

# WAINSGATE CHAPEL

England & Wales · Charity number 1198994

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2022-05-18

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

## Contact

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**Address** Wainsgate Chapel  
Wainsgate Lane  
Hebden Bridge  
HX7 8SU

**Phone** 07535105986

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

**Website** [www.wainsgate.co.uk](http://www.wainsgate.co.uk)

## Activities

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**Objects:** TO ADVANCE THE EDUCATION OF THE PUBLIC IN THE HISTORICAL AND CULTURAL SIGNIFICANCE OF WAINSGATE CHAPEL BY THE PROVISION OF:A RANGE OF HERITAGE, MUSICAL AND ARTISTIC EVENTS HIGHLIGHTING THE HERITAGE AND CULTURAL SIGNIFICANCE OF WAINSGATE CHAPEL THE DAY-TO-DAY RUNNING AND MAINTENANCE OF THE GRADE II LISTED WAINSGATE CHAPEL

**Activities:** Wainsgate Chapel is a former Baptist chapel hidden away down a quiet track on a hillside just outside Hebden Bridge in the South Pennines of West Yorkshire. The historic Grade II listed building has a thriving international arts programme with regular concerts, dance performances, open studios, workshops and residencies, as well as other events including exhibitions, markets and heritage events.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Arts/culture/heritage/science
- **Who:** The General Public/mankind

## Geography

- Calderdale

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-05-31	£61,505	£61,232	-	-
2024-05-31	£45,070	£25,980	-	-
2023-05-31	£35,792	£45,721	-	-

## Trustees

Name	Role	Appointed
<b>Joanna Rachel Cubbon</b>	Chair	2024-10-02
Amanda Allan		2024-12-04
Amanda Dalton		2023-11-17
Andrea Clare Holmes		2022-05-18
Carol Hayward		2024-12-04
Christopher Lyon Anderson		2024-12-04
David Nelson		2022-05-18

**WAINSGATE CHAPEL**

England & Wales - Charity number 1198994

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# Accounts

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Wainsgate Chapel, Wainsgate Lane, Old Town, Hebden Bridge, HX7 8SU

[wainsgatechapel@gmail.com](mailto:wainsgatechapel@gmail.com)

[WWW.WAINSGATE.CO.UK](http://WWW.WAINSGATE.CO.UK)

Wainsgate Chapel is a registered charity.

Charity Commission Number: 1198994

## **Report of the trustees of Wainsgate Chapel CIO for the year ended 31 May 2025**

# Charity information

## Registered number

1198994

## Registered address

Wainsgate Chapel  
Wainsgate Lane  
Hebden Bridge  
HX7 8SU

## Trustees

Jo Cubbon (Chair)

Dave Nelson (Vice Chair)

Andrea Holmes (Treasurer)

Jane Morris

Amanda Dalton

Amanda Allan

Chris Anderson

Carol Hayward

## Independent Examiner

M R Heaton FCCA FCIE DChA KM  
Chartered Accountants  
1<sup>st</sup> Floor, Block C  
The Wharf  
Manchester Road  
Burnley  
BB11 1JG

# Report of the trustees

The trustees present their report and accounts for the period ended 31 May 2025.

## Constitution

Wainsgate Chapel CIO (the “Charity”) was registered as a charity on 18 May 2022 with charity number 1198994.

## Our charitable object and the public benefit

The charitable object of the Charity is:

*“To advance the education of the public in the historical and cultural significance of Wainsgate Chapel by the provision of:*

*(a) a range of heritage, musical and artistic events highlighting the heritage and cultural significance of Wainsgate Chapel;*

*(b) the day-to-day-running and maintenance of the Grade II listed Wainsgate Chapel.”*

The trustees have regard to the Charity Commission’s guidance as to public benefit when conducting the business of the Charity. The trustees ensure that the charitable object of the Charity is achieved through its activities for the public benefit.

## Structure, governance and management

The Charity’s governing document is a model constitution for a CIO with a voting membership (in addition to the charity trustees). The constitution requires a minimum of three trustees. There are currently eight trustees, identified above. The trustees meet on a regular basis to review financial performance and make decisions in relation to current and future activity. A number of volunteers assist the trustees in performing the day-to-day activities of the Charity.

# Achievements and performance

## Buildings

During 2025, Wainsgate has been through a significant period of building repairs, improvements and refurbishment. This has largely been funded through the Cultural Assets Fund (“CAF”) monies allocated to Wainsgate by the Historic Chapels Trust (“HCT”) to progress their handover of the building to us.

HCT appointed conservation architect Peter Rogan to undertake a full survey of the building to recommend urgent and necessary repairs and improvements. The work was then tendered and Pinnacle Conservation Ltd were appointed to undertake the work. The building was handed over to Pinnacle in late December 2024 and the Charity paused operations. It was handed back fully to the Charity towards the end of April 2025. Works have included the following (this list is not exhaustive):

- Repair to the chimney stack on the end gable wall.
- Removal and reinstatement of damaged ceiling to first floor road side studio in the Sunday School Room (“SSR”) using plasterboard and gypsum plaster.
- Removal and reinstatement of damaged ceiling to the storage room to the right of the stage in the SSR using lath and lime plaster.
- Repair to walls and ceiling cracks in the corners of the SSR.
- Repairs to the rotten timbers on the back stairs.
- Repairs to the rotten timbers in the roof void above the SSR.
- Reinforcement of structural timbers (accessed from beneath) supporting the SSR floor using steel plates.
- Removal of existing rotten floor in the Assembly Room and full replacement including improving and modernising the structure underneath.
- Removal of structural timbers affected by dry rot in the chapel. These were replaced and the ceiling repaired with lath and lime plaster.
- Improvements to the drainage at the back of the chapel.
- Installation of ventilation tiles to the roof void above both sides of the chapel.
- The making safe of the roof and walls for the derelict outside toilets.

