

## TRUSTEES' ANNUAL REPORT FOR THE PERIOD 01.10.22 to 30.09.23

### 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 North Yorkshire Council, who retain the freehold.

Trustees holding office on 30.09.23:

Trustee name	Office	Appointing body
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 1<sup>st</sup> 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 18<sup>th</sup> 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 01.10.22 to 30.09.23

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, there have been no changes of tenancy, although one office has been passed from one existing tenant to another. 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. However, closure of the main entrance lobby due to instability of the ceiling plasterwork has prevented access to the Museum, four offices and the ground floor toilets. Remedial work is still at the planning stage. Private hire of the community facilities has consequentially been adversely affected, while the management office has had to take over part of the Conference Room facilities.

The stolen leadwork has been replaced and we now have a new roof over the Ballroom and main upstairs corridor. Electrical sub-meters have been installed to monitor separately consumption by Offices 21, 22, the Tourist Information Centre (TIC) and cellar and the TIC has a new gas-fired heating boiler. The rear corridor and stairway and the upstairs toilets have been redecorated and a carpet fitted on the stairs. An entrance barrier to the car park has been installed, covered by CCTV, in order to give priority to tenants in the early morning. On the management side, we have

updated our policies and fire risk assessment and six-monthly meetings with tenants have been instituted.

### Financial review

Income rose by £13,000 due to an increase in office rents and a repayment by the Youth Venue for installation of an external doorway, but day-to-day expenditure rose by £19,000, largely as a result of the receipt of 18 months of finally correct electricity bills. Nevertheless, income exceeded running costs by £13,000. However, £27,000 was spent on the physical upkeep of the Hall, of which the largest single item was the installation of the barrier to the car park, leading to an overall deficit of £14,000. At the end of the year, reserves stood at £65,000, not including £18,000 held in trust for the Youth Venue.

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 2024.



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 01.10.22	To	Period end date 30.09.23
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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 £
<b>A1 Receipts</b>					
Office rents and service charges	87,751	-	-	87,751	81,965
Casual lettings	13,198	-	-	13,198	12,403
Fund raising and donations	18,906	250	187	19,343	1,364
Interest on deposit accounts	1,145		434	1,579	172
Grants				-	10,807
Profits on sales	2,300		2,131	4,431	5,360
Refunds and insurance claims	6,291	-		6,291	
	-	-	-	-	-
<b>Sub total</b>	<b>129,591</b>	<b>250</b>	<b>2,752</b>	<b>132,593</b>	<b>112,071</b>
<b>A2 Asset and investment sales, etc.</b>	-	-	-	-	-
<b>Total receipts</b>	<b>129,591</b>	<b>250</b>	<b>2,752</b>	<b>132,593</b>	<b>112,071</b>
<b>A3 Payments</b>					
Electricity, gas and water	32,664	11	669	33,344	19,844
Insurance and Rates	9,945	389	507	10,841	8,973
Caretaking and cleaning	17,673		13	17,686	16,492
Administration costs	26,912	572	1,129	28,613	23,155
Advertising, publicity and exhibitions	50			50	350
Training and conservation				-	
Repairs and maintenance	10,624			10,624	13,559
Rents and room hire		442		442	1,326
Sundry expenditure	757	63	699	1,519	1,040
	-	-	-	-	-
<b>Sub total</b>	<b>98,625</b>	<b>1,477</b>	<b>3,017</b>	<b>103,119</b>	<b>84,739</b>
<b>A4 Asset and investment purchases, etc.</b>	27,510		164	27,674	32,176
<b>Total payments</b>	<b>126,135</b>	<b>1,477</b>	<b>3,181</b>	<b>130,793</b>	<b>116,915</b>
<b>Net of receipts/(payments)</b>	<b>3,456</b>	<b>- 1,227</b>	<b>- 429</b>	<b>1,800</b>	<b>- 4,844</b>
<b>A5 Transfers between funds</b>			-	-	-
<b>A6 Cash funds last year end</b>	<b>79,799</b>	<b>12,248</b>	<b>22,252</b>	<b>114,299</b>	<b>119,143</b>
<b>Cash funds this year end</b>	<b>83,255</b>	<b>11,021</b>	<b>21,823</b>	<b>116,099</b>	<b>114,299</b>

## 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 £
<b>B1 Cash funds</b>	Bank - current account	43,306	11,021	2,820
	Deposit account	39,949	-	18,953
	Cash	-	-	50
	<b>Total cash funds</b>		<b>83,255</b>	<b>11,021</b>
	(agree balances with receipts and payments account(s))			
		Unrestricted funds to nearest £	Restricted fund Museum to nearest £	Restricted fund TIC to nearest £
<b>B2 Other monetary assets</b>	Details	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	Details	Fund to which asset belongs	Cost (optional)	Cost (optional)
			-	-
			-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>	Details	Fund to which asset belongs	Cost (optional)	Cost (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>	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	



# Independent Examiner's Report on the Accounts

## Section A

## Independent Examiner's Report

Report to the trustees/members of

Charity Name

BEADALE HALL CIO

On accounts for the year ended

3 0 0 9 2 3

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

P. EARNELL

Date

22/11/23

Name

PAUL EARNELL

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

FELLOW OF INSTITUTE OF CERTIFIED BOOKKEEPERS

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