

# DARBY AND JOAN BUILDING TRUST COTTINGHAM

England & Wales · Charity number 1197418

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2022-01-10

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 1A Hull Road  
Cottingham  
HU16 4PA

**Phone** 07846317662

**Email** [cottbungalow@gmail.com](mailto:cottbungalow@gmail.com)

**Website** [darbyandjoan.org.uk](http://darbyandjoan.org.uk)

## Activities

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**Objects:** THE PROVISION AND MAINTENANCE OF A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF COTTINGHAM AND THE SURROUNDING AREA WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR:(A) MEETINGS, LECTURES AND CLASSES, AND(B) OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION, WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE INHABITANTS.

**Activities:** We provide and maintain a village hall for the use of the inhabitants of Cottingham and surrounding area. This is used for meetings, lectures and classes as well as other forms of recreation.

## Classification

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- **How:** Provides Buildings/facilities/open Space, Provides Services, Acts As An Umbrella Or Resource Body
- **What:** Education/training, Amateur Sport, Recreation
- **Who:** Children/young People, Elderly/old People, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

- East Riding Of Yorkshire

## Finances

| Period end | Income  | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2025-05-31 | £55,743 | £58,148     | -      | -         |
| 2024-05-31 | £47,679 | £59,042     | -      | -         |
| 2023-05-31 | £36,456 | £36,776     | -      | -         |

## Trustees

| Name                       | Role  | Appointed  |
|----------------------------|-------|------------|
| <b>Brian Hossack</b>       | Chair | 2022-01-10 |
| Diana Juliet Taylor        |       | 2022-01-10 |
| James Michael Evans        |       | 2025-05-13 |
| Judith Carter              |       | 2022-10-11 |
| Leslie Harry Fisher        |       | 2022-01-10 |
| Patricia Elizabeth Collard |       | 2022-01-10 |
| Peter Fulleylove           |       | 2025-11-04 |
| ROSAMUND ALEXANDRA JUMP    |       | 2022-10-11 |
| SUSAN TONG                 |       | 2022-10-11 |
| Valerie Barbara Thompson   |       | 2025-01-14 |

**DARBY AND JOAN BUILDING TRUST COTTINGHAM**

England & Wales - Charity number 1197418

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# Accounts

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**Darby and Joan Building Trust Cottingham**  
**Accounts**  
**For the Year Ended: 31<sup>st</sup> May 2025**

## **Darby and Joan Building Trust Cottingham**

### **Trustees Report for the Year Ended 31<sup>st</sup> May 2025**

**Trustees:** The members of the Board during the year who are appointed in accordance with the Charitable Incorporated Organisation registration documents were as follows:-

J. Carter  
P. E. Collard  
J. M. Evans  
L. H. Fisher  
B. V, F. Hossack  
R. A. Jump  
D. J. Taylor  
V. Thompson  
S. Tong

**Secretary to  
the Trustees:**

P. E. Collard,  
1A Hull Road,  
Cottingham,  
HU16 4PA

**Office of the Trust:**

c/o James Evans  
Honorary Treasurer  
53 Taylor Avenue,  
Cottingham,  
HU16 5FR

**Independent Examiner:**

Yorkshire Accountancy,  
123 Hallgate,  
Cottingham,  
HU16 4DA

**Bankers:**

HSBC

**Registration:**

The Trust is constituted as a Charitable Incorporated Organisation and is Registered with the Charity Commission

Registration Number 1197418

## Darby and Joan Building Trust Cottingham

### Trustees Report (continued) for the Year Ended 31<sup>st</sup> May 2025

**Objectives:** To maintain a building to be used as a social centre for the well-being of people residing in Cottingham and district and other charitable purposes as shall from time to time be agreed upon.

**Activities & Achievements:** During the above year the Trust has pursued the objectives set out in the Charitable Incorporated Organisation registration documents.

Income was £55,743. Expenditure was £58,148 (including depreciation) with the result there was a deficit of £2,405.

**Property Disclosure:** The Organisation owns the freehold land and buildings situated in Finkle Street, Cottingham and shown in the accounts at the original cost of £54,439.

