James Butcher in overseeing the boiler maintenance, The oil boiler has also been serviced and re-commissioned as a back-up; repairs have also been needed to radiators, the roof, and part of the guttering. The hall floor has been buffed, and a cupboard has been provided for the History Society Archives. A private company was contracted to undertake a risk assessment, and a sub-committee has overseen any necessary actions from these. Finally, written confirmation has been received from Overton Architects that no reinforced autoclaved aerated concrete (RAAC) was used in any aspect of the Village Hall construction; we anticipate this is something our insurers will want details on at the next renewal in March 2024.

The Committee agreed to continue with an Honorarium for the Treasurer of £1,000 and for the Bookings Secretary of £1,200.

7. The Finance Committee of two Trustees being John Carlisle and Andrew Armstrong together with non-trustee Maureen Chaduc have effectively overseen the finances of the Charity during the year. The financial results of the period under review at the Hall show a surplus for the year of £2,179.64. As anticipated in last year's report, the surplus for 2023 has been impacted by significantly higher energy costs, plus increased expenditure on repairs and maintenance. The accounts which are annexed to this report for the year ending 31st December 2023 show a cash balance in hand of £111,159.34 at the year end. £75,000 of this is invested with the Hampshire Trust - £50,000 in a 2-year bond which matures on 1<sup>st</sup> April 2024, and £25,000 in a 1 year bond which matures on 2<sup>nd</sup> April 2024. A further £25,000 is invested in a bond with the Cambridge and Counties Bank, maturing on 9<sup>th</sup> March 2024.

8. The Trustees have continued with the following approach to reserves throughout the year:-

(a) reserves will be required (i) to ensure continuity in the event of a large variation of income (ii) to spend in emergencies and (iii) to pay for major repairs and any improvements to the Hall.

(b) the Trustees' approach has been to maintain reserves to cover one year's normal anticipated expenditure, any unusual liabilities for which provision needs to be made, any repayable deposits and any additional expenditure on possible improvements to the Hall and its surrounds.

The likely continued impact of increased energy costs means that a good level of reserves will need to be maintained for the foreseeable future.

9. The Management Committee has continued the policy of restricting larger events to bookings from people residing within the 6 villages and maintaining lower letting rates for those bookings. However, people booking any event needing a lot of caretaking input are required to pay more. Regular events at the Hall are Craoe and Rylstone School Breakfast Club, Tai Chi, Table Tennis and WI meetings. Other events have included: family parties, a wedding reception, and use by a cycling club, a walking group, a church group and the Yorkshire Dales National Park. The Management Committee has overseen a pudding and quiz evening and several community coffee mornings. In particular, the Committee arranged a well-attended community event at the Hall to mark the King's Coronation which included free refreshments and children's competitions. The Trustees appreciated the hard work undertaken once again by local resident Tom Carlisle in writing, directing and organising the Christmas Pantomime and ensuring that it too was another resounding success. At Tom's suggestion the Committee made a donation of £300 to Cancer Research as a token of their appreciation.

10. The Trustees have had regard to the guidance issued by the Charity Commission on "public benefit" and can confirm that the Hall has been used extensively for the benefit of local schoolchildren, of local inhabitants, of local and non-local groups, of non-local individuals and of charities and organisations.
11. Kane Pulford Roberts continued his tenancy of the flat throughout the year.
12. Mr Christopher Gregson continued during the period as the Charity's premises supervisor.
13. An increase of 8% was agreed with North Yorkshire County Council for the rental fee for use of the Hall by Cracoe Primary School with effect from 1<sup>st</sup> September 2023. The free use of the Annexe by the Breakfast Club continued. An Agreement dated 11 October 2016 made with the School Governors dealing with the ownership, insurance, maintenance and repair of kitchen and other equipment in the Hall was continued by the Charity during the year.
14. Use of the site of the old Hut for the School's outdoor learning initiative continues to be successful, with gardening, bee-keeping and other outdoor activities being undertaken by children at the School. The bee-keeping project featured on BBC Regional News.
15. Christopher Jackson, a partner at J P Mewies in Skipton is now the keeper of the Hall's Deeds and will provide legal advice if needed.
16. Regular adverts for the Hall appear in the 'villages' Parish Magazine, and events and activities are promoted there and via social media.
17. Trustee remuneration: No Trustee payments were made during the year.
18. A Register of the Trustees' interests made in accordance with the Charity Commission's requirements was taken over from the Hut and all Trustees are urged to ensure that this is kept up to date. A Register of the Charity's Trustees has also been drawn up containing the information required under the Charitable Incorporated Organisations (General) Regulations 2012.
19. The Charity will supply copies of its independently-examined Financial Statements and the Trustees' Report not only to the Charity Commission but also to all officers of the Management Committee and members of the Finance Committee who are not Trustees and will make copies available to any other member of the Management Committee who wants one.
20. Finally, the Trustees would like to take this opportunity to thank Mr Daniel Taylor once again for his help in acting as Independent Examiner of the Trustees' accounts for the year under review.

