

Charity registration number 1200138

Company registration number 01926797 (England and Wales)

**THIRTY-SIX LIME STREET**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2024**

## THIRTY-SIX LIME STREET

### LEGAL AND ADMINISTRATIVE INFORMATION

---

Trustees	Michael Armstrong	
	Dale Bolland	
	Ziad Jabroo	
	Alexandra Westwood	
	Steven Luck	
	Alison McGowan	(Appointed 13 December 2023)
	Louise Underwood	(Appointed 13 December 2023)
	Tanya Axford	(Appointed 13 December 2023)
Charity number	1200138	
Company number	01926797	
Registered office	Ouseburn Warehouse Workshops & Studios 36 Lime Street Newcastle upon Tyne Tyne and Wear NE1 2PQ	
Independent examiner	Robson Laidler Accountants Limited Fernwood House Fernwood Road Jesmond Newcastle upon Tyne Tyne and Wear England NE2 1TJ	

---

# THIRTY-SIX LIME STREET

## CONTENTS

---

	Page
Trustees' report	1 - 11
Independent examiner's report	12
Statement of financial activities	13 - 14
Balance sheet	15
Notes to the financial statements	16 - 21

---

# THIRTY-SIX LIME STREET

## TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT)

### FOR THE YEAR ENDED 31 MARCH 2024

---

The trustees present their annual report and financial statements for the year ended 31 March 2024.



The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

#### **Objectives and activities**

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

#### **Overview**

36 Lime Street is a charitable organisation that runs the oldest and one of the largest artist studio groups in the North East. 36 Lime Street is situated in the heart of Newcastle's Ouseburn Valley to the east of the city centre. The former Grade II listed flax mill is now home to 50 artists, makers and designers across five floors. The variety of artist's practices we support includes visual artists; designer makers; jewellers; ceramicists; architects and musicians among others.

36 Lime Street was established in 1983 with the guiding principle of providing secure, affordable studio spaces for rent for artists and other creative businesses, and in doing so to contribute towards the regeneration of the building and the area.

The gallery is host to an ambitious artist-led programme of exhibitions, events and workshops that reflects the diversity of contemporary art practice and responds to the needs of the local context within which it exists. We continue to build meaningful relationships with the community that we are part of through public engagement with art activities and with the building.

#### **Strategic Objectives and Public Benefit**

The Trustees understand and have discussed the implications of the provisions of the Charities Act 2011, which state that all charities must demonstrate that they are established for public benefit and have had due regard to the public benefit guidance issued by the Charity Commission. The Trustees believe that the charity meets both key principles, and the following strategic objectives underpin everything we do, demonstrating clear, tangible benefits.



# THIRTY-SIX LIME STREET

## TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2024

---

#### Strategic Objectives

- Provide affordable workspace for artists, designers and makers in the North East of England.
- Support the production and presentation of ambitious and pioneering new artwork outside traditional institutional frameworks.
- Provide opportunities for people to engage in and learn skills through accessible workshops in the building as well as within the community through our outreach programmes.
- Increase the number of people who experience, engage and participate in the arts, while enhancing the depth and quality of their experience.
- Maintaining and improving the building as an important accessible heritage and cultural asset for the wider community.

#### Benefit must be to the public, or a section of the public

36 Lime Street's work and activities seek to benefit one or more clearly identified sections of the public, whether the artistic community or the public, and directly seek to meet the aims of 36 Lime Street. The Trustees do not consider that any significant detriment or harm arises from the work of 36 Lime Street.

#### Achievements and performance

##### Activities delivered in the period April 2023 – March 2024

#### Exhibitions

Throughout the year 2023–24 there were 8 exhibitions as part of the OPEN programme that presented the work of 12 artists working in various media and a range of career stages. Exhibitions are selected from Open Call submissions and the programme aims to offer artists a testing ground for presenting new work and has been instrumental in supporting the development of many early career artists both from within and outside the city. In addition to the OPEN programme there were 2 group exhibitions from the pool of artist practitioners within the building, and 5 public exhibitions and events held in the gallery.

#### OPEN Exhibitions

##### Once Held

###### Helen Baker 5th – 13th May 2023

A series of works on paper by Helen Baker that have been developed into a publication with Foundation Press.

##### Openness

###### Noel Hensey 9th – 18th June 2023

A mixed-media exhibition consisting of an intersection between; sculpture, video and the architecture of 36 Gallery.