Other improvements which have been overseen by the Charity have included the refurbishment of the Assembly Room and removal of the fireplace in the Assembly Room.

## Graveyard

A strange year, with the chapel closed and out of bounds (including toilets and tea making facilities!) for so many months. But we could access our tools in the hearse house, so the general maintenance of the grounds carried on. The nursery garden at the back of the chapel however, and the watering of our transplanted advent Christmas tree, was neglected due to inaccessibility caused by the builders' scaffolding.

About six core volunteers have met weekly, on Wednesday mornings, with another six coming occasionally or when especially called on. We have kept the graveyard and the bottom meadow in a good, managed re-wilded state, with access paths mowed regularly in spring and summer. And the winter jobs carried on e.g. de-brambling, cutting back rogue rhododendrons, pulling out any Himalayan balsam from around the water courses and making dead hedges up against the eastern boundary wall.

Late summer 2024 we employed Michael Midgely and team to do a major strimming of the whole graveyard (barring the oldest part of the graveyard behind the chapel) at a cost of over £600. We made a commitment to draw the gardening group together and do it ourselves in 2025.

HCT is being thorough in assessing what more major maintenance is needed before they transfer ownership, and have planned to fell two sycamore trees by the south boundary wall, which will be cut up for graveyard seating and otherwise chipped.

The significant work of saying goodbye to loved ones has continued, despite the chapel closure, with a burial in July and January, ashes scattered in February and the memorial and ashes interment of one of our trustees and founder members, Julie Cockburn, in May. We sold three interment plots this year, and our last full burial plot in July 2024.

The board continues to assess whether we will make more plots available in our popular but increasingly limited graveyard space.

The newer graves are visited frequently and the graveyard, meadow and picnic benches near the chapel are enjoyed daily by many people.

We continue to collaborate with our local partners, lending tools to the community centre gardeners, giving some of our plentiful supply of organic compost to the centre allotment and several big bags of cut grass towards the making of raised beds on the slopes of the area of local land which is being worked into a community vegetable, fruit and nut orchard.

We also gratefully coppiced willow from a local friend's land to make advent wreaths at our very successful event in December.

## Heritage

This year has been about articulating and deepening our approach to heritage at Wainsgate. We see heritage not as something fixed in the past, but as a living and ongoing process that shapes everything we do. The life and activity we bring into the building is itself a strategy for sustainability — keeping the chapel cared for, loved, and used by people of all ages.

Our Heritage Open Day included workshops, slideshows, and soundscapes exploring how we might engage people with the heritage of Wainsgate and the local area. These experiments are helping us find creative ways to share stories of the building, the land, and the communities connected to them, and to explore the radical, nonconformist traditions that are part of Wainsgate's identity.

Chris Barnett's *Wainsgate Graveyard Project* is a living, ever-evolving archive—an invaluable resource that continually expands through his meticulous research, connecting Wainsgate's history with personal and public memory, and anchoring much of our current work.

Together, these efforts reflect our belief that heritage at Wainsgate is not separate from the present-day life of the building—it's embedded in everything we do, forming the ground from which new ideas, encounters, and creative practices grow.

## Studios

As mentioned in the "Buildings" report above, this year we restored the Assembly Room, which had previously been used as studio space, to create an accessible, multi-purpose space on the ground floor. The board envisages this space being used for a variety of purposes, including as an exhibition space, which will enhance the reputation of the chapel as a place where visual art is created and exhibited.

## Music

There were 11 music events in the second half of 2024 - then none at all in the first half of 2025 due to ongoing building work at the Chapel. As usual we covered pretty much all musical styles!

There was world-jazz from the Philip Clouts Quartet (25/10) and a more intimate variety from pianist Paul Edis with Vasilis Xenopoulos (29/6), on saxophone. Acoustic music came from the Hebden Bridge-based 5-piece Agents of Karma (14/9) and from the violin and cello of Eastern Europe-inspired Fran and Flora (20/7). Choral music was represented by the highly political Commoners Choir (13/7) and the 60-strong Barbershop ensemble Cottontown Chorus. The funky swamp-rock of the Nightcreatures (22/6) was a complete delight as was Darius Battiwalla's virtuosity on piano and organ for a wonderful silent movies night (27/10). We had classical music featuring plenty of Latin American compositions from the York Guitar Quartet ((8/6) and a whole weekend (27-29/9) of piano music with the likes of Charles Owen, Zoe Rahman and Noriko Ogawa performing to packed houses.

The year finished with the annual Christmas Singalong (21/12) featuring Dave Nelson at the piano along with the 16-strong Wainsgate Waits singers and teenage folk band Jiggerie Folkerie. Due to the commencement of building work at the Chapel, this event took place at Wadsworth Community Centre.