DATE: 11th March 2024

SIGNED: J R Carlisle

John R Carlisle - Chairman



Section A Independent Examiner's Report

Report to the trustees

Charity Name: The Rylstone District War Memorial Hall

On accounts for the year ended

31 December 2023 Charity no (if any) 1189911

Set out on pages

2-4 (inserted to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ('the Trust') for the year ended 31 / 12 / 2023.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Signed: [Signature]

Date: 19-02-2024

Name: DANIEL TAYLOR

Relevant professional qualification(s) or body (if any):

ACA, CTA

Address:

Green Lane Cottage, Green Lane, Rylstone North Yorkshire, BD23 6LN

**THE RYLSTONE DISTRICT WAR MEMORIAL HALL ("the CIO")**  
 (Registered Charity No. 1169911)

**Financial Statements for the year ending 31 December 2023**

**Income & Expenses from 01.01.2023 - 31.12.2023**

|                               | <u><b>2023</b></u>      | <u><b>2022</b></u>      |
|-------------------------------|-------------------------|-------------------------|
|                               | <u><b>£</b></u>         | <u><b>£</b></u>         |
| <b>Income</b>                 |                         |                         |
| Rent from Flat                | 5,400.00                | 5,400.00                |
| Room Hire                     | 3,064.74                | 3,200.40                |
| Solar Panels                  | 4,698.68                | 3,404.46                |
| Biomass Boiler                | 5,883.44                | 6,159.53                |
| NYCC - School Contract        | 15,642.00               | 14,820.00               |
| Fundraisers                   | 2,854.90                | 3,315.31                |
| Donations                     | 0                       | 43.00                   |
| Miscellaneous                 | 727.78                  | 232.30                  |
| Hampshire Trust Bond Interest | 250.68                  | 0                       |
|                               | <u><b>38,522.22</b></u> | <u><b>36,575.00</b></u> |

|                             | <u>2023</u>      | <u>2022</u>      |
|-----------------------------|------------------|------------------|
|                             | £                | £                |
| <u>Expenses</u>             |                  |                  |
| Light & Heat                | 14,144.22        | 9,032.50         |
| Insurance                   | 1,721.76         | 1,629.74         |
| Rates & Waste Removal       | 1,968.74         | 1,988.27         |
| Rates for Flat              | 0.00             | 0.00             |
| Rent                        | 50.00            | 50.00            |
| Laundry & Hire Charges      | 0.00             | 0.00             |
| Licensing Fees              | 180.00           | 180.00           |
| Premises Maintenance        | 10,780.11        | 9,567.55         |
| Repairs & Renewals          | 4,435.86         | 1,973.41         |
| Telephone                   | 724.73           | 639.16           |
| Administration expenses     | 27.60            | 35.80            |
| Adverts                     | 50.00            | 50.00            |
| Fund Raiser Expenses        | 59.56            | 200.00           |
| Bank Charges                | 0.00             | 0.00             |
| Honoraria                   | 2,200.00         | 2,200.00         |
| Professional Fees           | 0.00             | 780.00           |
| Sundry Expenses             | 0.00             | 512.00           |
|                             | <u>36,342.58</u> | <u>28,838.43</u> |
| <br>                        |                  |                  |
|                             | <u>2,179.64</u>  | <u>7,736.57</u>  |
| <br>                        |                  |                  |
| <b>Surplus for the year</b> |                  |                  |

| Summary   | 2023            | 2022            |
|---|-----------------|-----------------|
|   | £               | £               |
| Total Receipts from normal operations (brought forward from page 1) | 38,522.22       | 36,575.00       |
| Total Payments for normal operations (brought forward from page 2)  | 36,342.58       | 28,838.43       |
| Interest from Hampshire Trust Bond                                  | 0.00            | 0.00            |
| Surplus of income on normal operations to 31 December               | <u>2,179.64</u> | <u>7,736.57</u> |

#### Net increase in funds in the year

|  |                   |                   |
|--|-------------------|-------------------|
| Surplus of income on normal operations for the year ending 31 December             | 2,179.64          | 7,736.57          |
| Balance brought forward from 31 December previous (CIO's account at Barclays Bank) | 108,979.70        | 101,243.13        |
| Balance in hand at 31 December   | <u>111,159.34</u> | <u>108,979.70</u> |

#### Statement of Cash Assets belonging to the CIO as at 31 December

##### Balances held as at 31 December

|  |                   |                   |
|--|-------------------|-------------------|
| Barclays Bank (10500429)   | 10,629.16         | 35,893.31         |
| Plus uncleared receipts  | 393.50            | 0.00              |
| Less uncleared payments  | -114.00           | -1,913.61         |
| Barclays Bank (10500429)   | 10,908.66         | 33,979.70         |
| 1 Year Bond held with Hampshire Trust Fundl (matures 02.04.24)     | 25,250.68         | 25,000.00         |
| 2 Year Bond held with Hampshire Trust Fundl (matures 01.04.24)     | 50,000.00         | 50,000.00         |
| 1 Year Bond held with Cambridge & Counties Bank (matures 09.03.24) | 25,000.00         |                   |
| Balance in hand at 31 December                                     | <u>111,159.34</u> | <u>108,979.70</u> |

#### Statement of Assets and Liabilities of the CIO as at 31 December

##### Monetary Assets

|  |           |           |
|--|-----------|-----------|
| Barclays Bank                                      | 10,908.66 | 33,979.70 |
| 1 Year Fixed Rate Bond - Hampshire Trust Bank      | 25,250.68 | 25,000.00 |
| 2 Year Fixed Rate Bond - Hampshire Trust Bank      | 50,000.00 | 50,000.00 |
| 1 Year Fixed Rate Bond - Cambridge & Counties Bank | 25,000.00 |           |

##### Non-Monetary Assets

Site of "the Hut" (freehold 670 sq metres) acquired on 6 August 1921 by the CIO's predecessor charity known as The Rylstone District War Memorial Hut (registered charity no.225902). The Hut itself was demolished in December 1999 but the land on which it stood in Cracoe, near Skipton, North Yorkshire was vested in the CIO by its predecessor charity.