##### This Green Plot Shall be our Stage

###### Abigail Hampsey Georg Wilson 30th June – 9th July 2023

Drawing on the history of the rag trade along the Ouseburn and the flax mill that once operated on Lime Street, the exhibition weaves local narratives together with England's broader folk and craft traditions.

##### Where the Sun Beats

###### H.E Morris 7th – 17th September 2023

I think of my paintings as stories or myths that represents a condition, desire or place. I use the material to represent a conflict, breath, scream or silence. Manipulating the surface to work against the traditional forms of practice. Moving beyond the ideas of what we associate with medium, I am working against the capitalist clock. Trying my best to let a version of truth reveal itself into a vision.

## THIRTY-SIX LIME STREET

### TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

---

#### **To Live a Thousand Years in One Poem**

**Jack Lewdjaw 25th – 29th October 2023**

The exhibition draws on the format of the artists' manifesto in an attempt to understand something about the future. These manifestos often build upon one another, call each other out, or recycle formats. Reminding us that each attempt to be the zeitgeist to declare/announce something new and radical is informed by what has come before. With each manifesto comes an imagined future and a fictional timeline of what-could-have-been.

#### **MoMo (Pink)**

**Deborah Bower, Natalie Gale & Rachael Mcarther 4th – 23rd November 2023**

Pink, a colour multifaceted in appearance and association. We love it we hate it; we have many, many names for it: flesh, baby, Millennial, Pompadour, candy, blush, rose, dusty, pinkest, Barbie, punk, hot, salmon, fluorescent...the list goes on. This 'pinky' show shares three artists' practices that frequently draw on the colour and its inherent ambivalent nature.

#### **Please Don't Disappear**

**Rachel Mortlock 2nd – 10th February 2024**

Please Don't Disappear ruminates on the visual language of longing and nostalgia drawn from images taken during walks that capture elements of architecture that are often overlooked, drainpipes, tiled stairs and an unoccupied building. The exhibition brings together a new body of work comprising Lino prints, collages and sculpture within a site-specific installation.

#### **Paper Quilt**

**Ines Buchanan & Alice Wong 1st – 11th March 2024**

"It's ironic that independently we did the same." A collaboration that critiques the consumption of space and material through a feminist lens.



#### **Annual Events, Exhibitions and Workshops**

We run an annual programme of events, opening 36 Lime Street for members of the public to explore the historic building and see artworks being produced in the studios. At these open events, members of the public experience a host of demonstrations, participatory workshops and live performances.

#### **The Late Shows 19th May 2023**

As part of the national Late Shows event, we opened our doors for a unique chance for the public to catch a glimpse into the working world of artists and designer-makers, with demonstrations, zine making and live music performances.



## THIRTY-SIX LIME STREET

### TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

---

#### From Flax to Freelance

##### **The History of 36 Lime Street 14th & 16th September 2023**

As part of Heritage Open Days, we open the doors for a guided tour of the building with local historian Mike Greatbatch and long-standing 36 Lime Street Member, Sue Woolhouse. The tour reveals the history of the former flax mill designed by John Dobson and built between 1847-8 and gives an insight into understanding of the importance of the building which anchors the history of the Ouseburn as well as its regeneration.

##### **Ouseburn Open Studios 25th – 26th November 2023**

The annual November Open Studios event was established in 1994 and has become a popular fixture of the cultural year in Newcastle-upon-Tyne and is now part of a larger Open Studios event in the area. 29 studios were opened to the public allowing people to view first hand artists working practices, and people could take part in a variety of workshops, enjoy demonstrations, a children's treasure hunt and live music. We also ran our annual Lime Street Raffle to raise funds for the charity. This event also included a group exhibition of 12 Members of 36 Lime Street.

##### **Spring Open Studios 16th – 17th March 2024**

The building was opened to the public across the weekend. 24 artists opened their studios for members of the public, hosting a range of demonstrations; craft and making workshops; drop-in activities, including print editioning and live music performances as well as a group exhibition of 10 Members of 36 Lime Street.



#### **Collaborative Events and Exhibitions**

As well as the annual programme of events, we organised and hosted several one-off events in collaboration with outside organisations bringing members of the public, including university students, older adults, and school children into the building to experience workshops from artists. This was a chance to respond to work and exhibit in the building and engage with the artists in their studios.

##### **RIBA North East Open Studios 20th – 21st April 2023**

A series of educational visits, talks and studio tours for architecture students at Newcastle and Northumbria Universities.

