

**THIRTY-SIX LIME STREET LIMITED
ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025**

Company Registration Number: 1926797

Charity Registration Number: 1200138 (England and Wales)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Ziad Jabroo (Chair)	(re-appointed October 2024)
Tanya Axford (Treasurer)	
Michael Armstrong	
John Dale Bolland	(re-appointed October 2024)
Steve Luck	
Alison McGowan	
Louise Underwood	
Alexandra Westwood	(re-appointed October 2024)

Registered Charity name Thirty-Six Lime Street Limited

Charity Registration Number 1200138

Company Registration Number 1926797

Registered office Ouseburn Warehouse Workshops & Studios
36 Lime Street
Ouseburn
Newcastle-upon-Tyne
Tyne & Wear
NE1 2PQ

Independent Examiners Robson Laidler Accountants
Fernwood House
Fernwood Road
Newcastle-upon-Tyne
Tyne & Wear
England
NE2 1TJ

CONTENTS

	Page
Trustees' Report	4 - 29
Independent Examiner's Report	30
Statement of Financial Activities	31 - 34
Balance Sheet	35
Notes to the financial statements	36 - 38

TRUSTEES' REPORT FOR THE YEAR ENDED MARCH 2025

The Trustees present their annual report and financial statements for the year ended 31 March 2025.

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 the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

OUR PURPOSES 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 foster meaningful relationships with the community that we are part of through public engagement with art events, 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 2006, 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.

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 of traditional institutional frameworks.
- 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.
- 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 work.

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 general 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.

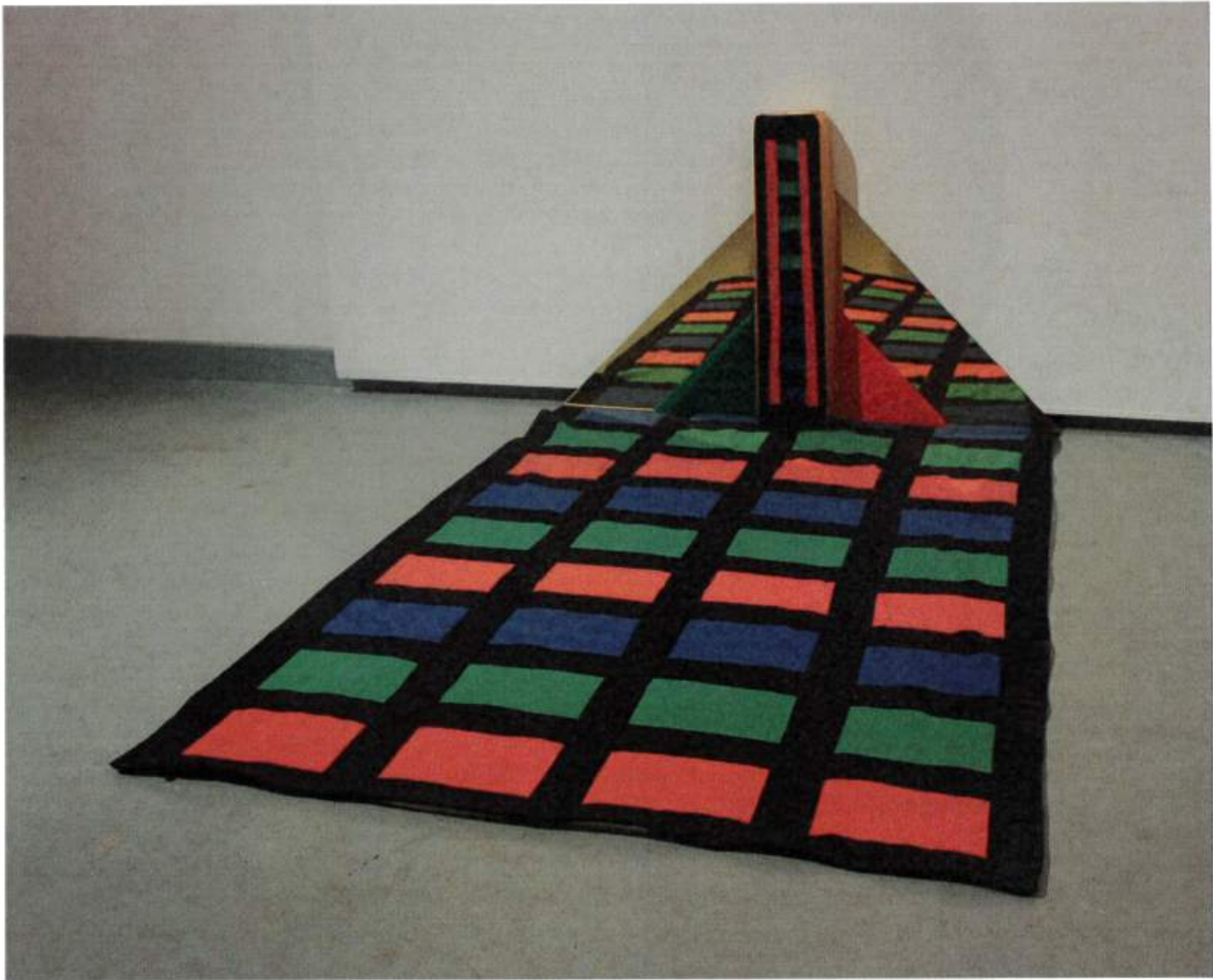
Activities delivered in the period April 2024 – March 2025

