

## Trustees Report 2024

At the start of the year a Community Consultation took place with residents able to complete the consultation either online or on a paper copy. The purpose of the Consultation was to determine if residents thought a Village Hall was needed, and if it was, what should it be used for and who would use it. The Consultation closed at the end of January, the results being shared at a Public Meeting a few days later.

267 residents responded to the Consultation and 81.9% agreed the village needed an accessible and good quality village hall for use by the whole community. There were many suggestions of what should be available, including classes and interest groups, family events, private hire availability, community café, with a strong emphasis on activities and classes for young people, and also for older people. There were questions on the condition of the building and its facilities, and the responses indicated that some improvement would be of benefit both inside and outside. Attendees at the Public Meeting offered suggestions as to what improvements should be made including a more attractive and welcoming frontage, better toilets, and the possibility of the internal layout being altered to enable rooms to be used by different groups at the same time. A number of people put their names forward to offer support/volunteer for working groups for re-development, fundraising, and running the Hall.

As the year progressed a small number of volunteers held fundraising events which very successfully raised several thousand pounds. An active re-development group worked with an architect who drew plans to show various possibilities for changes to the building, which were shared with residents and hall hirers at a Public Meeting where they were asked for their opinions, and to choose which option they favoured.

Hall bookings have increased year on year since Covid with 2024 seeing the highest usage for many years. Costs of utilities have increased, but hire charges were able to remain at a level affordable to hirers due to Grants from the Parish Council and Community Chest towards running costs and some essential repairs. Grants were also received from Durham Community Action to enable the plans to be drawn and for consultancy work around the Community Consultation, and from County Durham Community Foundation to enable the Hall to be a Welcome Space during the winter months.

Work was done by volunteers to alter the stage layout in order to create more space for storage to eliminate the need to chairs and tables to be stored at the rear of the Hall.

Repairs were carried out to the roof are above the kitchen to prevent water coming in, guttering was replaced, and some re-pointing completed on the rear wall.

Unfortunately, no volunteers came forward to join a Management Team to run the Hall despite interest shown at the Public Meetings and through the Consultation. Action will have to be taken in 2025 to rectify this situation and create a strong Management Team otherwise the re-development team will be unable to fulfil the wishes of the residents to make improvements to the Hall, and its future will become uncertain.

The results of the Community Consultation showed the need for and the support for the Hall so I have every confidence that a further approach to our community in 2025 will result in a positive outcome.

Jeffrey Morland

Chairman, West Rainton and Leamside Community Association

WEST RANTON & LEAMSIDE  
COMMUNITY ASSOCIATION

FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31ST DECEMBER 2024

WEST RANTON & LEAMSIDE  
COMMUNITY ASSOCIATION

Annual Report & Financial Statements  
for the Year Ended  
31st December 2023

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WEST RAINTON & LEAMSIDE  
COMMUNITY ASSOCIATION  
Registered Charity Number: 519757

Report to the Members on the Unaudited Financial Statements  
for the Year Ended  
31st December 2024

**Respective Responsibilities of Trustees and Examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- to state whether particular matters have come to my attention.

**Basis of Independent Examiner's Statement**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

**Independent Examiner's Statement**

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act;
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



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Richard Middleton MAAT  
Rayner Whiting & Co  
25 Frederick Street  
Sunderland  
SR1 1LT

WEST RAINTON & LEAMSIDE  
COMMUNITY ASSOCIATION

Statement of Financial Activities  
for the Year Ended  
31st December 2024

				<u>2024</u>	<u>2023</u>
	<u>Notes</u>	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<u>All</u>
		<u>Funds</u>	<u>Funds</u>	<u>Total</u>	<u>Funds</u>
		£	£	£	£
<b><u>Incoming Resources</u></b>					
Donations & Memberships	2	2761	-	2761	1623
Activities for Generating Funds	3	21851	-	21851	14415
Investment Income	4	63	-	63	6
Grants Received	5	13331	11239	24570	1150
<b><u>Total Incoming Resources</u></b>		<u>38006</u>	<u>11239</u>	<u>49245</u>	<u>17194</u>
<b><u>Resources Expended</u></b>					
Cost of Charitable Activities	6	7812	10189	18001	10021
<b><u>Total Resources Expended</u></b>		<u>7812</u>	<u>10189</u>	<u>18001</u>	<u>10021</u>
<b><u>Net Surplus / (Deficit) for the Period</u></b>		30194	1050	31244	7173
Funds Brought Forward		(33097)	-	(33097)	(75453)
Transfer Between Funds		-	-	-	-
<b><u>Funds Carried Forward</u></b>		<u>(2903)</u>	<u>1050</u>	<u>(1853)</u>	<u>(68280)</u>

WEST RAINTON & LEAMSIDE  
COMMUNITY ASSOCIATION

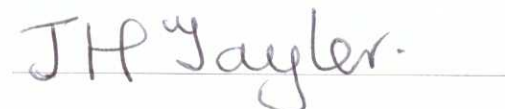
Balance Sheet  
as at  
31st December 2024

