

**CHOPWELL REGENERATION CIO**  
(A CHARITABLE INCORPORATED ORGANISATION)

**REPORT AND ACCOUNTS**  
**For the year ending 31 May 2023**

**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

As the Board of Trustees, we present our report and financial statements for the year to 31 May 2023.

**REFERENCE AND ADMINISTRATIVE DETAILS**

<b>Registered Charity Number</b>	1183436
<b>Registered Office</b>	The Bank, 19-21 Derwent Street, Chopwell, Newcastle upon Tyne NE17 7HU
<b>Independent Examiner</b>	Mr Pete O'Hara FCA, Flat 3, 1 Tankerville Terrace, Jesmond, Newcastle upon Tyne NE2 3AH

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing Documents**

Chopwell Regeneration CIO was established as a Charitable Incorporated Organisation (CIO) on 15 May 2019. As a CIO it is governed by its constitution and Articles of Association.

**Structure and Governance/ Board of Trustees**

The charity currently has a board of eight non-executive Trustees.

The Trustees of Chopwell Regeneration CIO during the year and to the date of signing this report were as follows:

Jodie Barwick-Bell	
Kyle Ashton-McKirdy	- Appointed 9 December 2022; Resigned 31 July 2023
Mark Bell	
P.I. Benton	- Resigned 9 December 2022
Rev'd Tom Brazier	
John Coburn	
Rachel Couch	- Resigned 30 April 2023
Laura Ferrie	- Appointed 9 December 2022
Dr Marie Imlach	
Christina Lattimer	- Appointed 9 December 2022
Jacqueline Quincey	

**Recruitment and Appointment of Board of Trustees**

In selecting individuals for appointment, the Trustees aim to ensure that the Board has the skills, knowledge and experience needed for the effective administration of the charity and is as diverse as possible.

Trustees are elected to the Board based on discussions and recommendations offered by Trustees and outside advisors to the organisation, as well as through a range of advertising channels.

**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

**STRUCTURE, GOVERNANCE AND MANAGEMENT (CONTINUED)**

**Trustee Induction and Training**

Trustees are provided with a range of resources to support their understanding of Chopwell Regeneration's activities and outlining Trustee duties and responsibilities.

**Management**

Day-to-day operation of the charity is delegated to the senior management team.

**Structure**

We continue to be a grassroots community charity and our achievements come from hundreds of people in our village working together because we want to bring about change for the better in Chopwell, a place where we are proud to live.

All our Trustees live and / or work in Chopwell and strong community engagement is our most fundamental principle which underpins, and is embedded in, everything we do.

We are a membership organisation with over 190 members.

**OBJECTIVES AND ACTIVITIES**

**Charitable Purpose, Aims & Objectives**

Chopwell Regeneration Group is a community-led organisation.

We are regenerating Chopwell by creating employment & skills-learning opportunities, improving the environment, planning to improve housing, improving health & well-being, improving education & training, facilitating intergenerational communication, increasing visitors, stimulating growth & improving the look & feel of our village. Given the significant deprivation in our community we also aim to alleviate immediate need arising from financial hardship, including, in particular, food poverty.

All activity is driven by consultation.

The principal objects of the charity are:

1) the promotion for the benefit of the public of urban or rural regeneration in areas of social and economic deprivation (and in particular in Chopwell and surrounding area), by all or any of the following means:

**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

**OBJECTIVES AND ACTIVITIES (CONTINUED)**

**Charitable Purpose, Aims & Objectives (Cont.)**

- (a) the relief of unemployment;
- (b) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (c) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help: (i) in setting up their own business, or (ii) to existing businesses;
- (d) the provision of housing for those who are in conditions of need and the improvement of housing in the public sector or in charitable ownership provided that such power shall not extend to relieving any local authorities or other bodies of a statutory duty to provide or improve housing;
- (e) the maintenance, improvement or provision of public amenities;
- (f) the preservation of buildings or sites of historic or architectural importance;
- (g) the provision of recreational facilities for the public at large or those who by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances, have need of such facilities;
- (h) such other means as may from time to time be determined subject to the prior written consent of the Charity Commissioners for England and Wales

2) to develop the capacity and skills of the members of the socially and economically socially disadvantaged community of Chopwell and the surrounding area in such a way that they are better able to identify, and help meet, their needs and to participate more fully in society.

3) To further or benefit the residents of Chopwell and the neighbourhood, 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.

4) The prevention of financial hardship by providing or assisting in the provision of education, training, healthcare projects and all the necessary support designed to enable individuals to generate a sustainable income and be self-sufficient.

5) The relief of financial hardship among people living or working in Chopwell and surrounding areas by providing such persons with goods and services which they could not otherwise afford through lack of means.

6) To promote sustainable development for the benefit of the public by: (a) the preservation, conservation and the protection of the environment and the prudent use of resources; (b) the relief of poverty and the improvement of the conditions of life in socially and economically disadvantaged communities; (c) the promotion of sustainable means of achieving economic growth and regeneration.

**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

**OBJECTIVES AND ACTIVITIES (CONTINUED)**

**Charitable Purpose, Aims & Objectives (Cont.)**

7) To advance the education of the public in subjects relating to sustainable development and the protection, enhancement and rehabilitation of the environment and to promote study and research in such subjects provided that the useful results of such study are disseminated to the public at large. Sustainable development means "development which meets the needs of the present without compromising the ability of future generations to meet their own needs."

