

TRUSTEES' ANNUAL REPORT FOR THE PERIOD 01.10.20 to 30.09.21

BEDALE HALL CHARITABLE INCORPORATED ORGANISATION

Charity number 1171403

Reference and administration details.

Charity's address: Bedale Hall, North End, Bedale, North Yorkshire, DL8 1AA.

The trustees hold the property on a 999-year lease from Hambleton District Council, who retain the freehold.

Trustees holding office on 30.09.21:

Trustee name	Office	Appointing body
John Weighell		
Michael Barningham	chairman	Bedale Town Council
John Critchlow	treasurer	
Yvonne Rose		
Harry Lillystone		
John Noone	vice-chair	
Richard Corner		
Amanda Coates		Bedale Town Council
Carl Les		Aiskew Parish Council
Andrew Hallett		
Carol Gill		
Clive Pointon		
Neil Pocklington		

Professional advice is provided by:

Solicitor: Eccles Heddon & Co., South End, Bedale, N. Yorkshire.
Valuer: George F. White, South End, Bedale, N Yorks.

Structure, Governance and Management

Governing instrument: Lease and Constitution.

Management: The charity's affairs are managed by the Trustees. The Trustees are proposed by parish councils and voluntary organisations in the Bedale district and are elected at the Annual General Meeting for a three-year term. The Trustees meet typically six times a year.

The Bedale Hall Trust (Charity number 700687) converted to Bedale Hall Charitable Incorporated Organisation (working title – Bedale Hall) on 1st February 2017. The Charity Commission has since agreed to merge the two charities.

Objectives and Activities

The object of the CIO is to further or benefit the residents of the area defined by the boundary of Bedale and the surrounding areas, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of these objects but not otherwise, the trustees shall have power:

To establish or secure the establishment of a community centre and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such a centre for activities promoted by the charity in furtherance of the above objects.

Main activities in relation to these objects:

Public rooms, including the 18th century ballroom and meeting rooms, are available for community use or private hire. The charity runs and provides facilities for the Bedale Museum and the Bedale and District Tourist Information Centre. These are staffed and operated by volunteers.

The charity also provides facilities for the Bedale Youth Venue and for the Bedale Community Library, which are also run by volunteers.

The remainder of the building is let to tenants to provide an income for the maintenance of the building and its operation as a community facility.

Achievements and performance 01.10.20 to 30.09.21

Many of our offices are let to small businesses, so inevitably there are changes in tenancies as some require more space than we can offer or change their plans. This year, three offices have been vacated and four have been newly occupied, so that at the end of the year just one remained vacant. Other rooms continue to be occupied by the Bedale Museum, Tourist Information Centre, Town Council, Youth Venue and the Community Library. Use of the community facilities has gradually picked up through the summer as Covid restrictions have been eased.

This year the repainting of the windows on the south and east elevations has been completed and a further number of sash windows have been eased to allow them to be opened in hot weather. A major project has been the renewal of the majority of the electrical circuits and cut-offs, just a small amount of this work being carried over to the following year. Internally, the Management office has been redecorated and redesigned and two other offices have been refurbished prior to the arrival of new tenants. On the management side, a review of health and safety procedures has been carried out with the help of an external consultant.

Financial review

Leaving aside effects due to the scheduling of regular payments within our financial year, running costs were £5,000 down compared with the previous year. Receipts from lettings and rents fell by a similar amount, largely as a result of the effect of Covid restrictions on private hire for weddings and other functions. Nevertheless, the year ended with an operating surplus of £15,000, which was used to finance the £12,000 cost of the major works outlined above.

We are most grateful to have received £18,000 in government grants for the hospitality sector, which was largely responsible for an overall surplus of £21,000 for the year. This will be used for a major upgrade to the electricity supply.

At the end of the year, accumulated reserves stood at approximately £81,000 in unrestricted funds, of which a significant tranche will be needed for the electrical upgrade. It is the policy of the Trustees to maintain significant reserves to guard against emergency repairs to this historic grade 1 listed building or a sudden loss of income from tenants, most of whom are required to give only a few months' notice.

Annual Report prepared by J Critchlow (treasurer), December, 2021.



Charity Name Bedale Hall Charitable Incorporated Organisation	No (if any) 1171403
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Receipts and payments accounts

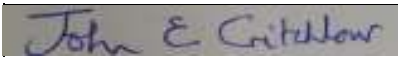
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For the period from	Period start date 01.10.20	To	Period end date 30.09.21
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted fund Museum to the nearest £	Restricted fund TIC to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Office rents and service charges	85,647	-	-	85,647	87,246
Casual lettings	6,870	-	-	6,870	12,130
Fund raising and donations	385	98	75	558	2,027
Interest on deposit accounts	11	-	61	72	278
Grants	18,669	250	-	18,919	30,250
Profits on sales	611	22	1,128	1,761	2,287
Refunds and insurance claims	-	-	-	-	-
Sundries	-	-	61	61	-
Sub total	112,193	370	1,325	113,888	134,218
A2 Asset and investment sales, etc.	-	-	-	-	-
Total receipts	112,193	370	1,325	113,888	134,218
A3 Payments					
Electricity, gas and water	25,153	602	215	25,970	22,832
Insurance and Rates	7,392	422	405	8,219	6,075
Caretaking and cleaning	14,334	-	-	14,334	16,253
Administration costs	19,495	791	349	20,635	24,937
Advertising, publicity and exhibitions	-	29	-	29	275
Training and conservation	-	-	-	-	-
Repairs and maintenance	9,581	-	-	9,581	13,994
Rents and room hire	-	1,657	-	1,657	663
Sundry expenditure	287	-	1,128	1,415	1,272
	-	-	-	-	-
Sub total	76,242	3,501	2,097	81,840	86,301
A4 Asset and investment purchases, etc.	12,424	-	723	13,147	22,777
Total payments	88,666	3,501	2,820	94,987	109,078
Net of receipts/(payments)	23,527	- 3,131	- 1,495	18,901	25,140
A5 Transfers between funds	- 2,300	2,300	-	-	-
A6 Cash funds last year end	60,536	15,382	24,324	100,242	75,102
Cash funds this year end	81,763	14,551	22,829	119,143	100,242

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted fund Museum to nearest £	Restricted fund TIC to nearest £
B1 Cash funds	Bank - current account	43,028	14,551	2,333
	Deposit account	38,705	-	20,446
	Cash	30	-	50
	Total cash funds	81,763	14,551	22,829
	(agree balances with receipts and payments account(s))			
		Unrestricted funds to nearest £	Restricted fund Museum to nearest £	Restricted fund TIC to nearest £
B2 Other monetary assets	Details			
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Cost (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Cost (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	Amount due (optional)
			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		John Edward Critchlow	30.11.21	

Independent Examiner's Report on the Accounts

Receipts and Payments Accounts

Report to the trustees/members of

Charity Name **BEDALE HALL CIO**

On accounts for the year ended

300921

Set out on pages

(remember to include the page numbers of additional sheets)

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the Act)) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 43(3)(a) of the Act);
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the Act); and
- state whether particular matters have come to my attention.

Basis of independent examiner's statement

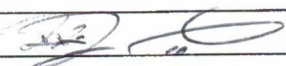
My examination was carried out in accordance with General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention (other than that disclosed overleaf *):

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 41 of the 1993 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act
 have not been met; or
 - (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.
- * Please delete the words in the brackets if they do not apply.

Signed



Date **24 Oct 2021**

Name

R.K. Dunn

Relevant professional qualification or
body (if any)

Chartered Accountant

Address

21 Hind Avenue, Bedale, DL8 2UE