

THE UPPER DALES COMMUNITY LAND TRUST

England & Wales · Charity number 1195077

Details

Other names	UDCLT
Status	Registered
Legal form	CIO
Registered	2021-07-07
Register	View on the Charity Commission register

Contact

Address	Hudson House Reeth Richmond North Yorkshire DL11 6TB
Phone	01748 884485
Email	udcltrust@gmail.com
Website	www.udclt.org

Activities

Objects: THE OBJECTS OF THE TRUST ARE ARE WITHIN THE UPPER DALES OF NORTH YORKSHIRE, FOR THE PUBLIC BENEFIT, TO PROVIDE HOUSING AND ANY ASSOCIATED AMENITIES FOR PERSONS IN NECESSITOUS CIRCUMSTANCES UPON TERMS APPROPRIATE TO THEIR MEANS.

Activities: The Upper Dales Community Land Trust recognises there is a critical shortage of affordable, sustainable housing for people born, living or working in the Upper Dales of North Yorkshire. With others, we are working to change this and to ensure our unique community, its history and legacy, lives on.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Disability, The Prevention Or Relief Of Poverty, Environment/conservation/heritage, Recreation

Geography

- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£6,570	£2,211	-	-
2024-03-31	£9,719	£144,300	-	-
2023-03-31	£217,428	£5,757	-	-
2022-03-31	£125,250	£87,224	-	-

Trustees

Name	Role	Appointed
Stephen Andrew Stubbs	Chair	2021-07-27
Cllr Yvonne Peacock MBE		2021-07-27
John David Matthews		2024-12-17
Julie Fox		2021-07-27
William John Metcalfe Fawcett		2021-07-27

THE UPPER DALES COMMUNITY LAND TRUST

England & Wales - Charity number 1195077

Accounts



Upper Dales Community Land Trust

Report and Financial Statements
For the Year Ended 31 March 2025
Charity number 1195077



Upper Dales Community Land Trust Annual Report & Financial Statements

For the Year Ended 31 March 2025

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The Board of Trustees presents its report and audited financial statements for the year ended 31 March 2025.

Administrative Information

Charity Name: Upper Dales Community Land Trust

Charity registration number: 1195077

Registered Office and operational address: Hudson House, Anvil Square, Reeth, Richmond, North Yorkshire DL11 6TB

Board of Trustees (referred to in this report as the 'Board')

Chair: Stephen Stubbs

Finance: William Fawcett

Secretary: Julie Fox

County Councillor Yvonne Peacock

John Matthews (appointed December 2024)

Auditors: Momentum Taxation and Accountancy Ltd, 14 Harelands Courtyard, Melsonby, Richmond, North Yorkshire, DL10 5NY

Bankers: Unity Trust Bank, PO Box 7193, Planetary Road, Willenhall WV1 9DG
Charity Bank, Fosse House, 182, High Street, Tonbridge TN9 1BE

Solicitors: Richard Nixon, Partner, Muckle LLP, Time Central, 32 Gallowgate, Newcastle Upon Tyne NE1 4BF

Annual Report

Our Aims and Objectives

Our charity's purposes as set out in the Constitution dated 27th June 2022 are:

The objects of the Trust are within the Upper Dales of North Yorkshire, for the public benefit, to provide housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

Mission

The Upper Dales Community Land Trust (UDCLT) also referred to as 'the Trust' recognises there is a critical shortage of affordable, sustainable housing for people born, living or working in the Upper Dales. We want to change this, ensuring our unique community, its history and legacy, lives on.

The focus of our work

Our main objective for the year to March 2025 was to complete and let the two affordable apartments from the conversion of Bainbridge Methodist Chapel. This was managed by North Star Housing Group in partnership with the Trust. The builder started on site in January 2024 and completed the work in August of the same year. This local company delivered high quality work and the collaboration between the three parties has been very positive.

In September, the two bedroomed apartments were let to local young people via the Home Choice arrangements in North Yorkshire Council. North Star Housing Group will manage these on a long lease from the UDCLT. The local MP, Rishi Sunak, who has been very supportive throughout, officially opened the properties in November.

Media, publicity and local contacts

One of our volunteers ably manages our marketing through our website, social media (mainly Facebook) and press releases, articles and adverts. These feature in the local press and in the Dales monthly magazines available to the public in both hard copy and online. We have established an email newsletter to those signing up on our website.

In August 2024 we had a stall and banner displayed at the local agricultural show in Reeth. We used this to raise awareness about our organisation, knowledge of our progress with Bainbridge Chapel and to encourage those who had a housing need to register with Home Choice. We handed out information leaflets that were universally well received by the public and recruited two new volunteers. Copies of the leaflets are now available from the local community resource, Hudson House in Reeth.

We have established regular meetings with the Yorkshire Dales National Park Authority (the planning authority), North Star Housing Group and North Yorkshire Council. The latter representatives are primarily the Rural Housing Enabler staff. These networking meetings have enabled us to utilise their knowledge, skills and wise advice to help us determine our next project. Some proposals have been considered and rejected for the time being, and for others a priority order has been agreed. Our next project will be to progress the four homes in Arkengarthdale.

Working with North Star Housing Group, we will undertake a feasibility study of this site which already has planning permission - albeit subject to the signing of a s106 agreement.

Our chapel project has featured as a case study for Homes England (a non-departmental public body, sponsored by the Ministry of Housing, Communities and Local Government) that supports the provision of affordable housing through capital grants.

There has been some limited contact with the Mayor of York and North Yorkshire (such as inviting him to the chapel apartments opening) and we hope to build on this in the next year.

Improving our efficiency and skills

Internally we have written and agreed at the Board a considerable number of policies to help guide our governance and behaviour. These have been placed on our website. Most will be reviewed on a three yearly rolling basis.

We established an opportunities spreadsheet which highlighted a range of pertinent issues relating to each site. This was reviewed as more information came in and along with the multiagency advice above, helped us to determine which site we should concentrate our efforts on next.

We are members of the National Council for Voluntary Organisation (NCVO), which provides us with a wide range of information and training materials, and the Community Land Trust Network.

How our activities deliver public benefit

We look to help provide homes for those who cannot afford to buy or rent a home commercially in the Upper Dales, a rural area in North Yorkshire.

In the current year we have worked on deciding how best to undertake a Housing Needs Survey to demonstrate hard evidence of need. There are secondary data sets that do this, but we wanted to undertake primary completion of a survey on the ground. North Yorkshire Council offered to distribute the survey in the seven Parishes that cover Swaledale and Arkengarthdale. This proposal was taken to each Parish Council meeting with representatives from both the Council and the Trust. The purpose was explained, and support was gained from each one.

In addition to the household survey (to be distributed to 1393 homes), three of us undertook a survey of local employers. We asked if they had experienced issues with recruitment due to lack of suitable accommodation and encouraged completion of the survey. We were able to contact over 65 employers and gained useful insights into employer issues locally.

The survey will be distributed in May 2025 with results available in the autumn. If demonstrating a need, the resultant report will be used to support planning and funding applications.

We were asked to talk to a Community Land Trust in a different part of the county about how we had managed to progress the chapel. This March meeting provided a lively exchange of views and suggestions about how they might move forward and some challenges for us to consider.

Financial Review

Principal Funding Sources

In addition to our original funding from Richmondshire District Council, we received a £2,500 grant from Enterprise Rentacar which will help us to pay for the range of assessments and surveys which are required to be done in preparation for planning permission applications. Lease monies from North Star Housing on Bainbridge Chapel are now being received annually.

A very kind individual has offered to donate his flat to us in his Will. The legal arrangements for this are progressing.

