

CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)

REPORT AND ACCOUNTS
For the year ending 31 May 2025

**CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)
YEAR ENDED 31 MAY 2025
TRUSTEES' REPORT**

As the Board of Trustees, we present our report and financial statements for the year to 31 May 2025.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number	1183436
Registered Office	The Bank, 19-21 Derwent Street, Chopwell, Newcastle upon Tyne NE17 7HU
Independent Examiner	Mr Pete O'Hara FCA, Chartered Accountant, 26 La Sagesse, Jesmond, Newcastle upon Tyne NE2 3AF

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 11 non-executive Trustees.

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

John Coburn (Chair)	
Jodie Barwick-Bell (Treasurer)	
Jacqueline Quincey (Secretary)	
Barnie Andrews	- Appointed 15 March 2025
Mark Bell	
Adrien Bischoff-Dyson	- Appointed 5 June 2025
Reverend Tom Brazier	
Robert Donaldson	
Laura Ferrie	
Stacey Forster	
Emma Hamilton	- Resigned 11 January 2025
Dr Marie Imlach	
Granville Wright	- Resigned 15 November 2024

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 and representative of the community in Chopwell 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.

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STRUCTURE, GOVERNANCE AND MANAGEMENT (CONTINUED)

Trustee Induction and Training

Trustees are provided with a range of resources to support their understanding of Chopwell Regeneration Group'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 we are proud to live.

We are a membership organisation with over 200 members. 9 of our 11 Trustees live and / or work in Chopwell and the additional two Trustees are founding Trustees of the organisation who continue to have strong links with Chopwell and bring vital skills to the Board.

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, 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.

We deliver our work predominantly through two priority projects: The Bank and The Regeneration Shop.

Following a fundraising campaign which raised £250,000, we turned a derelict bank on the high street into a social enterprise cafe, skills development and training hub ('The Bank'). The Bank opened its doors in 2022.

Then we converted an empty Chopwell building into The Regeneration Shop ('The Shop'), opened in March 2024. The Shop is a community space supporting people to volunteer together, learn how to repair and upcycle (electricals, clothing and homeware), gain qualifications, minimise spend on new products and reduce waste to landfill.

Strong community engagement is our most fundamental principle which underpins, and is embedded in, everything we do.

More than 750 people now come through our doors every week. 5% of the village (over 200 people) volunteer with CRG. Our work transforms lives. It creates employment and increases social confidence. It grows optimism and aspiration in a village that faces significant socio-economic hardship.

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OBJECTIVES AND ACTIVITIES (CONTINUED)

Charitable Purpose, Aims & Objectives (Cont.)

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:

- (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.

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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, 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.

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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's 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 £80,000.

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 £80,000 to £90,000.

Chopwell Regeneration currently has total Unrestricted Reserves at 31 May 2025 of £172,296 (2024: £137,813).

From this total, the Trustees have previously agreed to designate 3 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. This fund is now fully spent at 31 May 2025.
- £5,000 towards a project to replace the roof at The Bank and install solar panels. This fund is now fully spent at 31 May 2025.
- £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. £18,888 of this fund remains unspent at 31 May 2025.

At 31 March 2025, the Trustees agreed to create an additional designated fund of £45,000 towards the acquisition of a new premises in Chopwell. The Trustees and Members consider the trial of The Regeneration Shop project has been a success and wish to expand the shop and acquire a permanent location to run it from, as well as additional new social enterprise ventures including a community launderette.

Free Reserves, defined as Unrestricted Funds minus the value of these Designated Funds at 31 May 2025 (£63,888) minus the value of unrestricted Tangible Fixed Assets (£17,943) are £90,465, 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.

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OBJECTIVES AND ACTIVITIES (CONTINUED)

Investment Policy

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

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 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, has secured a number of multi-year funding streams and has a further pipeline of funding bids in progress.

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

- prudent budgets are set for each financial year;
- the charity maintains a low and well-controlled cost-base;
- the charity does not commit to projects without there being adequate funding in place to deliver each project; and
- self-generated income streams continue to grow and develop with 25% of our income this year being self-generated.

Summary of the Charity's Main Achievements During the Year

It has been another successful year for Chopwell Regeneration CIO. As a charity, we have continued to take major steps in our shift from originally being a volunteer-run charity, to a professional organisation with a dynamic team of skilled staff.

Why We Exist

Chopwell is a former mining village in Gateshead with around 3,700 residents. Following decades of decline, residents of Chopwell founded CRG in 2017. We converted to a CIO in May 2019. Until 2021, CRG was an entirely volunteer-run organisation. We now employ 10 part-time members of staff, including an apprentice, who deliver our programmes. All our activity is driven by consultation with the community at public meetings and online.

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ACHIEVEMENTS AND PERFORMANCE (CONTINUED)

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

Chopwell continues to be an area of acute disadvantage. North Chopwell is in the worst 4% of areas in England for employment & the worst 5.6% for the impact low income has on children (IMD 2019). Overall, our community is placed in the 10.6th percentile for multiple deprivation nationally (IMD 2019). Since the mine closures in 1966, there have been very few employment opportunities here. 27% of adults in Chopwell have no qualifications. The reading age is far below the national average. In the Gateshead Local Index of Need (2022), child poverty was 33% in Chopwell North, & fuel poverty was found in 19% of households. Aspirations of young people are low. A 2021 consultation found 75% of 64 local young people see no future in Chopwell.