##### **Seaham Harbour U3A Studios Tour 17th May 2023**

Studio tour for a group of older adults where they were able to visit a number of studios, meet with the artists and ask questions about the artists' practices.

##### **The Ouseburn Warehouse & Studios Film Project 19th May 2023**

Film Screening & Q&A with Newcastle University students Nada Ibrahim and Jasmine Stephenson. A collaborative project commissioned with support from Newcastle University's Institute for Creative Arts Practice involving two Newcastle University Students who created a film about our organisation The Ouseburn Warehouse & Studios Film Project: behind the scenes of 36 Lime Street, capturing the history and heritage of our culturally significant building in the heart of a post-industrial landscape.

## THIRTY-SIX LIME STREET

### TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

---

#### **The Ouseburn Project 13th June – 16th July 2023**

Workshops and Exhibition- this was a collaborative project with Ouseburn Trust and Hotspur Primary School. Year One children explored habitats in the Ouseburn, focusing on pond dipping & mini beasts with Dr Mike Jeffries followed by a series of workshops with Lime Street artists to create a range of art that was then exhibited in the gallery as part of the Ouseburn Festival.

#### **Baton of Hope Exhibition 27th June 2023**

Working in collaboration with The Baton of Hope Charity as part of an initiative to raise awareness to suicide prevention, this project involved members of the local community, local primary schools and mental health charities submitting artwork for an exhibition in the gallery and a celebration event inspired by 'Hope'.

#### **Hypha – A Gathering 8th December 2023**

Networking event for a group of female artists based in the North East.

#### **Embark 26th – 28th January 2024**

Newcastle University First Year Fine Art Students annual exhibition. As part of their degree programme, this event was the students first experience of curating and hanging an exhibition outside of the Fine Art department – a huge learning curve with lots of real-world experiences encountered from install, curation, publicity and hospitality.



#### **Studios**

36 Lime Street provides affordable studio spaces for 50 artists, makers and designers in the North East. We are based in the vibrant cultural area of Ouseburn, in a Grade 2 listed building, that contains 38 studios over 5 floors. The studios house a range of creative practices including sculptors, painters, glass artists, jewellers, ceramicists, textile artists, furniture makers, visual artists, musicians, puppeteers, designers, photographers and more.

#### **Individual Artist's Activities and Achievements**

Over the year our Members have participated in a range of independent activities that have involved working with a host of local, regional, national and international organisations that have benefited both the immediate local community as well as having impact further afield.

The studios provide an affordable base from which our members develop their own work and projects; create performances; write and publish books, albums and limited-edition prints. The work of several members was included in various solo and group exhibitions at venues such as Republic Gallery (Blyth), The Sill (Northumberland) and Chatsworth House. Many other members participated in festivals - some events were close to home such as concerts in the Victoria Tunnel; the Ouseburn Festival; Ouseburn Dark Skies Festival; Masala Festival with Gem Arts and Newcastle's Moving Parts Puppetry Festival. Others were further afield such as Glastonbury Festival, and even performances in New York and Sicily.



## THIRTY-SIX LIME STREET

### TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

---

Members took part in residences in Scotland and Borneo, Malaysia, and several undertook commissions; from working as a Musical Director for productions at Northern Stage, Newcastle and the Dukes Theatre, Lancaster, to designing awards for the 2023 David Cohen Prize for Literature and making flags for the Bowes Museum. One member worked with architects on a public art commission in central London, and another worked within healthcare environments around the theme of 'Healing Spaces' working with staff at QE Hospital Gateshead to create a garden for patients.

Many of our members run classes and workshops within their studios for local groups that include carers, people with long term health conditions, and care-experienced /adopted children and young people. Several members work in collaboration with other organisations to facilitate workshops and longer-term engagement projects, such as hospital clowning with Tin Arts; art and craft workshops at Seaton Delaval Hall, an art club for Asylum seekers in Gateshead, teaching a group of women at a Gateshead charity organisation and running Adoption Activity Days for the Scottish Adoption Register.

Many of the Members have received reviews from local press, national magazines and international blogs as well as airplay on BBC Radio, and have attracted funding from bodies such as Arts Council England to develop their projects.

The scale, prestige and diversity of 36 Lime Street's artists' achievements demonstrates the quality and reach of public engagement with the arts that is supported by the charity.



#### **Charitable Purpose**

The charitable objectives of 36 Lime Street are to advance the appreciation and understanding of the arts primarily but not exclusively the visual arts and crafts for the benefit of the public.