The total footfall for this year's concerts was around 1600.

## Word

During the period of this report we piloted, over the summer months, a new strand of creative writing-related programming at Wainsgate: WORD, taking place in the chapel. This strand has continued to successfully develop from June 2025 onwards.

### 9 June 2024

Imtiaz Dharker and Amanda Dalton – joint book launches for their new collections from Bloodaxe Books. An afternoon event with tea and cake served and a book signing with books provided and stall staffed by Hebden Bridge Independent bookshop, *The Book Case*. 110+ audience members.

### 21 July 2024

Seni Seneviratne "The Unknown Soldier". In partnership with producers 'Renaissance One', an evening event: one-woman performance with video and soundscape, bringing to life a book length poetry text, presented by the writer: 35+ audience plus bar and book signing with books provided and stall staffed by Hebden Bridge Independent bookshop, *The Book Case*.

### 15 July 2024

Drop in creative writing activities at Heritage Open Day, based on the theme of 'Mapping Wainsgate'. Presented in the Chapel alongside visual art activities. This activity engaged with children through map-making and with adults through a series of writing prompts. Around 40+ individuals taking part over the day.

## **Dance**

This was a year of development and consolidation for Wainsgate Dances, focused on building a more sustainable, collaborative model for the future. We expanded the core team to include Lucy Suggate, Charlie Ford, Katye Coe, and Caroline Scott, and began developing partnerships with organisations including Yorkshire Dance, Transform Festival, Factory International, Fabric, Sadler's Wells, The Place, MAYK, Curious, and Joint Adventures.

Residencies supported artists whose work has since toured nationally and internationally, with previews shared with local audiences. Daily Open Practice continued, temporarily relocating to Wadsworth Community Centre during building works, and workshops were delivered with Old Town Primary School in partnership with Northern Rascals.

The programme featured performances by artists including Meg Stuart, Tim Etchells, Seke Chimutengwende, Kirstie Simson, and Roadhouse, attracting new and younger audiences and strengthening Wainsgate's reputation as a unique rural hub for dance.

# Wainsgate Chapel CIO

## Receipts and Payments Account For the year ended 31st May 2024

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Receipts</b>		
Studio Rental	4,035	6,360
Bonds	18	0
Dance	2,485	8,690
Other Room Hire	667	2,164
Concerts	17,369	10,053
Advent	5,259	3,343
Walking Market & Heritage Open Day	1,344	0
Donations/Guide Books	5,226	859
Weddings	1,000	0
Burial Plot/Funerals	4,190	5,235
Bar Takings	8,999	6,146
HCT	10,306	0
Other	0	1,647
Interest	607	573
	<b>61,505</b>	<b>45,070</b>
<b>Payments</b>		
Alcohol Stock Costs/TEN	3,032	2,941
Concert Costs	12,312	7,066
Toilet Hire	192	419
Graveyard Costs	1,082	529
Repairs and Maintenance	8,940	2,951
Professional fees	27,532	2,635
Independent examination		720
Insurance	269	269
Advent	1,572	1,185
Walking Market	453	0
Equipment Hire	428	0
Purchases of Equipment	2,253	2,276
Toilet improvements	0	50
Misc	745	1,101
Training Costs	75	0
Newsletters/Printing	1,181	1,478
Web Site	151	989
Fire Improvements	0	348
Cleaning	1,015	993
	<b>61,232</b>	<b>25,980</b>
Net receipts less payments	273	19,090
Balances brought forward	60,309	41,219
Balances carried forward	60,582	60,309

## Statement of assets and liabilities

	<b>31.5.25</b>	<b>31.5.24</b>
<b>Assets</b>		
Bank balances	£60,582	£60,309
<b>Liabilities</b>		
Independent examination	£750	£720

## Risk management

The Trustees have introduced a risk management process to assess business risks and are implementing systems to mitigate these risks. Internal risks are minimised by the implementation of procedures or authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the Charity. Procedures are in place to ensure compliance with health and safety of staff, volunteers, clients and visitors to the premises. These procedures are periodically reviewed to ensure that they still meet the needs of the Charity.

# Report of the independent examiner

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31 May 2025.

## Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

## Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

(1) accounting records were not kept in respect of the charity as required by Section 130 of the Act; or

(2) the accounts do not accord with those records.

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.



M R Heaton FCCA FCIE DChA KM  
1st Floor, Block  
C, The Wharf  
Burnley  
Lancashire  
BB11 1JG

18th November 2025

# Approval of the trustees

This report was approved by the trustees on 5 November 2025 and signed on their behalf by:

A handwritten signature in black ink that reads "Jo Cubbon". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

**Jo Cubbon**

**Chair**

**WAINSGATE CHAPEL**

England & Wales - Charity number 1198994

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# Accounts

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Wainsgate Chapel, Wainsgate Lane, Old Town, Hebden Bridge, HX7 8SU

[wainsgatechapel@gmail.com](mailto:wainsgatechapel@gmail.com)

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Wainsgate Chapel is a registered charity.

