

Trustees' Annual Report for the period

From		Period start date			To		Period end date		
		Day	Month	Year			Day	Month	Year
		01	09	2023			31	08	2024

Section A

Reference and administration details

Charity name

BRANDON COMMUNITY ASSOCIATION DURHAM

Other names charity is known by

Registered charity number (if any) 1172140

Charity's principal address

BRANDON LANE

BRANDON

DURHAM

Postcode

DH7 8PS

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr T Sharples	Chairman		
2	Mr M Hartley	Treasurer		
3	Mrs A Ferguson	Secretary		
4	Mr C Dye			
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

--

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	Appointed by a resolution passed at a properly convened meeting of the charity trustees.

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Statement on Governance and Administration:

Brandon Community Hall is managed by a board of trustees who meet regularly to oversee operations and ensure the charity's objectives are being met. All necessary policies and procedures are in place and are reviewed annually, including safeguarding, health and safety, data protection, and financial controls.

New trustees receive a full induction, which includes an overview of the charity's activities, governance documents, and key policies. Ongoing training opportunities are provided to ensure trustees remain informed of best practices and regulatory responsibilities.

The charity operates independently but works closely with local community groups, users of the hall, and statutory bodies to support community development and engagement.

There are no related party transactions. Any potential conflicts of interest are managed in accordance with the charity's conflict of interest policy.

Trustees regularly review potential risks facing the charity. A risk register is maintained and reviewed annually to ensure appropriate systems and procedures are in place to mitigate major risks, including financial, operational, and reputational risks.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

To further or benefit the residents of Brandon and the surrounding area, 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.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The Association manages a Community Hall used for the purpose of providing a venue for individuals/organisations to hold their particular events and charged by the hour.

It is home to the Brandon Table Tennis Club, the 5th Durham Scout Group as well as hiring rooms to Slimming World, Food Bank, Yoga Classes, Tai-Chi Classes, Quilting Groups, Dancing Groups, Pain Support Group, French Classes, and a Games Group. The total number of Hall users per week is 452, plus private parties. The Charity also operates football coaching sessions for young people in the Brandon Area.

The facility is open to individuals and organisations connected with the local and wider community and is hired for social and community activities.

We confirm the trustees have had regard to the Charity Commission’s guidance on public benefit.

Additional details of objectives and activities (Optional information)

Brandon Community Hall actively seeks and applies for grant funding to support the improvement and sustainability of the hall and its services. We have received valuable support from organisations including County Durham Community Foundation, Believe Housing, the local Area Action Partnership Neighbourhood Budget, Brandon Parish Council and Durham County Council. All grant applications are overseen by the trustees and align with the charity's objectives and community needs.

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

Background

The Charity was established in 2017 to take over the operation of Brandon Community Hall (otherwise known as Brandon Colliery Miners' Welfare Hall) from the existing operating charity: Brandon Community Association Hall (Reg No 1075364) ("BCAH").

The plan to effect this handover has been developed in agreement with Durham County Council who are the Custodian and Management Trustee of Brandon Community Hall. The purpose of the transition is to use a more modern form of charitable legal entity, a Charitable Incorporated Organisation (CIO).

The handover is now complete and the Charity (BCAD) fully operates the community hall. The charity BCAH is now dormant and will be retained until the lease arrangements for the new charity BCAD have been completed. This matter continues to be in the hands of Durham County Council.

Activities

This hand-over of the day to day operation of the community hall from BCAH to BCAD was completed in 2019.

The community hall has been successfully operated over the year, with income from hall users returning to pre-COVID levels.

Reserves

Retained unrestricted funds surpluses for the year have increased primarily due to increased income from hall bookings and reduced energy costs.

Restricted (grant) funds held have risen due to the award of grants to be released during the following financial year.

Brandon Community Association Durham – Update June 2025

Over the past two years, the Association has undertaken a number of significant improvements to enhance the quality, safety, and energy efficiency of Brandon Community Hall.

As part of our ongoing commitment to sustainability and cost-efficiency, new windows have been installed in both the large and small halls. This upgrade has already had a positive impact, notably reducing heating costs and improving overall comfort for hall users.

More recently, we were delighted to receive a Resilience Grant from Durham County Council. This valuable funding has enabled us to carry out essential repair and improvement works, including:

- Roof repairs
- Installation of new emergency exit doors
- Replacement of floor coverings throughout all corridors and passage areas
- Upgrades to external lighting
- Repairs to external drainage systems
- Replacement of aging cast iron guttering, along with new fascias

and soffits

- Internal redecoration of the main hall and front entrance passage
- Installation of a 4 metre screen, projector, and sound system
- Replacement of stage curtains

These enhancements have significantly improved the functionality, safety, and appearance of the facility, ensuring it remains a welcoming and accessible space for all members of the community.

We remain committed to the continued development and maintenance of the Welfare Hall and are grateful for the support received from local authorities, volunteers, and our community partners.

Section E Financial review

Brief statement of the charity's policy on reserves

The Association aims to keep sufficient reserves to meet the average running costs of the Hall for a minimum of three months.

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

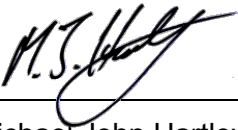

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Michael John Hartley	Tom Sharples
Position (eg Secretary, Chair, etc)	Treasurer	Chairman
Date	16 th June 2025	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Brandon Community Association Durham

1172140

Receipts and payments accounts

CC16a

For the period
from

01/09/2023

To

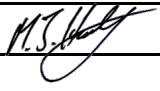

31/08/2024

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Hall Hire Income	36,726	-	-	36,726	31,020
Grant Income Durham County Council	-	10,000	-	10,000	-
Grant Income Community Fund	-	3,722	-	3,722	5,000
Grant Income Believe Housing	-	10,000	-	10,000	319
Grant income Warm Spaces	-	-	-	-	1,000
Grant Income Parish Council	-	350	-	350	857
Other Grant Income	-	-	-	-	2,974
Misc Income	323	-	-	323	90
Sub total (Gross income for AR)	37,049	24,072	-	61,121	41,260
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	37,049	24,072	-	61,121	41,260
A3 Payments					
Staff Costs	8,878	-	-	8,878	7,948
Utilities	11,313	-	-	11,313	20,070
Overheads	1,687	-	-	1,687	2,813
Repairs & Maintenance	5,046	-	-	5,046	2,270
Activities	-	7,528	-	7,528	3,906
Building Improvements	-	12,026	-	12,026	14,292
Other Misc Costs	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	26,924	19,554	-	46,478	51,299
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	26,924	19,554	-	46,478	51,299
Net of receipts/(payments)	10,125	4,518	-	14,643	- 10,039
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	23,215	16,603	-	39,818	49,857
Cash funds this year end	33,340	21,121	-	54,461	39,818

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Current Account	33,200	21,261	-
		-	-	-
		-	-	-
	Total cash funds	33,340	21,121	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	Deposits Held	Commercial Income	100	Q1 2025
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval
		M Hartley - Treasurer	16/06/2025
		T Sharples - Chair	16/06/2025



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

Brandon Community Association Durham CIO

On accounts for the year
ended

31st August 2024

Charity no
(if any)

1172140

Set out on pages

1 to 9

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/8/2024.

Responsibilities and
basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:

Date: 27th June 2025

Name:

Michael Barnes

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

Member of the Institute of Chartered Accountants in England and Wales

Address:

2 Bonavista Drive

Sunderland

Tyne & Wear, SR4 9AP

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.