The trustees are of the opinion that the market value of such land and buildings is considerably in excess of its book value but do not feel that any useful purpose would be served in having a professional valuation undertaken with the attendant costs. The building is however valued at £1,543,937 for insurance renewal purposes.

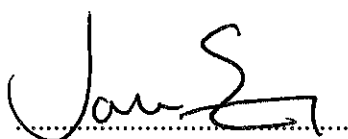
**Finances:** The C I O has adequate financial resources to meet its day to day expenditure and follows the practice of financial prudence.

**Reserves:** The C I O has adopted a policy of caution towards its finances and reserves. Accordingly, they do not use funds unnecessarily, However certain improvements to the building have been carried out in the year reported on in order to ensure that it continues to be attractive to people wishing to rent it, The level of reserves is maintained at the stated level to ensure that future maintenance and costs can be adequately catered for.

**Risks:** The C I O is not, as far as it is aware, exposed to any risks other than those which are covered by insurance.

**Accounts:** The accounts comply with statutory requirements, the governing document and the SORP (SORP 27).

**Approved by the board of Trustees on and signed on its behalf by:**

  
.....

Date: 25/03/2026.....

**J M Evans** MSc BA(Hons) APFS CMgr MCMI  
Honorary Treasurer

# Independent Examiners Report to the Trustees of Darby & Joan Building Trust Cottingham for the Year ended 31<sup>st</sup> May 2025

Report to the Management Committee (trustees) of Cottingham Darby and Joan Building Trust on the accounts for the year ended 31st May 2025.

## Respective responsibilities of the Management Committee and Independent Examiner

The management committee, as the charity's trustees, are responsible for the preparation of the accounts. The Management Committee consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the act)) and that an independent examination is needed.

As the independent Examiner, it is my responsibility to:

- examine the accounts (under section 43(3)(a) of the Act);
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the Act); and
- state whether particular matters have come to my attention.

## Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commissioners, An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records, It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

## Independent Examiner's Statement

In connection with my examination, no matters have come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records
  - to prepare accounts which accord with these accounting records have not been met;
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:.....

Date:..... 20/3/2026

Name: Yorkshire Accountancy Limited,  
Address: 123 Hallgate,  
Cottingham,  
HU16 4DA

## **Darby and Joan Building Trust Cottingham**

### **Notes to the Accounts for the Year Ended 31<sup>st</sup> May 2025**

#### **1. Accounting Policies**

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the charity's accounts.

##### **Accounting Convention**

The accounts have been prepared on the receipts and payments basis and in accordance with applicable accounting standards and Statements of Recommended Practice.

##### **Income**

All receipts from rents, donations, investments and interest are accounted for at the time the cash is actually received.

#### **2. Fixed Assets**

The Trust's freehold property situated in Finkle Street, Cottingham was erected in 1954 and is included in the accounts at its original cost plus additions to date, giving a total cost of £54,439. It is valued for insurance renewal purposes in the sum of £1,543,937.

The fixtures and fittings owned by the Trust have been acquired on an ongoing basis since 1954 and are valued for insurance purposes at £100,000.

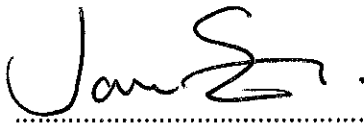
## Report of the Trustees for the Year Ended 31<sup>st</sup> May 2025

The C I O has carried out the objectives as set out in its registration documents.

Income and Expenditure as shown has resulted in a deficit for the year.

The C I O has adequate financial resources to meet its day to day expenditure and the continued practice of financial prudence.

For and on behalf of The Trustees



.....

