

TRUSTEES' ANNUAL REPORT FOR THE PERIOD 01.10.21 to
30.09.22

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 30.09.22:

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

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, of whom two in each case are appointed by Bedale Town Council and Aiskew Parish Council. All trustees live 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 01.10.21 to 30.09.22

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, two tenants have changed offices and one new business has taken up a tenancy so that at the end of the year no offices were 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 continued to pick up as Covid-related hesitancy has waned.

This year the repainting of the windows on the north elevation has been completed and three offices have been redecorated. The audio-visual equipment in the ballroom has also been upgraded. A major project has been the renewal of the majority of the electrical circuits at a cost of £17,000. A thorough buildings condition survey carried out by Hambleton District Council revealed dangerous instability in the ceiling of the main entrance lobby, as a result of which the area has been isolated, which in turn has prevented access to the Museum, three tenants' offices and the Hall manager's office. A plan for remediation has been drawn up but work has not yet started. Theft of the lead from the roof has similarly required a plan for replacement as well as temporary remediation work.

Financial review

Leaving aside effects due to the scheduling of regular payments within our financial year, overall running costs were very similar to the previous year. However, within this total, the inability of N-Power to provide acceptable bills for electricity supply to the community rooms has masked increased costs in staff wages, insurance and repairs amounting to £8,000. Increased receipts for lettings more than made up for loss of rental income caused by damage from flash flooding and asbestos removal. This resulted in an increase of £5,000 in trading income, giving a surplus of £19,000 over running costs.

We are most grateful to have received £4,600 in Government grants for the hospitality sector and £6,200 from Hambleton District Council's Making a Difference fund. These grants, together with the above surplus enabled Trustees to finance the £17,000 cost of the electrical circuits upgrading as well as a total of £14,000 for other improvements.

At the end of the year, total income fell just £2,000 short of total expenditure, leaving accumulated reserves of nearly £80,000 in unrestricted funds. 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), January 2023.



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


For the period from	Period start date 01.10.21	To	Period end date 30.09.22
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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 £
A1 Receipts				
Office rents and service charges	81,965	-	-	81,965
Casual lettings	12,403	-	-	12,403
Fund raising and donations	929	348	87	1,364
Interest on deposit accounts	99		73	172
Grants	10,807			10,807
Profits on sales	3,513	36	1,811	5,360
Refunds and insurance claims	-	-		-
Sundries	-	-	-	-
Sub total	109,716	384	1,971	112,071
A2 Asset and investment sales, etc.	-	-	-	-
Total receipts	109,716	384	1,971	112,071
A3 Payments				
Electricity, gas and water	19,272	134	438	19,844
Insurance and Rates	8,135	333	505	8,973
Caretaking and cleaning	16,479		13	16,492
Administration costs	22,053	641	461	23,155
Advertising, publicity and exhibitions	150	200		350
Training and conservation				-
Repairs and maintenance	13,559			13,559
Rents and room hire		1,326		1,326
Sundry expenditure	220	53	767	1,040
	-	-	-	-
Sub total	79,868	2,687	2,184	84,739
A4 Asset and investment purchases, etc.	31,812		364	32,176
Total payments	111,680	2,687	2,548	116,915
Net of receipts/(payments)	- 1,964	- 2,303	- 577	- 4,844
A5 Transfers between funds			-	-
A6 Cash funds last year end	81,763	14,551	22,829	119,143
Cash funds this year end	79,799	12,248	22,252	114,299

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

Categories	Details	Unrestricted funds to nearest £	Restricted fund Museum to nearest £
B1 Cash funds	Bank - current account	40,995	12,248
	Deposit account	38,804	-
	Cash	-	-
	Total cash funds	79,799	12,248
	(agree balances with receipts and payments account(s))		
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted fund Museum to nearest £
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)
			-
			-
			-
			-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)
			-
			-
			-
			-
			-
			-
			-
			-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)
			-
			-
			-
			-

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name
		John Edward Critchlow

CC16a



Last year

to the nearest £

85,647
6,870
558
72
18,919
1,761
61
113,888

-

113,888

25,970
8,219
14,334
20,635
29
9,581
1,657
1,415
-
81,840

13,147

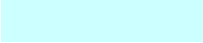
94,987

18,901
-
100,242
119,143



**Restricted
fund TIC
to nearest £**

1,683
20,519
50
22,252



**Restricted
fund TIC
to nearest £**

-
-
-
-
-
-

Cost (optional)

-
-
-
-
-

Cost (optional)

-
-
-
-
-
-
-
-
-

**Amount due
(optional)**

Date of
approval

24.01.23



Independent Examiner's Report on the Accounts

Section A

Independent Examiner's Report

Report to the trustees/members of

Charity Name

BEDALE HALL CIO

On accounts for the year ended

3 0 0 9 2 2

Charity no (if any)

1 1 7 1 4 0 3

Set out on pages

(remember to include the page numbers of additional sheets)

Respective responsibilities of trustees and examiner

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), as amended by s.28 of the Charities Act 2006) and that an independent examination is needed.

It is my responsibility to:

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

Basis of independent examiner's statement

My examination was carried out in accordance with General Directions given by the Charity Commission. 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 the course of my examination, no matter has come to my attention (other than that disclosed below*):

- (1) which gives me reasonable cause to believe that in, any material respect, the trustees have not met the requirements to ensure that:
 - proper accounting records are kept (in accordance with section 41 of the Act); and
 - accounts are prepared which agree with the accounting records and comply with the accounting requirements of the Act; 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

25 November 2022

Name

R.K. DUNN

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

HANDWRITING / ACC.

Address

21 HIRD AV BEDALE
DL8 2UE