Annually:

- 50 studio users
- 400 regular visitors to classes, workshops & studio-based activities
- 12 exhibiting artists as part of the OPEN programme
- 862 visitors to OPEN exhibitions
- 22 artists as part of the members exhibitions
- 6357 event attendees

#### **Gallery**

Our Gallery continues to be a vital exhibition and art space within the city, providing a testing ground for artists to show new and experimental work. The Gallery is often an important launch pad for younger artists, offering them their first chance to present work in a solo exhibition, and for more established artists it is a place where they can try out new work without institutional pressure.

## THIRTY-SIX LIME STREET

### TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED)

#### FOR THE YEAR ENDED 31 MARCH 2024

---

We are in the process of working to increase our Gallery programmes to encompass three clear strands; the OPEN Call managed by The Gallery Group where external artists apply to exhibit; a second strand drawing in community presentations and exhibitions which this year included the Baton of Hope Exhibition an exhibition of local children's art following a collaboration with Hotspur Primary School and The Ouseburn Trust, as well as an exhibition by Newcastle University Students. And a third strand; consisting of regular solo and group presentations from the artists, designers and makers based within the building.

#### Events

During this period, we successfully delivered:

#### **4 building wide events enabling the public to access the entire building**

This involved exploring the studios, meeting artists, taking part in a variety of workshops and experiencing live performances:

- Late Shows (1265 visitors over the evening)
- From Flax to Freelance- Heritage Open Day (50 over two days)
- Open Studios (2,784 visitors over the two-day event)
- Spring Open Studios (1809 visitors over the two-day event)

In total across these events, we achieved 6357 visitors to the building (this figure does not include the Gallery OPEN exhibitions), who accessed a diverse range of high-quality artistic experiences and events - an increase on the previous year's audience figures.

#### **2 Community exhibitions linked to creative collaborations with external organisations:**

- Baton of Hope (100 visitors to the event)
- The Ouseburn Project- Hotspur Primary & The Ouseburn Trust (59 visitors to the exhibition)

#### **3 projects in collaboration with Newcastle and Northumbria Universities including the commission of a short film, an exhibition of fine art students and studio tours:**

- Embark- Newcastle University Fine Art Students Exhibition (200 visitors to the exhibition )
- RIBA North East Open Studios (50 visitors to the events)
- The Ouseburn Warehouse & Studios Film Project shown at The Late Shows (1265)

#### **Smaller scale tours and talks for specific groups:**

- Seaham Harbour U3A Studios Tour (20 visitors to the studio tour)
- Hypha- A Gathering (20 attendees to the networking event)

For this period, we received 60 applications through the OPEN call from which 8 exhibition proposals were selected providing:

- 12 artists an opportunity to show their work publicly.
- Over the course of the 8 exhibitions, we attracted 862 visitors

#### Studios

36 Lime Street directly supported 50 artists, makers and designers by providing affordable and accessible studio and exhibition space for them to start/continue their practice, develop their careers and make new work. We are committed to providing vital workspace, and are striving to create an accessible and inclusive community where artists, designers and makers can thrive.

In this period 36 Lime Street actively developed community participation and engagement in the arts both within the building through open events/exhibitions and beyond through artist's outreach activities/wider practice. Notable to the success of the charities achievements is the significant voluntary contribution of members to the running of our organisation which has increased significantly since becoming a charity.



## THIRTY-SIX LIME STREET

### TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

---

#### RISK MANAGEMENT

The Trustees of the charity regularly review the major governance, operational and financial risks which the charity faces through regular Board Meetings and confirm that systems have been established to mitigate these risks.

#### Current risks and approaches to mitigation

##### Governance

We are working with external consultant Naomi Kinghorn and third sector support organisation Connected Voice to develop and strengthen our policies and procedures, to ensure we have robust systems in place that will enable us to expand our work in the future.

##### Operational and Financial

We have a fully repairing lease on the Grade II listed building we occupy. The nature of the property means that we have ongoing maintenance costs, as well as larger repairs that need to be made to meet the terms of our lease and make the building safe for its occupants and the public. We need to ensure we have adequate Reserves Policy and fundraising strategies to be able to carry out these works and the cost of any unforeseen issues that may arise.

The nature of the building, its riverside location and multiple occupancy means our Property Owners and Commercial Combined insurance and Flood Excess insurance is our highest and most unpredictable expense especially in a very uncompetitive market. We work closely with Lockton, our insurance brokers to make sure we get the best value possible and seek to make improvements to the building to help lower the perceived risks.

