



SATTERTHWAITE PARISH ROOM

Satterthwaite Parish Room CIO, Satterthwaite, Cumbria LA12 8LR
Tel: 01229860181 Email: admin@satterthwaiteparishroom.org.uk
Website: www.satterthwaiteparishroom.org.uk
Charity number: 1207275

The objects of the CIO are to establish and run a village hall and to promote for the benefit of the inhabitants of the Parish of Satterthwaite ("area of benefit"), without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances, or for the public at large in the interests of social welfare and with the object of improving the conditions of life of the said inhabitants (the "Objects").

Satterthwaite Parish Room CIO was founded on 1 March 2024, following on from a committee that had been looking after the building since it was built in 1894. In the same year it gained a 125 year lease from the Diocese of Carlisle, giving the responsibility to the trustees for the maintenance and management of a much-loved community asset.

The trustees are.

Rev John Dixon (Chair)
Mr Kevin Baverstock (Vice Chair)
Mrs Fran Townsend (Secretary)
Mrs Jenny Armstead
Mr Paul Wellstead
Mr Simon Brock
Mrs Hilary Collins (resigned October 2024)
Mrs Sue Brooke (resigned October 2024)

The charity's ambition is to keep the hire prices low for the building to ensure that it is affordable for anyone in the area and it has a locals' rate, which is where the majority of the business comes from. Due to the antiquated heating system, heating is charged separately which is fairer for those using during the summer months. To enable this, the charity has carried out additional fundraising activities such as social suppers to supplement hire income. The trustees have acted with due regard for the Charities Commission guidance on public benefit. The charity is run ensuring vigilance for good governance, it has several key policies in place, which are annually reviewed, including safeguarding, health and safety, environment and complaints.

The ambition of the Trustees going forward, in addition to the safe running of the Parish Room, is to carry out an ambitious regeneration program. As it stands the building has an ageing oil powered boiler, limited insulation



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and an energy rating of G. In an all-encompassing project the aim is to install an air source heat pump, new roof with insulation and PV cells, wall insulation, double glazed windows, a new fit-for-purpose

Extension for toilets, handwashing and a plant room, underfloor heating and a mechanical ventilation system. This will be predominantly grant funded with the initial grants going towards approximately £20,000 needed in surveys and architects' designs which will then produce a costed package for which grants can be applied for and, if successful, the work can go out to tender. To ensure that the work is carried out with due diligence and within Building Regulations the committee will appointing be Dave Southern of DSA Surveyors to manage the project when the time comes.

Chairs' Report

What a year it has been! In the year that the Parish Room turned 130 the committee that had been looking after it for all of those years became a CIO and took on a 125-year lease for the building from the Diocese, ensuring its future and setting in motion our exciting regeneration program. The Parish Room has stood at the heart of Satterthwaite for all of those years and, whilst the fabric of the building is still a challenge, it is great to see an increase in usage and the community getting behind our plans. The social events and warm spot coffee mornings have served an important community purpose and have also promoted conversations around what people want for the future of the building and shared stories about past events. The finances of the past year tell a very positive story that belies a huge amount of hard work in the background. The £16,000 received in grant funding is as a result of many applications by members of the trustee committee, with very many rejections, to enable surveys and reports to take place as part of the regeneration project. This has enabled the structural survey to take place and outdoor building work for better access and a generator for use during power cuts. During 2025 we will see architects' drawings, digital surveys, bat surveys and hopefully even planning permission take place! I would like to take this opportunity to thank the trustees for all their hard work throughout the last year, in particular the outgoing Sue and Hilary who have offered many years of devoted service and whose knowledge will be much missed. I would also like to thank all the groups who use us so regularly, who enjoy the beautiful building as it is now and are hopefully as excited as we are to see how it develops.

Financial report



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As the first year of the CIO it may appear that this would be the first year of accounts but due to the Parish Room having operated with a committee for so many years there are previous years accounts for comparison. This year has been an exceptional year for income, not just because of the £16,039 brought in by grant funding. Hiring income has risen to £2000 from £828 the previous year and the work to raise the profile of the hall has had knock-on effect through all areas of income with donations also rising significantly. The fundraising events have also brought in a good amount of income.

The only expenditure change of note is the insurance which has more than doubled, this is due to a change of insurer from a reduced price under the church insurance to having insurance in our own right. Given the upcoming planned works this is an area where there is likely to be further cost, so an area to be aware of. While the picture is currently looking good there is an area of risk for the charity in that the hall hire income fails to cover the outgoing and is supported by donations. Once the regeneration project is complete then the expectation is that this will be more inline, but this leaves the charity at risk and if a large maintenance item is needed in the interim then we are reliant on the money being built up through donations to carry this out. As an effort to ameliorate this the charity has a reserves policy of 6 months outgoing on the running of the building which is currently £1400.

DECLARATION

Signed on behalf of the trustees

Signed

Full name

Position

Date



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name Satterthwaite Parish Room	No (if any) 1207275
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CC16a

Receipts and payments accounts

For the period from	Period start date 1/1/2024	To	Period end date 12/31/2024
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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 £
A1 Receipts					
Hall hire	2,000	-	-	2,000	828
Hall fuel	504	-	-	504	187
Grants	-	16,039	-	16,039	1,350
Fundraising events	2,147	-	-	2,147	893
Donations	3,888	-	-	3,888	1,464
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	8,539	16,039	-	24,578	4,722
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	8,539	16,039	-	24,578	4,722
A3 Payments					
Electricity	696	-	-	696	437
Insurance	1,308	-	-	1,308	600
Maintenance	793	-	-	793	479
Fundraising expenses	515	-	-	515	326
Capital spend	-	5,143	-	5,143	1,869
Miscellaneous	105	-	-	105	-
Oil	-	-	-	-	376
	-	-	-	-	-
	-	-	-	-	-
Sub total	3,417	5,143	-	8,560	4,087
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	3,417	5,143	-	8,560	4,087
Net of receipts/(payments)	5,122	10,896	-	16,018	635
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	3,106	-	-	3,106	-
Cash funds this year end	8,228	10,896	-	19,124	-

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 £
B1 Cash funds	Bank account	8,228	10,896	-
		-	-	-
		-	-	-
	Total cash funds	8,228	10,896	-
	(agree balances with receipts and payments account(s))	OK	OK	OK