

TRUSTEES' ANNUAL REPORT FOR THE PERIOD 01.10.19 to 30.09.20

BEDALE HALL CHARITABLE INCORPORATED ORGANISATION

Charity number 1171403

Reference and administration details.

Charity's address: Bedale Hall, North End, Bedale, North Yorkshire, DL8 1AA.

The trustees hold the property on a 999-year lease from Hambleton District Council, who retain the freehold.

Trustees holding office on 30.09.20:

Trustee name	Office	Appointing body
John Weighell		
Michael Barningham	chairman	Bedale Town Council
John Critchlow	treasurer	
Yvonne Rose		
Harry Lillystone		
John Noone	vice-chair	
Richard Corner		
Amanda Coates		Bedale Town Council
Carl Les		Aiskew Parish Council
Andrew Hallett		
Carol Gill		
Clive Pointon		
Neil Pocklington		

Professional advice is provided by:

Solicitor: Eccles Heddon & Co., South End, Bedale, N. Yorkshire.
Valuer: George F. White, South End, Bedale, N Yorks.

Structure, Governance and Management

Governing instrument: Lease and Constitution.

Management: The charity's affairs are managed by the Trustees. The Trustees are proposed by parish councils and voluntary organisations in the Bedale district and are elected at the Annual General Meeting for a three-year term. The Trustees meet typically six times a year.

The Bedale Hall Trust (Charity number 700687) converted to Bedale Hall Charitable Incorporated Organisation (working title – Bedale Hall) on 1st February 2017. The Charity Commission has since agreed to merge the two charities.

Objectives and Activities

The object of the CIO is to further or benefit the residents of the area defined by the boundary of Bedale and the surrounding areas, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of these objects but not otherwise, the trustees shall have power:

To establish or secure the establishment of a community centre and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such a centre for activities promoted by the charity in furtherance of the above objects.

Main activities in relation to these objects:

Public rooms, including the 18th century ballroom and meeting rooms, are available for community use or private hire. The charity runs and provides facilities for the Bedale Museum and the Bedale and District Tourist Information Centre. These are staffed and operated by volunteers.

The charity also provides facilities for the Bedale Youth Venue and for the Bedale Community Library, which are also run by volunteers.

The remainder of the building is let to tenants to provide an income for the maintenance of the building and its operation as a community facility.

Achievements and performance 01.10.19 to 30.09.20

Many of our offices are let to small businesses, so inevitably there are changes in tenancies as some require more space than we can offer or change their plans. This year three businesses have left, and four smaller ones have moved in, so that at the end of the year two rooms are currently unoccupied. Other rooms continue to be occupied by the Bedale Museum, Tourist Information Centre, Town Council, Youth Venue and the Community Library.

This year the windows on the south elevation have been repaired and repainted and a number of sash windows have been eased to allow them to be opened in hot weather. We have also embarked on a major upgrade of the fire safety precautions by renewing the emergency lighting, installing a new fire door and creating a direct exit from the Youth Venue. We have obtained a condition report on the electrical circuits but the lockdown and subsequent restrictions have so far prevented the necessary work. Hopefully this will go ahead next year.

Financial review

Leaving aside effects due to the scheduling of regular payments within our financial year, running costs were largely unchanged from the previous year. On the other hand, receipts from lettings and rents fell by £10,000. This was because a decrease of £16,000 in income from private hire of the community facilities, as a result of the restrictions imposed since March, was only partly offset by increased rents resulting from higher occupancy. Nevertheless, the year ended with an operating surplus of £20,000, which was used to finance the greater part of the £23,000 cost of the works outlined above.

We are most grateful to have received the £10,000 government grant for the hospitality sector, which will go some way to making up the loss of income from private hire. The resulting overall surplus of £6,000 in unrestricted funds will help to make up for continuing low levels of income from private hire throughout the 2020-21 winter period.

At the end of the year, accumulated reserves stood at approximately £60,000 in unrestricted funds. It is the policy of the Trustees to maintain significant reserves to guard against emergency repairs to this historic grade 1 listed building or a sudden loss of income from tenants, most of whom are required to give only a few months' notice.

Annual Report prepared by J Critchlow (treasurer), December, 2020.



Charity Name Bedale Hall Charitable Incorporated Organisation	No (if any) 1171403
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Receipts and payments accounts

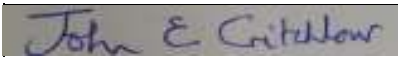
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For the period from	Period start date 01.10.19	To	Period end date 30.09.20
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted fund Museum to the nearest £	Restricted fund TIC to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Office rents and service charges	87,246	-	-	87,246	81,218
Casual lettings	12,130	-	-	12,130	27,010
Fund raising and donations	1,923	73	31	2,027	1,412
Interest on deposit accounts	190		88	278	419
Grants	10,000	10,250	10,000	30,250	2,250
Profits on sales	1,834	28	425	2,287	5,792
Refunds and insurance claims	-	-		-	
	-	-	-	-	-
Sub total	113,323	10,351	10,544	134,218	118,101
A2 Asset and investment sales, etc.	-	-	-	-	-
Total receipts	113,323	10,351	10,544	134,218	118,101
A3 Payments					
Electricity, gas and water	22,011	138	683	22,832	28,709
Insurance and Rates	5,631	338	106	6,075	8,378
Caretaking and cleaning	16,253			16,253	17,950
Administration costs	23,717	831	389	24,937	21,779
Advertising, publicity and exhibitions		275		275	1,756
Training and conservation				-	
Repairs and maintenance	13,994			13,994	10,538
Rents and room hire		663		663	1,326
Sundry expenditure	320	175	777	1,272	2,322
	-	-	-	-	-
Sub total	81,926	2,420	1,955	86,301	92,758
A4 Asset and investment purchases, etc.	22,739		38	22,777	35,738
Total payments	104,665	2,420	1,993	109,078	128,496
Net of receipts/(payments)	8,658	7,931	8,551	25,140	- 10,395
A5 Transfers between funds	- 2,300	2,300	-	-	-
A6 Cash funds last year end	54,178	5,151	15,773	75,102	85,497
Cash funds this year end	60,536	15,382	24,324	100,242	75,102

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

Categories	Details	Unrestricted funds to nearest £	Restricted fund Museum to nearest £	Restricted fund TIC to nearest £
B1 Cash funds	Bank - current account	11,842	15,382	3,913
	Deposit account	48,694	-	20,385
	Cash	-	-	26
	Total cash funds	60,536	15,382	24,324
	(agree balances with receipts and payments account(s))			
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted fund Museum to nearest £	Restricted fund TIC to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Cost (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Cost (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	Amount due (optional)
			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		John Edward Critchlow	7th Dec 2020	

Independent Examiner's Report on the Accounts

Receipts and Payments Accounts

Report to the trustees/members of

Charity Name **BEDALE HALL CIO**

On accounts for the year ended

3 0 0 9 2 0

Set out on pages

182.

(remember to include the page numbers of additional sheets)

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 43(2) of the Charities Act 1993 (the Act)) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 43(3)(a) of the Act);
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the Act); and
- 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 Commissioners. 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 I do not express an audit opinion on the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention (other than that disclosed overleaf *):

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 41 of the 1993 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 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.

* Please delete the words in the brackets if they do not apply.

Signed



Date

04122020

Name

R.K. DUNN

Relevant professional qualification or
body (if any)

MAJOR RAC. AQC.

Address

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BEDALE

NORTH YORKSHIRE

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