8) To promote social inclusion for the public benefit by preventing people from becoming socially excluded, relieving the needs of those people who are socially excluded and assisting them to integrate into society. For the purpose of this clause 'socially excluded' means being excluded from society, or parts of society, as a result of one or more of the following factors: unemployment; financial hardship; youth or old age; ill health (physical or mental); substance abuse or dependency including alcohol and drugs; discrimination on the grounds of sex, race, disability, ethnic origin, religion, belief, creed, sexual orientation or gender re-assignment; poor educational or skills attainment; relationship and family breakdown; poor housing (that is housing that does not meet basic habitable standards; crime (either as a victim of crime or as an offender rehabilitating into society).

**Public Benefit**

The Trustees understand and have discussed the implications of the provisions of the Charities Act 2006, which requires all charities to be able to demonstrate that they are established for public benefit and have had due regard to the public benefit guidance issued by the Charity Commission.

The Trustees believe that the charity meets both of the key principles.

**Principle 1 - There must be an identifiable benefit, or benefits**

The benefits from our work are enshrined in our objectives to regenerate Chopwell in Gateshead:

- Creating employment and training opportunities;
- Improving education and skills learning opportunities;
- Improving local environment;
- Improving health and well-being;
- Stimulating growth;
- Reducing social isolation in our rural community;
- Facilitating inter-generational communication;
- Bringing empty buildings back into use;
- Addressing the shortage of family housing; and
- Improving the lives and life chances of local people.

**Principle 2 - Benefit must be to the public, or a section of the public**

Each element of our work is able to provide benefit to the public in general.

**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

**OBJECTIVES AND ACTIVITIES (CONTINUED)**

**Reserves Policy**

The Trustees have reviewed the charity's needs for reserves in line with the guidance issued by the Charity Commission.

The Trustees aim to firstly hold a level of unrestricted Reserves which enables the charity to have sufficient financial resources to meet various liabilities which would crystallise if Chopwell Regeneration' funding were to be withdrawn and/or it were unable to continue operating.

At present, the Trustees estimate that the Unrestricted Reserves required for such purposes amount to approximately £60,000.

If possible, the Trustees then aspire to retain an additional allowance of £5,000 to £10,000 to enable the charity to respond flexibly to issues or appropriate initiatives which might be identified outside of its annual budgeting process.

The required level of Reserves is therefore in the range of £65,000 to £70,000.

Chopwell Regeneration currently has total Unrestricted Reserves of £160,051 at 31 May 2023.

From this total, the Trustees have agreed to designate 2 sums:

- £15,000 for CRG to open a new charity, upcycling and repair shop where you can buy and donate pre-loved things; fix, recycle and upcycle clothes and household products; and volunteer, learn new skills, get qualifications and work experience.
- £20,000 for Brightening Chopwell - to get gardeners, designers and artists to work with our community to make the streets brighter, cheerful and brilliant. Local people, young and old, will decide what should be done and where. This could include new community gardens; wildflower meadows and /or sculptures that link to Chopwell's past and wildlife.

Free Reserves, defined as Unrestricted Funds minus these Designated Funds (£35,000) minus the value of Tangible Fixed Assets (£32,035) are £93,016, thereby providing a degree of additional contingency.

The Trustees regularly review specific liabilities at each Board meeting. The Reserves Policy is revisited by the Board annually in the light of progress against budget and is updated at the time of drafting the annual accounts.

**Investment Policy**

The charity has the power under the Memorandum and Articles of Association to make any investment which the Trustees see fit.

**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

**OBJECTIVES AND ACTIVITIES (CONTINUED)**

**Risk Management**

The Trustees of the charity regularly review the major governance, operational and financial risks which the charity faces as part of its annual business planning process and confirm that systems have been established to mitigate these risks.

Chopwell Regeneration has a risk management strategy in place that comprises:

- an annual review of the strategic risks the charity may face via the business plan
- the establishment of systems and procedures to mitigate identified risks
- the implementation of procedures designed to minimise any potential impact on the charity should those risks materialise.

The Trustees are satisfied that appropriate financial systems and controls are in place, together with appropriate employment policies and practices and building-related processes and procedures.

The Trustees consider the key risk facing the charity at this time and the mitigating actions taken to be as follows:

- the financial risks arising if the organisation is unable to attract sufficient funding to supplement the modest earned income the charity is able to generate – to that end the charity maintains strong working relationships with key funders and has a pipeline of applications for multi-year funding bids

The Trustees also manage the general financial risks by ensuring that:

- prudent budgets are set for each financial year
- the charity maintains a low cost-base

**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

**ACHIEVEMENTS AND PERFORMANCE**

**Summary of the Charity's Main Achievements During the Year**

The Trustees are proud of our achievements this year:

**The Bank**

This has been our first complete financial year of operating The Bank, our welfare and enterprise centre in a historic building on Chopwell's main street.

**Cafe and Community Market**

The cafe and community market attract people from a variety of backgrounds across the community because of the warmth of the welcome at the cafe, the excellent food served by our chef, front of house and volunteer team as well as our sustainable approach to sourcing food.

The majority of our supplies for the pay what you feel café and community market come from surplus food sources including FareShare and local supermarkets.

