

TRUSTEES' ANNUAL REPORT FOR THE PERIOD 01.10.23 to 30.09.24

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 30.09.24:

Trustee name	Office	Appointing body
Michael Barningham	chairman	
John Critchlow	treasurer	
Yvonne Rose		
Judith Asquith		
John Noone	vice-chair	
David Ingram		
John Howe		Bedale Town Council
Carl Les		Aiskew Parish Council
Nicola Ramsay		
Carol Gill		
Clive Pointon		
David Oakes		

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 01.10.23 to 30.09.24

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, one tenant has left and another has moved into vacant offices. At the end of the year two 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, the continued 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. Preparations for remedial work have now started in the form of scaffolding to support the ceiling. Private hire of the community facilities has consequentially been adversely affected, while the management office continues to occupy part of the Conference Room facilities.

New flooring has been fitted in one office and the Youth Venue following flooding. Both the back stairs have been redecorated and an external elevation has been repainted. An automatic external access door has been fitted, grant-funded by the Rector and Four and Twenty town charity. 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 £10,000 due to hire of a room for customer service by Barclays Bank, but day-to-day expenditure also rose by £10,000, largely as a result of increased gas and electricity charges. Nevertheless, income exceeded running costs by £12,000. However, £20,000 was spent on the physical upkeep of the Hall, of which the largest single items were external painting and internal redecoration. At the end of the year, reserves stood at £59,000, not including £13,500 held in trust for the Youth Venue. (The above figures have been rounded to the nearest £500).

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 2025.



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 01.10.23	To	Period end date 30.09.24
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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	83,318	-	-	83,318	87,751
Casual lettings	28,711	-	-	28,711	13,198
Fund raising and donations			71	71	19,343
Interest on deposit accounts	1,904		647	2,551	1,579
Grants	7,207			7,207	
Profits on sales	1,337		1,936	3,273	4,431
Refunds and insurance claims	939	-		939	6,291
	-	-	-	-	-
Sub total	123,416	0.00	2,654	126,070	132,593
A2 Asset and investment sales, etc.	-	-	-	-	-
Total receipts	123,416	0.00	2,654	126,070	132,593
A3 Payments					
Electricity, gas and water	50,836		439	51,275	33,344
Insurance and Rates	2,414	379	499	3,292	10,841
Caretaking and cleaning	18,691			18,691	17,686
Administration costs	24,849	906	200	25,955	28,613
Advertising, publicity and exhibitions		23		23	50
Training and conservation				-	
Repairs and maintenance	11,132			11,132	10,624
Rents and room hire				-	442
Sundry expenditure	5,720	61	757	6,538	1,519
	-	-	-	-	-
Sub total	113,642	1,369	1,895	116,906	103,119
A4 Asset and investment purchases, etc.	20,494	0.00	454	20,948	27,674
Total payments	134,136	1,369	2,349	137,854	130,793
Net of receipts/(payments)	- 10,720	- 1,369	305	- 11,784	1,800
A5 Transfers between funds			-	-	-
A6 Cash funds last year end	83,255	11,021	21,823	116,099	114,299
Cash funds this year end	72,535	9,652	22,128	104,315	116,099

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	30,682	9,646	2,478
	Deposit account	41,853	-	19,600
	Cash	-	6	50
	Total cash funds	72,535	9,652	22,128
	(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 E Critchlow	John Edward Critchlow	26.11.24	

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

3 0 0 9 2 4

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

P. Lell

Date

23 / 11 / 2024

Name

PAUL CARNELL

Relevant professional qualification or
body (if any)

FELLOW, INSTITUTE OF CERTIFIED ACCOUNTANTS

Address

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BEDALE
N. YORKS
DL8 1UJ**