



**Trustees' Annual Report for the period  
From 1 April 2024 to 31 March 2025  
Charity name: Grindon Parish Hall  
Charity registration number: 1187353**

**Reference and Administrative details**

<b>Charity name</b>	Grindon Parish Hall
<b>Other name the charity uses</b>	N/A
<b>Registered charity number</b>	1187353
<b>Charity's principal address</b>	Grindon Parish Hall Durham Road; Thorpe Thewles Stockton-on-Tees; TS21 3JN

**Names of the charity trustees who manage the charity**

<b>Trustee name</b>	<b>Office (if any)</b>	<b>Dates acted if not for whole year</b>
Chris Chapman	Chair Treasurer	Appointed as Treasurer 27 Jan 2025
John Tait		
Carole Sharkey		For Personal reasons Carole has taken a 'sabbatical' from 27 January 2025 until such time as she can take up duties again
Lynne Williams		
Kelly Knapp	Secretary	Appointed as Trustee and Secretary on 15 April 2024
Paul Hamblett	Treasurer Data Protection Officer	Appointed as Trustee and Treasurer on 15 April 2024 Resigned as Trustee and Treasurer on 27 Jan 2025
Jeff Gillson		Appointed on 1 July 2024
Nicky Settle	Safeguarding Officer	Appointed on 1 July 2024

There is a vacancy for a representative from the Parochial Church Council of England, Stockton Rural Parish, which is anticipated to be filled when a new vicar is appointed (a post that has been vacant since Q1 2024).

Grindon & Thorpe Thewles Parish Council are entitled to appoint a Trustee. At present, and due to the close working of the Parish Council and the CIO the Parish Council have not appointed a trustee.

## Structure, Governance and Management

Description of charity's trusts:	
Type of governing document	CIO Constitution
How is the charity constituted?	Charitable Incorporated Organisation (CIO) under the foundation model.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	<p>The users of the Parish Hall and local residents can nominate themselves or another individual for consideration to be a Trustee at any time. Any such nomination would be considered by the existing Trustees, and if appropriate taken to a vote.</p> <p>The CIO's constitutional provisions enable Grindon and Thorpe Thewles Parish Council to appoint a trustee should they wish.</p> <p>The Parochial Church Council of the Church of England Stockton Rural Parish can appoint a Trustee if they wish.</p> <p>Trustees take account of the skills, knowledge and experience needed for the effective administration of the CIO in appointing new trustees.</p> <p>The Board undertakes appropriate checks of each Trustee.</p> <p>The Annual General Meeting (AGM) is used as a forum to outline the achievements and plans of the CIO and also to seek any nominations to be a Trustee.</p>

**Additional information**

Policies and procedures adopted for the induction and training of trustees	<p>The appointment of a new Secretary has been instrumental in enhancing the CIO's governance arrangements.</p> <p>Each Trustee has been issued an appointment letter confirming their role and the term of their appointment. Appointment letters are sent with a copy of the Constitution; Standing Rules; Annual Report and Statement of Accounts; Code of Conduct for Trustees Policy; and Conflicts of Interest Policy</p> <p>The Charity Trustee Quiz issued by the Charity Commission was issued to all Trustees who were asked to complete and confirm completion to the Secretary. This acted as a training aid and useful reminder for all Trustees.</p> <p>All policies have been reviewed and refreshed, with new policies added where deemed required. The CIO's suite of policies was reviewed and approved by Trustees and are scheduled for review annually.</p>
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	<p>A virtual library has been established for the Trustees to improve access to core documents and act as a key repository of information.</p>
<p>The charity's organisational structure and any wider network with which the charity works</p>	<p>The Trustees oversee the policies and strategy of the CIO.</p> <p>The organisational structure is flat to help ensure the Trustees take accountability and responsibility for operational working, governance and performance. During the reporting period, the CIO's Management Committee was demised, which removed a duplication of efforts and improved transparency around responsibilities and accountabilities.</p> <p>There are designated posts of Chair, Secretary, Treasurer, Data Protection Officer and Safeguarding Officer.</p> <p>The work of Trustees is supported by volunteers from the community who perform a number of duties.</p> <p>The CIO is a member of the Tees Valley Village Hall Network. Trustees attend Network meetings and training events, as considered appropriate.</p>
<p>Relationship with any related parties</p>	<p>As noted above, the CIO is a member of the Tees Valley Village Halls Network. As part of its annual membership fee, the Network provides advertising for the CIO's Parish Hall on its web site as well as advice and training supporting the operation of the Parish Hall.</p> <p>The CIO has a close working relationship with the Grindon and Thorpe Thewles Parish Council as both organisations serve and support local residents and the neighbouring community. The Parish Council regularly hire the Parish Hall (at rates paid by third parties) for their business meetings and community events.</p>