Investment Policy

The benefits of utilising two banks are demonstrated in our accounts by the amount of interest we have been able to accrue in the interim period. We have retained the day-to-day account and savings account with the Unity Bank and a savings account with the Charity Bank.

Reserves Policy

Whilst the organisation is run solely by volunteers who pay most incidentals out of their own pocket, should we wish to continue to explore the feasibility of sites we have estimated that a reserves fund of £19,000 is advisable to cover 12 months expenses. Our Reserves Policy was approved by the Board in November 2024 and will be reviewed on or before November 2027.

Structure, Governance & Management

Governing Document

We are governed under our Constitution as a CIO (granted 27th June 2022) which established our objects and powers.

Recruitment and Appointment of the Board of Trustees

The Board of Trustees consisted of five individuals throughout the year. One of our volunteers agreed to become a trustee in December and we continue to have a regular volunteer who undertakes our marketing and communications work. The two newly appointed volunteers have helpful skills as an architect and a surveyor. All members of the Board give their time voluntarily and receive no direct benefit from the charity. Declaration of Interests is a regular agenda item with any being recorded.

Trustee Induction and Training

Two people attended an excellent live on-line day course on engaging communities with the Community Land Trust Network and in October 2024 most trustees and volunteers participated in an externally led workshop with staff from North Star Housing Group. This helped us to clarify our values and joint aims and objectives and how we might best work together, along with developing a Heads of Terms/Letter of Intention for our next project.

In February 2025 trustees undertook internal training on Safeguarding.

Risk Management

We have established a policy on Internal Risk Management. We have a Risk Register to consider and mitigate major risks to the organisation which is regularly reviewed.

Splitting our monies into two banks has reduced our financial risk. We have developed a Financial Controls Policy.

We have developed and agreed policies on Data Protection, Safeguarding, Health & Safety, and Serious Incident Reporting.

Organisational Structure

Related Parties

The UDCLT is partnered with North Star Housing Group, based in Stockton on Tees.

Responsibilities of the Board

Charity law requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year.

In preparing those financial statements, the Board should follow best practice and:

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is not appropriate to assume that the company will continue on that basis.

The Board is responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 1985. The Board is also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Members of the Board of Trustees

Members of the Board who are trustees for the purpose of charity law, who served during the year and up to the date of this report are set out at the start of this report.

Auditors

Momentum Taxation and Accountancy Ltd were appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (issued in March 2005) and in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small entities.

Approved by the Board of Trustees on 18th November 2025 and signed on its behalf by:

The image shows a handwritten signature in black ink. The signature is written in a cursive, stylized font and appears to read 'S. Stubbs'. It is positioned below the text 'Approved by the Board of Trustees...'.

Stephen Stubbs (Chair and Trustee)

Statement of Financial Activities

(including income and expenditure account)

	Note	Unrestricted Funds	Restricted Funds	Total Funds 2025	Total Funds 2024
Income					
Income from Trust activities:					
Bainbridge Chapel Lease	4	295	-	295	-
Income from generated funds:					
Voluntary income: grants & donations	5	2,500	-	2,500	4,000
Interest	6	3,775	-	3,775	5,719
Total income		£6,570	£-	£6,570	£9,719
Expenditure					
		-	-		
Costs of Trust activities		-	-	-	900
Governance costs	7	2,053	3,060	5,113	10,789
Other Resources		158	-	158	167
Total expenditure		£2,211	£3,060	£5,271	£11,856
Net incoming (outgoing) resources before transfers					
Gross transfers between funds	10	4,359	(3,060)	1,299	(2,137)
		-	-	-	-
Net movement of funds in year		4,359	(3,060)	1,299	(2,137)
Reconciliation of funds					
Total fund brought forward		10,676	319,910	330,586	332,723
Total funds carried forward	17	£15,035	£316,850	£331,885	£330,586

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Balance Sheet as at 31st March 2025

	Note	2025		2024	
Fixed Assets					
Tangible assets	12		205,634		209,990
Current Assets					
Cash at bank and in hand		126,251		120,596	
		126,251		120,596	
Liabilities					
Creditors falling due within one year	15	(-)		(-)	
Net Current Assets			126,251		120,596
Total Assets Less Current Liabilities					
Creditors falling due after more than one year	16		-		-
Net Assets			£331,885		£330,586
The funds of the charity					
Restricted income funds	17		316,850		319,910
Unrestricted income funds			15,035		10,676
Total charity funds			£331,885		£330,586

In preparing these financial statements:

- (a) For the year ended 31st March 2025 the company was entitled to exemption from audit under Section 477 of the Companies Act 2006 relating to small companies;
- (b) The members have not required the company to obtain an audit in accordance with Section 476 of the Companies Act 2006, and
- (c) The Directors acknowledge their responsibilities for:
 - (i) ensuring that the company keeps accounting records which comply with the act, and

(ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial period and of its profit or loss for the financial year.

(iii) These financial statements have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006 and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

The notes on pages 12 to 18 form part of these accounts

Signed: 

Name: Stephen Stubbs
Chairman of Trustees on behalf of the Trustees

Approved by the Trustees on 18th November 2025

Notes on the Accounts

1. Accounting policies

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective January 2015) – (charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

In preparing the accounts, the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 the restatement of comparative items was required. There were no adjustments on transition to FRS 102.

b) Income

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions, which must be met before the charity has unconditional entitlement.

Income from the Trust's activities is recognised as earned (as the related goods and services are provided). Investment income is recognised on a receivable basis.

Income from charitable activities includes income received under contract or where entitlement to grant funding is subject to specific performance conditions is recognised as earned (as the related goods or services are provided).

Grant income included in this category provides funding to support performance activities and is recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

c) Volunteers and donated services and facilities

The value of the services provided by volunteers is not incorporated into these financial statements.

d) Expenditure

Expenditure is recognised when a liability is incurred.

- Costs of generating funds are those costs incurred in attracting voluntary income.
- GMT activities include expenditure associated with the operation of educational programmes and include both the direct costs and support costs relating to this activity.
- Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

e) Tangible Fixed Assets

Tangible fixed assets are depreciated on a reducing balance basis over their estimated useful (economic) lives as follows:-

Property - 2% Straight Line

f) Stock

Stock is included at the lower of cost or net realisable value.

g) Funds structure

The trust has a number of restricted income funds to account for situations where a donor requires that a donation must be spent on a particular purpose or where funds have been raised for a specific purpose. All other funds are unrestricted income funds.

During the accounting period, the following restricted funds were in existence:

- **Bainbridge Chapel Fund;** Amount received towards the cost of conversion of Bainbridge Chapel into two residential units.

2. Legal status of the Trust

The Trust is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

3. Related party transactions

The charity has no transactions with any related parties.

4. Income from Trust activities

	2025		2024
Bainbridge Chapel Lease	295		-
	295		-

5. Voluntary income

	Total	Un-Restricted	Restricted
Donations	-	-	-
Grants	2,500	-	2,500
	£2,500	£-	£2,500

6. Investment income

Bank interest received £3,774.67 (2024: £5,719.29)

7. Expenditure

	2025			2024
	Total	Unrestricted	Restricted	Total
Costs of generating voluntary income				
Cost of Trust activities				
Planning Fees	-	-	-	900
	£-	£-	£-	£900
Governance costs				
Publicity	387	387	-	212
Legal & Professional Fees	(65)	-	(65)	3,042
Bank Charges	70	70	-	72
Insurance	(1,144)	-	(1,144)	2,023
Hire of Hall & meeting costs	14	14	-	30
Subscriptions	381	381	-	525
Postage & Printing	43	43	-	65
Training	800	800	-	150
Heat and Light	(87)	-	(87)	-
Computer Software	358	358	-	114
Property Depreciation	4,356	-	4,356	4,556
	£5,113	£2,053	£3,060	£10,789
Other resources expended				
Publicity Display Boards	£158	£158	-	£167

8. Analysis of staff costs

	2025		2024
	£		£
Salaries and Wages	-		-
Pension Costs	-		-

Staff numbers

There are no staff employed, all positions are undertaken voluntarily.