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 35 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.

OPEN Exhibitions

Throughout the year 2024-25 there were 7 exhibitions as part of the OPEN programme that showcased 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.



a picture of space with the stars cut out, pasted over a window, in full daylight
C.Mae Bloom

1st - 9th June

A picture of space... is a show about loss bringing change, and the changes can be surprising. Made from nothing normally considered significant, small lost and found objects, and photographs taken by accident.

Nothing but the Blurb | Eleanor Cully Boehringer & Craig Stewart Johnson

21st - 30th June 2024

This new iterative of collaborations is preoccupied with transcription and mistranslation, meaning and misunderstanding. Audio and text become entangles with intuitive performance, rooted in site-specific feedback and non-linear narratives.

Goosander | Sarah Dunn

5th - 13th October 2024

There on the periphery of the horizon, deep bands of emerald and rose shimmer on the water's surface. Through the doorway of the light comes the Goosander, lithe with the essential danger of its beauty.

LEGEPS NĚ | MOŽÁ2 | Owen Piper & Martin Poyner

8th - 17th November 2024

Owen Piper and Martin Poyner drag portraiture, video, and sculpture together as they wrestle with the shame and responsibility of Art. Their sharp, messy, unsettling new works don't simply question what we see, or what an image conveys, but confront a deep-rooted need to assign meaning. Sifting for sense, a quiet hope flickers at the edges as familiar structures begin to dissolve.

Eat filaments for breakfast and shine all day | Ella Burgess, Oisin Stanley-Stephenson & Benjamin Belinska

6th - 15th December 2024

Theatrical exhibition blurring fantastical fiction with mundane reality. An installation to help understand the times we live through and the objects we keep and dispose of.

The Dazzling Far-Near | Jayne Dent

7th - 16th February 2025

A new audio-visual installation; touch responsive e-textile banners activate fragments of a disembodied choral composition, a morphing and hypnotic soundscape shaped through audience interaction. This exhibition explores ideas of communion, sacred folk tradition, and the potential role of technology as a mediator of transcendent experience.

Sackcloth & Ashes | Bethany Stead & Amelia Frances Wood

4th - 13th April 2025

This exhibition takes Ursula K. Le Guin's "The Carrier Bag Theory of Fiction" as a starting point for both artists to respond. A pivotal text, which aims to challenge the narrative of human history; through their individual artistic voices, Stead and Wood explore ideas which shift and defy the anthropological focus on domination and consumption, towards care, cooperation and simply existing, further solidifying the notion that sculpture, drawing and image-making, can too, serve as containers of stories and ways of being.



MEMBERS Exhibitions

During the year we held 4 exhibitions showing the work of studio members or collaborations with studio members that provided an opportunity for 36 Lime Street artists to present their work outside of their studios and in response to other artists' work.



Dual Aspects | Jonny Bainbridge & Pete Flynn

20th -28th April 2024

The third exhibition of abstract paintings & sculptural ceramics by North East born artists, Jonny Bainbridge & Pete Flynn.

Catalyst | Louise Bradley, Effie Burns, Becky Helliard & Nicola Young

18th - 27th October 2024

What happens when two painters, a potter and a glass artist collaborate?

Following conversations and shared studio time, common themes were explored, skills, materials and techniques were shared. This process of experimentation has led to the artists working in surprising and exciting new ways.

Made @ 36 | Studio Members Group Exhibition

23rd - 24th November 2024

A celebration of making within 36 Lime Street.

The gallery was transformed into a living space/room set, inhabited by objects designed, made, or recreated by members of Lime Street. The exhibition celebrated the exciting breadth of creativity of our studio holders.

