



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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Upper Dales Community Land Trust

Report of the Board of Trustees for the year ended 31 March 2025
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:

A handwritten signature in black ink, appearing to read 'SEN', followed by a second, more stylized signature.

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		4,359	(3,060)	1,299	(2,137)
Gross transfers between funds	10	-	-	-	-
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 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

	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.