	<u>Notes</u>	<u>2024</u>	<u>2023</u>
		£	£
<b><u>Fixed Assets</u></b>			
Freehold Property (as per Valuation)		100000	100000
Gym Equipment	10	<u>309</u>	<u>412</u>
		100309	100412
<b><u>Current Assets</u></b>			
Debtors	11	6073	300
Cash at Bank and in Hand	12	<u>21178</u>	<u>5913</u>
		<u>27251</u>	<u>6213</u>
<b><u>Current Liabilities: Amounts falling due within 1 year</u></b>			
Accrued Expenses	14	552	552
Loan from ACRE		<u>861</u>	<u>3391</u>
		<u>1413</u>	<u>3943</u>
<b><u>Net Current Assets / (Liabilities)</u></b>		<u>25838</u>	<u>2270</u>
<b><u>Total Assets less Current Liabilities</u></b>		126147	102682
<b><u>Creditors: Amounts falling due after 1 year</u></b>			
Loan from ACRE		-	1779
Loan from Member		<u>28000</u>	<u>34000</u>
		<u>28000</u>	<u>35779</u>
<b><u>Net Assets / (Liabilities)</u></b>		£ <u>98147</u>	£ <u>66903</u>
<b><u>Financed by: Trustees Account</u></b>			
Unrestricted Funds		(2903)	(33097)
Restricted Funds		1050	-
Revaluation Reserve		<u>100000</u>	<u>100000</u>
		£ <u>98147</u>	£ <u>66903</u>

Signed:  
Jeff Morland



Signed:  
Janet Tayler  
Treasurer





WEST RAINTON & LEAMSIDE  
COMMUNITY ASSOCIATION

Notes forming part of the Financial Statements  
for the Year Ended  
31st December 2024

**1. Principal Accounting Policies**

**Basis of preparation of accounts**

The financial statements have been prepared under the historical cost convention and in accordance with applicable United Kingdom accounting standards, the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued on 1st January 2015.

**Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to help achieve the objectives of the charity. These funds have not been designated for other purposes. Costs that are not related to a Restricted fund are set against Unrestricted income.

Restricted funds are to be used in accordance with the restrictions placed upon them by the donors. Restricted funds may also include funds raised by the charity for a particular purpose. Any costs associated with the administering or raising of such funds are set against the specific fund.

**Resources expended**

Expenditure is recognised when a liability is incurred. Contractual arrangements and performance related grants are recognised as goods and services are supplied. Other grant payments are recognised when a constructive obligation arises that result in payment being unavoidable.

Charitable activities include both the direct and support costs relating to those activities.

Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

**Incoming resources**

Investment income is recognised on a receivable basis.

Income from charitable activities includes income received under a contract or where entitlement to grant funding is subject to specific conditions is recognised as earned (as the related goods or services provided).

Grant income included in this category provides funding to support centre activities and is recognised where there is entitlement, certainty of receipt and the amount measured with sufficient reliability.

**Funds structure**

The charity holds restricted income funds to account for situations where a donor requires that a donation must be spent on a particular purpose or where funds have been raised for a specific purpose.

All other funds are unrestricted income funds.



WEST RANTON & LEAMSIDE  
COMMUNITY ASSOCIATION

Notes forming part of the Financial Statements (cont.)  
for the Year Ended  
31st December 2024

**Fixed Assets and Depreciation**

All fixed assets are initially recorded at cost. Depreciation is calculated so as to write off the cost of an asset over its estimated useful life, at the following rates;

Gym Equipment

25% Reducing Balance

<b><u>2. Donations and Memberships</u></b>	<b><u>Unrestricted Funds</u></b>	<b><u>Restricted Funds</u></b>	<b><u>Total Funds 2024</u></b>	<b><u>Total Funds 2023</u></b>
	£	£	£	£
Donations	1761	-	1761	1103
Memberships	1000	-	1000	520
	<u>2761</u>	<u>-</u>	<u>2761</u>	<u>1623</u>
<b><u>3. Activities for Generating Funds</u></b>	<b><u>Unrestricted Funds</u></b>	<b><u>Restricted Funds</u></b>	<b><u>Total Funds 2024</u></b>	<b><u>Total Funds 2023</u></b>
	£	£	£	£
Hall Hire for Clubs & Events	17893	-	17893	12690
Community Gym	939	-	939	322
Bingo Nights, Lotteries & Raffles	816	-	816	1017
Bar & Catering (incl. Pop-Up Café)	2203	-	2203	386
	<u>21851</u>	<u>-</u>	<u>21851</u>	<u>14415</u>
<b><u>4. Investment Income</u></b>	<b><u>£</u></b>	<b><u>£</u></b>	<b><u>£</u></b>	<b><u>£</u></b>
Bank & Loan Interest Received	<u>63</u>	<u>-</u>	<u>63</u>	<u>6</u>
<b><u>5. Grants Received</u></b>	<b><u>£</u></b>	<b><u>£</u></b>	<b><u>£</u></b>	<b><u>£</u></b>
Parish Council	2500	-	2500	-
Durham CA	-	3809	3809	-
County Durham	-	1840	1840	-
Community Chest Fund	10831	5590	16421	-
Durham County Council Neighbourhood Budget	<u>-</u>	<u>-</u>	<u>-</u>	<u>1150</u>
	<u>13331</u>	<u>11239</u>	<u>24570</u>	<u>1150</u>

