

TRUSTEES' ANNUAL REPORT FOR THE PERIOD 01.10.24 to 30.09.25

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
Richard Clare		
Carol-Anne Gill		
Clive Pointon		

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 01.10.24 to 30.09.25

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 left and two have moved into vacant offices. The Museum has taken over the one vacant office rent-free on a temporary basis while its other office space is inaccessible. Other rooms continue to be occupied by the Bedale Museum, Tourist Information Centre, Town Council, Youth Venue and the Community Library. The continued closure of the main entrance lobby due to instability of the ceiling plasterwork has continued to prevent access to four offices but temporary boarding has now provided safe passageways to both the Museum and the main toilets. Scaffolding continues to support the ceiling but work is currently on hold pending decisions on funding. Private hire of the community facilities has consequentially been adversely affected, while the management office continues to occupy part of the Conference Room facilities.

With the provision of access, a new group of volunteers has been formed to manage the Museum. A major expenditure has been the replacement of the gas-fired heaters in the Community Library, with balanced flues replacing chimney emissions. A five-yearly electrical condition report has been undertaken and followed up. Following internal redecoration, the wooden floor of the passage leading to the lift has been re-

stained. Externally, the CCTV system has been extended and the old car park barrier better secured, following an accident to a passing car. On the management side, we have updated our policies and fire risk assessment and six-monthly meetings with tenants have continued.

Financial review

Income generated by the Hall remained constant at £22,000. Expenditure on electricity was halved compared with the previous year, which included payments in arrears, but North Yorkshire Council reclaimed two previous yearly payments for buildings insurance and there was extra expenditure on repairs and maintenance. Overall, the Hall recorded a trading surplus of £4,000 but spent a further £12,000 on major projects. The Tourist Information Centre balanced its budget and the Museum recorded a net deficit of £3,500. At the end of the year, cash funds available to the Hall stood at £55,000, while the Tourist Information Centre and the Museum held cash funds of £22,000 and £8,500, respectively. These figures have all 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), December 2025.



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

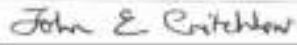
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For the period from	Period start date 01.10.24	To	Period end date 30.09.25
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Section A Receipts and payments

	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	80,534	-	-	80,534	83,318
Casual lettings	27,766	-	-	27,766	28,711
Fund raising and donations	948		478	1,426	71
Interest on deposit accounts	1,987		446	2,433	2,551
Grants	7,745			7,745	7,207
Profits on sales	3,971		3,175	7,146	3,273
Refunds and insurance claims	810	-		810	939
	-	-	-	-	-
Sub total	123,761	-	4,099	127,860	126,070
A2 Asset and investment sales, etc.	-	-	-	-	-
Total receipts	123,761	-	4,099	127,860	126,070
A3 Payments					
Electricity, gas and water	34,180		1,083	35,263	51,275
Insurance and Rates	16,311	549	509	17,369	3,292
Caretaking and cleaning	19,216			19,216	18,691
Administration costs	25,689	567	589	26,845	25,955
Advertising, publicity and exhibitions	25		788	813	23
Training and conservation	2,315			2,315	
Repairs and maintenance	17,703		312	18,015	11,132
Rents and room hire				-	
Sundry expenditure	2,589		798	3,387	6,538
	-	-	-	-	-
Sub total	118,028	1,116	4,079	123,223	116,906
A4 Asset and investment purchases, etc.	11,821			11,821	20,948
Total payments	129,849	1,116	4,079	135,044	137,854
Net of receipts/(payments)	- 6,088	- 1,116	20	- 7,184	- 11,784
A5 Transfers between funds			-	-	-
A6 Cash funds last year end	72,535	9,651	22,128	104,314	116,099
Cash funds this year end	66,447	8,535	22,148	97,130	104,315

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	22,607	8,529	2,103
	Deposit account	43,840	-	20,000
	Cash	-	6	45
	Total cash funds	66,447	8,535	22,148
	(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	01.12.25	



Independent Examiner's Report on the Accounts

Section A

Independent Examiner's Report

Report to the trustees/members of

Charity Name

BEDALE HALL C.I.O.

On accounts for the year ended

300925

Charity no (if any)

1171403

Set out on pages

1 & 2.

(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. CH

Date

22/11/2025

Name

PAUL CARMELL

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

FELLOW OF CERTIFIED BOOKKEEPERS

Address

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BEDALE

N. YORKSHIRE

DL8 1US