The Butts, Cracoe (leasehold interest for 99 years with effect from 1 January 1997 at an annual rent of £50). This interest was also vested in the CIO by its predecessor charity, The Rylstone District War Memorial Hut (registered charity no.225902). The Village Hall built on the site has been insured in the sum of £2,174,229.00 in 2023 which includes external re-build costs such as car parking areas and walling as well as the Hall itself, plus demolition, a contingency, professional fees and VAT.

The CIO also held seven external benches insured for £3,643.00 with the Hall's internal contents being insured for £58,035.00.

##### Liabilities

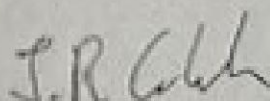
The Trustees' agents hold £450 as a repayable deposit to the occupier of the flat.

The CIO has a number of ongoing arrangements with suppliers of services and products such as alarm services, floor maintenance services, and cleaning services.

The CIO has not given any guarantees nor does it have any debt outstanding which is secured by an express charge on any of its assets.

Signed:

John R Carlisle  
Chairman of the CIO



11th March 2024

Date:

**THE RYLSTONE DISTRICT WAR MEMORIAL HALL**

England & Wales - Charity number 1169911

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# Accounts

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**The Rylstone District War Memorial Hall**  
(Registered Charity No.1169911)

**Trustees' Report**  
**and**  
**Financial Statements**  
**for the year ended 31 December 2022**

**Chairman of Trustees**

John R. Carlisle  
Coxons Farm  
Cracoe  
Skipton  
BD23 6LB

**Bankers**

Barclays Bank Plc

**Independent Examiner**

Daniel Taylor  
Green Lane Cottage  
Green Lane  
Rylstone  
Skipton  
BD23 6LN

**Registered Address**

Cracoe Village Hall  
The Butts  
Cracoe  
Skipton  
BD23 6LQ

**THE RYLSTONE DISTRICT WAR MEMORIAL HALL (“the Charity”)**  
**(Registered Charity No. 1169911)**

**Trustees’ Report for the year ending on 31 December 2022**

1. The official address of the Charity is Cracoe Village Hall, The Butts, Cracoe, Skipton, North Yorkshire BD23 6LQ and the Charity uses the trading name of “Cracoe Village Hall”.
2. The original objects of the Charity contained in its constitution dated 26 October 2016 (“the constitution”) are:-
  - (a) the provision, maintenance, improvement and development of the Cracoe and District Village Hall (“the Hall”) and of its surrounding grounds primarily for the use and benefit of the inhabitants of Rylstone, Hetton-cum-Bordley, Cracoe, Flasby and Winterburn (all of which are small villages lying to the north of Skipton in North Yorkshire, England) without distinction of political, religious or other opinions, including use for meetings, lectures and classes and for other forms of recreation and leisure-time occupation with the principal object of improving the conditions of life for the said inhabitants and for their invitees
  - (b) to hold by way of lease or otherwise the land on which the Hall has been built and its surrounding grounds upon trust for the objects of the Charity as aforesaid and
  - (c) to hold the land (approximately 670.57 square metres) specified in the Schedule to the constitution upon trust for the benefit of the said inhabitants in whatever way the charity trustees in their absolute discretion considered most appropriate.
3. The Trustees holding office as at 31 December 2022 were Messrs J R Carlisle (Chairman), A S Armstrong (Vice-Chairman), Mrs J A Baines (Secretary), A G Horn (ex-officio), R G Jackson (ex-officio), D L Merritt, R W Nelson, J M Reeday, J A Shuttleworth (ex-officio), J C Wade, P D White, and Mrs S Magoolagan. The constitution provides for not more than 12 appointed and not more than 3 ex-officio Trustees (being the Chairmen for the time being of the Parish Meetings of Cracoe, Hetton-cum-Bordley and Rylstone).
4. The Charity’s constitution was entered on the Register of Charities on 26 October 2016 under its registered charity number of 1169911. An Order of the Charity Commission dated 19 December 2016 authorised the transfer to the Charity of the assets and liabilities of The Rylstone District War Memorial Hut (“the Hut” registered charity number 225902) on the passing of a suitable resolution. This resolution was unanimously passed at an Extraordinary General Meeting of the Trustees of the Hut held on 16 January 2017. The Trustees of the Charity took over the running of the Hall with effect from 1 April 2017.
5. During 2022 the Trustees have continued with the Management Committee structure originally set up by the Hut to deal with all day-to-day matters in the running of the Hall. The officers during the year were - Chairman - Andrew Armstrong; Vice-Chairman - John Carlisle; Secretary – Jenny O’Sullivan; Treasurer - Maureen Chaduc; Bookings Secretary - Anne Peart; and Health and Safety Officer - Richard N Jackson; together with 6 other members. A small management team comprising John Carlisle, Andrew Armstrong, Helen Chew, Richard N Jackson and Jenny O’Sullivan has provided support to the bookings secretary and the caretaker. The Trustees continue to seek out new volunteers to get involved with the day-to-day running of the Hall.
6. Caretaking services: Vicky Loydell was appointed to undertake cleaning duties during the year, she has her own cleaning business, and has proved to be a good appointment. The post of caretaker remains vacant.

The Management Committee are pleased to have had the continued support of James Southwell during the year to undertake outside maintenance under the supervision of Management Committee member Simon Butcher.

Trustee Peter White had undertaken a condition survey of the Hall during the year, and any issues identified had been actioned by members of the Management Committee. Health & Safety Officer Richard N Jackson had also overseen a programme of works including repairs to emergency lighting and PAT testing. Other Hall upgrades included a deep clean and repairs to the folding doors.