Our Studios and Building Manager will be moving on at the end of 2024, we need to ensure that we have a robust recruitment plan and handover period to mitigate any negative effects this big change could have on the organisation. It is also a good opportunity for a review of the role. Specific risk management plans are completed for larger projects. Any risk rated as high/critical is immediately reported to the Board.

Risk Assessments are carried out for any public exhibitions, event and workshops. Each studio carries out a full Risk Assessment for their studio, including Fire Risk Assessments, and each artist is required to have their own Public Liability Insurance in place.

We have a Fire Officer, who oversees our external Fire Safety review and ensure that we carry out any necessary work to make sure we are compliant with regulations. This includes carrying out inductions to the building, organising regular fire alarm, smoke alarm and extinguisher tests and making sure all studios have an up-to-date FRA in place.

##### Financial

The Trustees are satisfied that appropriate financial systems and controls and employment policies and practices are in place.

The general escalation of costs due to inflation has seen expenditure increase across the board, along with the impact of the cost of living on small businesses, means that we may be at increasing risk of non-payment of rent, and higher turnover of tenants. We aim to mitigate against financial risks arising by:

- Ensuring that prudent budgets have been set for the next financial year.
- Annual rent reviews to ensure that rental income is still set at a fair but appropriate level
- Having a reserves policy allows for flexibility and sustainability should unexpected costs occur
- Always ensuring we get value for money with suppliers and purchases
- Advertising new spaces immediately ensuring all studios are always in use.

##### Fundraising Activities Performance

During 2023–24 the Fundraising Group submitted an expression of interest to National Heritage Lottery Fund and a first and second stage funding bid to Arts Council England for the Capital Investment Programme – whilst these applications were unsuccessful – they highlighted the need to complete a RIBA stage 3 report in order to be ready to immediately progress with building work. There are now plans to move forward with this which will strengthen any future funding bids as well as complete listed buildings and planning consent.

The Fundraising Group worked with both Hannah Matterson and Catherine Scott in the development of a fundraising plan. 36 Lime Street raised £1656 through the Open Studio fundraising raffles held at the November and March Open Studios events.



# THIRTY-SIX LIME STREET

## TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

---

### Plans for future periods

#### Programme and Partnerships

The plans for the charity in the next few years are to continue to develop a more cohesive programme of activity, both within the building, as well as outreach projects within the community. This includes the development of a school's programme, which we will pilot with Hotspur Primary School with whom we have already made a connection, before seeking out different schools to develop ongoing partnerships and activities of engagement with.

We will look to develop future partnerships that will enable us to work with a diverse range of artists and people to deliver our objectives. We plan to cultivate meaningful connections within the vibrant Ouseburn community, seeking to align our efforts with other local organisations such as Seven Stories, The Ouseburn Festival and Ouseburn Market, which includes the initiation of Ouseburn Community Learning Day/Festival, providing a platform for knowledge exchange and collective celebration. We intend to create an exhibition exchange scheme with other studio cooperative groups, to share ideas and practice, and develop the support we offer to artists and diversify our public programme.

To support diversity and inclusion within 36 Lime Street we plan to start an artist/maker Residency Programme in 2025, providing artists from a variety of different backgrounds / ranges of experience with a studio space and an exhibition at the end of the residency. We will tie the residency in with our education programme and look to document the process so that the artist can promote themselves and 36 Lime Street can collate all the residency progress and information.

We would like to seek further expertise from external partners on the board with experience in fundraising, fire safety and buildings management. We will continue to liaise with the community foundation and the local community to seek these partnerships. We will investigate the possibility of generating an income from gallery hire to see what the demand is and also what other gallery spaces are charging- if successful this would enable both an income stream for the charity and further access and exhibition/events opportunities for the public and local community.

#### Communication

We will work on our website to ensure that it is more outward facing but also develop it so that it becomes a greater use as an information hub and central point of access for members and a focus point for communication in the building.

We plan to develop a website/social media strategy to create an improved online presence to better showcase opportunities for participation and engagement in our charitable activities.

In tandem with this we will create a What's App Group forum for members incorporating all the working groups so that communication within the building is improved and helps in the overall running of the building and charitable aims. Continue identifying, reviewing and updating policies, specifically our diversity policy, studio attendance policy and illness policy.

#### Funding

We will continue to work with consultant Catherine Scott on developing a funding strategy for significant building improvements and to develop and broaden our existing public programme and community activity.