Open @ 36 | Studio Members Group Exhibition

22nd - 23rd March 2025

A group exhibition showcasing the work of 36 Lime Street members, highlighting the rich and expansive variety of work created within the building.



Events Exhibitions Talks

There was a diverse mix of both building-wide, gallery and studio-based events held in 2024-25 inviting the public into the building to experience and celebrate the artforms and artistic practices based here.

Atmospherica Concerts

April- March 2024

Steve Luck's studio hosted a series of five public concerts as part of the ongoing programme of music events at 36 Lime Street. The performances featured invited artists Charlotte Butler, Philip Alexander, Ieva Aura, Sergio Díaz de Rojas, and a second appearance by Charlotte Butler. Collectively, these concerts welcomed an audience of over 120 people into the building, offering valuable opportunities for the public to engage directly with contemporary music in an intimate studio setting and strengthening connections between Lime Street artists and the wider community.

RIBA North East Open Studios

April 2024

A series of educational visits, talks and studio tours for architecture students at Newcastle and Northumbria Universities held within 36 Lime Street and hosted by Jack Mutton and Topo Architecture practice.

Architecture Talk- Model Making in Practice

April 2024

Talk and practical workshop targeted at BA Architecture students from Newcastle University focusing on model making within architecture and exploring it's use in architectural practice.



The Late Shows

17th May 2024

A unique and exciting evening event where the studio doors were opened to allow the public to glimpse into the creative spaces used by the artists- showcasing paintings, glass, ceramics, architecture and furniture designed and made by studio members.

Studio demonstrations included a drop-in zine workshop with Theresa Easton (handmade magazines), piano recitals from Steve Luck and lithography demonstrations at Hole Editions with Lee Turner.

Ouseburn Festival

13th July 2024

Gallery event and exhibition.

Part of an Ouseburn wide festival, this event welcomed the public into the gallery where a number of members had their work on show. The event encouraged conversations about the work, the artists practices and about the building and its place in the Ouseburn.

Jam | Kate O'Neill

11th August- 18th August

There is an unpredictable spark that can be ignited when people play music together. The songs (standards) are a conduit that can transport and unite those willing to be part of it. This exhibition was an exploration of these states of grace. During the preview event there was a live jam with jazz musicians.

From Flax to Freelance | The History of 36 Lime Street

11th & 15th September 2024

Ouseburn expert Mike Greatbatch and 36 Lime Street glass artist Sue Woolhouse gave a guided tour of the exterior and interior of 36 Lime Street, explaining the history of the former flax mill designed by John Dobson and built between 1847-8. The talk gave an insight into the importance of the building anchored in the history of the Ouseburn as well as its regeneration, and a tour of several artists' studios.

36 Lime Street Open Studios | Part of Ouseburn Open Studios

23rd & 24th November 2024

36 Lime Street hosted a giant, creative and social art and design weekend.

A celebration where we invited the public behind the scenes of our studio doors for a bustling and exciting event.

Highlighting the wealth of talent over five floors of our beautiful listed building. The public could see how work is produced and chat with the artists about their processes and materials.

Printmaker Theresa Easton ran a drop-in paper garland making workshop, Alison McGowan led a puppet workshop creating flying Robin puppets, Steve Luck performed short solo piano concerts every half hour throughout the weekend and there was live lithography printing of a new lithograph by Paul Raymond by Lee Turner.



Spring Open Studios

22nd & 23rd March 2025

Weekend Open event highlighting and showcasing the work of 36 Lime Street Artists. Visitors could see how work is produced and chat with the artists about their processes and materials with a wide variety of works on show including art, design, jewellery, glass, furniture, architecture, music, printmaking, painting, pottery and textiles.

Theresa Easton hosted drop-in workshops making folded paper books throughout both days and Jayamini de Silva offered collective live Rangoli art for the visitors for all age groups where visitors were invited to contribute to create a large Rangoli design with coloured rice.

Community Engagement

During 2024-25 there was a wide range of workshops and teaching delivered at 36 Lime Street by our studio artists, providing opportunities for the local community to participate in the arts. These sessions allowed participants to acquire new skills, and to learn and explore different art forms, with members offering opportunities for new learners as well as people wanting to further develop their skills and experience. They were targeted at a wide range of participants including carers, young people, and people with learning disabilities.



Kate Sweeney ran a series of one-to-one creative workshops for people with learning disabilities who are supported by New Prospects Independent Living Association, developing works using acrylic and mixed media.

Emma Holliday delivered 2 classes per week teaching painting, drawing and printmaking within a creative, supportive environment. Participants included carers, people experiencing health problems or social isolation.