7. The Finance Committee of two Trustees being John Carlisle and Andrew Armstrong together with non-trustee Maureen Chaduc have effectively overseen the finances of the Charity during the year. The financial results of the period under review at the Hall show a surplus for the year of £7,736.57. The accounts which are annexed to this report for the year ending 31st December 2022 show a cash balance in hand of £108,979.70 at the year end. £75,000 of this was reinvested with the Hampshire Trust at the beginning of the year, £50,000 for 2 years and £25,000 for 1 year. Delayed income in relation to the Solar Panels had been received, also for the Biomass Boiler following a lengthy audit process - thanks to James Butcher for pursuing this. The Finance Committee will be assessing the impact of increased electricity and heating costs during the coming year, as the expectation is that these will only be partially offset by the receipt of solar and biomass payments. The Management Committee will consider ways to mitigate these increased costs if necessary.

8. The Trustees have continued with the following approach to reserves throughout the year:-  
(a) reserves will be required (i) to ensure continuity in the event of a large variation of income (ii) to spend in emergencies and (iii) to pay for major repairs and any improvements to the Hall.  
(b) the Trustees' approach has been to maintain reserves to cover one year's normal anticipated expenditure, any unusual liabilities for which provision needs to be made, any repayable deposits and any additional expenditure on possible improvements to the Hall and its surrounds.  
The likely impact of increased energy costs means that a good level of reserves will need to be maintained for the foreseeable future.

9. The use of the Hall increased during 2022 as restrictions lifted following the Covid-19 pandemic. The Management Committee had agreed to continue the policy of restricting larger events to bookings from people residing within the 6 villages and maintain lower letting rates for those bookings. However, people booking any event needing a lot of caretaking input are required to pay more. Regular events included Tai Chi, Table Tennis and WI meetings. Other events included: children's parties, yoga classes, wedding receptions, cycling events, sewing classes, the Upper Wharfedale Arts Society, and a school disco, plus use by the local History Society and as a polling station for local elections. A significant and well-attended community event held at the Hall was the Queen's Platinum Jubilee celebration, with a ceilidh, a hog roast, and free drinks courtesy of the Community Fund. Thanks to Maureen Chaduc and her team of helpers for ensuring this was such a success. The Trustees also appreciated the hard work undertaken once again by local resident Tom Carlisle in writing, directing and organising the Christmas Pantomime and ensuring that it too was another resounding success.

10. The Trustees have had regard to the guidance issued by the Charity Commission on "public benefit" and can confirm that the Hall has been used extensively for the benefit of local schoolchildren, of local inhabitants, of local and non-local groups, of non-local individuals and of charities and organisations.

11. Kane Pulford Roberts continued his tenancy of the flat throughout the year.

12. Mr Christopher Gregson continued during the period as the Charity's premises supervisor.

13. An increase of 3% was agreed with North Yorkshire County Council for the rental fee for use of the Hall by Cracoe Primary School with effect from 1<sup>st</sup> September 2022. The free use of the Annexe by the Breakfast Club continued. An Agreement dated 11 October 2016 made with the School Governors dealing with the ownership, insurance, maintenance and repair of kitchen and other equipment in the Hall was continued by the Charity during the year.

14. Development of the site of the old Hut for the School's outdoor learning initiative has been successful, with gardening, bee-keeping and other outdoor activities being undertaken by children at the School.

15. Christopher Jackson of local solicitors J P Mewies & Co. had been approached to act as Legal Advisor for the Hall. At the time of writing he was still awaiting receipt of the Hall Deeds from the previous firm, and Andrew Armstrong is in liaison with him about this.

16. Regular adverts for the Hall appear in the villages' Parish Magazine, and events and activities are promoted there and via social media.

17. Trustee remuneration: The Finance Committee agreed a nominal payment of £250 to Trustee Mr R Nelson for external works undertaken to repair paving and a handrail. No other Trustee payments were made during the year.

18. A Register of the Trustees' interests made in accordance with the Charity Commission's requirements was taken over from the Hut and all Trustees are urged to ensure that this is kept up to date. A Register of the Charity's Trustees has also been drawn up containing the information required under the Charitable Incorporated Organisations (General) Regulations 2012.

19. The Charity will supply copies of its independently-examined Financial Statements and the Trustees' Report not only to the Charity Commission but also to all officers of the Management Committee and members of the Finance Committee who are not Trustees and will make copies available to any other member of the Management Committee who wants one.

20. Finally, the Trustees would like to take this opportunity to thank Mr Daniel Taylor once again for his help in acting as Independent Examiner of the Trustees' accounts for the year under review.

DATE: 13.3.2023

SIGNED: J. R Carlisle

John R Carlisle - Chairman



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
The Rylstone District War Memorial Hall

**On accounts for the year  
ended**

31 December 2022

**Charity no  
(if any)**

1169911

**Set out on pages**

2-4

I report to the trustees on my examination of the accounts of the above charity ("the CIO") for the year ended **31 / 12 / 2022**.