Charity Commission Number: 1198994

# **Report of the trustees of Wainsgate Chapel CIO for the year ended 31 May 2024**

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Wainsgate Chapel CIO

# Charity information

## Registered number

1198994

## Registered address

Wainsgate Chapel  
Wainsgate Lane  
Hebden Bridge  
HX7 8SU

## Trustees

Joanna Cubbon (Chair)  
Dave Nelson (Vice Chair)  
Amanda Dalton  
Andrea Holmes (Treasurer)  
Jane Morris

## Independent Examiner

M R Heaton FCCA FCIE DChA  
KM  
Chartered Accountants  
1<sup>st</sup> Floor, Block C  
The Wharf  
Manchester Road  
Burnley  
BB11 1JG

# Report of the trustees

The trustees present their report and accounts for the year ended 31 May 2024.

## Constitution

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## Our charitable object and the public benefit

The charitable object of the Charity is:

*“To advance the education of the public in the historical and cultural significance of Wainsgate Chapel by the provision of:*

*(a) a range of heritage, musical and artistic events highlighting the heritage and cultural significance of Wainsgate Chapel;*

*(b) the day-to-day-running and maintenance of the Grade II listed Wainsgate Chapel.”*

The trustees have regard to the Charity Commission’s guidance as to public benefit when conducting the business of the Charity. The trustees ensure that the charitable object of the Charity is achieved through its activities for the public benefit.

## Structure, governance and management

The Charity’s governing document is a model constitution for a CIO with a voting membership (in addition to the charity trustees). The constitution requires a minimum of three trustees. There are currently five trustees, identified above. The trustees meet on a regular basis to review financial performance and make decisions in relation to current and future activity. A committee and several sub-groups of volunteers assist the trustees in performing the day-to-day activities of the Charity.

## Achievements and performance

### Buildings

Maintaining the fabric and ensuring the viability and usability of the chapel as a venue continues to be a primary concern for the trustees. During the last year we have:

- Undertaken a further review and audit of our fire safety compliance
- Painted two artist studios
- Installed radiators in 2 artist studios

### Graveyard

Our regular team of 6-8 cheerful volunteers has continued faithfully with the weekly Wednesday am gardening sessions to maintain the graveyard in an accessible and re-wilded state. We have planted new daffodils, crocuses, anemones and fritillaries and look forward to seeing them next Spring!

Our local rights of way maintenance charity , CROWS, has done a great job in installing discreet steps to mark out our new path through the older part of the graveyard, after we had cleared away the brambles and rhododendrons, and another good addition this year has been the metal QR code plates which now offer links to information about many of the people buried at Wainsgate.

The Workers Memorial Garden application was submitted to Calderdale but withdrawn as there were several objections to it from English Heritage , and one or two local residents. We also recognised that we will need an ( expensive) Archeological Survey for any work required to relay the flat gravestones outside the chapel .

For now, we are postponing our second planning application until all the work on the chapel has been completed and we have space for making new funding bids .

The hearse house/shed ( essential for tool storage and use by the beekeepers ) is still in need of roof repairs and strengthening of the double doors onto the lane. We hope the Committee can give this due attention in 2025.

Funeral services, memorials and the occasional burial have continued throughout the year and availability of the chapel has been much appreciated.

As in our last report, we confirm the Committee's decision not to create further burial plots for sale until we review the situation after the Memorial Garden is completed.

Overall, the graveyard and its beautiful location continues to be well used and appreciated by the local community ( including our dog walkers!), also by several overseas visitors, such as the Sacred Harp group from the U.S. , who sang in the chapel and around John Fawcett's grave, and said that seeing Wainsgate was the highlight of their U.K. tour.

We also had a visit from one of the Rev. Mark Holroyd's descendent's. He was minister at Wainsgate in the 1830's, until he and his weaving family emigrated to Texas to escape the sinking fortunes of the local handwoven textiles industry. The Texans were very pleased to locate the burial sites of their Holroyd ancestors in the older section of the graveyard.

### Heritage

Wainsgate continues to develop and deliver an innovative, wide-ranging, and inclusive program which explores the past; generates heritage in the present and invests in a thriving future so that all of our output is infused with Wainsgate's heritage. We look at the surrounding area; the landscape, people and industries to understand and celebrate the wider picture of the building and its place in the life of the area.

Our cultural program articulates and supports our aim to continue Wainsgate's history as a place for meaningful gathering, and we programme events designed to provoke curiosity and thoughtful engagement with the place. The multiple aspects of the programme bring large numbers of people into the building and mean that communities develop lasting relationships with Wainsgate and its history, making it a familiar, welcoming space where people can feel like they belong.

In the last year, we have:

- Installed a QR code trail around the building and grounds through which people can learn about the history of the building and the people who have passed through it.
- Continued to work with a group of locally based volunteers who focus on researching, discussing and bringing the history and heritage of Wainsgate alive for the public.
- Expanded our photographic archive, collaborating with other local archives and with the people who have lived here. The archive helps to build a picture of the life of the chapel and the surrounding area, highlighting the ways in which Wainsgate has always played a central and crucial role in the community.
- Built upon our aural collection of interviews with people about their experiences from Wainsgate and the surrounding area over the years to use in exhibitions and events, and to preserve their memories for future generations. We are planning creative projects that will use excerpts of the interviews to build a fascinating picture of Wainsgate's history in the area.
- Produced Heritage Open Day at Wainsgate, which included a QR code trail around the building and grounds, stone carving demonstrations outside, a talk about how Wainsgate was built, and from what by Alan Gardiner - a senior buildings conservation manager at the national Trust, archival film footage of textile mills filled one of the rooms, Chris Barnett who created and maintains the Wainsgate Graveyard Project was on hand to talk to people about the history of Wainsgate, and about their relatives or others buried here.
- The Wainsgate Graveyard Project website was considerably expanded, making the history of Wainsgate as explored through the people interred here, available to wide audiences.