Particulars of staff

Volunteers have and will continue, to fulfil a crucial role in providing support to underpin many of the activities and objectives of The Upper Dales Community Land Trust.

9. Movement in total funds for the year

	2025 £		2024 £
This is stated after charging:			
Depreciation	£4,356		£4,556

10. Transfer between funds

There were no transfers between funds to report.

11. Taxation

The company is a registered charity and no provision is considered necessary for taxation.

12. Tangible Fixed Assets

	Property		Other		Total
Cost:					
As at 1 st April 2024	217,776		-		217,776
Additions	-		-		-
Disposals	-		-		-
As at 31 st March 2025	217,776		-		217,776
Depreciation:					
As at 1 st April 2024	7,786		-		7,786
Charge for the year	4,356		-		4,356
Disposals	-		-		-
As at 31 st March 2025	12,142		-		12,142
Net Book Value:					
As at 31 st March 2025	£205,634		-		£205,634
As at 31 st March 2024	£209,990		-		£209,990

13. Debtors

	2025		2024
Trade Debtors	-		-
Other Debtors	-		-
Prepayments and Accrued Income	-		-
	-		-

15. Creditors: amounts falling due within one year

	2025		2023
Creditors	-		-
Other Creditors and Accruals	-		-
	-		-

16. Creditors: amounts falling due after more than one year

No such balances

17. Analysis of charitable funds

Restricted funds are made up of the following balances:

	2025	2024
Bainbridge Chapel Fund	316,850	329,521
	-	-
	£316,850	£329,521

18. Trustees' remuneration and expenses

Trustees are reimbursed for out-of-pocket expenses incurred on behalf of The Upper Dales Community Land Trust to sustain the efficient operation of the Trust. These expenses are supported by expense claims, invoices, and other associated documents.

The gross amounts (this includes 20% VAT where applicable) paid to reimburse Trustees out-of-pocket expenses during the year were:

Stephen Stubbs -£Nil
William Fawcett - £Nil
Julie Fox - £Nil
Yvonne Peacock - £Nil
John Matthews - £13.60

Examples of expenses include printer and computer consumables, stationery, postage.

THE UPPER DALES COMMUNITY LAND TRUST

England & Wales - Charity number 1195077

Accounts



Upper Dales Community Land Trust

Report and Financial Statements
For the Year Ended 31 March 2024
Charity number 1195077



Upper Dales Community Land Trust Financial Statements

For the Year Ended 31 March 2024

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Report of the Board of Trustees for the year ended 31 March 2024
The Board of Trustees presents its report and audited financial statements for the
year ended 31 March 2024.

Administrative Information

Charity Name: Upper Dales Community Land Trust

Charity registration number: 1195077

Registered Office and operational address: Hudson House, Anvil Square, Reeth,
Richmond, North Yorkshire DL11 6TB

Board of Trustees (referred to in this report as the 'Board')

Chair: Stephen Stubbs

Finance: William Fawcett

Secretary: Julie Fox

County Councillor Yvonne Peacock

Jason Sharpe (resigned 24th March 2024)

Auditors: Momentum Taxation and Accountancy Ltd, 14 Harelands Courtyard,
Melsonby, Richmond, North Yorkshire, DL10 5NY

Bankers: Unity Trust Bank, PO Box 7193, Planetary Road, Willenhall WV1 9DG

Solicitors: Richard Nixon, Partner, Muckle LLP, Time Central, 32 Gallowgate,
Newcastle Upon Tyne NE1 4BF

Our Aims and Objectives

Our charity's purposes as set out in the Constitution dated 27th June 2022 are:

The objects of the Trust are within the Upper Dales of North Yorkshire, for the public benefit, to provide housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

Mission

The Upper Dales Community Land Trust (UDCLT) recognises there is a critical shortage of affordable, sustainable housing for people born, living or working in the Upper Dales. We want to change this, ensuring our unique community, its history and legacy, lives on.

The focus of our work

Our main objective for the year to 31st March 2024 was to progress the conversion Bainbridge Methodist Chapel into two affordable apartments. The work with North Star Housing Group has grown over the year and we have established a very positive relationship with them. The developing lease was signed so that whilst UDCLT owns the building, North Star are undertaking the building work and will manage the properties once completed.

The preferred builder pulled out within a month of the agreed start date in October 2023 so we worked very hard to secure a new firm. They commenced on site in January 2024 and have been excellent. A project manager was appointed, and monthly project meetings have involved ourselves.

Media and publicity

We continue to raise awareness of our goals and a community meeting was held in October near the chapel to answer locals' questions and demonstrate that the builders would be considerate to their issues. More generally, we participated in the Reeth Agricultural Show in August with a stall. This was very successful and elicited a lot of interest from local people. Our website and social media is being ably and regularly updated by a skilled volunteer. The Prime Minister visited the chapel prior to work starting and has promised to return once completed. (The chapel is in his constituency). Following one of the media articles a member of the public invited us to see his holiday flat in a local village and is offering this as a gift to the Trust on or prior to, his death. This is a very generous offer and the associated legal issues are being explored at the moment.

We have also made contact with the Yorkshire Dales National Park Authority and the local Rural Housing Enabler and Housing Manager to seek their help and advice. Once the North Yorkshire Council was established in April 2024, we hope to have regular contact with them as well. A number of future sites have been identified and we are undertaking some work on these in parallel to the development of Bainbridge Chapel.

Improving our efficiency and skills

Internally we continue to work on increasing our skills level and a list of policies is being developed. We will write these over the next few months and take them to the Board for approval and implementation.

How our activities deliver public benefit

We look to help provide homes for those who cannot afford to buy or rent a home commercially in the Upper Dales, a rural area in North Yorkshire. We are still considering how we might undertake a housing needs survey in the local Parishes in Swaledale as there are a couple of possible future build options emerging in that area. We have discussed how we might undertake this by considering funding from a local charity and exploring options as to who could do the work. We want to be involved on the ground and so are not rushing into this if the existing statistics and data would be sufficient to support a planning application.

Financial Review

Principal Funding Sources

In addition to our funding from Richmondshire District Council, we received an unrestricted grant from the Yorkshire Dales Millennium Fund which will assist us to pay for the huge range of assessments and surveys which are required to be done in preparation for planning permission applications.

Investment Policy

The benefits of utilising two banks are demonstrated in our accounts by the amount of interest we have been able to accrue in the interim period. We have retained the day to day account and savings account with the Unity Bank and a savings account with the Charity Bank.

Reserves Policy

At the moment our organisation is solely run by volunteers who pay most incidentals out of their own pocket and so we have not needed a reserves policy. We will review this position regularly.

Structure, Governance and Management

Governing Document

We are governed under our Constitution as a CIO (granted 27th June 2022) which established our objects and powers.

Recruitment and Appointment of the Board of Trustees

The Board of Trustees consisted of five individuals throughout the year. In March 2024 one of the members give notice as his paid work was becoming too busy for him to devote sufficient time to UDCLT. His business background is a significant loss to the organisation and so we will be seeking a new trustee in the future. We continue to have two regular volunteers who undertake excellent work on Marketing & Communications and the role of Board Advisor.