The cost-of-living crisis has resulted in an increased demand for our pay what you feel food and meal options. Every week people come into The Bank saying they don't have any money for food or haven't eaten for a day or two. We introduced a 'pay-it-forward scheme' where people can pay for a meal or hot drink for someone else. This has become extremely popular and we have seen a 700% increase in take-up between April 2023 and July 2023. We are very grateful to our café customers who generously pay for meals and drinks which are always quickly claimed by those who need them.

We offer free meals for children at The Bank during school holidays too.

Events in the café such as our pre-loved school uniform markets have also been helpful to local families on low incomes.

**Activities**

Our programme of creative workshops and groups which bring people together to develop skills has continued to grow:

- Gateshead Council have provided well attended 10-week creative courses including fused glass and other crafts.
- We have supported local residents to set up and run their own craft groups including a weekly evening craft group for isolated working people, and a weekly 'Tailoring for the Terrified' group which has encouraged both men and women to learn new skills in sewing and re-use of clothing.
- We have run a series of cookery classes including 'Cooking on a Budget', Indian cuisine, foraging and a chutney workshop using produce grown in Chopwell.
- We have focussed on activities which improve people's wellbeing and this has included a workshop on tackling loneliness run by The Red Cross and a menopause café led by the NHS social prescribing team.
- Men's Pie Club supported us to develop our own weekly Men's Pie Club group which meets on Saturday afternoons and is very well attended.



**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

**ACHIEVEMENTS AND PERFORMANCE (CONTINUED)**

**Summary of the Charity's Main Achievements During the Year (Cont.)**

Many participants in our activities are introduced through referrals from social prescribing link workers. Participants tell us that they have made friendships, learned new skills, improved their confidence and formed support networks through participating in activities at The Bank. The groups have been described as a 'lifeline' for people who were previously feeling isolated and lonely.

**Volunteering & Training**

Our award-winning volunteering programme continues to grow and many volunteers have achieved a great deal with our support. During the year we have had 142 volunteers, which is 4% of our community. Volunteers who tell us how much they value volunteering for many reasons including being around people, helping to make a difference and 'finding a purpose again'. We have also hosted a further 4 x 8- week work experience placements for people who have been referred by the job centre because they have been out of work for a long time.

We have supported several volunteers to obtain food hygiene qualifications and have provided training in barista skills.

We have worked with Gateshead Council Multiply team to provide maths support for 2 volunteers to improve their skills with a view to progressing towards achieving a functional skills qualification.

We have begun our apprenticeship programme starting with an Apprentice Chef. This will make a significance difference to people who will gain qualifications and be able to more easily move into permanent employment.

**Children and Young People**

Our Code & Create computer coding club introducing 7-11 year olds to new STEM skills & experiences and opportunities for the future has continued to be popular and children and young people have completed some impressive projects together including music and video games.

We have also run a 6-week Masterchef cookery course for teenagers in partnership with Active Futures CIC.

We have also provided workshops for children and young people in school holidays including first aid skills, cookery, Dj-ing & music activities.

**Events**

We have run a very popular monthly Jukebox Bingo event on Friday nights which have enhanced opportunities for social life in the village.

Bankfest was a one-off event bringing together local artists and musicians.

**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

**ACHIEVEMENTS AND PERFORMANCE (CONTINUED)**

**Summary of the Charity's Main Achievements During the Year (Cont.)**

**Other Projects**

Although The Bank has continued to be our primary focus, it is not the only project we have worked on this year:

- The volunteers at Chopwell Community Allotment have made further improvements at the allotment which is kindly leased to us for free by Chopwell Officials Club;
- We made further progress in our role as co-founding members of the Chopwell and Blackhall Mill partnership working towards long term change for our two neighbouring villages, including our information sharing events for all the not-for-profit groups across our villages;
- We have enhanced our website and included more video stories to encourage volunteering;
- We continued to produce Chopwell Regeneration Group's quarterly newsletter, hand-delivered by volunteers to every household and business ensuring all c3,600 residents are kept informed of our activities and future events;
- We now have over 2,300 members of our very active Facebook page, gathering feedback and ideas as well as using this as one forum for consultation with local people;
- We have continued to hold regular public meetings where anyone who wants to can share their thoughts and ideas for our village.

**Staff**

This year we have expanded our staff team with the recruitment of a part-time Executive Director and our first apprentice. 6 of our 7 staff members live in the local community.

**Volunteers**

We are also overwhelmed with the volunteering support we have had from within our community with 142 volunteers taking part in various activities throughout the year. This is 4% of the people in our community who now volunteer with us.

**Support Received**

We are hugely grateful to the grant funders and organisations who have supported us this year including:

- |                                      |  |
|--------------------------------------|--|
| • Gateshead Council                  | • National Lottery Awards for All                          |
| • Virgin Money Foundation            | • Co-op Community Fund                                     |
| • Tudor Trust                        | • Tesco Community Fund                                     |
| • National Lottery Community Fund    | • Warburtons Foundation                                    |
| • Tyne and Wear Community Foundation | • People's Postcode Lottery                                |
| • Rothley Trust                      | • Anton Jurgens Charitable Trust                           |
| • Ballinger Charitable Trust         | • Bernicia Foundation                                      |
| • Garfield Weston Foundation         | • North East Business in the Community – Innovate for Good |
| • The Fore                           | • Connected Voice  |
| • Trusthouse Foundation              | • Chopwell Official's Club                                 |
| • Tony Platten Fund                  | • Chopwell Masons, Derwent Lodge                           |

We are also very grateful to the hundreds of local people in our community who have donated and got involved in our fundraising activities.