## Wainsgate Chapel CIO

People who feel invested in the building are also becoming its supporters, advocates, and protectors. Our heritage events brought over 400 people into the building over the last year.

## Studios

We have said goodbye to two studio holders this year and two new artists have now joined Wainsgate Chapel as studio holders, one visual artist and one a sound designer..

Open studios has been an ongoing success in showcasing the amazing talent we have in Wainsgate, in bringing new people and having lots of interesting conversations about art and our projects here at Wainsgate.

The studio holders remain an important part of Wainsgate as artists and as volunteers helping with our many events.

## Music

The following concerts took place in the year to 31 May 2024:

Month	Artist
May 2023	Sarah McQuaid (singer songwriter) Dale Storr (boogie woogie piano)
June 2023	Shirley Smart Trio (Jazz trio with cello) Trio Chuva (World music trio)
July 2023	Kim Moore + Yorkshire Volunteers band (poetry with brass ensemble)
September 2023	Threeway (Jazz trio) Joy Ellis Trio (Jazz trio with piano) Atlas Bridge (folk ensemble)
October 2023	Red Hippo (Jazzy folk) plus Tongue & Groove (Jazz duo) Polaris Duo (Classical recital with harp and sazophone)
December 2023	Christmas Singalong
March 2024	Goat Girl (indie rock concert)
April 2024	The Breath (Jazz/folk duo)
May 2024	Sam Moore (Solo guitar)

## **Wainsgate Chapel CIO**

The music programme in 23-24 has been the most successful to date increasing the audience numbers by 50% on the previous year.

Goat Girl and The Breath were the most successful gigs attracting audiences of 200 and 180 respectively.

Apart from raising substantial monies for the chapel from both ticket sales and refreshments, the concerts brought into the building many new visitors to the Chapel. Many visitors remarked that the chapel was a wonderful building to visit, and how good the performers sounded. Many said they would come to other concerts at the chapel (and did!) whilst some said they might well be interested in volunteering.

The approximate number of people engaged by our concerts in the year to 31 May 2024:

Volunteers: 94

Performers: 41

Audience: 841

## **Dance**

Over the past year, Wainsgate Dances has been working to build heritage in the present by bringing people into the building continuing its role as a place for meaningful and life-affirming gatherings; in this case through physical activities, and thought provoking performances that create memories for the future and lasting relationships between people and the building.

The project has delivered a varied program of movement and dance-related activities to communities from near and far, bringing performances and workshops from major artists to this hilltop community. There have been 245 morning dance sessions open to the public, with people aged 3 to 83 becoming regular visitors to the building: a footfall of over 1,960. Participants have described these sessions as “*life-saving*”, “*joyous*”, and “*treasured community events*”. There have been monthly performances and artist residencies, attracting funding from Arts Council England and Sadlers Wells Theatre.

The dance program was recently celebrated in an article in the Guardian, which spoke highly of the ways in which it serves and is served by the surrounding communities and describing it as “*a wellspring of creativity*”. The dance program has brought 2,580 people into the building across the year, and many of those people attend our other community and heritage events.

The article is available here: <https://www.theguardian.com/stage/2023/aug/27/wainsgate-dances-west-yorkshire-chapel-charli-e-morrissey>

More about Wainsgate Dances here:  
<https://www.wainsgatedances.com>

## Wainsgate Chapel CIO

### Receipts and Payments Account

For the year ended 31st May 2024

	2024	2023
Receipts	£	£
Studio Rental	6,360	6,965
Dance	8,690	6,947
Other Room Hire	2,164	884
GFLW Memorial garden		1,471
Concerts	10,053	4,958
Advent	3,343	
Donations/Guide Books	859	492
Collection Box		170
Burial Plot/Funerals	5,235	9,225
Bar Takings	6,146	4,501
Other	1,647	34
Interest	573	146

<b>45070</b>	<b>35,792</b>
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#### Payments

Alcohol Stock Costs/TEN	2,941	1,178
Concert Costs	7,066	3,989
Toilet Hire	419	234
Graveyard Costs	529	260
Memorial Garden Costs		1,072
Repairs and Maintenance	2,951	15,363
Access Improvements		1,765
Professional fees	2,635	
Independent examination	750	
Insurance	269	50
Advent	1,185	
Purchases of Equipment	2,276	5,051
Toilet improvements	50	11,108
Misc	1,101	649
Donations		200
Newsletters/Printing	1,478	248
Web Site	989	211
Fire Improvements	348	1,031
HCT		3,000
Cleaning	993	313

<b>25,980</b>	<b>45,721</b>
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Net receipts less payments	19,090	-9,928
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Balances brought forward	41,219	51147
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Balances carried forward	<b>60,309</b>	<b>41,219</b>
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## Wainsgate Chapel CIO

### Statement of assets and liabilities

	31.5.24	31.5.23
Bank balances	<b>60,309</b>	<b>41,219</b>

### Liabilities

Independent examination	<b>750</b>	<b>900</b>
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## Reserves Policy

The Trustees believe it is best practice to maintain an annual spending and reserves policy which details how Wainsgate Chapel expect to utilise their funds over the next 12 months. This policy will take into account the current balance available, expected income and balance this with the urgent needs of both the Chapel and Sunday School building. The expenditure has been prioritised by the committee members in line with maximising the revenue of the building as soon as possible to ensure the financial sustainability of the building in the long term.