**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 ("the Act").

I report in respect of my examination of the CIO's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

**Signed:**

**Date:**

22/2/2023

**Name:**

Daniel Taylor

**Relevant professional  
qualification(s) or body  
(if any):**

ACA

**Address:**

Green Lane Cottage

Green Lane, Rylstone

BD23 6LN

THE RYLSTONE DISTRICT WAR MEMORIAL HALL ("the CIO")  
(Registered Charity No. 1169911)

Financial Statements for the year ending 31 December 2022

Income & Expenses from 01.01.2022 - 31.12.2022

|                               | <u>2022</u>      | <u>2021</u>      |
|-------------------------------|------------------|------------------|
|                               | £                | £                |
| <b><u>Income</u></b>          |                  |                  |
| Rent from Flat                | 5,400.00         | 4,950.00         |
| Room Hire                     | 3,200.40         | 1,231.00         |
| Solar Panels                  | 3,404.46         | 0.00             |
| Biomass Boiler                | 6,159.53         | 1,104.88         |
| NYCC - School Contract        | 14,820.00        | 14,770.00        |
| Fundraisers                   | 3,315.31         | 2,770.68         |
| Donations                     | 43.00            | 0.00             |
| Miscellaneous                 | 232.30           | 2.30             |
| Hampshire Trust Bond Interest | 0                | 708.38           |
|                               | <u>36,575.00</u> | <u>25,537.24</u> |

|                             | <u>2022</u>      | <u>2021</u>      |
|-----------------------------|------------------|------------------|
|                             | £                | £                |
| <b><u>Expenses</u></b>      |                  |                  |
| Light & Heat                | 9,032.50         | 4,234.05         |
| Insurance                   | 1,629.74         | 1,449.93         |
| Rates & Waste Removal       | 1,988.27         | 1,780.52         |
| Rates for Flat              | 0.00             | 0.00             |
| Rent                        | 50.00            | 50.00            |
| Laundry & Hire Charges      | 0.00             | 0.00             |
| Licensing Fees              | 180.00           | 360.00           |
| Premises Maintenance        | 9,567.55         | 7,579.69         |
| Repairs & Renewals          | 1,973.41         | 2,184.08         |
| Telephone                   | 639.16           | 695.73           |
| Administration expenses     | 35.80            | 68.84            |
| Adverts                     | 50.00            | 431.14           |
| Fund Raiser Expenses        | 200.00           | 0.00             |
| Bank Charges                | 0.00             | 0.00             |
| Honoraria                   | 2,200.00         | 1,900.00         |
| Professional Fees           | 780.00           | 0.00             |
| Sundry Expenses             | 512.00           | 0.00             |
|                             | <u>28,838.43</u> | <u>20,733.98</u> |
| <br>                        |                  |                  |
| <b>Surplus for the year</b> | <u>7,736.57</u>  | <u>4,803.26</u>  |

| <b>Summary</b>  | <b>2022</b>     | <b>2021</b>     |
|---|-----------------|-----------------|
|   | £               | £               |
| Total Receipts from normal operations (brought forward from page 1) | 36,575.00       | 24,878.86       |
| Total Payments for normal operations (brought forward from page 2)  | 28,838.43       | 20,783.98       |
| Interest from Hampshire Trust Bond                                  | 0.00            | 708.38          |
| Surplus of income on normal operations to 31 December               | <b>7,736.57</b> | <b>4,803.26</b> |

**Net increase in funds in the year**

|  |                   |                   |
|--|-------------------|-------------------|
| Surplus of income on normal operations for the year ending 31 December         | 7,736.57          | 4,803.26          |
| Balance brought forward from 31 December 2021 (CIO's account at Barclays Bank) | 101,243.13        | 96,439.87         |
| <b>Balance in hand at 31 December</b>  | <b>108,979.70</b> | <b>101,243.13</b> |

**Statement of Cash Assets belonging to the CIO s at 31 December**

|  |                   |                   |
|--|-------------------|-------------------|
| Balances held as at 31 December          |                   |                   |
| Barclays Bank (10500429)                 | 35,893.31         | 101,596.53        |
| Plus uncleared receipts                  | 0.00              | 55.80             |
| Less uncleared payments                  | -1,913.61         | -409.20           |
| Barclays Bank (10500429)                 | 33,979.70         | 101,243.13        |
| 1 Yr Bond held with Hampshire Trust Fund | 25,000.00         |                   |
| 2 Yr Bond held with Hampshire Trust Fund | 50,000.00         |                   |
| <b>Balance in hand at 31 December</b>    | <b>108,979.70</b> | <b>101,243.13</b> |

**Statement of Assets and Liabilities of the CIO as at 31 December**

**Monetary Assets**

|   |           |            |
|---|-----------|------------|
| Barclays Bank                                 | 33,979.70 | 101,243.13 |
| 1 Year Fixed Rate Bond - Hampshire Trust Bank | 25,000.00 |            |
| 2 Year Fixed Rate Bond - Hampshire Trust Bank | 50,000.00 |            |

**Non-Monetary Assets**

Site of "the Hut" (freehold 670 sq metres) acquired on 6 August 1921 by the CIO's predecessor charity known as The Rylstone District War Memorial Hut (registered charity no.225902). The Hut itself was demolished in December 1999 but the land on which it stood in Cracoe, near Skipton, North Yorkshire was vested in the CIO by its predecessor charity.

The Butts, Cracoe (leasehold interest for 99 years with effect from 1 January 1997 at an annual rent of £50). This interest was also vested in the CIO by its predecessor charity, The Rylstone District War Memorial Hut (registered charity no.225902). The Village Hall built on the site has been insured in the sum of £1,951,731 in 2022 which includes external re-build costs such as car parking areas and walling as well as the Hall itself, plus demolition, a contingency, professional fees and VAT.

The CIO also held seven external benches insured for £3,643.00 with the Hall's internal contents being insured for £51,132.00.

**Liabilities**

The Trustees' agents hold £450 as a repayable deposit to the occupier of the flat.

The CIO has a number of ongoing arrangements with suppliers of services and products such as alarm services, floor maintenance services, and cleaning services.

The CIO has not given any guarantees nor does it have any debt outstanding which is secured by an express charge on any of its assets.