Date: 25/03/2026

**J M Evans** MSc BA(Hons) APFS CMgr MCMI  
**Honorary Treasurer**

## Darby and Joan Building Trust Cottingham

### Balance Sheet as of 31<sup>st</sup> May 2025

|                                    | 2025          |                | 2024          |                |
|------------------------------------|---------------|----------------|---------------|----------------|
|                                    | £             | £              | £             | £              |
| Fixed Assets - as at 1st June 2024 |               | 54,439         |               | 54,439         |
| Freehold land and buildings        |               |                |               |                |
| Fixtures & Fittings                | 1930          |                | 2,145         |                |
| Less: Depreciation                 | 193           | 1737           | 215           | 1930           |
|                                    |               | <u>56,176</u>  | <u>2,145</u>  | <u>56,369</u>  |
| <b>Current Assets</b>              |               |                |               |                |
| HSBC Bank PLC                      | 3,230         |                | 4,661         |                |
| Yorkshire Building Society         | 40,429        |                | 42,115        |                |
| Beverley Building Society          | 52,665        |                | 51,760        |                |
|                                    | <u>96,324</u> |                | <u>98,536</u> |                |
| <b>Net Current Assets</b>          |               | 96,324         |               | 98,536         |
|                                    |               | <u>152,500</u> |               | <u>154,905</u> |

### Capital Employed

#### Accumulated Fund

|                       | 2025    |                | 2024     |                |
|-----------------------|---------|----------------|----------|----------------|
|                       | £       | £              | £        | £              |
| As at 1st June        | 154,905 |                | 166,483  |                |
| Deficit for this year | (2,405) |                | (11,578) |                |
| As at 31st May        | 152,500 |                | 154,905  |                |
|                       |         | <u>152,500</u> |          | <u>154,905</u> |

James Evans MSc BA(Hons) APFS CMgr MCFI  
 Honorary Treasurer  
 53 Taylor Avenue,  
 Cottingham  
 East Yorkshire  
 HU16 5FR

## Darby and Joan Building Trust Cottingham

### Income & Expenditure Account for the year ended 31<sup>st</sup> May 2025

|   | 2025   |               | 2024   |               |
|---|--------|---------------|--------|---------------|
|   | £      | £             | £      | £             |
| <b>Rents Received</b>                       |        |               |        |               |
| RVS Office                                  | ----   |               | 1,050  |               |
| Bridge Club                                 | 3,490  |               | 3,890  |               |
| Cottingham Little Theatre                   | 4,189  |               | 4,509  |               |
| Dance Classes                               | 5,616  |               | 5,588  |               |
| U3A   | 6,343  |               | 5,744  |               |
| Embroidery                                  | 2,513  |               | 2,310  |               |
| RVS   | 4,765  |               | 4,455  |               |
| Slimming Clubs                              | 3,910  |               | 2,479  |               |
| Covid Vaccination                           | 6,900  |               | 3,900  |               |
| Mini First Aid                              | 1,073  |               | ----   |               |
| Pulse Financial                             | 730    |               | ----   |               |
| Sundries                                    | 13,995 | 53,524        | 11,584 | 45,509        |
| <b>Interest Received</b>                    |        |               |        |               |
| Yorkshire Building Society                  | 1,314  |               | 1,499  |               |
| Beverley Building Society                   | 905    | 2,219         | 671    | 2,170         |
|   |        | <u>55,743</u> |        | <u>47,679</u> |
| <b>Premises</b>                             |        |               |        |               |
| Cleaning / Caretaking costs (inc materials) | 33,511 |               | 29,982 |               |
| Repairs & Renewals                          | 5,147  |               | 5,012  |               |
| Sound System                                | ----   |               | 6,264  |               |
| Food Mixer                                  | ----   |               | 1,980  |               |
| Dishwasher                                  | 3,294  |               | ----   |               |
| Water                                       | 1,144  |               | 836    |               |
| Electricity                                 | 3,175  |               | 3,217  |               |
| Gas   | 4,306  | 50,577        | 6,361  | 53,652        |
| <b>Financial &amp; Administration</b>       |        |               |        |               |
| Insurance                                   | 3,723  |               | 3,560  |               |
| Printing & Stationery                       | 199    |               | 261    |               |
| Accountancy                                 | 234    |               | 175    |               |
| Professional Fees                           | ----   |               | -165   |               |
| Bank Charges                                | 98     |               | 106    |               |
| Subscription                                | 50     |               | 50     |               |
| Wi-Fi Costs                                 | 582    |               | 528    |               |
| Music Licences                              | 1,092  |               | 851    |               |

|  |       |               |    |               |
|--|-------|---------------|----|---------------|
| Sundries                                       | 1,400 | 7,378         | 24 | 5,390         |
| <b>Depreciation of Fixtures &amp; Fittings</b> |       | 193           |    | 215           |
| <b>Deficit for this year</b>                   |       | (2,405)       |    | (11,578)      |
|  |       | <u>55,743</u> |    | <u>47,679</u> |