The current bank account holds our 'Reserves' and the Trustees have agreed that a balance of £10,000 should be maintained at all times as a contingency fund in case of emergency expenditure requirements.

## Risk management

The Trustees have introduced a risk management process to assess business risks and are implementing systems to mitigate these risks. Internal risks are minimised by the implementation of procedures or authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the Charity. Procedures are in place to ensure compliance with health and safety of staff, volunteers, clients and visitors to the premises. These procedures are periodically reviewed to ensure that they still meet the needs of the Charity.

# Report of the independent examiner

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 May 2024.

## Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

## Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

(1) accounting records were not kept in respect of the charity as required by Section 130 of the Act; or

(2) the accounts do not accord with those records.

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.

M R Heaton FCCA FCIE DChA  
KM, Chartered Accountants  
1st Floor, Block C,  
The Wharf  
Burnley  
Lancashire  
BB11 1JG



19<sup>th</sup> November 2024

# Approval of the trustees

This report was approved by the trustees on 19th November 2024 and signed on their behalf by:

A handwritten signature in black ink, appearing to read 'Dave Nelson', with a long, sweeping underline that extends to the right.

**Dave Nelson**  
**Vice Chair & Trustee**

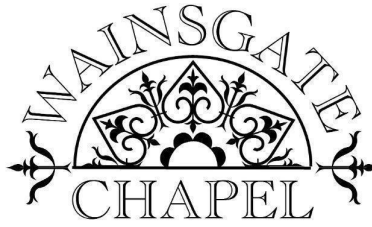
**WAINSGATE CHAPEL**

England & Wales - Charity number 1198994

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# Accounts

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Wainsgate Chapel, Wainsgate Lane, Old Town, Hebden Bridge, HX7 8SU

[wainsgatechapel@gmail.com](mailto:wainsgatechapel@gmail.com)

[WWW.WAINSGATE.CO.UK](http://WWW.WAINSGATE.CO.UK)

Wainsgate Chapel is a registered charity.

Charity Commission Number: 1198994

## **Report of the trustees of Wainsgate Chapel CIO for the year ended 31 May 2023**

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# Charity information

## Registered number

1198994

## Registered address

Wainsgate Chapel  
Wainsgate Lane  
Hebden Bridge  
HX7 8SU

## Trustees

Dave Nelson (Chair)  
Andrea Holmes (Treasurer)  
Rob Hopper  
Jane Morris

## Independent Examiner

M R Heaton FCCA FCIE DChA KM  
Chartered Accountants  
1<sup>st</sup> Floor, Block C  
The Wharf  
Manchester  
Road Burnley  
BB11 1JG

# Report of the trustees

The trustees present their report and accounts for the period ended 31 May 2023.

## Constitution

Wainsgate Chapel CIO (the “Charity”) was registered as a charity on 18 May 2022 with charity number 1198994.

## Our charitable object and the public benefit

The charitable object of the Charity is:

*“To advance the education of the public in the historical and cultural significance of Wainsgate Chapel by the provision of:*

*(a) a range of heritage, musical and artistic events highlighting the heritage and cultural significance of Wainsgate Chapel;*

*(b) the day-to-day-running and maintenance of the Grade II listed Wainsgate Chapel.”*

The trustees have regard to the Charity Commission’s guidance as to public benefit when conducting the business of the Charity. The trustees ensure that the charitable object of the Charity is achieved through its activities for the public benefit.

## Structure, governance and management

The Charity’s governing document is a model constitution for a CIO with a voting membership (in addition to the charity trustees). The constitution requires a minimum of three trustees. There are currently four trustees, identified above. The trustees meet on a regular basis to review financial performance and make decisions in relation to current and future activity. A committee and a number of sub-groups of volunteers assist the trustees in performing the day-to-day activities of the Charity.

## Achievements and performance

### Buildings

Maintaining the fabric and ensuring the viability and usability of the chapel as a venue continues to be a primary concern for the trustees. During the last year we have:

- Refurbished the existing bathroom to create two new toilet units - including one which is accessible.
- Relocated the chapel's gas meter out of the bathroom area.
- Undertaken a review and audit of our fire safety compliance.
- Replaced the dangerous and failed up-lighters in the balcony area of the chapel with new ones.
- Replaced and upgraded the existing internet facility to a high speed one which reaches further around the building with a stronger signal.
- Installed additional electrics and electrical heating in the vestry.
- Refurbished and decorated the vestry to make it a fit for purpose and comfortable meeting space.
- Carried out decoration of all the internal window frames throughout the building.
- Carried out additional decoration of all the internal doors, door frames, wainscotting and the balustrading of the main stairs (work carried out by volunteers).
- Clearance of roof void of abandoned materials and loose mortar (back fill).
- Installation of additional 100mm insulation to ceiling void above the Sunday school, upstairs studios and main stairwell. Depth of insulation now 200mm.
- Boarding out of area at entry point through the loft hatch to make access safer.
- Installation of duckboards in roof void to ensure safer access around space.
- Repairs to the window sills in roof void on the gable end to ensure drainage away from wall cavity.
- Undertaken a survey of the roof and guttering using drone technology (pro bono work by a local volunteer).
- Undertaken the annual gutter clearance.
- Commissioned the construction and installation of new railings and handrails to the side entrance of the chapel to meet accessibility requirements.
- Maintained and repaired the road within the curtilage of the chapel (work carried out by local volunteer).
- Overseen a bat survey.
- Repaired the floor and replaced missing floorboards in the balcony.
- Instructed the annual boiler maintenance.
- Commissioned our quinquennial report to assess the general state of repair of the building and the priorities for investment on the building over the next 5 years.
- Created permanent removable panels and storage to the under stage area in the Sunday School Room.
  - Engaged a structural engineer to assess the damage to the ceiling in the chapel.
  - Engaged an architect to assess and undertake a feasibility exercise to make the chapel fully accessible.

## **Wainsgate Chapel CIO**

### **Graveyard**

This past year has seen changes in our graveyard/gardening work force. One volunteer who had taken a leading role on the work in the graveyard has stepped down. We wish to acknowledge this volunteer's indefatigable and amazingly energetic maintenance of and care for the graveyard and we want to note our appreciation for all his unstinting work.

We now have a group of 5-6 volunteers, quietly and generously led by a professional gardener, whose wife was buried at Wainsgate recently. We meet every Wednesday morning, and aim to keep the graveyard managed and accessible whilst re-wilding sensitively, sowing more wild flowers and creating a "sanctuary for wildlife". We have already seen an increase in insect and butterfly activity, and have plans to organise a night-time moth count in the autumn.

Organising burials and funerals at Wainsgate continues in the competent hands of one particularly dedicated volunteer. He has developed good working relationships with all the local undertakers, and whilst burials are less frequent now, the chapel and its beautiful setting remain in regular use for pre-cremation services. The same volunteer is also our archivist of family information and local history, assiduously gleaned from the gravestones still standing and legible. His work overlaps essentially here into our heritage and education charitable purposes.

New burial plots still for sale are down to single figures, as the available land has gradually filled up. The trustees have decided not to open further rows of graves for now, pending completion of the Garden for Lost Workers. There is still some space for ashes interment and scattering, and we hope to develop an area for small memorial stones along the wall edge of the graveyard.

The Garden for Lost Workers project, headed by a local garden designer, is currently with Calderdale's planning department for approval. Once granted, we can then plan our funding campaign. The project will involve using the area of the graveyard from the chapel front out to the first gate, and visually will include the grassed area up to the beekeepers/garden shed (the former hearse house).

## **Wainsgate Chapel CIO**

### **Heritage**

Wainsgate is working on an innovative and inclusive heritage program that explores both the past and present. The cultural program aims to bring people into the building and create opportunities for communities to develop a relationship with the place, so that it becomes a familiar space where people feel they belong. We see all parts of our program as contributing to the exploration of heritage. People who feel invested in the building are also becoming its supporters, advocates, and protectors. Our heritage events brought over 400 people into the building over the last year.

Over the past year, we have created a Heritage Team - a group of dedicated volunteers, to focus on bringing the history and heritage of Wainsgate alive for the public. We have built a photographic archive of the chapel and the surrounding area, highlighting the ways in which Wainsgate is a crucial part of the community. These photos have been part of three heritage days at Wainsgate throughout the year. One of these days included an interactive demonstration of a printing press based on the Arab Press invented by Josiah Wade, who is buried at Wainsgate Chapel. In another very lively and informative event, we invited the public to bring their own photos and help us put names to faces in our own collection. We are also building an aural collection of interviews with people about their experiences from Wainsgate over the years to use in exhibitions and events and to preserve for future generations.

One of our volunteers has also developed a wonderful website - The Wainsgate Graveyard Project - which explores the history and heritage of Wainsgate through the lives of the people buried here (<https://wainsgategraveyardproject.co.uk/>).

### **Studios**

We have said goodbye to two studio holders this year and two new artists have now joined Wainsgate Chapel as studio holders.

Open studios has been an ongoing success in showcasing the amazing talent we have in Wainsgate, in bringing new people and having lots of interesting conversations about art and our projects here at Wainsgate.

The studio holders remain an important part of Wainsgate as artists and also as volunteers helping with our many events.

## Wainsgate Chapel CIO

### Music

The following concerts took place in the year to 31 May 2023:

Month	Artist
May 2022	Les Gillon and the Agents of Karma - Acoustic Sextet
June 2022	Spirited Flutes - Baroque and Contemporary music
September 2022	Meliora Ensemble - Flute and strings trio Dan Sealey - Singer Songwriter
October 2022	Ubunye - Kwa Zulu jazz Beware of Trains - Operatic pop duo and string quartet Phil Taylor - Contemporary piano/mixed-media
March 2023	Alyssium / RGT - Choral and jazz trio
April 2023	Tania Opland and Mike Freeman - Folk duo Lounge Society - Indie

The Lounge Society concert was particularly successful, not only in that it sold out and attracted a wide audience of all ages, but also because we realised we could put on more young and upcoming bands and thus potentially attract a younger audience to the chapel.