As a semi-rural isolated community, all of these conditions prevent so many young people from thriving - in Chopwell or anywhere else - in later life.

Challenges are intersectional for young people & families. Limited education and training, low confidence and poor mental health, poverty, and an inability to access transport are all interconnected. Many children are carers for parents/siblings.

How We Address This Need

Our work is growing young people's aspirations at the earliest age. Creating a lasting & long-term difference in our village is at the core of what we want to achieve and are already achieving. We exist to grow the prosperity, pride & dignity felt by all generations of people who live here.

This year we have delivered the following programmes and services to directly meet these needs

a) Food Poverty and the Cost of Living

'The Bank' café and community market are open 4 days each week.

We provide:

- pay-as-you-feel nutritious hot meals & drinks
- pay-it-forward donation scheme on meals / drinks for others
- community market & fridge/freezer (fill a bag of groceries for £3 – or free if need is essential)
- frozen nutritious affordable meals to take away
- 'Kids eat free' in school holidays

The Bank is an inclusive and welcoming space: to meet, volunteer, and feel part of the community.

Events and activities that have addressed poverty and the cost of living crisis this year include:

- Holiday clubs for young people and families
- Cooking on a budget courses
- School uniform exchanges
- Warm hub in winter months

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ACHIEVEMENTS AND PERFORMANCE (CONTINUED)

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

b) Health and Well-being

The Shop and The Bank have established themselves as safe spaces in our community.

Social prescribing link workers funded by the NHS refer patients to us on a weekly basis. They have told us our services are vital in meeting their priorities (mental & physical health).

Our activities include:

- Mental health drop-ins with certified practitioners
- Volunteering opportunities (85% of The Bank volunteers state they 'need to get out the house' including to escape social isolation)
- Free/low-cost activities and events

People make friends and learn new things through our vibrant programme of workshops & groups, including socially isolated parents, carers and young people with limited access to social activities. This includes 3 x craft groups, maths group, cooking on a budget classes and a Men's Pie Club for socially isolated men and young dads.

Reducing social isolation is also delivered through intergenerational repair activities at The Shop- older generations working with young people on repairs, including anything from electronics to games consoles to school uniform tailoring, passing on knowledge, and increasing their sense of worth.

"I never used to go out and never saw anybody. Now The Bank is like my second home and I have lots of friends. I feel so much more confident and happy." - CRG volunteer

c) Employment

To help residents towards employability, this year we have delivered apprenticeships, extensive volunteering, and work placements programmes in partnership with the Department of Work and Pensions.

We award AQA certificates to recognise skills development and support people to achieve qualifications such as level 2 food hygiene and PAT testing. We run work-related literacy and numeracy courses for those without Level 2 qualifications.

We offer regular 1-2-1 business support - with organisations including the Millin Charity- to residents considering setting up their own business.

This year on average one person a month, who was either long-term unemployed or had never worked, has moved into employment after a volunteering role or placement with Chopwell Regeneration Group.

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ACHIEVEMENTS AND PERFORMANCE (CONTINUED)

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

d) Young people aspiration

We have delivered a range of programmes for children and young people including holiday clubs/trips to parks and museums; outdoor activities such as archery with Forestry England, Kids Repair Club (weekly after school workshops teaching a range of skills including mechanics, electronics and sewing); tailoring and fashion show events with Northumbria University design and fashion departments.

To meet the demand from local families and Chopwell Primary School for children unable to access school, in late 2024 we have set up an Alternative Education Programme and are now a recognised Alternative Education Provider through Gateshead Council.

Impact and achievements

Our work is changing lives. An average of 750 people every week, mostly local residents, take advantage of the services we offer. They talk to staff, volunteers and other customers about their lives and the difference The Bank or The Shop is making to them. There are limited facilities in the village, and people are pleased to have a safe and friendly place to go to.

Reducing the impact of poverty and social isolation: We have seen a significant increase in demand for services as food poverty has grown. Through 2024 there was a 700% increase in people using our Community Market, where customers can fill a bag with shopping for £3. Our Pay-it-Forward scheme for donated meals has increased by 50% since April 2023. Between June 2023 and March 2025, we engaged 3,154 people via 405 events & activities.

A high number of socially isolated customers/service users spend most of their day in The Shop/The Bank. Our Christmas Day lunch is always full to capacity. We have learnt that those who most benefit from our services also love to give something back to others, through volunteering or paying it forward when they can afford it.

Improving job skills and employability: We successfully increase employment and employability. Highlights this year include:

- 3 x 18 month apprenticeships (including 2 carers, both live in Chopwell) - Our second and third apprentices, Poppy and Faye, have now completed their apprenticeships, both with Distinctions.
- We have awarded 72 x AQA certificates since Dec 2024 to recognise skills development.
- We have trained volunteers to now offer professional a PAT-testing service.
- We deliver informal training for those not yet ready to commit to gaining qualifications.
- We run regionally recognised volunteering & placements schemes, including 8-week placement programmes with the Department for Work & Pensions (DWP).
- In the past 20 months, 21 people have achieved employment after volunteering / being on a DWP placement with us. Especially rewarding is when volunteers who move into employment post-placement return to CRG to volunteer when they can.

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ACHIEVEMENTS AND PERFORMANCE (CONTINUED)

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

Case Study: 17-year-old Poppy successfully applied for CRG's first Front of House apprenticeship following a 2-week work experience placement at The Bank.