**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

**ACHIEVEMENTS AND PERFORMANCE (CONTINUED)**

**Summary of the Charity's Main Achievements During the Year (Cont.)**

**Recognition**

We are proud to have received external recognition and awards this year:

- We were awarded the prestigious Janette Kirton-Darling Memorial Prize for “outstanding leadership, creativity and impact in developing effective means to #ShiftThePower to people whose voices are rarely heard in society”.
- We won the national ‘Rural Vision – Volunteering’ award at the Rural Community Business awards run by the Plunkett Foundation;
- Our 17-year-old volunteer Emily Thompson won the national ‘Young Person Award’ at the same Rural Business Community awards and was awarded her prize at a ceremony in London.
- Liz Twist MP presented The Bank with an Angel Award for services to the community as well as presenting an Angel Award to one of our Trustees, Jacky Quincey.
- CRG was highly commended for a technology award for our Code & Create young people's programme.
- Our volunteer Mark Reid was shortlisted for Gateshead volunteer of the year.
- We were highly commended at the North East Charity Awards 2022 in the category Uniquely North East Charity of the Year.

**Financial Review**

Our income has continued to be predominantly generated from grants, donations and fundraising. This year we were honoured to receive an unexpected legacy from a late resident who kept up to date with our progress through our newsletter. Our trading income from the café has increased, as has our rental income from renting out the office spaces upstairs at The Bank. We also have begun some outside catering which is a new source of income. The Trustees are pleased with the level of income generated, which has steadily increased over the course of the year. We had a lull in rental income when some tenants moved out midway through the year, however new tenants have been found for these rooms post-year end. We anticipate this income should grow year on year.

All expenditure incurred meets our objectives.

The outturn for the year is an unrestricted surplus of £133,634, leaving Unrestricted Funds at 31 May 2023 of £160,051.

**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

**FUTURE PLANS**

Now that The Bank is established, as well as continuing to deliver existing services, the Trustees and staff also plan to focus on:

- Opening a charity and fix-it up shop - a place to fix, upcycle and recycle household products (from electricals to furniture to clothes), to donate and buy things and to learn repair skills, get qualifications and work experience.
- Beginning a new design project employing gardeners, designers and artists to work with residents to make the streets brighter, cheerful and brilliant. Residents young and old will decide where it happens, what the work would be - and they'll work together to make it happen across the whole of Chopwell.
- Installing solar panels at the bank to further reduce our environmental impact and reduce costs.
- Expanding our apprenticeship programme to 4 apprenticeships. Providing apprenticeships is a core part of our business plan to make a significant difference to people's lives, both helping young people in Chopwell find a career, and helping long term unemployed people into permanent employment. Having the additional resource will free up our staff team to organise new projects and work with a wider group of people.
- Establishing new programmes and initiatives including money management, and adult literacy
- Completing CRG's transition from a charity run by volunteers to a professionally run charity where the trustees are no longer involved in day-to-day operations.
- Continuing with the development of the Chopwell and Blackhall Mill partnership and delivery of its 5-year strategic plan.

Many of these activities are dependent on fundraising which will continue to be a very important responsibility of the Board of CRG.

**CHOPWELL REGENERATION CIO  
(A CHARITABLE INCORPORATED ORGANISATION)  
YEAR ENDED 31 MAY 2023  
TRUSTEES' REPORT**

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for managing the business of the charity and may exercise all the powers of the charity unless restricted by the Charities Act or the constitution of the charity.

The Trustees are responsible for the preparation of the financial statements for each financial year which show a true and fair view of the state of affairs of the charity as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year.

In preparation of the financial statements the Trustees should follow best practice and:

1. Select suitable accounting policies and apply them.
2. Make judgements and exercises that are reasonable and prudent.
3. Prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue on that basis.

The Trustees are responsible for maintaining proper accounting records, which disclose with reasonable accuracy at any time the financial position of the charity.

The Trustees are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

**DECLARATIONS**

This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (issued in March 2005 by the Charities Commission England and Wales).

This report was approved by the Board of Trustees on 12 November 2023 and signed on its behalf by:



**Jodie Barwick-Bell**  
Trustee/Treasurer  
Chopwell Regeneration CIO

## **INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS ON THE UNAUDITED ACCOUNTS OF CHOPWELL REGENERATION CIO FOR THE YEAR ENDED 31 MAY 2023**

I hereby report to the Trustees/Members of Chopwell Regeneration CIO (Charity Registration Number 1186728) on the accounts for the year ended 31 May 2023 set out on pages 15 to 27.

### **Responsibilities and basis of report**

As the charity's Trustees (and also its directors for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

### **Independent Examiner's Statement**

Since the charity's gross income exceeded £250,000, your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods or principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)).