Jayamini de Silva provided a one-off Chinese calligraphy workshop introducing the tools and techniques used to form the thick and thin lines of Chinese calligraphy using specialist brushes.

Sue Woolhouse- A Passion for Glass – Sue ran weekly classes for members of the public who prefer a long-term immersive journey into working with glass. With Sue's support and specialist knowledge, they were encouraged to start their own glass journey in a relaxed, nurturing space where they could explore and develop their own ideas.

In addition to this more advanced series of workshops Sue also ran a series of weekly workshops with the aim of teaching glass working techniques to beginners where they were able to learn about basic techniques and processes.

Alison McGowan provided weekly therapeutic puppetry sessions for young people totalling 103 hours of public engagement in arts activities within the Puppetship studio space. Here puppetry and play were used to explore problems which were then addressed in creative ways.

Laura Johnston ran a series of glass fusing workshop with a mix of beginners and improvers where each week they worked on projects developing their glass making skills and techniques.

Fiona Gray delivered a course of plaster casting workshops where participants were able to learn plaster casting techniques to cast tiles of flowers and plants.

Steve Luck provided tuition in piano, music theory and composition, teaching around 20 hours per week to approximately 45 students. This activity supported the development of musical skills and creativity across a wide age range, contributing to the building's role as a hub for cultural learning and participation.

Outreach

Many of our members worked in collaboration with regional organisations to facilitate creative workshops and engagement projects in the wider community including; A project working with community groups in Northumberland for people experiencing mental ill health, drug and alcohol abuse with The National Trust; working with people with early onset dementia and their partners at Washington Arts Centre as well as projects working with young people, asylum seekers and students. Partner organisations included; Durham University, Newcastle University, Baltic, St Oswald's Hospice, New Writing North, The Ouseburn Trust, Chilli Studios, Skills for People, Ouseburn Farm as well as many local schools.



Individual Artist's Activities and Achievements

The impact of the support that 36 Lime Street provides reaches far beyond the realms of the studio walls, with the creativity of the 36 Lime Street artists being felt across the UK and beyond. The studios offer an affordable base from which our members develop their own work and in 2024-25 some of these high-profile solo and group exhibitions included;

BEEP Painting Prize Biennial- Swansea, Interlaced- Middlesbrough, Instable Territory Reflections on Memory- Texas, From Another Room- Hong Kong, Brighton Art Fair, No Last Dance- Newcastle Contemporary Art, I'm Dreams- London, Gentle Again- Hong Kong and Episode II: Home and Away- South Korea.

Members undertook projects such as Musical Director of Jungle Book, Octagon Bolton (nominated for UK Theatre Awards), the creation of a Quiet Space at Seaton Delaval Hall and a portrait sculpture selected for the British Academy Early Career Researcher event at Northumbria University.

The prestige, scale 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.

ACHEIVEMENTS AND PERFORMANCE

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
- 311 visitors to classes, workshops & studio-based activities
- 12 exhibiting artists as part of the OPEN programme
- 1102 visitors to OPEN exhibitions
- 31 artists as part of the members exhibitions
- 5384 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.

This year we had a strong series of exhibitions as part of our OPEN programme, with a mix of local artists and artists travelling further afield to push the boundaries of their practice.

In addition, this year the strand of the gallery involving studio members exhibitions was expanded to include a wholly collaborative process where the 36 Lime Street artists worked with 2 other artists for a period of time to develop new collective work for the exhibition, as well as the creation of a 'living space' to showcase works in a home environment among others.



Events

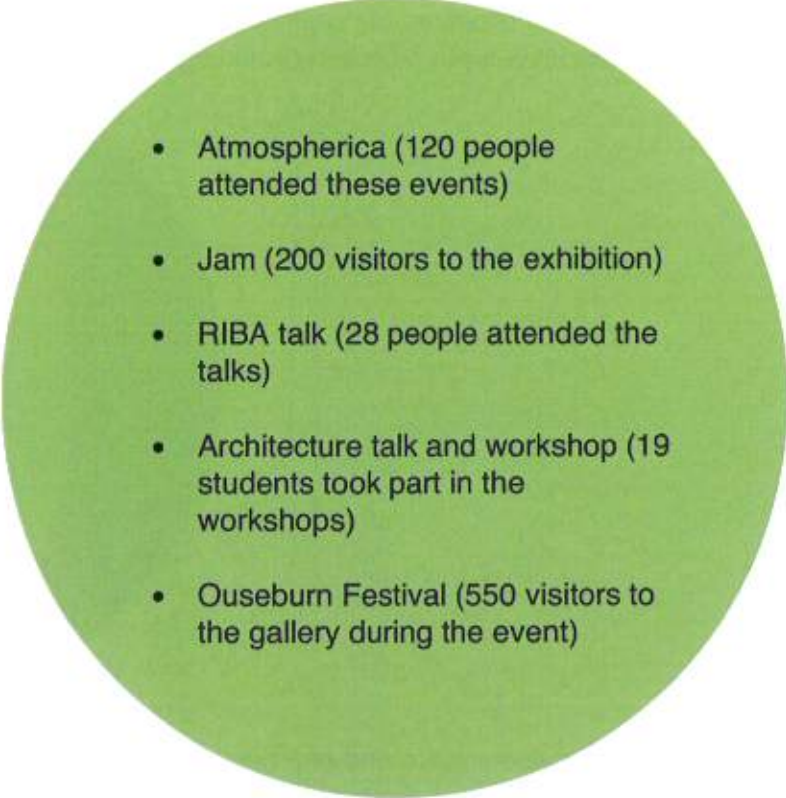
During this period, we successfully delivered:

- Late Shows (1400 visitors over the evening)
- From Flax to Freelance-Heritage Open Day (37 over two days)
- Open Studios (2080 visitors over the two-day event)
- Spring Open Studios (950 visitors over the two-day event)

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.

5 targeted events inviting the public into the gallery or individual artists' studios

- 
- Atmospherica (120 people attended these events)
 - Jam (200 visitors to the exhibition)
 - RIBA talk (28 people attended the talks)
 - Architecture talk and workshop (19 students took part in the workshops)
 - Ouseburn Festival (550 visitors to the gallery during the event)

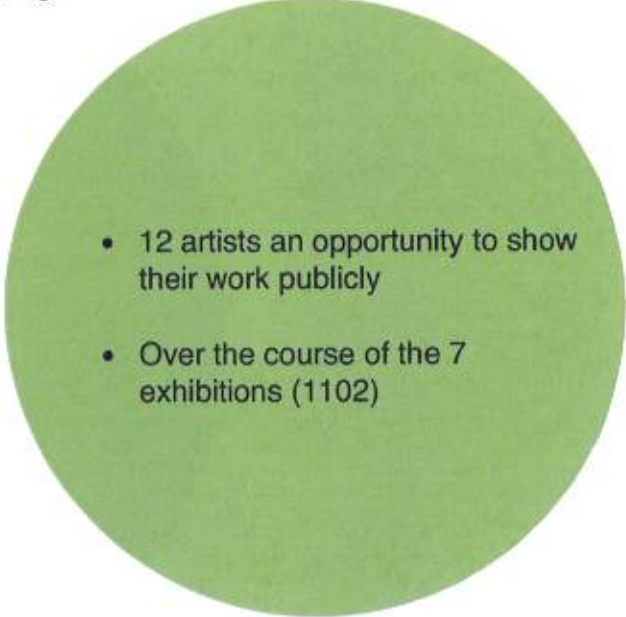
4 members exhibitions

These exhibitions allowed the studio members to showcase their work outside of their studio spaces in a curated setting.

- 
- Dual Aspects Jonny Bainbridge & Pete Flynn (800)
 - Catalyst Louise Bradley, Effie Burns, Becky Helliard & Nicola Young (167)
 - Made @ 36 Studio Members Group Exhibition
 - Open @ 36 Studio Members Group Exhibition

8 OPEN Exhibitions

For this period, we received 50 applications through the OPEN call from which 7 exhibition proposals were selected providing.

- 
- 12 artists an opportunity to show their work publicly
 - Over the course of the 7 exhibitions (1102)

In total across these events and exhibitions, we achieved 7453 visitors to the building, who accessed a diverse range of high-quality artistic experiences and events - an increase on the previous year's audience figures.

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.

Communication

This year has been an extremely positive year in which we have been able to focus on the internal structures and how we work as members within the charity. The introduction of a What's App Community has vastly improved the speed and efficiency of communication and in the overall running of the building.

We have also established Working Groups, creating more clearly defined roles and responsibilities for the members in the running of the charity. This has been extremely successful, creating a much greater sense of community and clarity helping the charity to move forward with our charitable aims.

We have also created a new Members Area of the website, providing an easily accessible location where important documents and information for members can be stored and accessed.

Engagement

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 noteworthy voluntary contribution of members to the running of our organisation which has increased significantly since becoming a charity.