All members of the Board give their time voluntarily and receive no direct benefit from the charity. Declaration of Interests is a regular agenda item with any being recorded.

Skills assessment

Trustee Induction and Training

Job descriptions for trustees have been completed along with an induction programme and policy awareness for new volunteers.

Risk Management

We sought legal advice prior to signing the development contract with North Star, and as a result a number of minor amendments were made. Splitting our monies into two banks has reduced our financial risk. We have developed a risk register to consider and mitigate major risks to the organisation and will be developing a number of policies to address these issues as well. With regard to possible sites, a couple have been explored and rejected as a result of the cost of development but also their suitability for tenants.

Organisational Structure

Related Parties

The UDCLT is partnered with North Star Housing Group, based in Stockton on Tees.

Responsibilities of the Board

Charity law requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year.

In preparing those financial statements, the Board should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is not appropriate

to assume that the company will continue on that basis.

The Board is responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 1985. The Board is also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Members of the Board of Trustees

Members of the Board who are trustees for the purpose of charity law, who served during the year and up to the date of this report are set out at the start of this report.

Auditors

Momentum Taxation and Accountancy Ltd were appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

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

accordance with the special provisions of Part VII of the Companies Act 1985 relating to small entities.

Approved by the Board of Trustees on 27th January 2025 and signed on its behalf by:

Handwritten signature in black ink, appearing to be 'S Stubbs'.

Stephen Stubbs (Chair and Trustee)

Statement of Financial Activities (including income and expenditure account)

	Note	Unrestricted Funds	Restricted Funds	Total Funds 2024	Total Funds 2023
Income					
Income from generated funds:					
Voluntary income: grants & donations	5	4,000	-	4,000	217,050
Interest	6	5,719	-	5,719	378
Total income		£9,719	£-	£9,719	£217,428
Expenditure					
		-	-		
Costs of Trust activities		900	-	900	-
Governance costs		1,178	9,611	10,789	7,372
Other Resources	7	167	-	167	-
Total expenditure		£2,245	£9,611	£11,856	£7,372
Net incoming (outgoing) resources before transfers					
		7,474	(9,611)	(2,137)	210,056
Gross transfers between funds	10	-	-	-	-
Net movement of funds in year		7,474	(9,611)	(2,137)	210,056
Reconciliation of funds					
Total fund brought forward		3,202	329,521	332,723	122,667
Total funds carried forward	17	£10,676	£319,910	£330,586	£332,723

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Balance Sheet as at 31st March 2024

	Note	2024		2023	
Fixed Assets					
Tangible assets	12		209,990		77,546
Current Assets					
Cash at bank and in hand			120,596		255,177
			120,596		255,177
Liabilities					
Creditors falling due within one year	15		(-)		(-)
Net Current Assets			120,596		255,177
Total Assets Less Current Liabilities					
Creditors falling due after more than one year	16		-		-
Net Assets			£330,586		£332,723
The funds of the charity					
Restricted income funds	17		319,910		329,521
Unrestricted income funds			10,676		3,202
Total charity funds			£330,586		£332,723

In preparing these financial statements:

- (a) For the year ended 31st March 2024 the company was entitled to exemption from audit under Section 477 of the Companies Act 2006 relating to small companies;
- (b) The members have not required the company to obtain an audit in accordance with Section 476 of the Companies Act 2006, and
- (c) The Directors acknowledge their responsibilities for:
 - (i) ensuring that the company keeps accounting records which comply with the act, and

(ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial period and of its profit or loss for the financial year.

(iii) These financial statements have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006 and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

The notes on pages 12 to 18 form part of these accounts

Signed

The image shows two handwritten signatures in black ink. The first signature is a cursive 'S' followed by 'Stubbs'. The second signature is a more stylized cursive signature, also appearing to be 'S Stubbs'.

Name: Stephen Stubbs
Chairman of Trustees on behalf of the Trustees

Approved by the Trustees on 27th January 2025

Notes on the Accounts

1. Accounting policies

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective January 2015) – (charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

In preparing the accounts, the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 the restatement of comparative items was required. There were no adjustments on transition to FRS 102.

b) Income

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions, which must be met before the charity has unconditional entitlement.

Income from the Trust's activities is recognised as earned (as the related goods and services are provided). Investment income is recognised on a receivable basis.

Income from charitable activities includes income received under contract or where entitlement to grant funding is subject to specific performance conditions is recognised as earned (as the related goods or services are provided).

Grant income included in this category provides funding to support performance activities and is recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

c) Volunteers and donated services and facilities

The value of the services provided by volunteers is not incorporated into these financial statements.

d) Expenditure

Expenditure is recognised when a liability is incurred.

- Costs of generating funds are those costs incurred in attracting voluntary income.
- GMT activities include expenditure associated with the operation of educational programmes and include both the direct costs and support costs relating to this activity.
- Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

e) Tangible Fixed Assets

Tangible fixed assets are depreciated on a reducing balance basis over their estimated useful (economic) lives as follows:-

Property - 2% Straight Line

f) Stock

Stock is included at the lower of cost or net realisable value.

g) Funds structure

The trust has a number of restricted income funds to account for situations where a donor requires that a donation must be spent on a particular purpose or where funds have been raised for a specific purpose. All other funds are unrestricted income funds.

During the accounting period, the following restricted funds were in existence:

- **Bainbridge Chapel Fund;** Amount received towards the cost of conversion of Bainbridge Chapel into two residential units.

2. Legal status of the Trust

The Trust is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

3. Related party transactions

The charity has no transactions with any related parties.

4. Income from Trust activities

	2024		2023
	-		-
	-		-

5. Voluntary income

	Total	Un-Restricted	Restricted
Donations	-	-	-
Grants	4,000	4,000	-
	£4,000	£4,000	-

6. Investment income

Bank interest received £5,719.29 (2022: £378.29)

7. Expenditure

	2024			2023
	Total	Unrestricted	Restricted	Total
Costs of generating voluntary income				
Cost of Trust activities				
Planning Fees	900	900	-	-
	£900	£900	£-	£-
Governance costs				
Publicity	212	212	-	593
Legal & Professional Fees	3,042	40	3,002	2,547
Bank Charges	72	72	-	99
Insurance	2,023	-	2,023	2,067
Hire of Hall	30	-	30	-
Subscriptions	525	525	-	150
Postage & Printing	65	65	-	-
Training	150	150	-	-
Heat and Light	-	-	-	117
Computer Software	114	114	-	-
Property Depreciation	4,556	-	4,556	1,615
	£10,789	£1,178	£9,611	£7,372
Other resources expended				
Publicity Display Boards	£167	£167	-	-

8. Analysis of staff costs

	2024		2023
	£		£
Salaries and Wages	-		-
Pension Costs	-		-

Staff numbers

There are no staff employed, all positions are undertaken voluntary.

Particulars of staff

Volunteers have and will continue, to fulfil a crucial role in providing support to underpin many of the activities and objectives of The Upper Dales Community Land Trust.

9. Movement in total funds for the year

	2024 £		2023 £
This is stated after charging: Depreciation	£4,556		£1,615

10. Transfer between funds

There were no transfers between funds to report.

11. Taxation

The company is a registered charity and no provision is considered necessary for taxation.