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



**Pete O'Hara, FCA, Chartered Accountant**  
**Fellow of the Institute of Chartered Accountants in England & Wales**  
Flat 3, 1 Tankerville Terrace, Jesmond, Newcastle upon Tyne NE2 3AH

12 November 2023

**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**YEAR TO 31 MAY 2023**

	Note	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
<b>Income</b>					
Income from Charitable Activities	3	47,910	-	47,910	15,401
Income from Grants, Donations & Legacies	4	119,851	66,322	186,173	324,802
<b>Total Income</b>		<b>167,761</b>	<b>66,322</b>	<b>234,083</b>	<b>340,203</b>
<b>Expenditure</b>					
Expenditure on Raising Funds	5	-	-	-	-
Expenditure on Charitable Activities	6	35,127	129,575	164,702	95,827
<b>Total Expenditure</b>		<b>35,127</b>	<b>129,575</b>	<b>164,702</b>	<b>95,827</b>
<b>Net Income/(Expenditure)</b>	7	<b>132,634</b>	<b>(63,253)</b>	<b>69,381</b>	<b>244,376</b>
Balance brought forward		27,417	269,167	296,584	52,208
<b>Balance carried forward</b>	13	<b>£160,051</b>	<b>£205,914</b>	<b>£365,965</b>	<b>£296,584</b>

The notes on pages 17 to 27 form part of the financial statements.

There are no recognised gains and losses during the year other than as shown above

All the activities for the year are continuing activities.

**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**STATEMENT OF FINANCIAL POSITION/BALANCE SHEET**  
**At 31 MAY 2023**

	Notes	2023 £	2022 £
<b>Fixed Assets</b>			
Tangible Fixed Assets	10	185,596	193,804
<b>Current Assets</b>			
Stocks	11	282	660
Debtors	12	5,713	4,429
Cash at Bank and In Hand		177,811	100,389
		<u>183,806</u>	<u>105,478</u>
<b>Creditors:</b>			
Amounts Falling Due Within 1 Year	13	(3,437)	(2,698)
<b>Net Current Assets</b>		<u>180,369</u>	<u>102,780</u>
<b>Total Net Assets</b>		<u><b>£365,965</b></u>	<u><b>£296,584</b></u>
<b>Represented By:</b>			
Unrestricted Funds - General	14,15	125,051	27,417
Unrestricted Funds - Designated	14,15	35,000	-
		<u>160,051</u>	<u>27,417</u>
Restricted Funds	14,15	205,914	269,167
		<u><b>£365,965</b></u>	<u><b>£296,584</b></u>

The notes on pages 17 to 27 form part of the financial statements.

**The financial statements were approved by the Board, and authorised for issue, on 12 November 2023 and signed on its behalf by:**



**Jodie Barwick-Bell**  
**Trustee/Treasurer**



**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**NOTES TO THE ACCOUNTS**  
**At 31 MAY 2023**

**1. Accounting Policies**

**Charity Information**

Chopwell Regeneration CIO is a Charitable Incorporated Organisation. The registered office is The Bank, 19-21 Derwent Street, Chopwell, Newcastle upon Tyne NE17 7HU.

The charity is a public benefit entity.

**Basis of Accounting**

These financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102'), and with the Statement of Recommended Practice (Charities SORP FRS 102) "Accounting and Reporting by Charities" and the Charities Act 2011.

The financial statements have been prepared on the historical cost basis, modified to include certain financial instruments at fair value.

Advantage has been taken of the provisions in the SORP for Charities applying FRS 102 Update Bulletin 1 not to prepare a statement of cashflows.

The financial statements are prepared in sterling, which is the functional currency of the charity.

**Income**

All income, including grant income, is included in the Statement of Financial Activities (SOFA), net of VAT, when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Such income is only deferred when the donor or funder has specified that the grant or donation can only be used in future accounting years or where the donor or funder has imposed conditions which must be met before the charity has unconditional entitlement.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

**Income from Investments**

Interest receivable on fixed interest securities and bank deposits is included on an accruals basis.

**Expenditure**

All expenditure is accounted for on an accruals basis and is recognised when a liability is incurred.

- Costs of Raising Funds are those costs of seeking potential funders and applying for funding.
- Charitable activities include expenditure associated with the provision of grant funding, research, advocacy and the direct provision of creative learning-related activities. This includes both the direct costs and support costs relating to these activities.

**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**NOTES TO THE ACCOUNTS**  
**At 31 MAY 2023**

**1. Accounting Policies (Cont.)**

**Expenditure (Cont.)**

- Support or Indirect costs are those costs incurred in support of the charitable objectives. These have been allocated to the resources expended on a consistent basis that fairly reflects the true use of those resources within the organisation, such as allocating staff costs by time spent and other costs by their usage.
- Governance costs are those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

**Irrecoverable VAT**

All resources expended are classified under activity headings that aggregate all costs related to the category. Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

**Operating Leases**

The charity classifies the lease of certain printing equipment as operating leases as the title to the equipment remains with the lessor. Rental charges are charged against income on a straight-line basis over the year of the lease.

**Tangible Fixed Assets and Depreciation**

Depreciation is provided on the fixed assets at rates calculated to write off the assets over their remaining useful lives as follows:

Leasehold Improvements	- over the length of the lease
Office & ICT Equipment	- over 3 years
Fixtures & Fittings	- over 5 years

A full year's depreciation charge is applied in the year of acquisition and no charge is made in the year of disposal.

**Impairment of Fixed Assets**

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

**Cash and Cash Equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

**Fund Accounting**

The charity has a number of restricted income funds to account for situations in which a funder requires that a grant must be spent on a particular purpose or where funds have been raised for a specific purpose. The aim and use of each restricted fund is set out in Note 13 to the financial statements.

All other funds are considered Unrestricted Funds and are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity.

**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**NOTES TO THE ACCOUNTS**  
**At 31 MAY 2023**

**1. Accounting Policies (Cont.)**

**Taxation**

Chopwell Regeneration CIO is a registered charity and, as such, is not liable to taxation on its income in the current year.