**DARBY AND JOAN BUILDING TRUST COTTINGHAM**

England & Wales - Charity number 1197418

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# Accounts

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**DARBY AND JOAN BUILDING TRUST**

**COTTINGHAM**

**ACCOUNTS**  
**FOR THE YEAR ENDED 31<sup>st</sup> MAY 2024**

**DARBY AND JOAN BUILDING TRUST COTTINGHAM**  
**TRUSTEES' REPORT FOR THE YEAR ENDED 31<sup>st</sup> MAY 2024**

**TRUSTEES:**

The members of the Board during the year who are appointed in accordance with the Charitable Incorporated Organisation registration documents were as follows:-

J. Carter  
P. E. Collard  
L. H. Fisher  
B. V. F. Hossack  
R. A. Jump  
D. J. Taylor  
C. A. Tichias  
S. Tong

**SECRETARY TO  
THE TRUSTEES:**

P. E. Collard  
1A Hull Road  
Cottingham  
HU16 4PA

**OFFICE OF THE TRUST:**

c/o C.A.Tichias, F.C.A.  
Honorary Treasurer,  
22 The Wolds  
Cottingham  
HU16 5LF

**INDEPENDENT EXAMINER:**

Yorkshire Accountancy  
123 Hallgate  
Cottingham  
HU16 4DA

**BANKERS:**

HSBC

**REGISTRATION:**

The Trust is constituted as a Charitable Incorporated Organisation and is Registered with the Charity Commission

Registration Number 1197418

**DARBY AND JOAN BUILDING TRUST COTTINGHAM**

**TRUSTEES' REPORT (Continued)**

**FOR THE YEAR ENDED 31<sup>st</sup> MAY 2024**

**OBJECTIVES:**

To maintain a building to be used as a social centre for the well-being of people residing in Cottingham and district and other charitable purposes as shall from time to time be agreed upon.

**ACTIVITIES AND ACHIEVEMENTS:**

During the year the Trust has pursued the objectives set out in the Charitable Incorporated Organisation registration documents.

Income was £ 47,679. Expenditure was £ 59,257 with the result there was a deficit of £ 11,578.

**PROPERTY DISCLOSURE:**

The Organisation owns the freehold land and buildings situated in Finkle Street, Cottingham and shown in the accounts at the original cost of £54,439

The trustees are of the opinion that the market value of such land and buildings is considerably in excess of its book value but do not feel that any useful purpose would be served in having a professional valuation undertaken with the attendant costs. The building is however valued at £ 1,491,747 for insurance renewal purposes.

**FINANCES:**

The C I O has adequate financial resources to meet its day to day expenditure and follows the practice of financial prudence.

**RESERVES:**

The C I O has adopted a policy of caution towards its finances and reserves. Accordingly, they do not use funds unnecessarily. However certain improvements to the building have been carried out in the year reported on in order to ensure that it continues to be attractive to people wishing to rent it. The level of reserves is maintained at the stated level to ensure that future maintenance and costs can be adequately catered for.

**RISKS:**

The C I O is not, as far as it is aware, exposed to any risks other than those which are covered by insurance.

**ACCOUNTS**

The accounts comply with statutory requirements, the governing document and the SORP (SORP 27).

**APPROVED BY THE BOARD OF TRUSTEES ON  
AND SIGNED ON ITS BEHALF BY:-**



C. A. TICHIAS, F.C.A.  
Honorary Treasurer

10<sup>th</sup> September 2024

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
DARBY AND JOAN BUILDING TRUST COTTINGHAM  
FOR THE PERIOD ENDED 31<sup>ST</sup> MAY 2024**

Report to the Management Committee (trustees) of Cottingham Darby and Joan Building Trust on the accounts for the year ended 31st May 2024.

**Respective responsibilities of the Management Committee and Independent Examiner**

The management committee, as the charity's trustees, are responsible for the preparation of the accounts. The Management Committee consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the act)) and that an independent examination is needed.