12. Tangible Fixed Assets

	Property		Other		Total
Cost:					
As at 1 st April 2023	80,776		-		80,776
Additions	137,000		-		137,000
Disposals	-		-		-
As at 31 st March 2024	217,776		-		217,776
Depreciation:					
As at 1 st April 2023	3,230		-		3,230
Charge for the year	4,556		-		4,556
Disposals	-		-		-
As at 31 st March 2024	7,786		-		7,786
Net Book Value:					
As at 31 st March 2024	£209,990		-		£209,990
As at 31 st March 2023	£77,546		-		£77,546

13. Debtors

	2024		2023
Trade Debtors	-		-
Other Debtors	-		-
Prepayments and Accrued Income	-		-
	-		-

15. Creditors: amounts falling due within one year

	2024		2023
Creditors	-		-
Other Creditors and Accruals	-		-
	-		-

16. Creditors: amounts falling due after more than one year

No such balances

17. Analysis of charitable funds

Restricted funds are made up of the following balances:

	2024	2023
Bainbridge Chapel Fund	319,910	329,521
	-	-
	£319,910	£329,521

18. Trustees remuneration and expenses

Trustees are reimbursed for out-of-pocket expenses incurred on behalf of The Upper Dales Community Land Trust to sustain the efficient operation of the Trust. These expenses are supported by expense claims, invoices, and other associated documents.

The gross amounts (this includes 20% VAT where applicable) paid to reimburse Trustees out-of-pocket expenses during the year were:

Stephen Stubbs -£Nil
William Fawcett - £Nil
Julie Fox - £Nil
Yvonne Peacock - £Nil
Jason Sharpe - £Nil

Examples of expenses include printer and computer consumables, stationery, postage.

THE UPPER DALES COMMUNITY LAND TRUST

England & Wales - Charity number 1195077

Accounts



Upper Dales Community Land Trust

Report and Financial Statements
For the Year Ended 31 March 2023
Charity number 1195077



Upper Dales Community Land Trust Financial Statements

For the Year Ended 31 March 2023

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Report of the Trustee Board

Statement of Financial Activities

Balance Sheet

Notes forming part of the financial statements

Upper Dales Community Land Trust

Report of the Board of Trustees for the year ended 31 March 2023
The Board of Trustees presents its report and audited financial statements for the
year ended 31 March 2023.

Administrative Information

Charity Name: Upper Dales Community Land Trust

Charity registration number: 1195077

Registered Office and operational address: Hudson House, Anvil Square, Reeth,
Richmond, North Yorkshire DL11 6TB

Board of Trustees (referred to in this report as the 'Board')

Chair: Stephen Stubbs

Finance: William Fawcett

Secretary: Julie Fox

County Councillor Yvonne Peacock

Jason Sharpe

Auditors: Momentum Taxation and Accountancy Ltd, 14 Harelands Courtyard,
Melsonby, Richmond, North Yorkshire, DL10 5NY

Bankers: Unity Trust Bank, PO Box 7193, Planetary Road, Willenhall WV1 9DG

Solicitors: Richard Nixon, Partner, Muckle LLP, Time Central, 32 Gallowgate,
Newcastle Upon Tyne NE1 4BF

Our Aims and Objectives

Our charity's purposes as set out in the Constitution dated 27th June 2022 are:

The objects of the Trust are within the Upper Dales of North Yorkshire, for the public benefit, to provide housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

Mission

The Upper Dales Community Land Trust (UDCLT) recognises there is a critical shortage of affordable, sustainable housing for people born, living or working in the Upper Dales. We want to change this, ensuring our unique community, its history and legacy, lives on.

The focus of our work

Our main objective for the year to March 2023 was to secure sufficient funding to convert Bainbridge Methodist Chapel into two affordable apartments. This has been achieved and we have subsequently obtained a structural engineer's report and worked with the architect in developing a specification for builders. Following invitations to bid, one preferred builder was recommended to Karbon Homes. The Section 106 agreement (which prioritizes those with a local connection and limited income) was signed in August with the Yorkshire Dales National Parks Authority and Richmondshire District Council.

A development lease agreement with the Responsible Provider (RP), Karbon Homes was being developed when they invited us to partner with a more local organisation, North Star Housing Group. This was a positive move with a Local Letting Policy now close to being finalised, and joint work with the builder taking place. Some other developments have slowed the work down – such as obtaining permission to change the window fabric but we are progressing towards building work starting later in the year.

Aside from undertaking the practical work as above, we have been looking to raise our profile so that more local people are aware of our existence. This has involved developing a website (including short films, photos and the experience of local people looking to remain in the area), providing banners at local agricultural shows and issuing press releases around significant events.

How our activities deliver public benefit

We look to help provide homes for those who cannot afford to buy or rent a home commercially in the Upper Dales, a geographical area in North Yorkshire. In order to do this we need to understand who those individuals are, and connect with them, so that their needs are identified and hopefully later, satisfied. We are exploring how we might undertake a housing needs survey in the Reeth area so that the demand in that area can be accurately assessed.

Financial Review

Principal Funding Sources

The main source of funding has been from Richmondshire District Council. In March 2023, we received a second grant, thus securing sufficient monies to renovate the chapel. Our partnership, initially with Karbon Homes but more latterly North Star Housing Group, has also enabled monies to be drawn down from central government through Homes England.

Following Local Government Reorganisation in April 2023, the body responsible for housing in the Upper Dales will be North Yorkshire Council.

Investment Policy

At our meeting in December 2022, it was agreed that we should explore investing our funds in a Charity Bank Savings account. We now have two bank accounts, our day to day account and savings account with the Unity Bank and a savings account with the Charity Bank. This has been sensible investment, enabling us to gain interest on the money held from Richmondshire District Council pending the start of building on the chapel renovations.

Reserves Policy

At the moment our organisation is solely run by volunteers who pay most incidentals out of their own pocket and so we have not needed a reserves policy.

Structure, Governance and Management

Governing Document

On 27th June 2022 the organisation became a CIO, having previously been registered as a charity on 7th July 2021. We are governed under our Constitution which established our objects and powers.

Recruitment and Appointment of the Board of Trustees

The Board of Trustees consist of five individuals. This has been a stable membership over the course of the year. We also have two regular volunteers who undertake work on Marketing & Communications and the role of Board Advisor.

All members of the Board give their time voluntarily and receive no direct benefit from the charity. Declaration of Interests is a regular agenda item with any being recorded. One member currently has an declared interest in a utility company. Where a decision was taken to move to this provider for the chapel, following research regarding costs and service, this was undertaken whilst he absented himself from that item in the meeting.

Skills assessment

The Board Advisor has been collaborating with trustees on the content of a skills audit (i.e. with relevance to our particular work), and exploring where we might obtain

subsequent training or engage additional trustees who have those skills. This is ongoing but likely to be completed by the autumn.

Trustee Induction and Training

Job descriptions for trustees and their specific roles are being developed along with training as outlined above.

Risk Management

We have undertaken a review of our responsibilities under data protection and this will be finalised in the next few months along with placing various entries on the website. We have buildings insurance for Bainbridge Chapel. The responsibility for this will be part of the transition to the development lease with North Star Housing Group once the document is signed. We have had legal advice regarding the content of the lease. Splitting our monies into two banks this has reduced our financial risk but there are other considerations that we need to address. Further financial, building and other risk appraisals will be undertaken next year.

Organisational Structure

Related Parties

Following the withdrawal of Karbon Homes the UDCLT has partnered with North Star Housing Group, based in Stockton on Tees.

Responsibilities of the Board

Charity law requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year.

In preparing those financial statements, the Board should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is not appropriate

to assume that the company will continue on that basis.