Signed: **John R Carlisle**  
Chairman of the CIO



Date: 13.3.2023

**THE RYLSTONE DISTRICT WAR MEMORIAL HALL**

England & Wales - Charity number 1169911

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# Accounts

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**The Rylstone District War Memorial Hall**  
(Registered Charity No.1169911)

**Trustees' Report**  
**and**  
**Financial Statements**  
**for the year ended 31 December 2021**

**Chairman of Trustees**

John R. Carlisle  
Coxons Farm  
Cracoe  
Skipton  
BD23 6LB

**Bankers**

Barclays Bank Plc

**Independent Examiner**

Daniel Taylor  
Green Lane Cottage  
Green Lane  
Rylstone  
Skipton  
BD23 6LN

**Registered Address**

Cracoe Village Hall  
The Butts  
Cracoe  
Skipton  
BD23 6LQ

**THE RYLSTONE DISTRICT WAR MEMORIAL HALL (“the Charity”)**  
**(Registered Charity No. 1169911)**

**Trustees’ Report for the year ending on 31 December 2021**

1. The official address of the Charity is Cracoe Village Hall, The Butts, Cracoe, Skipton, North Yorkshire BD23 6LQ and the Charity uses the trading name of “Cracoe Village Hall”.
2. The original objects of the Charity contained in its constitution dated 26 October 2016 (“the constitution”) are:-
  - (a) the provision, maintenance, improvement and development of the Cracoe and District Village Hall (“the Hall”) and of its surrounding grounds primarily for the use and benefit of the inhabitants of Rylstone, Hetton-cum-Bordley, Cracoe, Flasby and Winterburn (all of which are small villages lying to the north of Skipton in North Yorkshire, England) without distinction of political, religious or other opinions, including use for meetings, lectures and classes and for other forms of recreation and leisure-time occupation with the principal object of improving the conditions of life for the said inhabitants and for their invitees
  - (b) to hold by way of lease or otherwise the land on which the Hall has been built and its surrounding grounds upon trust for the objects of the Charity as aforesaid and
  - (c) to hold the land (approximately 670.57 square metres) specified in the Schedule to the constitution upon trust for the benefit of the said inhabitants in whatever way the charity trustees in their absolute discretion considered most appropriate.
3. The Trustees holding office as at 31 December 2021 were Messrs J R Carlisle (Chairman), A S Armstrong (Vice-Chairman), Mrs J A Baines (Secretary), A G Horn (ex-officio), R G Jackson (ex-officio), D L Merritt, C Nelson, J M Reeday, J A Shuttleworth (ex-officio), J C Wade, P D White, and Mrs S Magoolagan and Mrs H Wellock. The constitution provides for not more than 12 appointed and not more than 3 ex-officio Trustees (being the Chairmen for the time being of the Parish Meetings of Cracoe, Hetton-cum-Bordley and Rylstone).
4. The Charity’s constitution was entered on the Register of Charities on 26 October 2016 under its registered charity number of 1169911. An Order of the Charity Commission dated 19 December 2016 authorised the transfer to the Charity of the assets and liabilities of The Rylstone District War Memorial Hut (“the Hut” registered charity number 225902) on the passing of a suitable resolution. This resolution was unanimously passed at an Extraordinary General Meeting of the Trustees of the Hut held on 16 January 2017. The Trustees of the Charity took over the running of the Hall with effect from 1 April 2017.
5. During 2021 the Trustees have continued with the Management Committee structure originally set up by the Hut to deal with all day-to-day matters in the running of the Hall. The officers during the year were - Chairman - Andrew Armstrong; Vice-Chairman - John Carlisle; Secretary - Gareth Jones; Treasurer - Maureen Chaduc; Bookings Secretary - Debbie Geldart (to March 2021); Anne Peart (from March 2021); and Health and Safety Officer - Neil Geldart (to March 2021); Richard Jackson, Hetton (from March 2021); together with 6 other members. A small management team comprising John Carlisle, Andrew Armstrong, Helen Chew and Gareth Jones has provided support to the bookings secretary and the caretaker. The Trustees continue to seek out new volunteers to get involved with the day-to-day running of the Hall.
6. Caretaking services continued to be undertaken to a high standard by Kayleigh Nicholson during the year and the Management Committee continued to pay her a monthly retainer to keep a check on the Hall during the periods when it was closed as a result of the Covid-19 pandemic. Sadly, Kayleigh was offered a new full-time job elsewhere in December 2021 and the Management Committee is in the process of finding a replacement caretaker.

The Management Committee are pleased to have had the continued support of James Southwell during the year to undertake outside maintenance under the supervision of Management Committee member Simon Butcher. New Health and Safety Officer Richard Jackson was also welcomed to the Management Committee in March. He has enrolled the Charity as a member of Community First Yorkshire which has particularly helped with health and safety protocols and checklists. Richard and John Carlisle undertook a comprehensive audit of the Hall in June and a programme of repairs and upgrades was actioned through the year.

7. The Finance Committee of two Trustees being John Carlisle and Andrew Armstrong together with non-trustee Maureen Chaduc have effectively overseen the finances of the Charity during the year. Despite the loss of income due to the Covid-19 pandemic, finances remain healthy, thanks to the continued revenue from the school contract, flat rental, solar panels and biomass boiler. The financial results of the period under review at the Hall show a surplus for the year of £4,803. The accounts which are annexed to this report for the year ending 31st December 2021 show a cash balance in hand of £101,243.13 at the year end. The 1-year bond with Hampshire Trust Bank came to the end of its term in November 2021, having produced a return on investment of £708.38. It was agreed that the Treasurer should re-invest the bond value of £70,915.23 together with some surplus funds held in the current account to make up the investment amount to £85,000 (the maximum amount safeguarded under the UK Government financial guarantee scheme). The Treasurer was tasked with identifying the best available investment rates for the funds. A re-evaluation of assets had been undertaken by the Charity's Insurance Company during the year, this is required every 5 years. The company is a specialist insurer of Village Halls. The re-evaluation had resulted in an increased value to £1,487,033, including external re-build costs such as car parking areas and walling as well as the Hall itself, plus demolition costs, fees and VAT. Although this was a significant increase in value, it was felt that it would be prudent to accept this valuation to avoid any debate about a claim should one ever have to be made.