**Pensions**

Chopwell Regeneration contributes to a defined contribution pension scheme. Further details can be found in Note 8.

For the defined contribution scheme, the amount charged to the Statement of Financial Activities in respect of pension costs is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

**Financial Instruments**

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues' of FRS102 to all its financial instruments.

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

**2. Going Concern**

The Trustees believe that it is appropriate for the financial statements to be drawn up on a going concern basis.

**3. Income from Charitable Activities**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Cafe Income	27,500	-	27,500	5,555
Catering & Event Income	913	-	913	-
Community Market Income	2,185	-	2,185	287
Janette Kirton-Darling Memorial Prize	3,000	-	3,000	-
Rental Income	13,662	-	13,662	8,798
Training Income	650	-	650	206
Other Revenue	-	-	-	555
	<b>£47,910</b>	<b>£-</b>	<b>£47,910</b>	<b>£15,401</b>

The 2022 total of £15,401 related wholly to Restricted Funds.

**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**NOTES TO THE ACCOUNTS**  
**At 31 MAY 2023**

**4. Income from Grants, Donations & Legacies**

	Unrestricted Funds £	Restricted Funds £	2023 £	2022 £
<b>Grant Income</b>				
Anton Jurgens Charitable Trust	3,000	-	3,000	-
Archer Trust	-	-	-	2,000
Ballinger Charitable Trust	15,000	-	15,000	11,398
Barbour Foundation	-	-	-	10,000
Bernard Sunley Foundation	-	-	-	25,000
Bernicia Foundation	10,000	-	10,000	-
Blue Stone Consortium	-	-	-	3,174
Chopwell & Blackhall Mill Partnership	-	-	-	7,604
Community Foundation - Carolyn & Tony Brookes Fund	-	-	-	3,000
Community Foundation - Muckle Fund	-	-	-	3,000
Community Foundation - Tony Platten Fund	-	-	-	19,750
Connected Voice	4,000	-	4,000	-
Co-op Local Community Fund	-	1,513	1,513	1,607
Garfield Weston Foundation	25,000	-	25,000	-
Gateshead Council	-	8,666	8,666	-
Gateshead Council VCSE	-	1,200	1,200	5,900
Hilden Charitable Fund	-	-	-	5,000
Hospital of God	-	-	-	3,000
National Gardens Scheme	-	4,950	4,950	-
National Lottery Awards for All	-	-	-	9,850
National Lottery Community Fund	-	-	-	30,000
North East BIC - Innovate for Good	1,000	-	1,000	-
North East LEP	-	-	-	100,000
People's Postcode Lottery	-	24,107	24,107	-
Rothley Trust	-	-	-	1,500
Tesco Bags of Help	-	1,375	1,375	1,125
Tesco Community Fund	-	1,000	1,000	-
The Fore/Bulldog Trust	-	-	-	15,000
Trusthouse Charitable Foundation	-	-	-	8,967
Tudor Trust	-	22,400	22,400	16,900
Virgin Media O2 Together Fund	-	-	-	1,000
Virgin Money Foundation	-	-	-	30,000
Warburtons Foundation	-	400	400	-
	<b>58,000</b>	<b>65,611</b>	<b>123,611</b>	<b>314,775</b>
<b>Donations</b>				
Crowdfunding/Donations	59,861	711	60,572	8,258
Gift Aid	1,990	-	1,990	1,769
	<b>61,851</b>	<b>711</b>	<b>62,562</b>	<b>10,027</b>
	<b>£119,851</b>	<b>£66,322</b>	<b>£186,173</b>	<b>£324,802</b>

Of the 2022 total of £324,802, £14,858 related to Unrestricted Funds and £309,944 to Restricted Funds.

**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**NOTES TO THE ACCOUNTS**  
**At 31 MAY 2023**

**5. Expenditure on Raising Funds**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Fundraising Consultancy	-	-
	<b>£-</b>	<b>£-</b>

**6. Expenditure on Charitable Activities**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Direct Costs</b>				
Advertising & Marketing	35	1,462	1,497	1,975
Café & Ingredient Costs	546	8,080	8,626	1,908
Event Costs	-	307	307	3,303
Non-Capital Equipment	199	321	520	2,457
Professional Fees – Capital Development	-	-	-	4,861
Salaries & On Costs	11,325	88,858	100,183	33,088
Workshop Fees & Expenses	756	7,824	8,580	-
<b>Support Costs</b>				
Depreciation	3,831	12,875	16,706	14,567
Insurance	995	-	995	305
Repairs & Maintenance	2,363	2,205	4,568	6,783
Telephone, ICT & Website Costs	-	3,134	3,134	3,237
Utilities	6,266	2,322	8,588	6,708
Other Overhead Costs	3,906	1,807	5,713	1,482
<b>Governance Costs</b>				
Accountancy, Book-keeping, Independent Examination & Payroll	4,897	380	5,277	1,132
Consultancy Fees	-	-	-	8,604
Loan Interest	8	-	8	5,417
	<b>£35,127</b>	<b>£129,575</b>	<b>£164,702</b>	<b>£95,827</b>

Of the 2022 total of £95,827, £22,940 related to Unrestricted Funds and £72,887 to Restricted Funds.