The Board is responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 1985. The Board is also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Members of the Board of Trustees

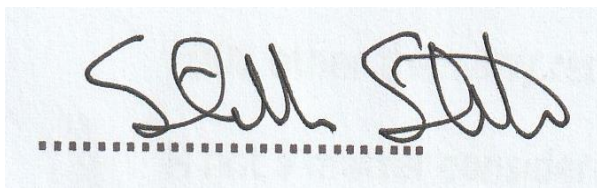
Members of the Board who are trustees for the purpose of charity law, who served during the year and up to the date of this report are set out at the start of this report.

Auditors

Momentum Taxation and Accountancy Ltd were appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (issued in March 2005) and in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small entities.

Approved by the Board of Trustees on 19th December 2023 and signed on its behalf by:

A handwritten signature in black ink, appearing to read "Stephen Stubbs", is written over a horizontal dotted line on a light blue background.

Stephen Stubbs (Chair and Trustee)

Statement of Financial Activities (including income and expenditure account)

	Note	Unrestricted Funds	Restricted Funds	Total Funds 2023	Total Funds 2022
Income					
Income from generated funds:					
Voluntary income: grants & donations	5	50	217,000	125,250	125,250
Interest	6	378	-	378	-
Total income		£428	£217,000	£217,428	£125,250
Expenditure					
		-	-		
Governance costs	7	1,540	5,832	7,372	8,063
Total expenditure		£1,540	£5,832	£7,372	£8,063
Net incoming (outgoing) resources before transfers		(1,112)	211,168	210,056	117,187
Gross transfers between funds	10	-	-	-	-
Net movement of funds in year		(1,112)	211,168	210,056	117,187
Reconciliation of funds					
Total fund brought forward		4,314	118,353	122,667	5,480
Total funds carried forward	17	£3,202	£329,521	£332,723	£122,667

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Balance Sheet as at 31st March 2023

	Note	2023		2022	
Fixed Assets					
Tangible assets	12		77,546		79,161
Current Assets					
Cash at bank and in hand		255,177		43,506	
		255,177		43,506	
Liabilities					
Creditors falling due within one year	15	(-)		(-)	
Net Current Assets			255,177		43,506
Total Assets Less Current Liabilities					
Creditors falling due after more than one year	16		-		-
Net Assets			£332,723		£122,667
The funds of the charity					
Restricted income funds	17		329,521		118,353
Unrestricted income funds			3,202		4,314
Total charity funds			£332,723		£122,667

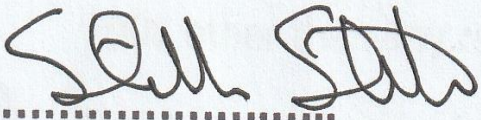
In preparing these financial statements:

- (a) For the year ended 31st March 2023 the company was entitled to exemption from audit under Section 477 of the Companies Act 2006 relating to small companies;
- (b) The members have not required the company to obtain an audit in accordance with Section 476 of the Companies Act 2006, and
- (c) The Directors acknowledge their responsibilities for:
 - (i) ensuring that the company keeps accounting records which comply with the act, and

(ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial period and of its profit or loss for the financial year.

(iii) These financial statements have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006 and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

The notes on pages 12 to 18 form part of these accounts



A handwritten signature in black ink, appearing to read 'Stephen Stubbs', is written over a horizontal dotted line. The signature is contained within a light blue rectangular background.

Signed:

Name:

Stephen Stubbs

Chairman of Trustees on behalf of the Trustees

Approved by the Trustees on 19th December 2023

Notes on the Accounts

1. Accounting policies

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective January 2015) – (charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

In preparing the accounts, the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 the restatement of comparative items was required. There were no adjustments on transition to FRS 102.

b) Income

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions, which must be met before the charity has unconditional entitlement.

Income from the Trust's activities is recognised as earned (as the related goods and services are provided). Investment income is recognised on a receivable basis.

Income from charitable activities includes income received under contract or where entitlement to grant funding is subject to specific performance conditions is recognised as earned (as the related goods or services are provided).

Grant income included in this category provides funding to support performance activities and is recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

c) Volunteers and donated services and facilities

The value of the services provided by volunteers is not incorporated into these financial statements.

d) Expenditure

Expenditure is recognised when a liability is incurred.

- Costs of generating funds are those costs incurred in attracting voluntary income.
- GMT activities include expenditure associated with the operation of educational programmes and include both the direct costs and support costs relating to this activity.
- Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

e) Tangible Fixed Assets

Tangible fixed assets are depreciated on a reducing balance basis over their estimated useful (economic) lives as follows:-

Property - 2% Straight Line

f) Stock

Stock is included at the lower of cost or net realisable value.

g) Funds structure

The trust has a number of restricted income funds to account for situations where a donor requires that a donation must be spent on a particular purpose or where funds have been raised for a specific purpose. All other funds are unrestricted income funds.

During the accounting period, the following restricted funds were in existence:

- **Bainbridge Chapel Fund;** Amount received towards the cost of conversion of Bainbridge Chapel into two residential units.

2. Legal status of the Trust

The Trust is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

3. Related party transactions

The charity has no transactions with any related parties.

4. Income from Trust activities

	2023		2022
	-		-
	-		-

5. Voluntary income

	Total	Un-Restricted	Restricted
Donations	50	50	-
Grants	217,000	-	217,000
	£217,050	£50	£217,000

6. Investment income

Bank interest received £378.29 (2022: NIL)

7. Expenditure

	2023			2022
	Total	Unrestricted	Restricted	Total
Costs of generating voluntary income				
Cost of Trust activities	-	-	-	-
	£-	£-	£-	£-
Governance costs				
Publicity	593	557	36	-
Legal & Professional Fees	2,547	350	2,197	4,498
Bank Charges	99	99	-	54
Insurance	2,067	200	1,867	1,600
Hire of Hall	-	-	-	20
Subscriptions	150	150	-	150
Postage	-	-	-	14
Repairs	-	-	-	67
Heat and Light	117	-	117	45
Computer Software	184	184	-	-
Property Depreciation	1,615	-	1,615	1,615
	£7,372	£1,540	£5,832	£8,063
Other resources expended	-	-	-	-

8. Analysis of staff costs

	2023		2022
	£		£
Salaries and Wages	-		-
Pension Costs	-		-

Staff numbers

There are no staff employed, all positions are undertaken voluntary.

Particulars of staff

Volunteers have and will continue, to fulfil a crucial role in providing support to underpin many of the activities and objectives of The Upper Dales Community Land Trust.

9. Movement in total funds for the year

	2023 £		2022 £
This is stated after charging: Depreciation	£1,615		£1,615

10. Transfer between funds

There were no transfers between funds to report.

11. Taxation

The company is a registered charity and no provision is considered necessary for taxation.

12. Tangible Fixed Assets

	Property		Other		Total
Cost:					
As at 1 st April 2022	80,776		-		80,776
Additions	-		-		-
Disposals	-		-		-
As at 31 st March 2023	80,776		-		80,776
Depreciation:					
As at 1 st April 2021	1,615		-		1,615
Charge for the year	1,615		-		1,615
Disposals	-		-		-
As at 31 st March 2022	3,230		-		3,230
Net Book Value:					
As at 31 st March 2023	£77,546		-		£77,546
As at 31 st March 2022	£79,161		-		£79,161

13. Debtors

	2023		2022
Trade Debtors	-		-
Other Debtors	-		-
Prepayments and Accrued Income	-		-
	-		-

15. Creditors: amounts falling due within one year

	2023		2022
Creditors	-		-
Other Creditors and Accruals	-		-
	-		-

16. Creditors: amounts falling due after more than one year

No such balances

17. Analysis of charitable funds

Restricted funds are made up of the following balances:

	2023	2022
Bainbridge Chapel Fund	329,521	118,353
	-	-
	£329,521	£118,353

18. Trustees remuneration and expenses

Trustees are reimbursed for out-of-pocket expenses incurred on behalf of The Upper Dales Community Land Trust to sustain the efficient operation of the Trust. These expenses are supported by expense claims, invoices, and other associated documents.