Poppy is autistic and grew up as a young carer for her parents. She has strong skills in supporting volunteers and was very attentive with customers.

Since starting her apprenticeship Poppy was able to move into her own flat in Chopwell which she pays for herself. During her apprenticeship Poppy learned a range of new skills and as a result said she felt more confident in herself and her abilities.

Poppy thrived in her apprenticeship role and won the prestigious Rising Star Award at the 2024 North East Charity Awards. The award recognises inspirational young people building a career in the charity sector who have shown the greatest commitment and achievement.

Poppy achieved a distinction for her apprenticeship, and following its completion she has moved into full time employment as a Deputy Manager for a large North East charity.

Building works: we successfully raised over £55,000 in funding to replace the roof at The Bank and installed solar panels, and ground floor double-glazing. We are already seeing a considerable saving in energy costs.

Wider Recognition

Our work continues to be acclaimed regionally and nationally.

We won the national Going Green award at the Plunkett Foundation's 2024 Rural Community Business Awards for our work at The Regeneration Shop.

We have been recognised in both the 2024 and 2025 North East Charity Awards. In 2024 Chopwell Regeneration Group were named Uniquely North East Charity and were also a highly commended finalist in the North East Charity of the Year category. In 2025 we were finalists in the Trustee Board of the Year category.

In 2025 we won the Empowerment Award at the Gateshead Council Learning and Skills Awards.

How we measure success

We employ a raft of evaluation methods to better understand the above impacts throughout each strand of work. Evaluation is designed on a project-by-project basis, blending in-person review, self-reflective participant feedback and digital surveys, and holistic review with referral/link organisations including school, council, NHS and DWP partners. Our staff and trustees are highly experienced with monitoring and evaluation, regularly reporting to funders and organisations including partners across health, employment and education services. We report this impact to our members at public meetings and online on an ongoing basis, and invite their feedback and scrutiny.

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ACHIEVEMENTS AND PERFORMANCE (CONTINUED)

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

Equity, Diversity and Inclusion

The opening statement of our EDA policy reads:

Chopwell Regeneration CIO welcomes the diversity of communities and recognises everyone has a contribution to make to society and a right to equal treatment and respect. We consider diversity to mean celebrating difference and valuing everyone. Each person is an individual with visible and non-visible differences and by respecting this everyone can feel valued for their contributions which is beneficial not only for the individual but for Chopwell Regeneration CIO too.

The above statement is taken seriously, and applies to all aspects of our work, including staff and volunteer recruitment, volunteering and public programmes. Equally it informs how we target trustee recruitment to ensure we are representative of our community (for example, successful recruitment of trustees with hidden and physical disabilities). Inclusivity is fundamental to what we do. No-one is ever turned away.

Following the widespread public riots in Summer 2024, we used print and digital communications to actively promote The Bank and The Shop as places where all are welcome, regardless of background, ethnicity, beliefs or needs.

Several of our volunteers are neuro-divergent, but come back week after week because they find the environment non-threatening. An increasing number are from overseas, and volunteering is their way of getting to know and be part of the community. Some have needs including lack of social skills, poor numeracy or literacy, and these are helped individually, by staff or other volunteers. Some require significant support and reassurance from staff to help build their confidence.

Many of our activities include opportunities specifically designed for those with mental health needs. These have included our award-winning Men's Pie Club group as well as Cooking on a Budget.

Our new Alternative Education Programme will also address the kind of issues that isolate and trouble young people, many of whom are registered with a neurodivergence and/or mental health need, or are waiting assessment.

Partnerships

Partnerships have been crucial to CRG's success. We are well placed to deliver our work through strong and trusted partners locally and regionally across the third sector, and health, education and employment sectors.

From the beginning we have been supported by Gateshead Council, who lease The Bank to us rent-free, have provided support and good advice throughout the Bank's renovation phase, and who are part funding our apprenticeships programme.

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

In addition, we work closely with local organisations to share information and resources and deliver projects collaboratively. Examples include: working with two local doctors surgeries' Social Prescribing teams who direct patients to The Bank and The Shop if they are lonely and would benefit from activities such as the mental health drop-in sessions, or from volunteering in the café, or sharing their skills or learning new ones in the Shop. We collaborate with Chopwell Primary School, including to support the development of our new Alternative Education programme, to provide appropriate learning activities for children with particular needs.

Other partnership examples include:

- School uniform swap events for which we link-up with Chopwell Primary School and a local uniform charity
- Support for the Allotments Group through loans of equipment, and work towards a village Food Strategy
- Events and specialist services in collaboration with Northumbria and Newcastle Universities.
- Work with Fareshare to ensure that potentially waste food is used in our kitchen and now with the Chopwell Allotments group to provide them with compost.
- Collaborative work with Chopwell Community Association to ensure a high level of information sharing, schedule planning etc.
- Work with Methodist Homes Association on work targeting socially isolated older residents.

In addition, this year we collaborated with over 15 groups across the village to plan events to mark the centenary of the Chopwell 1925 Miners' Lockout (which preceded the National Strike the following year). A wide range of activities took place, including a community lunch, brass band concerts, a memorial garden, a specially written play and various talks and photographic displays.

Trustees

9 of our 11 Trustees live or work in Chopwell & represent a wide range of lived and professional experience. Trustees include a partner in a large accountancy firm, a carer, a parent of neurodivergent children, a GP (our safeguarding lead), a local clergyman, an arts consultant and a retired deputy headteacher.

