

TRUSTEES' ANNUAL REPORT FOR THE PERIOD 01.10.18 to 30.09.19

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 30.09.19:

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 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 01.10.18 to 30.09.19

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 two businesses have left, and two have moved in, one of which requires four offices, so that at the end of the year all rooms are currently occupied. Other rooms continue to be occupied by the Bedale Museum, Tourist Information Centre, Town Council, Youth Venue and the Community Library.

Major work has been undertaken to refurbish the Drawing Room, including plastering, new lighting, replacement of the carpet and painting. In addition, one office has been upgraded on a change of tenancy and the windows of the north elevation have been repainted. A defibrillator has been installed for public use on the south-facing wall near the main entrance.

Looking ahead, a major upgrade of the fire detection and alarm system is planned for the coming year, as well as renewal of the emergency lighting.

Financial review

Leaving aside effects due to the scheduling of regular payments within our financial year, running costs rose by £5,000 compared with the previous year. This was largely attributable to a rise in the unit cost of electricity on entering a new three-year contract. On the other hand, receipts from office rents and service charges rose as a result of full occupancy, while income from private hire of the community facilities also increased significantly. Income thus rose by £13,000 overall and, with the addition of a £1,500 grant from the Jack Brunton Trust, exceeded running costs by £25,00

This helped to finance major projects which for the second year running totalled £35,000. Of this £24,000 was spent on community rooms and £10,000 on external works to the building, with £1,000 for miscellaneous small improvements. The remaining £10,000 of funding for major projects was drawn from accumulated reserves, which now stand at approximately £54,000 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), November 2019.



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 01.10.18	To	Period end date 30.09.19
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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	81,218	-	-	81,218	70,274
Casual lettings	27,010	-	-	27,010	18,540
Fund raising and donations	113	768	531	1,412	7,725
Interest on deposit accounts	279		140	419	289
Grants	1,500	250	500	2,250	2,050
Profits on sales	2,717	82	2,993	5,792	3,977
Refunds and insurance claims	-	-		-	
	-	-	-	-	-
Sub total	112,837	1,100	4,164	118,101	102,855
A2 Asset and investment sales, etc.	-	-	-	-	-
Total receipts	112,837	1,100	4,164	118,101	102,855
A3 Payments					
Electricity, gas and water	27,425	500	784	28,709	23,070
Insurance and Rates	7,232	655	491	8,378	11,460
Caretaking and cleaning	17,938		12	17,950	15,001
Administration costs	20,167	1,157	455	21,779	23,550
Advertising, publicity and exhibitions	50	756	950	1,756	1,153
Training and conservation				-	
Repairs and maintenance	10,128		410	10,538	8,462
Rents and room hire		1,326		1,326	1,326
Sundry expenditure	1,709	150	463	2,322	629
	-	-	-	-	-
Sub total	84,649	4,544	3,565	92,758	84,651
A4 Asset and investment purchases, etc.	35,570	138	30	35,738	35,087
Total payments	120,219	4,682	3,595	128,496	119,738
Net of receipts/(payments)	- 7,382	- 3,582	569	- 10,395	- 16,883
A5 Transfers between funds	- 2,305	2,305	-	-	-
A6 Cash funds last year end	63,865	6,428	15,204	85,497	102,381
Cash funds this year end	54,178	5,151	15,773	75,102	85,498

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	15,675	5,145	3,956
	Deposit account	38,503	-	11,797
	Cash	-	6	20
	Total cash funds	54,178	5,151	15,773
	(agree balances with receipts and payments account(s))			
		Unrestricted funds to nearest £	Restricted fund Museum to nearest £	Restricted fund TIC to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets		Fund to which asset belongs	Cost (optional)	Cost (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use		Fund to which asset belongs	Cost (optional)	Cost (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities		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 E. Critchlow	John Critchlow	19.11.19	

Independent Examiner's Report on the Accounts

Receipts and Payments Accounts

Report to the trustees/members of

Charity Name **BEDALE HALL CHARITABLE INCORPORATED ORGANISATION**

On accounts for the year ended

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Set out on pages

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(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.

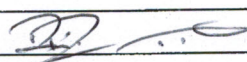
Independent examiner's statement

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

6 November 2019

Name

R.K. Dunn

Relevant professional qualification or
body (if any)

HMRC Revenue Agency Pay Corps

Address

21 Hill Ave, Bedale, DL8 2UE