The gross amounts (this includes 20% VAT where applicable) paid to reimburse Trustees out-of-pocket expenses during the year were:

Stephen Stubbs -£Nil

William Fawcett - £Nil

Julie Fox - £Nil

Yvonne Peacock - £Nil

Jason Sharpe - £Nil

Examples of expenses include printer and computer consumables, stationery, postage.

THE UPPER DALES COMMUNITY LAND TRUST

England & Wales - Charity number 1195077

Accounts



Upper Dales Community Land Trust

(A company limited by guarantee)

Report and Financial Statements

For the Year Ended 31 March 2022

Charity number 1195077

Company number 11056046



Upper Dales Community Land Trust

(A company limited by guarantee)

Financial Statements

For the Year Ended 31 March 2022

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Notes forming part of the financial statements

The Upper Dales Community Land Trust

Report of the Board of Trustees for the year ended 31 March 2022
The Board of Trustees presents its directors' report and audited financial statements
for the year ended 31 March 2022.

Reference and Administrative Information

Charity Name: Upper Dales Community Land Trust

Charity registration number: 1195077

Company registration number: 11056046

Registered Office and operational address: Hudson House, Anvil Square, Reeth,
Richmond, North Yorkshire DL11 6TB

Board of Trustees (referred to in this report as the 'Board')

Chair: Stephen Stubbs

Treasurer: William Fawcett

Secretary: Julie Fox (appointed 27th July 2021)

County Councillor Yvonne Peacock

John Watkins (resigned 27th July 2021)

Richard Smith (resigned 27th July 2021)

Jason Sharpe (appointed 16th November 2021)

Independent Financial Examiner: Gary Ritzema, O'Reilly Chartered Accountants,
Kiln Hill, Market Place, Hawes, North Yorkshire, DL8 3RA

Bankers: Unity Trust Bank, PO Box 7193, Planetary Road, Willenhall WV1 9DG

Solicitors: Hall & Birtles, The Office, Golden Lion Yard, Leyburn, North Yorkshire,
DL8 5AS

Our Aims and Objectives

Our charity's purposes as set out in the objects contained in the company's Articles of Association as at 21st June 2021, are:

The objects of the Trust are within the Upper Dales of North Yorkshire, for the public benefit, to provide housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means.

Mission

The Upper Dales Community Land Trust (UDCLT) recognises there is a critical shortage of affordable, sustainable housing for people born, living or working in the Upper Dales. We want to change this, ensuring our unique community, its history and legacy, lives on.

The focus of our work

Our main objective for the year to March 2022 was to secure sufficient funding to purchase and convert Bainbridge Methodist Chapel into two affordable apartments. We were successful in buying the chapel in November 2021. Since then we have been working to make arrangements for the conversion and renovation. We have also initiated dialogue with a Responsible Provider (Karbon Homes) to explore the possibility of partnership for both the build development and the rental management once completed.

How our activities deliver public benefit

As we are at the start of the process we have not been able to help anyone into affordable accommodation as yet. However, buying a property was the start of the process and we hope to have completed the conversion and renovation during 2023. We will help local people (or those with a local connection) who cannot afford to buy a property of their own in the local area due to the high cost of premises and relatively low wages.

Financial Review

Principal Funding Sources

The main source of funding has been from Richmondshire District Council (RDC) which has enabled us to purchase Bainbridge Chapel and start the process of conversion.

Investment Policy

At the point of writing this report we did not have an investment policy, however this has been explored by our treasurer and we will transfer funds once a savings account is set up.

Reserves Policy

At the moment our organisation does not have any office premises and is run solely by volunteers who pay incidentals out of their own pocket. Our postal address is a local community centre. If we move in future to have employed staff and/or a base, we will then explore a reserves policy.

Plans for Future Periods

Our main plan, as outlined above, is to renovate Bainbridge Chapel. In parallel, we are exploring other sites for affordable housing in the Upper Dales where the need for this is still a significant issue for local people.

Structure, Governance and Management

Governing Document

The organisation is a charitable company limited by guarantee, incorporated on 9th November 2017 and registered as a charity on 7th July 2021. The company was established, and is governed, under its Articles of Association which established the objects and powers of the charitable company. In the event of the company being wound up members are required to contribute an amount not exceeding £1.

Recruitment and Appointment of the Board of Trustees

The directors of the company are also charity trustees for the purposes of charity law and under the company's Articles of Association are known as the Board of Trustees.

Under the requirements of the Memorandum and Articles of Association the members of the board are elected to serve for a period of three years after which they must be re-elected at the next Annual General Meeting.

All members of the Board give their time voluntarily and received no benefits from the charity. Any expenses reclaimed from the charity are set out in the notes to the accounts.

Skills assessment

We plan to undertake a formal skills assessment at the end of this calendar year but are content with the demonstration of skills exhibited through input to our meetings.

Trustee Induction and Training

The new members of the trust have received copies of the financial statement and all trustees had a copy of The Essential Trustee once we obtained charitable status in July 2021. This is our first Annual Report, with each trustee having an opportunity to contribute to it.

Risk Management

Our current financial situation is made known to all trustees at each of our monthly meetings to enable them to interrogate the figures. Our annual financial statement is checked externally before submission to Companies House.

Since purchasing the chapel we have obtained an insurance rebuild assessment and have this covered, along with frequent visits to the premises to assess the state of repair e.g. no water egression.

Organisational Structure

The board consists of five trustees including the Chair, the Treasurer and a Secretary. One member is a local councillor with RDC. We also have a volunteer (who is not a trustee) who attends each meeting to assist us with a variety of communications. We are developing an awareness of our different responsibilities as charity trustees.

Related Parties

Responsibilities of the Board

Company law requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year.

In preparing those financial statements, the Board should follow best practice and:

- *select suitable accounting policies and then apply them consistently;*
- *make judgements and estimates that are reasonable and prudent; and*
- *prepare the financial statements on the going concern basis unless it is not appropriate*

to assume that the company will continue on that basis.

The Board is responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. The Board is also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Members of the Board of Trustees

Members of the Board who are directors for the purpose of company law and trustees for the purpose of charity law, who served during the year and up to the date of this report are set out on page 3.

In accordance with company law, as the company's directors, we certify that:

- so far as we are aware, there is no relevant audit information of which the company's auditors are unaware; and
- as the directors of the company we have taken all the steps that we ought to have taken

in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Independent Financial Examiner

Gary Rizema, was appointed as the charitable company's Independent Financial Examiner during the year and have expressed their willingness to continue in that capacity.

This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (issued in March 2005) and in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small entities.

Approved by the Board of Trustees on 15th December 2022 and signed on its behalf by:

..........

Stephen Stubbs (Chair, Director and Trustee)

Independent examiner's report to The Upper Dales Community Land Trust – Charity Number 1195077

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st March 2022, which are set out on pages 9 to 18.

Responsibilities and basis of report

As the charity's trustees (who are also the Directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

Having satisfied myself that the charity is not subject to audit under Part 16 of the Companies Act 2006 and is eligible for independent examination, it is my responsibility to:

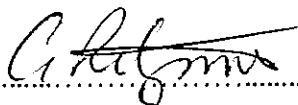
- Examine the accounts under section 145 of the 2011 Act;
- To follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Charities Act, and
- To state whether particular matters have come to my attention.

