

**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**

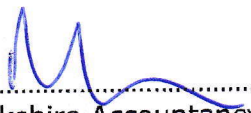
In connection with my examination, no matters have come to my attention

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, 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
Interest Received (Gross)				
Yorkshire Building Society	1,499		813	
Beverley Building Society	671	2,170	169	982
		<u>47,679</u>		<u>36,456</u>
Premises				
Cleaning/Caretaking 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
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
Depreciation of Fixtures and Fittings		215		239
Deficit for the Period		(11,578)		(559)
		<u>47,679</u>		<u>36,456</u>