As the Independent Examiner, it is my responsibility to

- examine the accounts (under section 43(3)(a) of the Act);
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the Act); and
- state whether particular matters have come to my attention.

**Basis of Independent Examiner's Statement**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

**Independent Examiner's Statement**

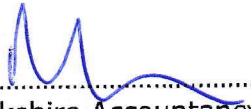
In connection with my examination, no matters have come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records
  - to prepare accounts which accord with these accounting recordshave not been met;
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed

Name:

Address:

  
Yorkshire Accountancy Limited  
123 Hallgate  
Cottingham  
East Yorkshire  
HU16 4DA

Date:

25/11/24

**DARBY AND JOAN BUILDING TRUST COTTINGHAM**

**NOTES TO THE ACCOUNTS**

**FOR THE YEAR ENDED 31<sup>st</sup> MAY 2024**

**1. ACCOUNTING POLICIES**

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the charity's accounts.

**Accounting Convention**

The accounts have been prepared on the receipts and payments basis and in accordance with applicable accounting standards and Statements of Recommended Practice.

**Income**

All receipts from rents, donations, investments and interest are accounted for at the time the cash is actually received.

**2. FIXED ASSETS**

The Trust's freehold property situated in Finkle Street, Cottingham was erected in 1954 and is included in the accounts at its original cost plus additions to date, giving a total cost of £54,439. It is valued for insurance renewal purposes in the sum of £ 1,491,747.

The fixtures and fittings owned by the Trust have been acquired on an ongoing basis since 1954 and are valued for insurance purposes at £ 100,000.

**REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31<sup>st</sup> MAY 2024**

The C I O has carried out the objectives as set out in its registration documents.

Income and Expenditure as shown has resulted in a deficit for the period.

The C I O has adequate financial resources to meet its day to day expenditure and the continued practice of financial prudence.

For and on behalf of The Trustees

*C. A. Tichias*

C. A. TICHIAS, F.C.A.  
Honorary Treasurer

Date: 10<sup>th</sup> September 2024

DARBY AND JOAN BUILDING TRUST COTTINGHAM

BALANCE SHEET AS AT 31st MAY 2024

|                                    | <u>2024</u>     |                | <u>2023</u>    |                |
|------------------------------------|-----------------|----------------|----------------|----------------|
|                                    | £               | £              | £              | £              |
| Employment of Capital              |                 |                |                |                |
| Fixed Assets - As on 1st June 2023 |                 |                |                |                |
| Freehold Land and Buildings        |                 | 54,439         |                | 54,439         |
| Fixtures and Fittings              | 2,145           |                | 2,384          |                |
| Less: Depreciation                 | <u>215</u>      | <u>1,930</u>   | <u>239</u>     | <u>2,145</u>   |
|                                    |                 | 56,369         |                | 56,584         |
| Current Assets                     |                 |                |                |                |
| H S B C Bank plc                   | 808             |                | 3,341          |                |
| Yorkshire Building Society         | 42,115          |                | 51,615         |                |
| Beverley Building Society          | <u>51,760</u>   |                | <u>51,090</u>  |                |
|                                    | <u>94,683</u>   |                | <u>106,046</u> |                |
| Net Current Assets                 |                 | 94,683         |                | 106,046        |
|                                    |                 | <u>151,052</u> |                | <u>162,630</u> |
| Capital Employed                   |                 |                |                |                |
| Accumulated Fund                   |                 |                |                |                |
| As on 1st June 2023                | 162,630         |                | 163,189        |                |
| Deficit for this period            | <u>(11,578)</u> | 151,052        | <u>(559)</u>   | 162,630        |
|                                    |                 | <u>151,052</u> |                | <u>162,630</u> |