8. The Trustees have continued with the following approach to reserves throughout the year:-  
(a) reserves will be required (i) to ensure continuity in the event of a large variation of income (ii) to spend in emergencies and (iii) to pay for major repairs and any improvements to the Hall.  
(b) the Trustees' approach has been to maintain reserves to cover one year's normal anticipated expenditure, any unusual liabilities for which provision needs to be made, any repayable deposits and any additional expenditure on possible improvements to the Hall and its surrounds.  
The continued disruption to the use of the Hall as a result of the Covid-19 pandemic, and hence to the income levels, emphasised once again the need to maintain a good level of reserves for the foreseeable future.

9. The use of the Hall during 2021 was limited once again due to the Covid-19 pandemic. The Hall continued to be closed to all activities other than use by the School until May. A simplified pricing policy was agreed for the re-opening, and prices were reviewed in order that they remained competitive. This will be reviewed again at the AGM in March 2022. A phased re-opening was then overseen by a Sub-Committee who ensured that all relevant Government guidance was followed. A planned re-launch event for the local community was arranged on two separate occasions during the year, but each had to be abandoned due to the pandemic. There was some limited use of the Hall by external organisations such as for participants of a cycle event, and a Quaker group meeting. Local activities such as Table Tennis and Tai classes resumed in July, and the WI in September, plus there were bookings for children's parties. It was particularly good that the annual Pantomime could take place again over two evenings at the beginning of December, and the Trustees appreciate the hard work undertaken in particular by local resident Tom Carlisle in ensuring this event was such a success.

10. The Trustees have had regard to the guidance issued by the Charity Commission on “public benefit” and can confirm that the Hall has been used extensively for the benefit of local schoolchildren, of local inhabitants, of local and non-local groups, of non-local individuals and of charities and organisations.

11. Kane Pulford Roberts continued his tenancy of the flat throughout the year.

12. Mr Christopher Gregson continued during the period as the Charity’s premises supervisor.

13. The Management Committee agreed to suspend the 2021 increase in the rental fee for use of the Hall by Cracoe Primary School. The free use of the Annexe by the Breakfast Club continued. An Agreement dated 11 October 2016 made with the School Governors dealing with the ownership, insurance, maintenance and repair of kitchen and other equipment in the Hall was continued by the Charity during the year.

14. Development of the site of the old Hut for the school’s outdoor learning initiative progressed through the year. As well as raised beds there is now a beehive, a pond, and trees have been planted to screen the area from the main road.

15. There was no income received from Scottish Power for the solar panels in this financial year due to delays in their processing of meter readings, this is being pursued by the Treasurer. There are also still issues with the biomass audit from 2020 and with the heat meter, local resident James Butcher has expertise in biomass systems and is supporting the Charity to address these issues.

16. A new legal adviser was appointed as a result of the retirement of Diane Foster, of Foster Law. Christopher Jackson, a partner at J P Mewies in Skipton agreed to take on the role. The Hall Deeds will be transferred to the firm for safe-keeping.

17. An article appeared in the Rylstone Parish Magazine in June 2021 to advertise the planned community re-opening of the Hall, which sadly never went ahead.

18. No Trustee received any remuneration during the period under review.

19. A Register of the Trustees’ interests made in accordance with the Charity Commission’s requirements was taken over from the Hut and all Trustees are urged to ensure that this is kept up to date. A Register of the Charity’s Trustees has also been drawn up containing the information required under the Charitable Incorporated Organisations (General) Regulations 2012.

20. The Charity will supply copies of its independently-examined Financial Statements and the Trustees’ Report not only to the Charity Commission but also to all officers of the Management Committee and members of the Finance Committee who are not Trustees and will make copies available to any other member of the Management Committee who wants one.

21. Finally, the Trustees would like to take this opportunity to thank Mr Daniel Taylor once again for his help in acting as Independent Examiner of the Trustees’ accounts for the year under review.

**DATE:** 14.3.2022

**SIGNED:** J R Carlisle

John R Carlisle - Chairman



Section A

Independent Examiner's Report

Report to the trustees/  
members of

THE RYLSTONE DISTRICT WAR MEMORIAL HALL

On accounts for the year  
ended

31 DECEMBER 2021

Charity no  
(if any)

1169911

Set out on pages

2-4

I report to the trustees on my examination of the accounts of the above charity ("the CIO") for the year ended 31/12/2021.