Trustees have a strong track record in the delivery of funded community programmes.

Half of our Trustees have been involved since CRG started working towards the development of The Bank, using their expertise in grant applications, community fundraising, and supervising the renovation works.

We are proud to have as Trustees residents who bring local expertise but have limited or no relevant governance experience. Typically, these Trustees stay with us for 1-3 years, developing their skills and experience of charity governance, and support us to identify and involve other residents as trustees when they step down. Several current Trustees were introduced to CRG via their work as volunteers or attendance at events. All the current Trustees have an active role in our strategic planning across an ever-widening range of activities and partnerships in the village.

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ACHIEVEMENTS AND PERFORMANCE (CONTINUED)

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

Staff

Wherever possible, we prioritise the recruitment of Chopwell residents and guarantee an interview for any Chopwell residents who meet the essential job criteria. 9 of our 10 staff live in Chopwell or in a neighbouring Gateshead borough.

Our staff team includes 1 x apprentice, Café and Events Manager, Operations and Admin Assistant, Chef, Senior Programmes Manager, Senior Finance and Commercial Manager, Cleaner, Regeneration Shop Manager and Deputy Café Manager. Their community engagement skills are exceptional, and they are all known and trusted by residents who access our services.

Case Study: Hal, Regeneration Shop Manager

Hal was a volunteer at The Bank. He is now manager of The Regeneration Shop.

Hal is Chopwell born and bred, having worked in a range of different jobs including most recently as a call handler for the NHS. He worked night shifts up to 60 hours p/w, helping people through stressful scenarios and listening to them at some of their most vulnerable times.

This took a toll on his mental health and he was forced to leave his job, "looking back I was seriously, seriously depressed". He was unemployed and volunteering with us when we encouraged him to apply for the role.

Appointing Hal into this role to run a brand new project, with no experience of running a shop or working in the charity sector, was a risk for CRG. However, through the interview process the board and staff leadership team saw he had the right skills for the role, and knew how good he would be at getting other local people involved at the Shop. We have given him the support to grow into the manager role and he is performing very well. Much of the success and impact the Shop is having comes from what Hal has built. CRG has enabled Hal to change his life- and he in turn has supported others through his employment with us.

Volunteers

We are delighted with the continued volunteering support we have had from within our community with over 200 volunteers taking part in various activities throughout the year. This is over 5% of the people in our community who now volunteer with us.

Volunteers typically range from:

- young people still at school or college looking for experience of being in a working environment
- unemployed people keen to gain some relevant skills
- residents with time to spare who are keen to 'give back' to the community
- residents who feel lonely and isolated
- adults who feel trapped by their circumstances and want to turn their life around.

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ACHIEVEMENTS AND PERFORMANCE (CONTINUED)

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

Support received

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

- Gateshead Council
- Community Foundation North East
- Henry Smith Charity
- The National Lottery Community Fund - RC North East and Cumbria Region
- Garfield Weston Foundation
- Tudor Trust
- Groundworks VCSE
- National Lottery Awards For All England
- Virgin Money Foundation
- Samares Jersey Foundation (Sir James Knott)
- The Royal Countryside Fund
- Ballinger Charitable Trust
- Tony Platten Fund (Community Foundation North East)
- Tesco Community Fund
- Guy Readman Fund (Community Foundation North East)
- Connected Voice
- The Rothley Trust
- Hospital of God
- Catherine Cookson Foundation
- Platten Family Fund
- William Leech Foundation
- The NHS
- The Lennox Hannay Charitable Foundation
- Point North - EDF Energy Renewables: Boundary Lane Wind Farm Community Benefits Fund
- The Barbour Foundation
- Joicey Trust
- Hadrian Trust
- UK Shared Prosperity Fund
- Gateshead Food Partnership
- TK Maxx Foundation
- Bernard Sunley Foundation
- 1989 Willan Trust
- Groundwork
- Karbon Homes
- Akzo Nobel International Paint Fund (Community Foundation North East)
- Dickon Trust Fund (Community Foundation North East)
- Winter Family Fund (Community Foundation North East)
- Chopwell Officials Club

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 2025
TRUSTEES' REPORT**

ACHIEVEMENTS AND PERFORMANCE (CONTINUED)

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

Financial Review

Our income has continued to be predominantly generated from grants, donations and fundraising. Our trading income from the café has increased as has our rental income from renting out the office spaces upstairs at The Bank. We have also increased trading at The Regeneration Shop which opened in March 2024. The Trustees are pleased with the level of income generated, which has overall steadily increased over the course of the year.

All expenditure incurred meets our objectives.

The outturn for the year is an unrestricted surplus of £34,483 (2024: Deficit of 22,238), leaving Unrestricted Funds at 31 May 2025 of £172,296 (2024: £137,813).

FUTURE PLANS

As well as continuing and enhancing our existing services at The Bank, the Trustees and staff also plan to focus on:

- Relocating The Regeneration Shop into larger premises which we are aiming to buy outright, bringing another empty building in Chopwell back into use. The additional space will enable us to broaden our existing services, to launch our new 'Library of Things' offering where people can borrow household equipment and other items. We would also like to offer a community launderette at the premises if space allows.
- Progress our Brightening Chopwell project, working with other Chopwell community groups and residents to make the streets brighter, cheerful and brilliant. Residents young and old are having a say in what happens including the rebuilding of the Chopwell Arch, installing and repairing planters and the creation of a new memorial garden.
- Develop our new Chopwell Community Food Strategy project "Can Chopwell Feed Itself?" where we are aiming to grow more local fresh, healthy food and to develop a local food eco-system for our village where people can buy locally grown food.
- Develop further our services as an Alternative Education provider, now that we are registered, and rising numbers of local children are not receiving education at school.