## Objectives and Activities

<p>Summary of the purposes of the charity as set out in its governing document</p>	<p>(i) To promote for the benefit of the inhabitants of Thorpe Thewles and the surrounding district without distinction of sex, sexual orientation, race or of political, religious or other opinions, by associating together the said inhabitants 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 other leisure time occupations with the objects of improving the conditions of life of the said inhabitants.</p> <p>(ii) to establish or secure the establishment of a community hall and to maintain and manage the same in furtherance of these objects.</p>
<p>Summary of the main activities in relation to those purposes for the</p>	<p>The Parish Hall is the only truly public space in the village of Thorpe Thewles providing a unique resource for the local population to socialise, and participate in a variety of educational, recreational</p>

<p>public benefit, in particular, the activities, projects or services identified in the accounts.</p>	<p>activities as well as those promoting health and well-being. This is especially important for the many aging and often isolated residents of the village and surrounding area. (The village does have two public houses, but these are increasingly targeted at a relatively up market food trade for a broader geographical area and therefore limited in the support they give to our target beneficiaries).</p> <p>The Parish Hall is used by various community groups that provide a range of activities for the community. Examples of activities include dance, art, choir, Pilates / yoga, coffee mornings, and a Youth Club.</p> <p>The Parish Hall is available for private bookings by individuals and organisations for events including parties, social gatherings, and classes. For example, the Thorpe Thewles History Group utilise the Parish Hall for its meetings and lectures; and the National Childbirth Trust host prenatal and neonatal classes.</p> <p>The Parish Hall hosts the Grindon and Thorpe Thewles Parish Council meetings, which are a public forum and opportunity for residents to voice views and concerns. The Parish Council also uses the Hall to host a number of social gatherings – for all ages – throughout the year.</p> <p>Parish Hall hire fees have been maintained at prior levels for four years to support groups and, in particular, regular users in order for those groups to continue to operate and provide services and opportunity to residents and other attendees.</p>
<p>Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit</p>	<p>The Trustees have taken account of the statement on public benefit when preparing its annual Strategy and as part of their decision making throughout the year. Where possible, Trustees have taken steps to support groups which serve the population of Thorpe Thewles and the surrounding communities.</p>