We have been working towards developing our engagement programme, and have been working hard behind the scenes to put the foundations in place to support this. The Delivery Group have been working closely with consultant Naomi Kinghorn on the development of our policies and procedures. The provision of a safe and supportive environment for both members and visitors to the charity and building is paramount and we have spent this period reviewing, updating and introducing policies, so we can demonstrate our commitment to the safeguarding and wellbeing of all. Finalised policies include Complaints Policy, Safeguarding Policy, Equality, Diversity & Inclusion Policy, Volunteer Policy, Trustee Expenses Policy, Trustee Conflicts of Interest Policy, Data Management Policy, Private Policy and Risk Management Policy (In progress)



Programme and Partnerships

36 Lime Street Archive

Towards the end of this year, we were lucky enough to work with the Creative and Cultural Industries Management MA at Northumbria University whose student Aisha Khateeb, completed an 8 week placement with us to establish a 36 Lime Street Archive.

Aisha spent a period of time within the building speaking to members and going through photographs and documents that have been collected over the organisation's history. Following the discovery of an early interview with Michael Mould the founder of the studios Aisha interviewed a number of members with the intention of creating an oral history and 'People of Lime Street' section of the archive to harness the communal feeling that epitomises 36 Lime Street.

"I was really impressed and touched to see that so many artists felt so strongly about the heritage and history present in 36 Lime Street. As soon as I began speaking to members about the archive, they were very receptive, offered their resources, knowledge, and time. [In my report].. I mentioned how strong the connections within the organisation are". We anticipate that this archive can continue to grow and develop over time.

Fundraising Activities Performance

In September 2024 the trustees submitted an application to The Supporting Act Foundation- Impact Grant. The funds applied for were to support our staffing costs for charitable activities- this application was unsuccessful but each additional application that we complete helps to clarify and streamline our requirements and objectives so that we are then able to submit further applications more quickly and effectively.

A fundraising Strategy including a timeline and plan was drafted along with a prospect spreadsheet for Trusts and Foundations. This spreadsheet is a living document intended to grow as new funding opportunities are identified.

36 Lime Street raised £1356 through the Open Studio fundraising raffles held at the November and March Open Studios events.

Building

We continue to work towards making our building accessible and to install double glazed windows to comply with our headlease. Towards this aim we have submitted planning consent and our architects have worked to develop our component of the RIBA stage 3 report with input from the structural engineers, and services engineers to follow at a later stage.

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 continue to work 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.

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 Group, 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 inspections 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 allowing 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.



PLANS FOR FUTURE YEARS

Fundraising

The trustees have identified a number of essential improvements required to maintain and enhance the property. Key priorities include the replacement of windows, enhancement of the front entrance, and significant improvements to accessibility throughout the building.

To support these developments, we intend to engage a professional funding bid writer on a one-year contract. Their expertise will assist us in securing external funding, ensuring compliance with our head lease obligations while also making the premises more welcoming and accessible for members and the public.

The proposed improvements will be financed through a combination of grant applications, community fundraising initiatives (such as raffles and collections), and the considered use of our financial reserves. These efforts reflect our ongoing commitment to safeguarding the building's condition and ensuring it remains a valuable and inclusive community asset for years to come.

Governance

In addition to the new and updated policies, we will continue to work on additional policies during the next financial year, critically laying the foundations for the engagement strategy and engagement activity that will follow.

In the coming years we intend to seek additional expertise from external partners on the board with experience in areas such as buildings management, fundraising and fire safety. This will provide a greater breadth of experience in our governance and we will continue to liaise with the Community Foundation and the local community to seek these partnerships.

Programme and Partnerships

As we continue to lay the foundations for our engagement work, our focus over the coming years is to develop a more cohesive and accessible programme of community participation- both within our building and through potential outreach projects in the wider community.

We will look to liaise with other charities, small businesses and organisations in the local area to build up contacts for future engagement opportunities and develop future partnerships that will enable us to deliver inclusive and meaningful activities that align with our charitable objectives.

To support diversity and inclusion within 36 Lime Street we had planned 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. Due to having to focus on essential building repairs we were unable to finish the residency space and so plan to host the residency in 2026/27. We will tie the residency in with our engagement 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.

The possibility of generating an income from the hire of our gallery space is another option that we will investigate, if there was a demand then this would enable both an income stream for the charity and further exhibition/events opportunities for the public and local community.

Communication

We will continue to develop our website as a valuable resource for members, while also enhancing its public-facing content to make it more dynamic, informative, and engaging. In parallel, we will establish a comprehensive website and social media strategy aimed at strengthening our online presence. This will help us to better highlight opportunities for involvement and promote wider engagement with our charitable activities.