WEST RAINTON & LEAMSIDE  
COMMUNITY ASSOCIATION

Notes forming part of the Financial Statements (cont.)  
for the Year Ended  
31st December 2024

	<u>Direct</u> <u>Costs (note 7)</u>	<u>Support</u> <u>Costs (note 8)</u>	<u>2024</u>	<u>2023</u>
<b>6. <u>Cost of Charitable Activities</u></b>	£	£	£	£
Hall Hire for Clubs & Events	2914	12595	15509	8203
Community Gym	103	1301	1404	969
Bingo Nights, Lotteries & Raffles	-	574	574	626
Bar & Catering (incl. Pop-Up Café)	255	260	515	224
	<u>3272</u>	<u>14729</u>	<u>18002</u>	<u>10022</u>

Support Costs (note 9) have been allocated to the cost of each charitable activity using following methods;

Hall Hire for Clubs & Events	Allocation based on turnover
Community Gym	Allocation based on area
Bingo Nights, Lotteries & Raffles	Allocation based on turnover
Bar & Catering (incl. Pop-Up Café)	Allocation based on area

	<u>Unrestricted</u> <u>Funds</u>	<u>Restricted</u> <u>Funds</u>	<u>Total Funds</u> <u>2024</u>	<u>Total Funds</u> <u>2023</u>
<b>7. <u>Direct Costs</u></b>			£	£
Transport & Catering (Friendly Faces)	-	-	-	402
Durham Area Youth Project Management	-	2914	2914	-
Costs of Bar & Catering	255	-	255	58
Depreciation of Gym Assets	103	-	103	137
	<u>358</u>	<u>2914</u>	<u>3272</u>	<u>597</u>

	<u>Unrestricted</u> <u>Funds</u>	<u>Restricted</u> <u>Funds</u>	<u>Total Funds</u> <u>2024</u>	<u>Total Funds</u> <u>2023</u>
<b>8. <u>Support Costs</u></b>			£	£
Cleaning Costs (including Wages)	295	-	295	733
Utilities	2352	1840	4192	3930
Insurances & Licences	2661	-	2661	2956
Repairs and Renewals	750	5435	6185	509
Telephone & IT Costs	598	-	598	478
Sundry Expenses	92	-	92	32
Bank Charges	88	-	88	72
Loan Interest & Fees	66	-	66	162
Governance Costs (note 9)	552	-	552	552
	<u>7454</u>	<u>7275</u>	<u>14729</u>	<u>9424</u>

WEST RAINTON & LEAMSIDE  
COMMUNITY ASSOCIATION

Notes forming part of the Financial Statements (cont.)  
for the Year Ended  
31st December 2024

	<u>2024</u>	<u>2023</u>
<b><u>9. Governance Costs</u></b>	£	£
Accountancy Fees	<u>552</u>	<u>552</u>
<b><u>10. Tangible Fixed Assets</u></b>		
		<u>Total</u>
<b><u>Cost</u></b>		£
at 1st January 2024		5500
Additions		-
Disposals		<u>-</u>
<b>at 31st December 2024</b>		<b><u>5500</u></b>
<b><u>Depreciation</u></b>		
at 1st January 2024		5088
Provided in the Period		103
Disposals		<u>-</u>
<b>at 31st December 2024</b>		<b><u>5191</u></b>
<b><u>Net Book Value</u></b>		
<b>at 31st December 2024</b>		<b><u>309</u></b>
<b>at 31st December 2023</b>		<b><u>412</u></b>

WEST RANTON & LEAMSIDE  
COMMUNITY ASSOCIATION

Notes forming part of the Financial Statements (cont.)  
for the Year Ended  
31st December 2024

	<u>2024</u>	<u>2023</u>
<b><u>11. Current Assets: Debtors</u></b>	£	£
Hall Hire for Clubs & Events	358	-
Community Chest Fund	5415	-
HM Revenue & Customs - Gift Aid	300	300
	<u>6073</u>	<u>300</u>
	<u>2024</u>	<u>2023</u>
<b><u>12. Cash at Bank and in Hand</u></b>	£	£
Unity Trust Current Account	16933	5297
Unity Trust Restricted Funds Account	3149	173
Cash in Hand	1096	443
	<u>21178</u>	<u>5913</u>
	<u>2024</u>	<u>2023</u>
<b><u>13. Current Liabilities: Accrued Expenses</u></b>	£	£
Accountancy Fees	552	552
	<u>552</u>	<u>552</u>

WEST RAINTON & LEAMSIDE  
COMMUNITY ASSOCIATION  
Registered Charity Number: 519757

Report to the Members on the Unaudited Financial Statements  
for the Year Ended  
31st December 2024

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