**Additional information**

<p>Contribution made by volunteers</p>	<p>The Parish Hall relies substantially on the efforts of the Trustees and other volunteers from the community for its operation.</p> <p>Trustees are unpaid and volunteer their services to the CIO and Parish Hall to ensure the Hall is fit for purpose and that the CIO objectives are delivered.</p> <p>Amongst the contributions volunteers make to the operation of the Parish Hall are administrative, caretaker, minor internal and external maintenance, and event coordination.</p> <p>During the reporting period, 27 volunteers provided support to the operation of the Parish Hall in addition to Trustees.</p>
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## Achievements and Performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Trustees approved the 2024/25 Strategy at its April 2024 meeting. The Strategy was compiled from ideas and comments received from residents, users, volunteers and Trustees and was shared more widely at the AGM held in the Parish Hall in May 2024.</p> <p>The Strategy theme was "Safeguarding the Future" and had five strategic activities aimed at delivering the CIO purpose and safeguarding the future of the Parish Hall for future users. The five strategic activities were not discreet and included an element of dependency and overlap between them. Specifically:</p> <ol style="list-style-type: none"><li>1. Invest in the fabric of the building;</li><li>2. Secure grant funding;</li><li>3. Promote the Hall;</li><li>4. Attract volunteers; and</li><li>5. Hold prices at current levels.</li></ol> <p>The CIO had a successful year in achieving its charitable objectives. The Parish Hall had substantial investment that both maintained and improved it for current and future use. The CIO directly invested in the community by the direct provision of a new Youth Club and a new warm space group is to be established. Through CIO actions, the Parish Hall has a broad offering to users, with a wide range of activities and groups supporting the needs of a diverse community.</p> <p>The activities supported by the Parish Hall attract users reflecting Thorpe Thewles and are inclusive in their nature. Anecdotally, events at the Hall are, for some individuals, the only regular social interaction they have with other individuals.</p> <p>The main achievements include the following:</p> <p><b>Invest in the Fabric of the Building</b></p> <p>Substantial investment was made to the Parish Hall building:</p> <ol style="list-style-type: none"><li>1. Solar panels and battery storage were installed, which has already begun to reduce annual electricity costs.</li><li>2. A large external storage shed was purchased and installed enabling a small meeting room to be cleared and brought into wider use.</li><li>3. Enhancements were made to the small meeting room (e.g., wall buffers, replastered, repainted) that will help extend its future use.</li><li>4. Updated technology was installed in the small meeting room that has helped expand its scope offering to users.</li><li>5. An accessibility ramp was installed at the side door enabling easier access and egress to / from the small meeting room.</li><li>6. Wall buffers were installed in the main hall, helping mitigate damage caused by tables and other items.</li><li>7. Facias, soffits and guttering were replaced / repaired as required to mitigate risk of water damage.</li><li>8. The wooden floor to the main hall is to be sanded and revarnished, extending its life.</li></ol>
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	<p>9. The external render is to be repaired and the repainting of the hall exterior is planned.</p> <p><b>Secure Grant Funding</b> Grant funding of £32,100- was secured, the majority of which was from the National Lottery.</p> <ul style="list-style-type: none"> <li>● Sufficient grant funding was secured to offset the expenditures related to the installation of the solar panels on the Parish Hall, with a small amount coming from reserves</li> <li>● Grant funding was utilised to establish a Youth Club that is free for users to join and is providing a much-needed facility for residents and the community.</li> <li>● Efforts are underway to utilise grant funding to establish a warm space group that will provide a community facility, help enhance social inclusion, and support community wellbeing.</li> </ul> <p><b>Promote the Hall</b> A website was developed and launched for the Parish Hall. The website receives a number of hits per month, leading to queries and Parish Hall bookings.</p> <p>The Parish Hall Facebook group was refreshed and relaunched.</p> <p>Parish Hall leaflets were amended to include updated contact details and business cards were developed. Both of which have been circulated locally and made available to Parish Hall users for wider circulation.</p> <p>The Parish Hall has been promoted to local group / activity leaders which has led to additional activities being held in the Parish Hall.</p> <p><b>Attract Volunteers</b> The number of volunteers supporting the Parish Hall has increased from 18 to 27. There is still a reliance on a small number of volunteers, but this has reduced slightly with more volunteers taking a larger role and being more engaged.</p> <p><b>Hold Prices at Current Levels</b> Trustees once again approved to retain prices at current levels for the fourth year in a row, which offers a strong commitment to supporting Parish Hall users and the community.</p>
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**Additional information**