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 2025
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 22 November 2025 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 2025

I hereby report to the Trustees/Members of Chopwell Regeneration CIO (Charity Registration Number 1186728) on the accounts for the year ended 31 May 2025 set out on pages 19 to 34.

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**

26 La Sagesse, Jesmond, Newcastle upon Tyne NE2 3AF

22 November 2025

CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)
STATEMENT OF FINANCIAL ACTIVITIES
YEAR TO 31 MAY 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total 2025 £	Total 2024 £
Income					
Interest from Investments	3	2,297	-	2,297	204
Income from Charitable Activities	4	92,143	-	92,143	62,898
Income from Grants, Donations & Legacies	5	40,107	280,302	320,409	216,615
		134,547	280,302	414,849	279,717
Expenditure					
Expenditure on Charitable Activities	6	100,064	218,666	318,730	276,824
Total Expenditure		100,064	218,666	318,730	276,824
Net Income/(Expenditure)	7	34,483	61,636	96,119	2,893
Balance brought forward		137,813	231,045	368,858	365,965
Balance carried forward	13	£172,296	£292,681	£464,977	£368,858

The notes on pages 21 to 34 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 2025

	Notes	2025 £	2024 £
Fixed Assets			
Tangible Fixed Assets	9	218,998	177,297
Current Assets			
Stocks	10	230	241
Debtors	11	5,370	4,295
Cash at Bank and In Hand		248,805	193,707
		<u>254,405</u>	<u>198,243</u>
Creditors:			
Amounts Falling Due Within 1 Year	12	(8,426)	(6,682)
Net Current Assets		<u>245,979</u>	<u>191,561</u>
Total Net Assets		<u>£464,977</u>	<u>£368,858</u>
Represented By:			
Unrestricted Funds - General	13,14	108,408	110,235
Unrestricted Funds - Designated	13,14	63,888	27,578
		<u>172,296</u>	<u>137,813</u>
Restricted Funds	14,15	292,681	231,045
		<u>£464,977</u>	<u>£368,858</u>

The notes on pages 21 to 34 form part of the financial statements.

The financial statements were approved by the Board, and authorised for issue, on 22 November 2025 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 2025

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 2025

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 2025

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 Investments

	Unrestricted Funds	Restricted Funds	2025	2024
	£	£	£	£
Bank Interest Receivable	2,297	-	2,297	204
	£2,297	£-	£2,297	£204

The 2024 total of £204 related wholly to Unrestricted Funds.

CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)
NOTES TO THE ACCOUNTS
At 31 MAY 2025

4. Income from Charitable Activities

	Unrestricted Funds	Restricted Funds	2025	2024
	£	£	£	£
Cafe Income	38,680	-	38,680	32,891
Catering & Event Income	625	-	625	3,078
Community Market Income	2,371	-	2,371	2,524
PIF Income	2,171	-	2,171	1,951
Rental Income	24,981	-	24,981	20,542
Shop Income	6,288	-	6,288	-
Training & Education Income	9,498	-	9,498	1,221
Other Revenue	7,529	-	7,529	691
	£92,143	£-	£92,143	£62,898

The 2024 total of £62,898 related wholly to Unrestricted Funds.

5. Income from Grants, Donations & Legacies

	Unrestricted Funds	Restricted Funds	2025	2024
	£	£	£	£
Grant Income				
1989 Willan Trust via Community Foundation North East (CF)	-	10,000	10,000	-
Akzo Nobel International Paint Fund / Dickon Trust Fund / Winter Family Fund via CF	-	10,000	10,000	-
Ballinger Charitable Trust	15,000	-	15,000	15,000
Barbour Foundation - Shop	-	-	-	10,000
Bernard Sunley Foundation	-	5,000	5,000	-
Catherine Cookson Foundation	-	-	-	5,000
Community Foundation – Travel	-	-	-	438
Connected Voice	-	3,380	3,380	-
County Durham CF (Boundary Lane Wind Farm)	-	-	-	5,000
Garfield Weston Foundation	-	-	-	25,000
Gateshead Council - Easter Half Term Activities	-	683	683	-
Gateshead Council - Food Network	-	4,985	4,985	-
Gateshead Council - Holiday Fund	-	-	-	4,210
Gateshead Council - Household Support Fund	-	3,570	3,570	-
Gateshead Council - Small Grants	-	-	-	3,360
Gateshead Council - VCSE Multiply	-	5,000	5,000	800
Gateshead Council – VCSE Fund via CF	-	30,000	30,000	-
Groundwork VCSE	-	27,451	27,451	-
Guy Readman Fund via CF	-	-	-	10,000

Continued overleaf...

CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)
NOTES TO THE ACCOUNTS
At 31 MAY 2025

5. Income from Grants, Donations & Legacies (Cont.)

	Unrestricted Funds	Restricted Funds	2025	2024
	£	£	£	£
Hadrian Trust	1,000	-	1,000	-
Henry Smith Charity	-	70,000	70,000	-
Hospital of God	-	-	-	1,000
Joicey Trust	-	2,000	2,000	-
Karbon Homes	-	1,500	1,500	-
Lennox Hannay Charitable Trust	-	-	-	1,500
Linden Family Fund via CF	-	-	-	5,000
National Lottery Awards for All England	-	19,400	19,400	-
The National Lottery Community Fund - RC North East and Cumbria Region	-	33,333	33,333	33,333
NHS - Thriving in Chopwell	-	-	-	8,150
Platten Family Fund via CF	-	10,000	10,000	10,000
Reed Family Fund via CF	-	-	-	2,000
Rothley Trust	-	-	-	1,250
Royal Countryside Fund	-	12,500	12,500	12,500
Samares Jersey (Sir James Knott)	-	15,000	15,000	15,000
Tesco Community Foundation	-	1,000	1,000	-
TK Maxx and Homesense Foundation	-	500	500	-
Tudor Trust	19,067	-	19,067	12,700
UK Shared Prosperity Fund via CF	-	-	-	10,000
Virgin Money Foundation	-	15,000	15,000	15,000
William Leech Foundation	-	-	-	4,850
	35,067	280,302	315,369	211,091
Donations				
British Engines Community Fund	-	-	-	500
Crowdfunding/Donations	4,037	-	4,037	3,946
Gift Aid	1,003	-	1,003	1,078
	5,040	-	5,040	5,524
	£40,107	£280,302	£320,409	£216,615

Of the 2024 total of £216,615, £46,024 related to Unrestricted Funds and £170,591 to Restricted Funds.

CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)
NOTES TO THE ACCOUNTS
At 31 MAY 2025

6. Expenditure on Charitable Activities

	Unrestricted Funds	Restricted Funds	2025	2024
	£	£	£	£
Direct Costs				
Advertising & Marketing	(725)	780	55	6,483
Café & Ingredient Costs	2,975	12,681	15,656	18,761
Shop Costs	2,489	1,319	3,808	992
Event Costs	454	112	566	359
Non-Capital Equipment	188	-	188	3,568
Salaries & On Costs	56,612	169,973	226,585	175,452
Other Activity Fees & Expenses	1,453	16,049	17,502	10,662
Support Costs				
Depreciation	1,445	13,808	15,253	17,993
Insurance	2,453	-	2,453	1,487
Rent	4,750	-	4,750	1,900
Repairs & Maintenance	9,386	-	9,386	5,256
Telephone, ICT & Website Costs	3,371	342	3,713	5,385
Utilities	7,404	-	7,404	9,767
Other Overhead Costs	6,550	2,402	8,952	13,227
Governance Costs				
Accountancy, Book-keeping, Independent Examination & Payroll	1,259	1,200	2,459	5,532
	£100,064	£218,666	£318,730	£276,824

Of the 2024 total of £276,824, £131,364 related to Unrestricted Funds and £145,460 to Restricted Funds.

7. Net Income/(Expenditure)

	2025	2024
	£	£
Net income/(expenditure) is stated after charging/(crediting):		
Independent Examiner - Examination Fees	1,100	1,100
Depreciation of Owned Fixed Assets	15,253	17,993

CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)
NOTES TO THE ACCOUNTS
At 31 MAY 2025

8. Staff Costs

	2025	2024
	£	£
Gross Salary Costs	202,442	166,757
Employer's National Insurance	16,190	5,914
Employer's Pension Contributions	7,953	2,781
	£226,585	£175,452

The average monthly number of staff employed during the year was as follows:	2025	2024
	No.	No.

Operations and Management	7	6
Apprentices	2	2

No employees received remuneration in excess of £60,000 in the year (2024: None).

The total paid to Key Management Personnel, defined as the members of the Management Team, was £121,233 (2024: £112,026).

No remuneration was paid to or waived by Trustees/Directors in the year (2024: £Nil).

No expenses were reimbursed to Trustees (2024: £Nil) in respect of their attendance at meetings of the charity.

In the year to 31 May 2025, £344 was reimbursed to 2 Trustees for horticultural items in relation to our Brightening Chopwell project. In the year to 31 May 2024, £65 was reimbursed to a Trustee for mileage expenses for food collections and deliveries as a volunteer.

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 2025 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 2025 (2024: £Nil).

CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)
NOTES TO THE ACCOUNTS
At 31 MAY 2025

10. Tangible Fixed Assets

	Leasehold Improvements	Fixtures & Fittings	IT & Office Equipment
	£	£	£
Cost			
At 1 June 2024	174,949	9,022	12,511
Additions in year	55,704	-	750
At 31 May 2025	230,653	9,022	13,261
Accumulated Depreciation			
At 1 June 2024	14,615	5,492	12,317
Charge for year	6,711	1,705	444
At 31 May 2025	21,326	7,197	12,761
Net Book Value			
At 31 May 2025	£209,327	£1,825	£500
At 1 June 2024	£160,334	£3,530	£194
	Repair Shop Fixtures & Fittings	Kitchen Equipment	Total Fixed Assets
		£	£
Cost			
At 1 June 2024	3,454	25,947	225,883
Additions in year	-	500	56,954
At 31 May 2025	3,454	26,447	282,837
Accumulated Depreciation			
At 1 June 2024	691	15,471	48,586
Charge for year	691	5,702	15,253
At 31 May 2025	1,382	21,173	63,839
Net Book Value			
At 31 May 2025	£2,072	£5,274	£218,998
At 1 June 2024	£2,763	£10,476	£177,297

CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)
NOTES TO THE ACCOUNTS
At 31 MAY 2025

11. Stock

	2025	2024
	£	£
Café Stocks for Resale	230	241
	£230	£241

12. Debtors

	2025	2024
	£	£
Trade Debtors	2,514	226
Prepayments	1,503	2,657
Accrued Income	1,003	1,062
Other Debtors	350	350
	£5,370	£4,295

13. Creditors - Amounts Falling Due Within One Year

	2025	2024
	£	£
Trade Creditors	3,283	2,364
Other Taxes & Social Security Costs – PAYE/NI	2,257	2,247
Other Taxes & Social Security Costs – VAT	1,340	71
Accruals	1,546	2,000
	£8,426	£6,682

14. Analysis of Net Assets between Funds

	Unrestricted Funds	Restricted Funds	2025	2024
	£	£	£	£
Fixed Assets	17,943	201,055	218,998	177,297
Stocks	230	-	230	241
Debtors	5,370	-	5,370	4,295
Cash at Bank and In Hand	156,861	91,944	248,805	193,707
Creditors – Due Within 1 Year	(8,108)	(318)	(8,426)	(6,682)
	£172,296	£292,681	£464,977	£368,858

CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)
NOTES TO THE ACCOUNTS
At 31 MAY 2025

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.

	Fund at 1 June 2024 £	Income for Year £	Expenditure for Year £	Fund at 31 May 2025 £
Unrestricted Funds				
Unrestricted General Fund	110,235	89,547	(91,374)	108,408
Designated Fund – New Property	-	45,000	-	45,000
Designated Fund – Roof replacement/Solar Panels	5,000	-	(5,000)	-
Designated Fund - Upcycling/Repair Shop	2,578	-	(2,578)	-
Designated Fund - Brightening Chopwell	20,000	-	(1,112)	18,888
Total Unrestricted Funds	137,813	134,547	(100,064)	172,296
Restricted Funds				
1989 Willan Trust via Community Foundation North East (CF)	-	10,000	(5,546)	4,454
Akzo Nobel International Paint Fund / Dickon Trust Fund / Winter Family Fund via CF	-	10,000	-	10,000
Barbour Foundation – Building	2,391	-	(878)	1,513
Barbour Foundation – Shop	10,000	-	(10,000)	-
Bernard Sunley Foundation - Building Development	9,286	-	(238)	9,048
Bernard Sunley Foundation - Training Kitchen	7,029	-	(2,534)	4,495
Bernard Sunley Foundation - Roof	-	5,000	(156)	4,844
Carolyn & Tony Brookes Fund via CF	1,500	-	(500)	1,000
Catherine Cookson Foundation	5,000	-	(156)	4,844
Connected Voice	-	3,380	(2,880)	500
Co-op Local Community Fund	230	-	(190)	40
County Durham Community Foundation (Boundary Lane Wind Farm)	5,000	-	(156)	4,844
Garfield Weston Foundation	23,215	-	(595)	22,620
Gateshead Council - Easter Half Term 25	-	683	(683)	-
Gateshead Council - Food Network Creation	-	4,985	(4,985)	-
Gateshead Council - Household Support Fund	-	3,570	(3,570)	-
Gateshead Council - VCSE Multiply	-	5,000	(5,000)	-
Gateshead Council VCSE Fund via CF	-	30,000	(2,416)	27,584
GMBC VCSE - IT & Digital Support	1,081	-	(53)	1,028
Groundwork VCSE	-	27,451	(858)	26,593
Guy Readman Fund via CF	10,000	-	(313)	9,687
Henry Smith Charity	-	70,000	(60,152)	9,848
Hilden Charitable Fund	1,414	-	(1,082)	332

Continued overleaf...

CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)
NOTES TO THE ACCOUNTS
At 31 MAY 2025

15. Analysis of Charitable Funds (Cont.)

	Fund at 1 June 2024 £	Income for Year £	Expenditure for Year £	Fund at 31 May 2025 £
Restricted Funds (Cont.)				
Joicey Trust	-	2,000	(63)	1,937
Karbon Homes	-	1,500	-	1,500
Lennox Hannay Charitable Trust	1,500	-	(1,500)	-
National Gardens Scheme	2,951	-	(753)	2,198
National Lottery Awards for All England 2025	-	19,400	(8,152)	11,248
National Lottery Awards for All England 2024	2,556	-	(589)	1,967
The National Lottery Community Fund - RC North East and Cumbria Region	27,429	-	(857)	26,572
The National Lottery Community Fund - RC North East and Cumbria Region	-	33,333	(33,333)	-
NHS - Thriving in Chopwell	7,076	-	(7,076)	-
North East LEP	89,124	-	(2,785)	86,339
Platten Family Fund via CF	10,000	10,000	(11,259)	8,741
Rothley Trust (2024)	540	-	(320)	220
Rothley Trust (2025)	1,250	-	(39)	1,211
Royal Countryside Fund	-	12,500	(12,500)	-
Samares Jersey (Sir James Knott)	-	15,000	(9,538)	5,462
Tesco Community Fund	-	1,000	(1,000)	-
TK Maxx and Homesense Foundation	-	500	(500)	-
UK Shared Prosperity Fund via CF	7,623	-	(5,611)	2,012
Virgin Money Foundation	-	15,000	(15,000)	-
William Leech Foundation	4,850	-	(4,850)	-
Total Restricted Funds	231,045	280,302	(218,666)	292,681
Total Funds	£368,858	£414,849	£(318,730)	£464,977

