



Charity Name Bedale Hall Charitable Incorporated Organisation			No (if any) 1171403	CC16a
For the period from	Period start date 01.02.17	To	Period end date 30.09.17	

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	82,705	-	-	82,705	67,997
Casual lettings	23,956	-	-	23,956	26,744
Fund raising and donations	2,489	491	812	3,792	4,364
Interest on deposit accounts	147	-	87	234	292
Grants	23,000	500	300	23,800	4,150
Profits on sales	2,027	363	2,514	4,904	4,018
Refunds and insurance claims	-	-	-	-	226
	-	-	-	-	-
Sub total	134,324	1,354	3,713	139,391	107,791
A2 Asset and investment sales, etc.					
Total receipts	134,324	1,354	3,713	139,391	107,791
A3 Payments					
Electricity, gas and water	20,540	672	706	21,918	20,409
Insurance and Rates	7,957	577	93	8,627	7,102
Caretaking and cleaning	15,572	-	27	15,599	17,331
Administration costs	21,513	1,038	776	23,327	18,421
Advertising, publicity and exhibitions	50	583	-	633	1,118
Training and conservation	-	-	-	-	-
Repairs and maintenance	7,685	-	55	7,740	5,472
Rents and room hire	-	1,326	-	1,326	482
Sundry expenditure	497	81	302	880	697
Sub total	73,814	4,277	1,959	80,050	71,032
A4 Asset and investment purchases, etc.					
	31,888	139	125	32,152	38,061
Total payments	105,702	4,416	2,084	112,202	109,093
Net of receipts/(payments)	28,622	- 3,062	1,629	27,189	- 1,302
A5 Transfers between funds	- 2,300	2,300	-	-	-
A6 Cash funds last year end	55,412	7,235	12,545	75,192	76,494
Cash funds this year end	81,734	6,473	14,174	102,381	75,192

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	18,678	6,464	5,614
	Deposit account	63,056	-	8,536
	Cash	-	9	24
	Total cash funds	81,734	6,473	14,174
	(agree balances with receipts and payments account(s))			

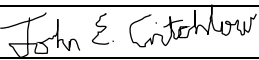
	Details	Unrestricted funds to nearest £	Restricted fund Museum to nearest £	Restricted fund TIC to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Cost (optional)
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 liability relates	Amount due (optional)	Amount due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	John Critchlow	24.10.17

TRUSTEES' ANNUAL REPORT FOR THE PERIOD 01.02.17 to 30.09.17

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:

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
Alexandra Sutcliffe		
Andrew Hallett		

Professional advice is provided by:

Solicitor: Eccles Heddon & Co., South End, Bedale, N. Yorkshire.

Valuer: Norman F Brown, Bridge Street, 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 elected at the Annual General Meeting. 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 Community Library, which since April 2017 is 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 01.02.17 to 30.09.17

All rooms have now been let, 12 to commercial tenants, with other rooms occupied by the Bedale Museum, Tourist Information Centre, Town Council, Youth Venue and a debt advice charity. The restoration of two rooms to provide conference facilities for community and commercial organisations has been completed.

A major project this year has been work to secure the 18th century ballroom assisted by grants of £21,000 from Hambleton District Council and Aviva. This has included replacement of the valley gutter, treatment of woodworm and beetle infestation, repairs to the ceiling coving and ornamental moulding and the repair and painting of the windows. In addition, on the west elevation the windows and the entrance portico have been thoroughly repaired and repainted and the upstairs windows draught-proofed, the latter assisted by a NYCC Locality Grant. Installation of heat monitors on all radiators has been completed and work started to repair the brickwork and rendering on the south-east corner of the building.

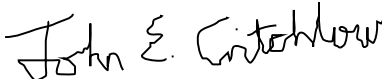
Financial review

A rise in income from office rents and the hire of community facilities balanced the rise in running costs. The operating surplus thus remained constant at £35,000 in

round figures, which with grants totalling £23,000 financed an expenditure of £32,000 on improvements and refurbishment, leaving a net surplus of £26,000, which took the reserves for unrestricted funds to £82,000.

Looking ahead, there are major internal refurbishment projects which are awaiting funding, primarily the cleaning, lighting and decoration of the Ballroom, redecoration of the Drawing Room and upgrading of the electrical system and emergency lighting.

Annual Report prepared by J Critchlow (treasurer), November 2017..

A handwritten signature in black ink, reading "John E. Critchlow". The signature is written in a cursive style with a large initial 'J' and a stylized 'C'.

Independent Examiner's Report on the Accounts

Receipts and Payments Accounts

Report to the trustees/members of

Charity Name **BEADALE HALL CIO**

On accounts for the year ended

3 0 0 0 1 7

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

28 October 2017

Name

R. K. Dunn

Relevant professional qualification or body (if any)

Chartered (ICAEW) RAC

Address

**21 Hind Avenue
Beadale
DL8 2UE.**