Independent examiner's statement

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

- The accounting records were not kept in accordance with section 130 of the Charities Act; or
- The accounts did not accord with the accounting records; or
- The accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examiner.

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.


.....

Mr G Ritzema FCA
O'Reilly, Chartered Accountants
Kiln Hill
Market Place
Hawes
North Yorkshire
DL8 3RA

Date 21/12/22

Statement of Financial Activities (including income and expenditure account)

	Note	Unrestricted Funds	Restricted Funds	Total Funds 2022	Total Funds 2021
Income					
Income from generated funds:					
Voluntary Income: grants & donations	5	250	125,000	125,250	7,825
Total income		£250	£125,000	£125,250	£7,825
Expenditure					
		-	-		
Governance costs	7	1,416	6,647	8,063	2,345
Total expenditure		£1,416	£6,647	£8,063	£2,345
Net incoming (outgoing) resources before transfers		(1,166)	118,353	117,187	5,480
Gross transfers between funds	10	-	-	-	-
Net movement of funds in year		(1,166)	118,353	117,187	5,480
Reconciliation of funds					
Total fund brought forward		5,480	-	5,480	-
Total funds carried forward	17	£4,314	£118,353	£122,667	£5,480

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Balance Sheet as at 31st March 2022

	Note	2022		2021	
Fixed Assets					
Tangible assets	12		79,161		0
Current Assets					
Cash at bank and in hand		43,506		5,480	
		43,506		5,480	
Liabilities					
Creditors falling due within one year	15	(-)		(-)	
Net Current Assets			43,506		5,480
Total Assets Less Current Liabilities					
Creditors falling due after more than one year	16		-		-
Net Assets			£122,667		£5,480
The funds of the charity					
Restricted income funds	17		118,353		-
Unrestricted income funds			4,314		5,480
Total charity funds			£122,667		£5,480


In preparing these financial statements:

- (a) For the year ended 31st March 2022 the company was entitled to exemption from audit under Section 477 of the Companies Act 2006 relating to small companies;
- (b) The members have not required the company to obtain an audit in accordance with Section 476 of the Companies Act 2006, and
- (c) The Directors acknowledge their responsibilities for:
 - (i) ensuring that the company keeps accounting records which comply with the act, and

(ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial period and of its profit or loss for the financial year.

(iii) These financial statements have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006 and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

The notes on pages 12 to 18 form part of these accounts

Signed: 

Name: Stephen Stubbs

Chairman of Trustees on behalf of the Trustees

Approved by the Trustees on 15th December 2022

Notes on the Accounts

1. Accounting policies

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective January 2015) – (charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

In preparing the accounts, the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 the restatement of comparative items was required. There were no adjustments on transition to FRS 102.

b) Income

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions, which must be met before the charity has unconditional entitlement.

Income from the Trust's activities is recognised as earned (as the related goods and services are provided). Investment income is recognised on a receivable basis.

Income from charitable activities includes income received under contract or where entitlement to grant funding is subject to specific performance conditions is recognised as earned (as the related goods or services are provided).

Grant income included in this category provides funding to support performance activities and is recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

c) Volunteers and donated services and facilities

The value of the services provided by volunteers is not incorporated into these financial statements.

d) Expenditure

Expenditure is recognised when a liability is incurred.

- Costs of generating funds are those costs incurred in attracting voluntary income.
- GMT activities include expenditure associated with the operation of educational programmes and include both the direct costs and support costs relating to this activity.
- Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

e) Tangible Fixed Assets

Tangible fixed assets are depreciated on a reducing balance basis over their estimated useful (economic) lives as follows:-

Property - 2% Straight Line

f) Stock

Stock is included at the lower of cost or net realisable value.

g) Funds structure

The trust has a number of restricted income funds to account for situations where a donor requires that a donation must be spent on a particular purpose or where funds have been raised for a specific purpose. All other funds are unrestricted income funds.

During the accounting period, the following restricted funds were in existence:

- **Bainbridge Chapel Fund;** Amount received towards the cost of conversion of Bainbridge Chapel into two residential units.

2. Legal status of the Trust

The Trust is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

3. Related party transactions

The charity has no transactions with any related parties.

4. Income from Trust activities

	2022		2021
	-		-
	-		-

5. Voluntary income

	Total	Un-Restricted	Restricted
Donations	50	50	-
Grants	125,200	200	125,000
	£125,250	£250	£125,000

6. Investment income

Bank interest received £Nil (2021: NIL)

7. Expenditure

	2022			2021
	Total	Unrestricted	Restricted	Total
Costs of generating voluntary income				
Cost of Trust activities	-	-	-	-
	£-	£-	£-	£-
Governance costs				
Publicity	-	-	-	72
Legal & Professional Fees	4,498	1,198	3,300	2,200
Bank Charges	54	54	-	73
Insurance	1,600	-	1,600	-
Hire of Hall	20	-	20	-
Subscriptions	150	150	-	-
Postage	14	14	-	-
Repairs	67	-	67	-
Heat and Light	45	-	45	-
Property Depreciation	1,615	-	1,615	-
	£8,063	£1,416	£6,647	£2,345
Other resources expended	-	-	-	-

8. Analysis of staff costs

	2022		2021
	£		£
Salaries and Wages	-		-
Pension Costs	-		-

Staff numbers

There are no staff employed, all positions are undertaken voluntarily.

Particulars of staff

Volunteers have and will continue, to fulfil a crucial role in providing support to underpin many of the activities and objectives of The Upper Dales Community Land Trust.

9. Movement in total funds for the year

	2022		2021
	£		£
This is stated after charging: Depreciation	£1,615		-

10. Transfer between funds

There were no transfers between funds to report.

11. Taxation

The company is a registered charity and no provision is considered necessary for taxation.

12. Tangible Fixed Assets

	Property		Other		Total
Cost:					
As at 1 st April 2021	-		-		-
Additions	80,776		-		80,776
Disposals	-		-		-
As at 31 st March 2022	80,776		-		80,776
Depreciation:					
As at 1 st April 2021	-		-		-
Charge for the year	1,615		-		1,615
Disposals	-		-		-
As at 31 st March 2022	-		-		-
Net Book Value:					
As at 31 st March 2022	£79,161		-		£79,161
As at 31 st March 2021	-		-		-

13. Debtors

	2022		2021
Trade Debtors	-		-
Other Debtors	-		-
Prepayments and Accrued Income	-		-
	-		-

15. Creditors: amounts falling due within one year

	2022		2021
Creditors	-		-
Other Creditors and Accruals	-		-
	-		-

16. Creditors: amounts falling due after more than one year

No such balances

17. Analysis of charitable funds

Restricted funds are made up of the following balances:

	2022	2021
Bainbridge Chapel Fund	118,353	-
	-	-
	£118,353	-

18. Trustees remuneration and expenses

Trustees are reimbursed for out-of-pocket expenses incurred on behalf of The Upper Dales Community Land Trust to sustain the efficient operation of the Trust. These expenses are supported by expense claims, invoices, and other associated documents.

The gross amounts (this includes 20% VAT where applicable) paid to reimburse Trustees out-of-pocket expenses during the year were:

Stephen Stubbs -£Nil
William Fawcett - £74
Julie Fox - £20
Yvonne Peacock -£Nil
John Watkins - £Nil
Richard Smith - £Nil
Jason Sharpe - £Nil

Examples of expenses include printer and computer consumables, stationery, postage.