



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## **Trustees' Annual Report for the period**

**From:** 01/04/24 to 31/03/2025

**Charity name:** The Master's House Braithwell

**Charity registration number:** 1203600

## **Objectives and Activities**

Summary of the purposes of the charity as set out in its governing document	<p>To promote social welfare for the benefit of the inhabitants of Braithwell and the surrounding area by providing facilities for meeting up and other leisure-time activities. These facilities shall be available to individuals who require them by reason of youth, age, infirmity or disability, financial hardship, or social and economic circumstance, as well as for the public at large, with the aim of improving the conditions of life of those inhabitants.</p>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	<p>The Master's House offers a community hub-style venue for use by community groups, committees, and others, located at the heart of the village of Braithwell.</p> <p>During the period of this annual report the Master's House has been used by a number of these community groups, including:</p> <ul style="list-style-type: none"><li>• Chess Club</li><li>• History Group</li><li>• Parochial church council of St James Braithwell</li><li>• Braithwell Good Companions</li><li>• Church Coffee Morning</li><li>• Yorkshire Country Women</li><li>• Craft Café</li><li>• Outreach post office services</li></ul> <p>A key activity, and one of the driving forces behind the creation of the CIO, is the continued operation of a Warm Welcome Space to serve and support members of the community.</p> <p>The Aims of the Braithwell and Micklebring 'Warm Welcome' Space:</p> <ul style="list-style-type: none"><li>• Provide a warm and welcoming space for residents of all ages to meet-up and chat with friends and neighbours (both new and old) or just relax with a good book or magazine.</li><li>• Reduce social isolation, loneliness and improve a sense of community (including community cohesion) for residents of all ages, regardless of the length of time they have lived in the villages.</li></ul>

	<ul style="list-style-type: none"> <li>• Provide financial respite in response to the current cost-of-living crisis by offering accessible information, guidance, and practical support.</li> <li>• Host visits from the council, alongside occasional visits from trusted external organisations delivering advice and assistance on topics relevant to the needs and interests of attendees.</li> </ul>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	The trustees have had due regard to the Charity Commission's guidance on public benefit. In particular, they have considered how the charity's activities contribute to the public benefit and ensure that any private benefits are incidental. The trustees confirm that the charity's aims and activities are carried out for the benefit of the public in accordance with this guidance.

#### **Additional information (optional)**

Contribution made by volunteers	<p>The Master's House would not be able to operate or deliver its valuable community work without the dedication and commitment of its volunteers. The volunteer group, known as <i>The Friends of the Master's House</i>, plays a central role in the life of the charity. The group supports the running of the warm welcome space, organises special community events such as the Easter Fair and Christmas Lunch, and undertakes fundraising activities throughout the year. These fundraising efforts benefit both external charitable causes and The Master's House itself, helping to sustain and develop its services.</p> <p>The trustees wish to formally recognise and thank all volunteers for their time, energy, and continued support, which make a significant contribution to the charity's ability to achieve its aims and serve the local community.</p>
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## Achievements and Performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>During the reporting period, the 'Warm Welcome' Space has</p> <ul style="list-style-type: none"> <li>• created an environment where residents of all ages meet, improving intergenerational interactions, thereby building upon the work started through the village's response to the pandemic;</li> <li>• Expanded the space available to display books and promoted the book exchange scheme, which has proved very popular with the attendees to The Master's House;</li> <li>• Alongside the book exchange scheme, offered a jigsaw library, especially popular during the colder winter months and for people who struggle to get out of the house;</li> <li>• provided free refreshments (teas, coffees, soft drinks and snacks) for attendees;</li> <li>• provided a warm and welcoming environment where residents can visit – providing an opportunity for people to turn off their own heating at home – thereby assisting with the cost of living crisis and increase in energy bills;</li> <li>• provided an opportunity for residents who wish to contribute to their community to volunteer, either in the warm space itself or in providing a taxi service to chauffeur residents to the Master's House;</li> <li>• created an environment where residents can seek help and support for any issues they were facing, signposting via City of Doncaster Community Support officers or arranging visiting speakers to talk about issues of concern. Visits have been arranged during the reporting period from South Yorkshire Police to talk about fraud prevention and Live Well Doncaster to talk about accessing benefits and cost of living support.</li> <li>• provided a Christmas lunch at The Master's House for residents of Braithwell and Micklebring funded from the Don't Be Alone at Christmas Grant offered by the City of Doncaster Council.</li> <li>• held a Macmillan Coffee Morning to raise funds for the Macmillan charity.</li> <li>• improved communications about what is happening at The Master's House via the introduction of a new bi-monthly (every 2 months) newsletter called <i>Master's Matters</i>. Hard copies of this are displayed at the Master's House in the new information display board and a copy is posted to the village Facebook page. Information about upcoming events and our fundraising efforts are also posted separately on the village Facebook page to keep people up to date with what is happening.</li> </ul>
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	<p>During the reporting period, the trustees took steps to develop a structured plan of action for the ongoing maintenance and renovation of The Master's House. As the property is a Grade II listed building, this process included constructive discussions with the City of Doncaster Council Conservation Officer, who visited the House on several occasions to provide advice and comment on proposed future works.</p> <p>The trustees were fortunate to secure a grant from the council to commission both a Level 3 building survey and an asbestos survey. In addition, a local surveying company kindly carried out a damp proof survey at no cost. The findings from these surveys have played a key role in informing the trustees' maintenance and renovation action plan. The overarching aim of this work is to ensure that The Master's House remains safe, sustainable, and available for the continued enjoyment and use of the communities of Braithwell and Micklebring.</p> <p>As part of the action plan, funding was secured during the reporting period to install loft insulation in the roof space and to replace existing lighting with more energy-efficient LED fittings, improving both the environmental performance and running costs of the building.</p>
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## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<p>Income for the period was £12,786, made up of public grants, personal and community group donations, fundraising and income from community groups' room hire.</p> <p>Cash in the bank at the end of the period was £11,978.72. This was up from the beginning of the reporting period. This is an increase on last year largely due to the generosity of other community groups making significant donations and an improvement in general fundraising.</p> <p>The Friends of the Master's House utilise the CIO's bank account for their financial transactions. At the end of the reporting period, a total of £4,025 was ring-fenced, comprising donations received and expenditure incurred in relation to the operation of the Warm Welcome Space. During the period, the Friends Group received a significant donation of £2,000 from a local organisation, which substantially increased the closing balance of these funds.</p>
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### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	<p>The Master's House was awarded three Grants from City of Doncaster Council during the reporting period:</p> <ul style="list-style-type: none"> <li>• for building survey work to inform the development of a maintenance and renovation plan for the building</li> <li>• to provide loft insulation in the roof space to make the upstairs room warmer</li> <li>• to deliver a Christmas lunch event for the benefit of local residents</li> </ul> <p>Donations were also received from local organisations The Waterhouse Charity, The Ruddle Centre, The Yorkshire Country Women, The Wheelbarrow Community, and Mindful Activities Yorkshire CIC</p> <p>Fundraising was undertaken by <i>The Friends of the Master's House</i> through the organisation of a book sale and the delivery of coffee mornings at both Easter and Christmas. These events also included raffles, with prizes generously donated by local supermarkets and individual supporters, which helped to further boost fundraising income.</p>
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## Structure, Governance and Management