#### Building

Our longer-term ambition is to improve the accessibility to the building, adopting a phased approach to providing step free access to 98% of building and workshop space, as well as improving and expanding the education workshop and gallery space we have. Specific aims are the installation of double-glazed windows across the 5 floors which is essential to fulfil our lease obligations.

We have completed drawings for the work and will look to secure planning and listed buildings consent as a next stage and will fundraise to pay for a RIBA Stage 3 report so that we are shovel ready to begin works and have absolute clarity of what is required for costings.

We would like to reduce energy consumption in the building which the window replacement will contribute to, we hope to act on other recommendations we received after an environmental audit in 2019.

We also would like to install fibre internet infrastructure throughout our building. This upgrade is anticipated to not only enhance connectivity but also open new avenues for digital collaboration in the future.

## THIRTY-SIX LIME STREET

### TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED)

#### FOR THE YEAR ENDED 31 MARCH 2024

---

##### Structure, governance and management

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Michael Armstrong	
Catherine Bertola	(Resigned 13 December 2023)
Dale Bolland	
Ms Theresa Easton	(Resigned 12 June 2023)
Ziad Jabroo	
Alexandra Westwood	
Ruth Abbott	(Resigned 13 December 2023)
Steven Luck	
Alison McGowan	(Appointed 13 December 2023)
Louise Underwood	(Appointed 13 December 2023)
Tanya Axford	(Appointed 13 December 2023)

##### Governing Documents

36 Lime Street is a charitable company limited by guarantee, incorporated on 27/06/1985 and registered as a charity on 22/08/2022. The charity is controlled by its governing document, its Memorandum & Articles of Association and constitutes a limited company, limited by guarantee, as defined by the Companies Act.

##### The Directors of the company are also Trustees of the charity.

Eligibility for membership of the charity, and membership of the Board of Trustees, is governed by the Articles of Association. There are no restrictions in the governing document on the operation of the charity other than those imposed by general charity law.

##### Charitable Purpose

The charitable objectives of 36 Lime Street are to advance the appreciation and understanding of the arts primarily but not exclusively the visual arts and crafts for the benefit of the public.

##### Structure and Governance

The charity currently has a Board of 7 non-executive Trustees and 32 Members. All Members are leaseholders of a studio or workshop within 36 Lime Street and their activity supports our charitable objectives. Members inform 36 Lime Street's activity and are consulted throughout the year, through their participation in working groups and at periodic General Meetings.

When decisions are passed by ordinary resolution, an agreement is required by a simple majority of Members present and voting. Special resolutions require an agreement by 75% of Members present and voting.

The Board meets a minimum of 8 times per year. A written Chair, Secretary and Treasurer's report; a meeting agenda; reports from member's working groups and any other necessary Board papers are prepared by the Chair, Treasurer, Company Secretary and any other relevant people to be circulated in advance of meetings. External trustees are always included in any financial decision making.

In addition to Board meetings there are 5 General Meetings a year including the AGM, which are open to all Trustees and Members.

36 Lime Street is governed by the Board of Trustees with one staff member who oversees the day-to-day operations: Studio and Buildings Manager – Rachel Bollen

Key management remuneration: Studio and Buildings Manager – 0.4 (£35,100 pro rata).



## THIRTY-SIX LIME STREET

### TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

---

#### The Contribution of Volunteers

The charity makes extensive use of volunteers. During this period, it is estimated that over 3000 hours were volunteered by Members and external people to support the charities activities, including delivery, fundraising, marketing and the management of the building.

Since becoming a charity, we have reviewed our organisational structures and have created several 'working groups' including Fundraising, Events, Communications- that help us to deliver our objectives in a more focused and targeted way.

Notable voluntary contributions include:

- Naomi Kinghorn – external consultant supporting the development of essential policies and management documents (45 hours)
- Lee Turner – weekly fire alarm testing, weekly refuse collection, fundraising (90 hours)
- Paul Merrick & Artists – gallery programme. Selecting and coordinating programme & installing, de-installing and invigilating exhibitions (64 hours and 300 hours)
- Theresa Easton – Support for building jobs; acting fire officer role, delivery group and writing policies (760 hours)
- Laura Johnson – fire team & events group (50 hours)
- Zoe Garner – events & marketing groups. Instagram & Facebook promoting events and gathering and organisation of all images for members (45 hours)
- Jo Mitchell – events & marketing groups: flyer design, social media, image collation, supplier sourcing, learning design software, eflyer, design and dissemination (50 hours)
- Colin Hagan – marketing and communication support (38 hours)
- Jack Mutton – capital fundraising group. Supporting preparation of fundraising bids and developing building proposals / submitting for permissions (133 hours)
- Louise Bradley – events & community engagement groups (56 hours)
- Zoe Parker – events & community engagement groups (Open Studios exhibitions and Baton of Hope). Buildings group – liaison with contractors and residents (61 hours)
- Alison McGowan – delivery group – policy writing and developing (42 hours)
- Becky Helliar – events & community engagement groups (Ouseburn Project with Hotspur school, collecting and installing exhibition, delivering pottery community workshop in the gallery for Ouseburn Festival 2023, & gnome hunt for Open Studios events) (24 hours)
- Catherine Bertola – Treasurer role for seven months & delivery group (budget, annual accounts, writing Trustees Report and negotiating new insurance) (147 hours)
- Sue Woolhouse – events group (Heritage Open Days) (16 hours)

Board members collectively contributed over 800 hours of time in attending meetings, undertaking administrative tasks, business development planning and fundraising.

The trustees' report was approved by the Board of Trustees.



Ziad Jabroo

Trustee

Date:

6 Nov 2024



# THIRTY-SIX LIME STREET

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THIRTY-SIX LIME STREET

---

I report to the trustees on my examination of the financial statements of Thirty-Six Lime Street (the charity) for the year ended 31 March 2024.

### Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

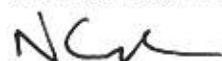
Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 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 that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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 financial statements to be reached.



Nicholas Cunningham FCCA  
Robson Laidler Accountants Limited  
Fernwood House  
Fernwood Road  
Jesmond  
Newcastle upon Tyne  
Tyne and Wear  
NE2 1TJ  
England

Dated: 18.11.2024

# THIRTY-SIX LIME STREET

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

Current financial year		Unrestricted funds 2024 £	Total 2023 £
	Notes		
<b>Income from:</b>			
Donations and legacies	2	69	41,091
Charitable activities	3	121,313	116,661
Other trading activities	4	1,633	2,410
Investments		3,003	1,379
<b>Total income</b>		126,018	161,541
<b>Expenditure on:</b>			
Charitable activities	5	130,119	146,207
<b>Total expenditure</b>		130,119	146,207
<b>Net income/(expenditure) and movement in funds</b>		(4,101)	15,334
<b>Reconciliation of funds:</b>			
Fund balances at 1 April 2023		113,320	97,986
<b>Fund balances at 31 March 2024</b>		109,219	113,320

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

## THIRTY-SIX LIME STREET

### STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

Prior financial year		Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
	Notes			
<b>Income from:</b>				
Donations and legacies	2	75	41,016	41,091
Charitable activities	3	116,661	-	116,661
Other trading activities	4	2,410	-	2,410
Investments		1,379	-	1,379
<b>Total income</b>		120,525	41,016	161,541
<b>Expenditure on:</b>				
Charitable activities	5	105,191	41,016	146,207
<b>Total expenditure</b>		105,191	41,016	146,207
<b>Net income and movement in funds</b>		15,334	-	15,334
<b>Reconciliation of funds:</b>				
Fund balances at 1 April 2022		97,986	-	97,986
<b>Fund balances at 31 March 2023</b>		113,320	-	113,320



# THIRTY-SIX LIME STREET

## BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024 £	£	2023 £	£
<b>Fixed assets</b>					
Tangible assets	11		623		832
<b>Current assets</b>					
Debtors	12	28,493		31,420	
Cash at bank and in hand		158,946		155,107	
		187,439		186,527	
<b>Creditors: amounts falling due within one year</b>	13	(78,843)		(74,039)	
<b>Net current assets</b>			108,596		112,488
<b>Net assets</b>			109,219		113,320
<b>The funds of the charity</b>					
Unrestricted funds			109,219		113,320
			109,219		113,320

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2024.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 7th Oct 2024



Ziad Jabroo  
Trustee

Company registration number 01926797 (England and Wales)

# THIRTY-SIX LIME STREET

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

---

### 1 Accounting policies

#### Charity information

Thirty-Six Lime Street is a private company limited by guarantee incorporated in England and Wales. The registered office is Ouseburn Warehouse Workshops & Studios, 36 Lime Street, Newcastle upon Tyne, Tyne and Wear, NE1 2PQ.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

#### 1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

# THIRTY-SIX LIME STREET

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

### 1 Accounting policies

(Continued)

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Leasehold improvements	Over the term of the lease
Fixtures and fittings	20% straight line
Computers	20% straight line