C. A. Tichias F. C. A.  
Honorary Treasurer  
22 The Wolds  
Cottingham  
HU16 5LF

DARBY AND JOAN BUILDING TRUST COTTINGHAM

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MAY 2024

|   | <u>2024</u>       |               | <u>2023</u>       |               |
|---|-------------------|---------------|-------------------|---------------|
|   | £                 | £             | £ (8 Months)      | £             |
| Rents Received                            |                   |               |                   |               |
| R.V.S. - Office                           | 1,050             |               | 1,050             |               |
| Bridge Club                               | 3,890             |               | 2,530             |               |
| Cottingham Little Theatre                 | 4,509             |               | 3,216             |               |
| Dance Classes                             | 5,588             |               | 4,062             |               |
| U3A                                       | 5,744             |               | 3,551             |               |
| Embroidery                                | 2,310             |               | 1,070             |               |
| R V S                                     | 4,455             |               | 2,894             |               |
| Slimming Clubs                            | 2,479             |               | 1,752             |               |
| Covid Vaccinations                        | 3,900             |               | 3,900             |               |
| Sundries                                  | 11,584            | 45,509        | 11,449            | 35,474        |
|   | <u>          </u> |               | <u>          </u> |               |
| Interest Received (Gross)                 |                   |               |                   |               |
| Yorkshire Building Society                | 1,499             |               | 813               |               |
| Beverley Building Society                 | 671               | 2,170         | 169               | 982           |
|   | <u>          </u> |               | <u>          </u> |               |
|   |                   | <u>47,679</u> |                   | <u>36,456</u> |
| Premises                                  |                   |               |                   |               |
| Cleaning/Carpeting Costs (incl Materials) | 29,982            |               | 17,954            |               |
| Repairs and Renewals                      | 5,012             |               | 3,565             |               |
| Small Hall Projector                      | ----              |               | 5,634             |               |
| Toilets Light Sensors                     | ----              |               | 488               |               |
| Sound System                              | 6,264             |               | ----              |               |
| Food Mixer                                | 1,980             |               | ----              |               |
| Water                                     | 836               |               | 1,213             |               |
| Electricity                               | 3,217             |               | 2,299             |               |
| Gas                                       | 6,361             | 53,652        | 1,900             | 33,053        |
|   | <u>          </u> |               | <u>          </u> |               |
| Financial and Administration              |                   |               |                   |               |
| Insurance                                 | 3,560             |               | ----              |               |
| Printing and Stationery                   | 261               |               | 213               |               |
| Accountancy                               | 175               |               | 409               |               |
| Professional Fees                         | -165              |               | 1,066             |               |
| Bank Charges                              | 106               |               | 68                |               |
| Subscription                              | 50                |               | ----              |               |
| Wifi Costs                                | 528               |               | 490               |               |
| Music Licence                             | 851               |               | 1,148             |               |
| Sundries                                  | 24                | 5,390         | 329               | 3,723         |
|   | <u>          </u> |               | <u>          </u> |               |
| Depreciation of Fixtures and Fittings     |                   | 215           |                   | 239           |
| Deficit for the Period                    |                   | (11,578)      |                   | (559)         |
|   |                   | <u>47,679</u> |                   | <u>36,456</u> |

**DARBY AND JOAN BUILDING TRUST COTTINGHAM**

England & Wales - Charity number 1197418

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# Accounts

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**DARBY AND JOAN BUILDING TRUST**

**COTTINGHAM**

**ACCOUNTS**  
**FOR THE PERIOD ENDED 31<sup>st</sup> MAY 2023**

**DARBY AND JOAN BUILDING TRUST COTTINGHAM**

**TRUSTEES' REPORT FOR THE PERIOD ENDED 31<sup>st</sup> MAY 2023**

**TRUSTEES:**

The members of the Board during the period who are appointed in accordance with the Charitable Incorporated Organisation registration documents were as follows:-

J. Carter  
P. E. Collard  
L. H. Fisher  
B. V. F. Hossack  
R. A. Jump  
D. J. Taylor  
C. A. Tichias  
S. Tong

**SECRETARY TO  
THE TRUSTEES:**

P. E. Collard  
1A Hull Road  
Cottingham  
HU16 4PA

**OFFICE OF THE TRUST:**

c/o C.A.Tichias, F.C.A.  
Honorary Treasurer,  
22 The Wolds  
Cottingham  
HU16 5LF