Type of governing document (trust deed, royal charter)	Foundation Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	When selecting individuals for appointment as charity trustees, the current charity trustee will consider the skills, knowledge and experience needed for the effective administration of the Master's House.

## Reference and Administrative details

Charity name	The Master's House, Braithwell
Other name the charity uses	N/A
Registered charity number	1203600
Charity's principal address	The Masters House, High Street, Braithwell, S66 7AW

**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	David Bateman			
2	Peter Sharman			
3	Mike Hoyes			
4	Joanne Wehrle		1 September 2024	
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## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>	<i>David Bateman</i>	
<b>Full name(s)</b>	David Bateman	
<b>Position (eg Secretary, Chair, etc)</b>	Secretary	
<b>Date</b>	23/01/26	





CHARITY COMMISSION  
FOR ENGLAND AND WALES

Charity Name  
The Master's House Braithwell

No (if any)  
1203600

## Receipts and payments accounts

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For the period from	Period start date 01/04/2024	To	Period end date 31/03/2025
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Government / Public Grants	1 900	-	-	1 900	1 000
Donations from Community Groups	4 966	-	-	4 966	1 981
Public Donations	1 033	-	-	1 033	651
Income from Community Groups	1 950	-	-	1 950	1 690
Other Income	2 937	-	-	2 937	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>12 786</b>	<b>-</b>	<b>-</b>	<b>12 786</b>	<b>5 322</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>12 786</b>	<b>-</b>	<b>-</b>	<b>12 786</b>	<b>5 322</b>
<b>A3 Payments</b>					
Insurances	215	-	-	215	362
Utilities	3 007	-	-	3 007	3 338
Suppliers Repairs (now in Building Renovations	-	-	-	-	1 037
Electrical & Gas Items	551	-	-	551	240
Warm Welcome Space	369	-	-	369	1 002
General Maintenance	1 551	-	-	1 551	324
Building Renovations	3 341	-	-	3 341	-
Bank charges	86	-	-	86	-
other	107	-	-	107	-
<b>Sub total</b>	<b>9 227</b>	<b>-</b>	<b>-</b>	<b>9 227</b>	<b>6 303</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>9 227</b>	<b>-</b>	<b>-</b>	<b>9 227</b>	<b>6 303</b>
<b>Net of receipts/(payments)</b>	<b>3 559</b>	<b>-</b>	<b>-</b>	<b>3 559</b>	<b>- 981</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>8 524</b>	<b>-</b>	<b>-</b>	<b>8 524</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>12 083</b>	<b>-</b>	<b>-</b>	<b>12 083</b>	<b>- 981</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Cash in the bank	11 979	-	-
	Cash in hand	104	-	-
		-	-	-
	<b>Total cash funds</b>	<b>12 083</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	Details	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		David Bateman	23/01/2026	