**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**NOTES TO THE ACCOUNTS**  
**At 31 MAY 2023**

**7. Net Income/(Expenditure)**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Net income/(expenditure) is stated after charging/(crediting):		
Independent Examiner - Examination Fees	1,100	1,100
Depreciation of Owned Fixed Assets	16,706	14,567

**8. Staff Costs**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Gross Salary Costs	96,410	32,612
Employer's National Insurance	2,091	-
Employer's Pension Contributions	1,682	476
	<b>£100,183</b>	<b>£33,088</b>

The average monthly number of staff employed during the year was as follows:

	<b>2023</b>	<b>2022</b>
	<b>No.</b>	<b>No.</b>

Operations and Management	6	5
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No employees received remuneration in excess of £60,000 in the year (2022: None).

The total paid to key management personnel, defined as the members of the Management Team, was £76,744 (2022: £22,784).

No remuneration was paid to or waived by Trustees/Directors in the year (2022: £Nil).

No expenses were reimbursed to Trustees (2022: £Nil) in respect of their attendance at meetings of the charity.

**9. Pension Scheme**

Pension benefits are provided through a Group Personal Pension Scheme, which is a defined contribution scheme. The assets of the scheme are held separately from those of the company in a separately administered fund. In the year to 31 May 2023 Chopwell Regeneration made an employer's contribution of 3% of pensionable pay, provided that the employee makes a minimum contribution of 5%.

These amounts are paid over to the scheme on a monthly basis.

No contributions were outstanding at 31 May 2023 (2022: £Nil).

**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**NOTES TO THE ACCOUNTS**  
**At 31 MAY 2023**

**10. Tangible Fixed Assets**

	Leasehold Improvements	Fixtures & Fittings	IT & Office Equipment
	£	£	£
<b>Cost</b>			
At 1 June 2022	168,784	4,202	11,929
Additions in year	-	4,267	582
At 31 May 2023	<b>168,784</b>	<b>8,467</b>	<b>12,511</b>
<b>Accumulated Depreciation</b>			
At 1 June 2022	4,823	907	3,976
Charge for year	4,822	2,027	4,170
At 31 May 2023	<b>9,645</b>	<b>2,934</b>	<b>8,146</b>
<b>Net Book Value</b>			
At 31 May 2023	<b>£159,139</b>	<b>£5,533</b>	<b>£4,365</b>
At 1 June 2022	£163,961	£3,295	£7,953
		<b>Kitchen Equipment</b>	<b>Total Fixed Assets</b>
		£	£
<b>Cost</b>			
At 1 June 2022		23,456	208,371
Additions in year		3,649	8,498
At 31 May 2023		<b>27,105</b>	<b>216,869</b>
<b>Accumulated Depreciation</b>			
At 1 June 2022		4,861	14,567
Charge for year		5,687	16,706
At 31 May 2023		<b>10,548</b>	<b>31,273</b>
<b>Net Book Value</b>			
At 31 May 2023		<b>£16,557</b>	<b>£185,596</b>
At 1 June 2022		£18,595	£193,804

**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**NOTES TO THE ACCOUNTS**  
**At 31 MAY 2023**

**11. Stock**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Café Stocks for Resale	282	660
	<b>£282</b>	<b>£660</b>

**12. Debtors**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade Debtors	1,620	248
Other Taxes & Social Security Costs - VAT	510	2,599
Prepayments	3,177	1,045
Accrued Income	406	537
	<b>£5,713</b>	<b>£4,429</b>

**13. Creditors - Amounts Falling Due Within One Year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade Creditors	359	280
Other Taxes & Social Security Costs – PAYE/NI	1,299	1,147
Income Received In Advance	233	171
Accruals	1,546	1,100
	<b>£3,437</b>	<b>£2,698</b>

**14. Analysis of Net Assets between Funds**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Fixed Assets	32,035	153,561	185,596	193,804
Stocks	282	-	282	660
Debtors	5,713	-	5,713	4,429
Cash at Bank and In Hand	125,458	52,353	177,811	100,389
Creditors – Due Within 1 Year	(3,437)	-	(3,437)	(2,698)
	<b>£160,051</b>	<b>£205,914</b>	<b>£365,965</b>	<b>£296,584</b>

**15. Analysis of Charitable Funds**

A number of grants set out below related to the development and fitting out/equipping of The Bank have been received and fully spent in cash terms, but the required accounting treatment releases the grant over the period of the useful life of the associated assets, matching the annual depreciation on the equipment/building costs.