**INDEPENDENT EXAMINER:**

Yorkshire Accountancy  
123 Hallgate  
Cottingham  
HU16 4DA

**BANKERS:**

HSBC

**REGISTRATION:**

The Trust is constituted as a Charitable Incorporated Organisation and is Registered with the Charity Commission

Registration Number 1197418

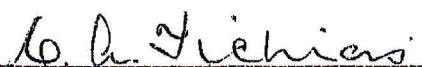
**DARBY AND JOAN BUILDING TRUST COTTINGHAM**

**TRUSTEES' REPORT (Continued)**

**FOR THE PERIOD ENDED 31<sup>st</sup> MAY 2023**

- OBJECTIVES:** To maintain a building to be used as a social centre for the well-being of people residing in Cottingham and district and other charitable purposes as shall from time to time be agreed upon.
- ACTIVITIES AND ACHIEVEMENTS:** During the above period the Trust has pursued the objectives set out in the Charitable Incorporated Organisation registration documents.
- Income was £ 36,456. Expenditure was £ 37,015 with the result there was a deficit of £ 559.
- PROPERTY DISCLOSURE:** The Organisation owns the freehold land and buildings situated in Finkle Street, Cottingham and shown in the accounts at the original cost of £54,439
- The trustees are of the opinion that the market value of such land and buildings is considerably in excess of its book value but do not feel that any useful purpose would be served in having a professional valuation undertaken with the attendant costs. The building is however valued at £ 1,441,286 for insurance renewal purposes.
- FINANCES:** The C I O has adequate financial resources to meet its day to day expenditure and follows the practice of financial prudence.
- RESERVES:** The C I O has adopted a policy of caution towards its finances and reserves. Accordingly, they do not use funds unnecessarily. However certain improvements to the building have been carried out in the period reported on in order to ensure that it continues to be attractive to people wishing to rent it. The level of reserves is maintained at the stated level to ensure that future maintenance and costs can be adequately catered for.
- RISKS:** The C I O is not, as far as it is aware, exposed to any risks other than those which are covered by insurance.
- ACCOUNTS** The accounts comply with statutory requirements, the governing document and the SORP (SORP 27).

**APPROVED BY THE BOARD OF TRUSTEES ON  
AND SIGNED ON ITS BEHALF BY:-**



C. A. TICHIAS, F.C.A.  
Honorary Treasurer

12<sup>th</sup> September 2023

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**  
**DARBY AND JOAN BUILDING TRUST COTTINGHAM**  
**FOR THE PERIOD ENDED 31<sup>ST</sup> MAY 2023**

Report to the Management Committee (trustees) of Cottingham Darby and Joan Building Trust on the accounts for the year ended 31st May 2023.

**Respective responsibilities of the Management Committee and Independent Examiner**

The management committee, as the charity's trustees, are responsible for the preparation of the accounts. The Management Committee consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the act)) and that an independent examination is needed.

As the Independent Examiner, it is my responsibility to

- examine the accounts (under section 43(3)(a) of the Act);
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the Act); and
- state whether particular matters have come to my attention.

**Basis of Independent Examiner's Statement**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

**Independent Examiner's Statement**

In connection with my examination, no matters have come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records
  - to prepare accounts which accord with these accounting records have not been met;
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed  
Name:  
Address:

YA

.....  
Yorkshire Accountancy Limited  
123 Hallgate  
Cottingham  
East Yorkshire  
HU16 4DA

Date: 20/10/2023  
.....

**DARBY AND JOAN BUILDING TRUST COTTINGHAM**

**NOTES TO THE ACCOUNTS**

**FOR THE PERIOD ENDED 31<sup>st</sup> MAY 2023**

**1. ACCOUNTING POLICIES**

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the charity's accounts.

**Accounting Convention**

The accounts have been prepared on the receipts and payments basis and in accordance with applicable accounting standards and Statements of Recommended Practice.

**Income**

All receipts from rents, donations, investments and interest are accounted for at the time the cash is actually received.

**2. FIXED ASSETS**

The Trust's freehold property situated in Finkle Street, Cottingham was erected in 1954 and is included in the accounts at its original cost plus additions to date, giving a total cost of £54,439. It is valued for insurance renewal purposes in the sum of £ 1,441,286.