Apart from raising money for the chapel from both ticket sales and refreshments, the concerts brought into the building many people who had never visited before. These people not only saw the Chapel's interior but also wandered round the rest of the building or took drinks outside to look around the graveyard. Many visitors remarked that the chapel was a wonderful building to visit, and how good the performers sounded. Many said they would come to other concerts at the chapel (and did!) whilst some said they might well be interested in volunteering.

As to the approximate number of people engaged by our concerts in the year to 31 May 2023:

Volunteers: 40

Performers: 53

Audience: 590

### Dance

Over the past year, Wainsgate Dances has been working to build heritage in the present by bringing people into the building for meaningful and life-affirming physical activities that create memories for the future and lasting relationships between people and the building. The project has delivered a varied program of movement and dance-related activities to communities from near and far, bringing performances and workshops from major artists to this hilltop community. There have been 245 morning dance sessions open to the public, bringing people aged 3 to 83 into the building, a footfall of over 1,960. Participants have described these sessions as life-saving, joyous, and treasured community events. There have been monthly performances and artist residencies, attracting funding from Arts Council England and Sadlers Wells Theatre. The dance program was recently celebrated in an article in the Guardian, which spoke highly of the ways in which it serves and is served by the surrounding communities. The dance program has brought 2,580 people into the building across the year, and many of those people attend our other community and heritage events.

The article is available here:

<https://www.theguardian.com/stage/2023/aug/27/wainsgate-dances-west-yorkshire-chapel-charlie-morrissey>

## Accounts

### Receipts and payments account for the year ended 31 May 2023

Receipts	£
Studio Rental	6,965
Dance	6,947
Other Room Hire	884
GFLW Memorial garden	1,471
Concerts	4,958
Donations/Guide Books	492
Collection Box	170
Burial Plot/Funerals	9,225
Bar Takings	4,501
Other	34
Interest	146
	<b>35,792</b>

## Wainsgate Chapel CIO

<b>Payments</b>	<b>£</b>
Alcohol Stock Costs/TEN	1,178
Concert Costs	3,989
Toilet Hire	234
Graveyard Costs	260
Memorial Garden Costs	1,072
Repairs and Maintenance	15,363
Access Improvements	1,765
Insurance	50
Purchases of Equipment	5,051
Toilet improvements	11,108
Misc	649
Donations	200
Newsletters/Printing	248
Web Site	211
Fire Improvements	1,031
HCT	3,000
Cleaning	313
	<b>45,721</b>
Net receipts less payments	-9,928
Balances brought forward	51,147
Balances carried forward	41,219

## Statement of assets and liabilities

Bank balances	41,219
<b>Liabilities</b>	
Independent examination	750

## **Financial Summary**

This financial year has seen a slight increase in revenue (£35.8k in 2023 compared with £32.5k in 2022) however due to expenditure on the toilet refurbishment and various other required improvements the balance at bank has decreased to £41k from £51.1k in May 2022.

Substantial revenue contributions came from artist studio rental (£7k), burial plots and funerals (£9.2k) and our partnership with Wainsgate Dances generated £7k for the chapel.

The toilet refurbishment cost £11.1k in total but has given the chapel a fully accessible toilet. We also replaced the railings at the entrance to the Sunday School at a cost of £3.5k and embarked on a much needed project redecorating much of the Sunday School which so far has cost £4k. The vestry needed to be rewired so that it could be heated appropriately at a cost of £1.6k and panelling around the stage was replaced and new storage drawers manufactured to go under the stage at a cost of £3.3k.

## **Reserves Policy**

The Trustees believe it is best practice to maintain an annual spending and reserves policy which details how Wainsgate Chapel expect to utilise their funds over the next 12 months. This policy will take into account the current balance available, expected income and balance this with the urgent needs of both the Chapel and Sunday School building. The expenditure has been prioritised by the committee members in line with maximising the revenue of the building as soon as possible to ensure the financial sustainability of the building in the long term.

The current bank account holds our 'Reserves' and the Trustees have agreed that a balance of £10,000 should be maintained at all times as a contingency fund in case of emergency expenditure requirements.

## **Risk management**

The Trustees have introduced a risk management process to assess business risks and are implementing systems to mitigate these risks. Internal risks are minimised by the implementation of procedures or authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the Charity. Procedures are in place to ensure compliance with health and safety of staff, volunteers, clients and visitors to the premises. These procedures are periodically reviewed to ensure that they still meet the needs of the Charity.

# Report of the independent examiner

I report to the charity trustees on my examination of the accounts of the charity for the period ended 31 May 2023.

## Responsibilities and basis of report

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## Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- (1) accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
- (2) the accounts do not accord with those records.

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.



M R Heaton FCCA FCIE DChA KM  
1st Floor, Block  
C, The Wharf  
Burnley  
Lancashire  
BB11 1JG

30th October 2023

# Approval of the trustees

This report was approved by the trustees on 30<sup>th</sup> October 2023 and signed on their behalf by:

A handwritten signature in black ink, appearing to read 'David Nelson', with a long, sweeping underline that extends to the right.

**David Nelson**  
**Chair**