**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**NOTES TO THE ACCOUNTS**  
**At 31 MAY 2023**

**15. Analysis of Charitable Funds (Cont.)**

	<b>Fund at 1 June 2022</b>	<b>Income for Year</b>	<b>Expenditure for Year</b>	<b>Fund at 31 May 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Unrestricted Funds</b>				
Unrestricted General Fund	27,417	132,761	(35,127)	125,051
Designated Fund - Upcycling/Repair Shop	-	15,000	-	15,000
Designated Fund - Brightening Chopwell	-	20,000	-	20,000
<b>Total Unrestricted Funds</b>	<b>27,417</b>	<b>167,761</b>	<b>(35,127)</b>	<b>160,051</b>
<b>Restricted Funds</b>				
Ballinger Charitable Trust	9,050	-	(9,050)	-
Barbour Foundation	6,675	-	(2,142)	4,533
Bernard Sunley - Building Development	9,762	-	(238)	9,524
Bernard Sunley - Training Kitchen and Food Preparation	12,097	-	(2,534)	9,563
Community Foundation	897	-	(897)	-
Community Foundation - Carolyn & Tony Brookes Fund	2,500	-	(500)	2,000
Community Foundation - Tony Platten Fund	19,387	-	(12,709)	6,678
Co-op Local Community Fund	1,232	1,513	(470)	2,275
Donation – Christmas Lights	-	711	(560)	151
Garfield Weston Foundation	24,405	-	(595)	23,810
Gateshead Council	-	8,666	(5,651)	3,015
Gateshead Council – Maths	-	1,200	-	1,200
GMBC VCSE - IT & Digital Support	5,412	-	(3,791)	1,621
Hilden Charitable Fund	3,578	-	(1,082)	2,496
National Gardens Scheme	-	4,950	(1,246)	3,704
National Lottery Awards for All	7,362	-	(4,217)	3,145
National Lottery Community Fund	29,143	-	(857)	28,286
North East LEP	94,694	-	(2,785)	91,909
People's Postcode Lottery	-	24,107	(14,648)	9,459
Rothley Trust	1,180	-	(320)	860
Tesco Bags of Help	-	1,375	(1,375)	-
Tesco Bags of Help	1,441	-	(1,441)	-
Tesco Community Fund	-	1,000	-	1,000
The Fore/Bulldog Trust	7,563	-	(7,563)	-
Trusthouse Charitable Foundation	7,140	-	(7,140)	-
Tudor Trust	4,409	22,400	(26,124)	685
Virgin Money Foundation	21,240	-	(21,240)	-
Warburtons Foundation	-	400	(400)	-
<b>Total Restricted Funds</b>	<b>269,167</b>	<b>66,322</b>	<b>(129,575)</b>	<b>205,914</b>
<b>Total Funds</b>	<b>£296,584</b>	<b>£234,083</b>	<b>£(164,702)</b>	<b>£365,965</b>

**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**NOTES TO THE ACCOUNTS**  
**At 31 MAY 2023**

**15. Analysis of Charitable Funds (Cont.)**

<b>Name of Designated Fund</b>	<b>Description, Nature &amp; Purpose of the Designated Fund</b>
Upcycling/Repair Shop	To open a new charity, upcycling and repair shop
Brightening Chopwell	To get gardeners, designers and artists to work with our community to make the streets brighter, cheerful and brilliant
<b>Name of Restricted Fund</b>	<b>Description, Nature &amp; Purpose of the Restricted Fund</b>
Ballinger Charitable Trust	Towards the costs of community engagement, IT hardware & software
Barbour Foundation	Towards the costs of fitting out and equipping the building
Bernard Sunley - Building	Towards development of 'The Bank' building
Bernard Sunley - Kitchen	Towards the costs of a training kitchen and food preparation
Community Foundation	Towards development of 'The Bank' building
Community Foundation - Carolyn & Tony Brookes Fund	Towards the costs of equipment
Community Foundation - Tony Platten Fund	Towards the costs of a STEM skills development programme with young people
Co-operative Community Fund	Towards the costs of furniture, allotments and community fridge costs
Donations	Towards the costs of Christmas lights
Garfield Weston Foundation	Towards development of 'The Bank' building
Gateshead Council	Towards development of 'The Bank' building
Gateshead Council - Maths	Towards a mathematics programme
Gateshead Council VCSE	Towards the costs of IT & Digital Support
Hilden Charitable Fund	Towards the costs of a training kitchen and food preparation
National Gardens Scheme	Towards the costs of improving an outside area

**CHOPWELL REGENERATION CIO**  
**(A CHARITABLE INCORPORATED ORGANISATION)**  
**NOTES TO THE ACCOUNTS**  
**At 31 MAY 2023**

**15. Analysis of Charitable Funds (Cont.)**

<b>Name of Restricted Fund</b>	<b>Description, Nature &amp; Purpose of the Restricted Fund</b>
National Lottery Awards for All	Towards running costs and provision of a shed and shelving
National Lottery Community Fund	Towards development of 'The Bank' building
North East LEP	Towards development of 'The Bank' building
People's Postcode Lottery	Towards salaries and on costs of a Chef
Rothley Trust	Towards the costs of equipping a meeting room
Tesco Bags of Help	Towards community fridge costs
Tesco Community Fund	Towards brightening up Chopwell
The Fore/Bulldog Trust	Towards the salary and on costs of a Chef
Trusthouse Charitable Foundation	Towards salaries and on costs
Tudor Trust	Towards the salary and on costs of a Front Of House Manager
Virgin Money Foundation	Towards the salary and on costs of a Learning and Programmes Manager
Warburtons Foundation	Towards board games and activities

**16. Related Party Transactions**

Details of Trustees' remuneration and expenses are disclosed in Note 8.

In addition, two tenants of The Bank are connected to Trustees as follows:

- Atypical Support CIC, a Director of which, Rachel Couch, was a Trustee until her resignation on 30 April 2023.
- Stomping Grounds Forest School North East CIC, a Director of which, Sophie Watkinson, is the partner of Trustee John Coburn.

All rents for these tenants were agreed at arm's length and are at the standard market rate.

There were no other transactions in the year with related parties, such as are required to be disclosed under the Financial Reporting Standard for Smaller Entities (Effective April 2008). (2022: None)

**17. Financial Commitments**

No material financial commitments have been made in respect of future financial years.