The fixtures and fittings owned by the Trust have been acquired on an ongoing basis since 1954 and are valued for insurance purposes at £ 100,000.

**REPORT OF THE TRUSTEES FOR THE PERIOD ENDED 31<sup>st</sup> MAY 2023**

The C I O has carried out the objectives as set out in its registration documents.

Income and Expenditure as shown has resulted in a deficit for the period.

The C I O has adequate financial resources to meet its day to day expenditure and the continued practice of financial prudence.

For and on behalf of The Trustees

*C. A. Tichias*

C. A. TICHIAS, F.C.A.  
Honorary Treasurer

Date: 12<sup>th</sup> September 2023

DARBY AND JOAN BUILDING TRUST COTTINGHAM

BALANCE SHEET AS AT 31st MAY 2023

|  | £                 | £              |
|--|-------------------|----------------|
| Employment of Capital                          |                   |                |
| Fixed Assets - Transferred on 1st October 2022 |                   |                |
| Freehold Land and Buildings                    |                   | 54,439         |
| Fixtures and Fittings                          | 2,225             |                |
| Additions at Cost                              | 159               |                |
| Less: Depreciation                             | 239               |                |
|  | <u>          </u> | <u>2,145</u>   |
|  |                   | 56,584         |
| Current Assets                                 |                   |                |
| H S B C Bank plc                               | 3,340             |                |
| Yorkshire Building Society                     | 51,616            |                |
| Beverley Building Society                      | 51,090            |                |
|  | <u>106,046</u>    |                |
| Net Current Assets                             |                   | 106,046        |
|  |                   | <u>162,630</u> |
| Capital Employed                               |                   |                |
| Accumulated Fund                               |                   |                |
| As on 1st October 2022                         | 163,189           |                |
| Deficit for this period                        | 559               |                |
|  | <u>          </u> | 162,630        |
|  |                   | <u>162,630</u> |

C. A. Tichias F. C. A.  
Honorary Treasurer  
22 The Wolds  
Cottingham  
HU16 5LF

DARBY AND JOAN BUILDING TRUST COTTINGHAM

INCOME AND EXPENDITURE ACCOUNT FOR THE PERIOD ENDED 31st MAY 2023

|  | £             | £             |
|--|---------------|---------------|
| Rents Received                             |               |               |
| R.V.S. - Office                            | 1,050         |               |
| Bridge Club                                | 2,530         |               |
| Cottingham Little Theatre                  | 3,216         |               |
| Dance Classes                              | 4,062         |               |
| Embroidery                                 | 1,070         |               |
| R V S                                      | 2,894         |               |
| Slimming Clubs                             | 1,752         |               |
| U3A  | 3,551         |               |
| Covid Vaccinations                         | 3,900         |               |
| Sundries                                   | <u>11,449</u> | 35,474        |
| <br>                                       |               |               |
| Interest Received (Gross)                  |               |               |
| Yorkshire Building Society                 | 813           |               |
| Beverley Building Society                  | <u>169</u>    | 982           |
|  |               | <u>36,456</u> |
| <br>                                       |               |               |
| Premises                                   |               |               |
| Cleaning/Caretaking Costs (incl Materials) | 17,954        |               |
| Repairs and Renewals                       | 3,565         |               |
| Small Hall Projector                       | 5,634         |               |
| Toilets Light Sensors                      | 488           |               |
| Water                                      | 1,213         |               |
| Electricity                                | 2,299         |               |
| Gas  | <u>1,900</u>  | 33,053        |
| <br>                                       |               |               |
| Financial and Administration               |               |               |
| Printing and Stationery                    | 213           |               |
| Accountancy                                | 409           |               |
| Professional Fees                          | 1,066         |               |
| Bank Charges                               | 68            |               |
| Wifi Costs                                 | 490           |               |
| Music Licence                              | 1,148         |               |
| Sundries                                   | <u>329</u>    | 3,723         |
| <br>                                       |               |               |
| Depreciation of Fixtures and Fittings      |               | 239           |
| <br>                                       |               |               |
| Deficit for the Period                     |               | (559)         |
|  |               | <u>36,456</u> |