

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 25th 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 1st 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



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

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

<u>Summary</u>	2025	2024
	£	£
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	991.95	-877.07

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	111,274.22	110,282.27

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

Petty Cash	330.30	351.90
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Balances held as at 31 December

Barclays Bank (10500429)	31,451.50	34,964.07
Less uncleared payments		-871.00
Barclays Bank (10500429)	31,451.50	34,093.07
1 Yr Bond held with Cambridge & Counties Bank (Matures 07.04.26)	27,129.54	25,837.30
2 Yr Bond held with Cambridge & Counties Bank (Matures 25.07.26)	52,362.88	50,000.00

Balance in hand at 31 December 2025	111,274.22	110,282.27
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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

<u>Income</u>	<u>2025</u>	<u>2024</u>
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>

<u>Expenses</u>		
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>

Operating Surplus/Loss for the Year	<u>-2,663.17</u>	<u>-3,778.82</u>
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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	

Investment Interest for the Year	<u>3,655.12</u>	<u>2,901.75</u>
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Total Surplus	<u>991.95</u>	<u>-877.07</u>
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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

Handwritten signature of John R Carlisle in black ink.

Date: 10/3/2026