Responsibilities and  
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the CIO's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Signed:

Date:

21-2-2022

Name:

DANIEL TAYLOR

Relevant professional  
qualification(s) or body  
(if any):

ACA

Address:

Green Lane Cottage, Green Lane, Rylstone, BD23 6LN

THE RYLSTONE DISTRICT WAR MEMORIAL HALL ("the CIO")  
(Registered Charity No. 1169911)

Financial Statements for the year ending 31 December 2021

Income & Expenses from 01.01.2021 - 31.12.2021

|                               | <u>2021</u>      | <u>2020</u>      |
|-------------------------------|------------------|------------------|
|                               | £                | £                |
| <u>Income</u>                 |                  |                  |
| Rent from Flat                | 4,950.00         | 3,120.00         |
| Room Hire                     | 1,231.00         | 2,722.60         |
| Solar Panels                  | 0.00             | 3,318.04         |
| Bio Mass Boiler               | 1,104.88         | 4,683.28         |
| NYCC - School Contract        | 14,770.00        | 14,340.00        |
| Fundraisers                   | 2,770.68         | 1,154.00         |
| Donations                     | 0.00             | 0.00             |
| Covid-19 Grant                | 0.00             | 10,000.00        |
| Miscellaneous                 | 2.30             | 378.88           |
| Hampshire Trust Bond Interest | 708.38           | 915.23           |
|                               | <u>25,537.24</u> | <u>40,632.03</u> |

|                             | <u>2021</u>      | <u>2020</u>      |
|-----------------------------|------------------|------------------|
|                             | £                | £                |
| <b><u>Expenses</u></b>      |                  |                  |
| Light & Heat                | 4,234.05         | 7,729.05         |
| Insurance                   | 1,449.93         | 1,323.41         |
| Rates & Waste Removal       | 1,780.52         | 1,654.05         |
| Rates for Flat              | 0.00             | 328.18           |
| Rent                        | 50.00            | 50.00            |
| Laundry & Hire Charges      | 0.00             | 0.00             |
| Licensing Fees              | 360.00           | 0.00             |
| Premises Maintenance        | 7,579.69         | 10,170.62        |
| Repairs & Renewals          | 2,184.08         | 0.00             |
| Telephone                   | 695.73           | 445.13           |
| Administration expenses     | 68.84            | 107.61           |
| Adverts                     | 431.14           | 50.00            |
| Fund Raiser Expenses        | 0.00             | 485.00           |
| Bank Charges                | 0.00             | 0.00             |
| Honoraria                   | 1,900.00         | 2,200.00         |
| Professional Fees           | 0.00             | 0.00             |
| Sundry Expenses             | 0.00             | 0.00             |
|                             | <u>20,733.98</u> | <u>24,543.05</u> |
| <br>                        |                  |                  |
| <b>Surplus for the year</b> | <u>4,803.26</u>  | <u>16,088.98</u> |

## Summary

|   | 2021            | 2020             |
|---|-----------------|------------------|
|   | £               | £                |
| Total Receipts from normal operations                 | 24,828.86       | 39,716.80        |
| Total Payments for normal operations                  | 20,733.98       | 24,543.05        |
| Interest from Hampshire Trust Bond                    | 708.38          | 915.23           |
| Surplus of income on normal operations to 31 December | <u>4,803.26</u> | <u>16,088.98</u> |

## Net increase in funds in the year

|  |                   |                  |
|--|-------------------|------------------|
| Surplus of income on normal operations for the year ending 31 December         | 4,803.26          | 16,088.98        |
| Balance brought forward from 31 December 2020 (CIO's account at Barclays Bank) | 96,439.87         | 80,350.89        |
| Balance in hand at 31 December   | <u>101,243.13</u> | <u>96,439.87</u> |

## Statement of Cash Assets belonging to the CIO as at 31 December 2021

### **Balances held as at 31 December**

|                                 |                   |                  |
|---------------------------------|-------------------|------------------|
| Barclays Bank (10500429)        | 101,596.53        | 24,818.84        |
| Plus uncleared receipts         | 55.80             | 985.80           |
| Less uncleared payments         | -409.20           | -280.00          |
| <b>Barclays Bank (10500429)</b> | <b>101,243.13</b> | <b>25,524.64</b> |

### **1 Yr Bond held with Hampshire Trust Fund**

|                                |                   |                  |
|--------------------------------|-------------------|------------------|
|                                |                   | 70,915.23        |
| Balance in hand at 31 December | <u>101,243.13</u> | <u>96,439.87</u> |

## Statement of Assets and Liabilities of the CIO as at 31 December 2021

### Monetary Assets

|   |            |           |
|---|------------|-----------|
| Barclays Bank                                 | 101,243.13 | 25,524.64 |
| 1 Year Fixed Rate Bond - Hampshire Trust Bank |            | 70,915.23 |

### Non-Monetary Assets

Site of "the Hut" (freehold 670 sq metres) acquired on 6 August 1921 by the CIO's predecessor charity known as The Rylstone District War Memorial Hut (registered charity no.225902). The Hut itself was demolished in December 1999 but the land on which it stood in Cracoe, near Skipton, North Yorkshire was vested in the CIO by its predecessor charity.

The Butts, Cracoe (leasehold interest for 99 years with effect from 1 January 1997 at an annual rent of £50). This interest was also vested in the CIO by its predecessor charity, The Rylstone District War Memorial Hut (registered charity no.225902). The Village Hall built on the site has been insured in the sum of £1,487,033 in 2021 which includes external re-build costs such as car parking areas and walling as well as the Hall itself, plus demolition, a contingency, professional fees and VAT.

The CIO also held seven external benches insured for £3,411.00 with the Hall's internal contents being insured for £47,876.00.

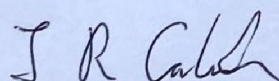
### Liabilities

The Trustees' agents hold £450 as a repayable deposit to the occupier of the flat.

The CIO has a number of ongoing arrangements with suppliers of services and products such as alarm services, floor maintenance services, and cleaning services.

The CIO has not given any guarantees nor does it have any debt outstanding which is secured by an express charge on any of its assets.

Signed: John R Carlisle  
Chairman of the CIO



Date: 14.3.2022