#### 1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

### 2 Income from donations and legacies

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Donations and gifts	69	-	69	75	-	75
Grants receivable	-	-	-	-	41,016	41,016
	<u>69</u>	<u>-</u>	<u>69</u>	<u>75</u>	<u>41,016</u>	<u>41,091</u>

### 3 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
<b>Charitable activities</b>		
Rental income	98,530	90,775
Utilities and service charge income	22,783	25,886
	<u>121,313</u>	<u>116,661</u>



# THIRTY-SIX LIME STREET

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

### 4 Income from other trading activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Fundraising events	1,633	2,410

### 5 Expenditure on charitable activities

	Charitable activities 2024 £	Charitable activities 2023 £
<b>Direct costs</b>		
Depreciation and impairment	208	195
Secretary's fees	15,307	12,855
Rent and rates	27,488	24,233
Cleaning	1,913	1,701
Power, light and heat	22,765	19,493
Property repairs and maintenance	24,056	52,090
Premises insurance	32,742	27,956
	124,479	138,523
<b>Share of support and governance costs (see note 6)</b>		
Support	3,432	5,584
Governance	2,208	2,100
	130,119	146,207
<b>Analysis by fund</b>		
Unrestricted funds	130,119	105,191
Restricted funds	-	41,016
	130,119	146,207

# THIRTY-SIX LIME STREET

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

### 6 Support costs allocated to activities

	2024 £	2023 £
Legal and professional fees	1,239	2,087
Donations	-	1,422
Bank charges	210	220
Printing and stationery	71	178
Telecommunications	285	572
Software costs	1,334	747
Sundries	293	358
Governance costs	2,208	2,100
	<u>5,640</u>	<u>7,684</u>
<b>Analysed between:</b>		
Charitable activities	<u>5,640</u>	<u>7,684</u>

### 7 Net movement in funds

	2024 £	2023 £
The net movement in funds is stated after charging/(crediting):		
Depreciation of owned tangible fixed assets	<u>208</u>	<u>195</u>

### 8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

### 9 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Management and staff	<u>1</u>	<u>1</u>

There were no employees whose annual remuneration was more than £60,000.

### 10 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

# THIRTY-SIX LIME STREET

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

### 11 Tangible fixed assets

	Leasehold improvements	Fixtures and fittings	Computers	Total
	£	£	£	£
<b>Cost</b>				
At 1 April 2023	206,699	1,037	23,621	231,357
At 31 March 2024	206,699	1,037	23,621	231,357
<b>Depreciation and impairment</b>				
At 1 April 2023	206,699	206	23,621	230,526
Depreciation charged in the year	-	208	-	208
At 31 March 2024	206,699	414	23,621	230,734
<b>Carrying amount</b>				
At 31 March 2024	-	623	-	623
At 31 March 2023	-	832	-	832

### 12 Debtors

	2024 £	2023 £
<b>Amounts falling due within one year:</b>		
Trade debtors	4,517	6,420
Other debtors	-	3,500
Prepayments and accrued income	23,976	21,500
	<u>28,493</u>	<u>31,420</u>

### 13 Creditors: amounts falling due within one year

	2024 £	2023 £
Other taxation and social security	179	-
Other creditors	74,295	69,509
Accruals and deferred income	4,369	4,530
	<u>78,843</u>	<u>74,039</u>

### 14 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.



# THIRTY-SIX LIME STREET

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

### 14 Restricted funds

(Continued)

Previous year:	At 1 April 2022 £	Incoming resources £	Resources expended £	At 31 March 2023 £
Window replacement	-	41,016	(41,016)	-

The windows fund relates to grant income received from Newcastle City Council to replace the windows in part of the building.

### 15 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2024 £
Building fund	40,000	-	-	9,000	49,000
General funds	73,320	126,018	(130,119)	(9,000)	60,219
	<u>113,320</u>	<u>126,018</u>	<u>(130,119)</u>	<u>-</u>	<u>109,219</u>

Previous year:	At 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2023 £
Building fund	-	-	-	40,000	40,000
General funds	97,986	120,525	(105,191)	(40,000)	73,320
	<u>97,986</u>	<u>120,525</u>	<u>(105,191)</u>	<u>-</u>	<u>113,320</u>

The trustees are working to accrue funds for the long term development and maintenance of the building. Our current scheme will cost in the region of 1m. Taking into account fundraising projections, we are working to build designated funds to cover upwards of 10% of this overall cost.

### 16 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).