Building

Accessibility remains a key aim for the charity and our longer-term ambition is to improve the accessibility to the building for members and visitors. We have adopted a phased approach to providing step free access to 98% of building and workshop space, as well as improving and expanding gallery space and introducing an education space. We are committed to installing double-glazed windows across the 5 floors which is essential to fulfil our lease obligations.

There is a plan to install fibre internet infrastructure throughout our building and the costing for this will begin in 2025. This upgrade would not only enhance connectivity to all members but also open new avenues for digital collaboration in the future.

GOVERNANCE

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 8 non-executive Trustees and 34 Members (Plus 16 non-member studio users). 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: During the year April 24 to March 25 the Studio and Buildings Managers were – Rachel Bollen and Chloe Hurst

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

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.

Notable voluntary contributions include:

- Paul Merrick & Artists – 340 Gallery Group. Selecting and coordinating programme & installing, de-installing and invigilating exhibitions
- Naomi Kinghorn – 45 External consultant supporting the development of essential policies and management documents
- Lee Turner – 113 Fire Group: weekly fire alarm testing, weekly refuse collection, fundraising
- Theresa Easton – 152 Fire Group; handover support. Delivery Group; meetings and policies
- K Sweeney – 28 hours Events Group; meetings and event planning
- Jayamini de Silva – 60 Community Engagement Group: Monthly meetings and discussions, Event group: Profile boards designed for exhibition,
- Tanya Axford – 230 Treasurer: budget, annual accounts, monthly financial updates, writing Trustees Report. Recruitment: supporting new staff
- Kate Stobart – 54 Community Engagement Group: meetings, safeguarding policy, studio meetings with members of public
- Zoe Parker – 56 Buildings Group; Updating files/lists, prioritising jobs, delegating tasks, phone calls to contractors, quotes for projects, liaising with volunteers members and contractors
- Tessa Holland – 46 Change Group, Delivery Group, Interview & Welcome Group: focus groups, attending meetings + admin time: architect proposals. Emails/admin and organising 36 Archive with: N'bria University lecturers and volunteers
- Bethan Maddocks – 15 Finance & Fundraising Group: public liability information collation
- Laura Johnson – 37 Event group, Communications Group; meetings and co-ordination of outward facing activities
- Debora Goldsbury – 44 Gallery group: selecting artists, supporting artists, assisting exhibition install, organising refreshments for gallery openings, liaising with gallery team, meetings.
- Maria Sears – 41 Event group; meetings, organised selling events, organised exhibitions, display information boards.
- Emma Holliday 40 Events Group; meetings, raffle collections, Ouseburn Festival painting. Buildings Group; cleaning, seeking professional building support

- Becky Helliard— 40 Delivery & Policy Group; meetings, writing safeguarding policy. Events Group; Open Studios event organisation.
- Sue Woolhouse 80 Events Group; meetings, front entrance vinyl.
- Steve Luck— 196 trustee hours and Fundraising Group work
- Jack Mutton – 97 Fundraising Group; Supporting preparation of fundraising bids and developing building proposals, submitting for permissions
- Alison McGowan— 70 Delivery Group and Trustee- policy writing and developing, board meetings
- Zoe Garner – Events and Marketing Groups; Instagram & Facebook promoting events, gathering and organisation images for members (45 hours)
- Jo Mitchell— 50 Events & Marketing Groups; flyer design, social media, image collation, supplier sourcing, learning design software, eflyer, design and dissemination
- Louise Bradley— 56 Events & Community Engagement Groups; organising events, social media, marketing.

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.



Mr Ziad Jabroo
Trustee

19th October 2025

THIRTY-SIX LIME STREET LIMITED

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THIRTY-SIX LIME STREET LIMITED

I report to the trustees on my examination of the financial statements of Thirty-Six Lime Street Limited (the charity) for the year ended 31 March 2025.

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.

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the Companies Act 2006 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. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

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 Companies Act 2006.
- 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 Companies Act 2006 other than any requirement that the financial statements 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 financial statements 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: 11-12-2025..

THIRTY-SIX LIME STREET LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

Current financial year		Unrestricted funds 2025 £	Total 2024 £
	Notes		
Income from:			
Donations and legacies		146	69
Charitable activities	2	132,422	121,313
Other trading activities	3	1,932	1,633
Investments		2,769	3,003
Total income		137,269	126,018
Expenditure on:			
Charitable activities	4	119,060	130,119
Total expenditure		119,060	130,119
Net income/(expenditure) and movement in funds		18,209	(4,101)
Reconciliation of funds:			
Fund balances at 1 April 2024		109,219	113,320
Fund balances at 31 March 2025		127,428	109,219

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 LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