Name of Designated Fund	Description, Nature & Purpose of the Designated Fund
Roof and Solar Panels	To replace roof and install solar panels
Upcycling/Repair Shop	To open a new charity upcycling and repair shop
Brightening Chopwell	To work with our community to make Chopwell brighter, cheerful and brilliant
New Property	To acquire a new community building to relocate The Regeneration Shop to and commence new initiatives
Name of Restricted Fund	Description, Nature & Purpose of the Restricted Fund
1989 Willan Trust via CF	Towards the cost of the Regeneration Shop
Akzo Nobel International Paint Fund/Dickon Trust Fund /Winter Family Fund via CF	Towards the cost of the Regeneration Shop

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15. Analysis of Charitable Funds (Cont.)

Name of Restricted Fund	Description, Nature & Purpose of the Restricted Fund
Barbour Foundation - Building	Towards the costs of fitting out and equipping the building
Barbour Foundation - Shop	Towards the costs of fitting out and equipping a Repair & Re-Use shop
Bernard Sunley - Building	Towards development of 'The Bank' building
Bernard Sunley - Kitchen	Towards the costs of a training kitchen and food preparation
Bernard Sunley - Roof	Towards the cost of replacing the roof
Carolyn & Tony Brookes Fund via CF	Towards the costs of fitting out and equipping the building
Catherine Cookson Foundation	Towards a replacement roof, solar panels and double glazing
Connected Voice	Towards the cost of digital inclusion work
Co-operative Community Fund	Towards the costs of furniture, allotments and community fridge costs
County Durham CF (EDF Renewables - Boundary Lane Wind Farm)	Towards roof works and double glazing
Garfield Weston Foundation	Towards development of 'The Bank' building, transforming lives in Chopwell
Gateshead Council - Easter Half Term 25	Towards the cost of an Easter school holidays activities programme
Gateshead Council - Food Network Creation	Towards the cost of creating a Food Network
Gateshead Council - Household Support Fund	Towards the cost of providing a range of support and activities for people from disadvantaged communities
Gateshead Council - VCSE Multiply	Towards a mathematics programme
Gateshead Council VCSE - IT & Digital Support	Towards the costs of IT & Digital Support
Gateshead Council via CF	Towards the cost of The Regeneration Shop
Groundworks VCSE	Towards the cost of introducing a range of energy efficiency measure, including solar panels
Guy Readman Fund via CF	Towards installation of solar panels at 'The Bank'
Henry Smith Charity	Towards the cost of providing a range of support and activities for people from disadvantaged communities

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15. Analysis of Charitable Funds (Cont.)

Name of Restricted Fund	Description, Nature & Purpose of the Restricted Fund
Hilden Charitable Fund	Towards the costs of a training kitchen and food preparation
Joicey Trust	Towards the cost of providing a range of support and activities for people from disadvantaged communities
Karbon Homes	Towards the cost of The Regeneration Shop
Lennox Hannay Charitable Trust	Towards the cost of The Regeneration Shop
National Gardens Scheme	Towards the costs of improving an outside area
National Lottery Awards for All England 2025	Towards the cost of learning new skills in Chopwell
National Lottery Awards for All England 2024	Towards running costs and provision of a shed and shelving
The National Lottery Community Fund - RC North East and Cumbria Region	Towards the cost of core running costs
The National Lottery Community Fund - RC North East and Cumbria Region	Towards development of 'The Bank' building
NHS - Thriving in Chopwell	Towards improving mental health activities in Chopwell
North East LEP	Towards development of 'The Bank' building
Platten Family Fund via CF	Towards supporting young people and adults from rural Gateshead to gain accredited qualifications to pursue STEM employment
Rothley Trust (2024)	Towards the costs of equipping a meeting room
Rothley Trust (2025)	Towards the replacement of café windows
Royal Countryside Fund	Towards the costs of employing two apprentices over two years
Samares Jersey - Sir James Knott Jersey Trust	Towards the running costs of The Bank
Tesco Community Fund	Towards brightening up Chopwell
TK Maxx and Homesense Foundation	Towards the cost of core running costs
UK Shared Prosperity Fund via CF	Towards a Chopwell village repair and reuse shop
Virgin Money Foundation	Towards core running costs
William Leech Foundation	Towards the cost of the Regeneration Shop

CHOPWELL REGENERATION CIO
(A CHARITABLE INCORPORATED ORGANISATION)
NOTES TO THE ACCOUNTS
At 31 MAY 2025

16. Related Party Transactions

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

In addition, a tenant of The Bank is connected to Trustees as follows:

- Stomping Grounds Forest School North East CIC, a Director of which, Sophie Watkinson, is the partner of Trustee John Coburn.

All rent for this tenant was agreed at arm's length and is at the standard market rate.

During the year, Chopwell Regeneration Group supplied alternative education services to a child of Trustee John Coburn. These services were fully funded by Gateshead Council and formed part of that child's wider Education Other Than At School (EOTAS) package funded by the Council.

There were no other transactions in the year with related parties, such as are required to be disclosed. (2024: None)

17. Financial Commitments

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

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