Prior financial year		Unrestricted funds 2024 £
	Notes	
Income from:		
Donations and legacies		69
Charitable activities	2	121,313
Other trading activities	3	1,633
Investments		3,003
Total income		<u>126,018</u>
Expenditure on:		
Charitable activities	4	<u>130,119</u>
Total expenditure		130,119
Net income and movement in funds		(4,101)
Reconciliation of funds:		
Fund balances at 1 April 2023		<u>113,320</u>
Fund balances at 31 March 2024		<u>109,219</u>

THIRTY-SIX LIME STREET LIMITED

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	10		685		623
Current assets					
Debtors	11	32,318		28,493	
Cash at bank and in hand		172,525		158,946	
		204,843		187,439	
Creditors: amounts falling due within one year	12	(78,100)		(78,843)	
Net current assets			126,743		108,596
Net assets			127,428		109,219
The funds of the charity					
Unrestricted funds			127,428		109,219
			127,428		109,219

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 2025.

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 on8th December 2025.....



.....
Ziad Jabroo
Trustee

Company registration number 01926797 (England and Wales)

THIRTY-SIX LIME STREET LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

Thirty-Six Lime Street Limited 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 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

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 charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Charitable activities		
Charitable rental income	110,083	98,530
Other income	22,339	22,783
	<u>132,422</u>	<u>121,313</u>

3 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Fundraising events	<u>1,932</u>	<u>1,633</u>

THIRTY-SIX LIME STREET LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

4 Expenditure on charitable activities

	Charitable activities 2025 £	Charitable activities 2024 £
Direct costs		
Depreciation and impairment	275	208
Secretary's Fees	16,842	15,307
Rent and Rates	27,096	27,488
Cleaning	1,787	1,913
Power, Light and Heat	18,177	22,765
Property Repairs and Maintenance	12,278	24,056
Premises Insurance	36,105	32,742
	<u>112,560</u>	<u>124,479</u>
Share of support and governance costs (see note 5)		
Support	4,014	3,432
Governance	2,486	2,208
	<u>119,060</u>	<u>130,119</u>
Analysis by fund		
Unrestricted funds	<u>119,060</u>	<u>130,119</u>

5 Support costs allocated to activities

	2025 £	2024 £
Legal and professional fees	826	1,239
Bank charges	223	210
Printing and stationery	333	71
Telecommunications	534	285
Software costs	1,476	1,334
Sundries	674	293
Governance costs	2,434	2,208
	<u>6,500</u>	<u>5,640</u>
Analysed between:		
Charitable activities	<u>6,500</u>	<u>5,640</u>

THIRTY-SIX LIME STREET LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

6 Net movement in funds	2025	2024
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	2,268	2,208
Depreciation of owned tangible fixed assets	275	208
	<u> </u>	<u> </u>

7 Trustees

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

8 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
Management and staff	<u> 1 </u>	<u> 1 </u>

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

9 Taxation

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

10 Tangible fixed assets

	Leasehold improvements	Fixtures and fittings	Computers	Total
	£	£	£	£
Cost				
At 1 April 2024	206,699	1,037	23,621	231,357
Additions	<u> - </u>	<u> 337 </u>	<u> - </u>	<u> 337 </u>
At 31 March 2025	<u>206,699</u>	<u>1,374</u>	<u>23,621</u>	<u>231,694</u>
Depreciation and impairment				
At 1 April 2024	206,699	414	23,621	230,734
Depreciation charged in the year	<u> - </u>	<u> 275 </u>	<u> - </u>	<u> 275 </u>
At 31 March 2025	<u>206,699</u>	<u>689</u>	<u>23,621</u>	<u>231,009</u>
Carrying amount				
At 31 March 2025	<u> - </u>	<u> 685 </u>	<u> - </u>	<u> 685 </u>
At 31 March 2024	<u> - </u>	<u> 623 </u>	<u> - </u>	<u> 623 </u>

THIRTY-SIX LIME STREET LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

11 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	6,153	4,517
Prepayments and accrued income	26,165	23,976
	<u>32,318</u>	<u>28,493</u>

12 Creditors: amounts falling due within one year

	2025 £	2024 £
Other taxation and social security	137	179
Other creditors	74,473	74,295
Accruals and deferred income	3,490	4,369
	<u>78,100</u>	<u>78,843</u>

13 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 2024 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2025 £
Building fund	49,000	-	-	-	49,000
General funds	60,219	137,269	(119,060)	-	78,428
	<u>109,219</u>	<u>137,269</u>	<u>(119,060)</u>	<u>-</u>	<u>127,428</u>
Previous year:	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>

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.

14 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).