Performance of fundraising activities against objectives set	<p>As previously noted, part of the 2024/25 Strategy included a target “To Secure Grant Funding”; to help achieve the objective “To Invest in the Fabric of the Building”.</p> <p>The CIO was successful in securing grant funding of £32,100 which has enabled certain activities and improvements.</p>
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	<p>The CIO also benefited in receiving generous donations from several of its regular users. The Parish Council provided a donation towards the investment planned for the hall; the Coffee Morning group donate some of their surpluses to the hall; whilst the choir kindly donated their time to hold a concert as part of our fundraising and charity event.</p> <p>Parents, Trustees, Volunteers and the Community have kindly provided craft and baking items for the Youth Club, a parent provided a pool/table tennis/darts set at a discounted price and a member of the community funded a set of dodge balls.</p> <p>Trustees are extremely grateful for these kind donations that help with continued investment in the hall and the delivery of the CIO strategy and charitable objectives.</p> <p>Our inaugural annual charity event was warmly received and raised significant funds to help meet operational running costs.</p> <p>During the period, the CIO established an Easyfundraising account which has realised donations. Trustees will seek to expand use in the future.</p>
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## Financial Review

Review of the charity's financial position at the end of the period	
Statement explaining the policy for holding reserves stating why they are held	<p>The CIO's protocol on Financial Reserves is defined within its <i>Financial Policy and Procedures</i>, which is formally reviewed by the Trustees annually.</p> <p>The CIO attempts to retain sufficient reserves to meet contractual liabilities as well as cover anticipated and unexpected costs.</p> <p>The CIO's primary asset is the Parish Hall building. As such, reserves are earmarked against future requirements and reasonably likely items of unforeseen expenditure (e.g. uninsured roof damage).</p> <p>The CIO is reliant on income from the fees charged to Parish Hall users. As such, reserves are held against unanticipated drops in income / Hall usage.</p> <p>Grant funding is tracked and monitored to ensure funds are utilised in accordance with the specific grant requirements and are reported as such to Trustees at each meeting.</p> <p>Where grants are not utilised at year end they are retained in earmarked reserves and held and used solely in accord with the specific grant conditions.</p>
Amount of reserves held	Total funds (reserves) as per bank statements were £33,605.70

	<p>Included within this balance were:</p> <p>£2,350.44 General / Available Reserves</p> <p>Earmarked / specific reserves of:</p> <ul style="list-style-type: none"> <li>● £11,343.40 Earmarked Grant Reserve – Community Lottery Grant received in 2024/25 that will be used in 2025/26.</li> <li>● (as identified as Income in Advance outlined below.</li> <li>● £2,500 Earmarked Grant Reserve – Tess Million Fund Grant received in 2024/25 that will be used in 2025/26.</li> <li>● £77.50 Income In Advance (Hall hire fees relating to 2025/26)</li> <li>● £334.36 Youth Club earmarked reserve</li> <li>● £12,000 Earmarked Reserve - Hall Roof renewal fund</li> <li>● £2,000 Working Capital Reserve (3 months expenditure)</li> <li>● £3,000 Renewal and Replacement Fund (main hall repaint)</li> </ul>
Reasons for holding zero reserves	N/A
Details of fund materially in deficit	N/A
Explanation of any uncertainties about the charity continuing as a going concern	<p>At the time of writing, (April 2025), the Trustees have reasonable confidence in the viability of the CIO for the immediate future.</p> <p>The CIO is in a positive position for the medium term and recent investment and actions improve our ability to continue as a 'going concern'</p> <p>The 2024-25 Strategy included specific actions to increase the Parish Hall's utilisation and secure grant funding, which were achieved.</p> <p>Utilisation increased resulting in a diverse portfolio of users and activities operating within the Parish Hall. This helps fulfil budgeted income targets and the CIO's charitable purpose of supporting the community.</p> <p>Action has been taken to review all of the CIO's contracted services, and their associated costs, which has led to significant reductions in costs for gas, electric, water, broadband and insurance.</p> <p>The installation of solar panels will continue to help reduce the CIO's energy costs, and generate income from electricity export tariffs.</p> <p>As previously noted, a number of grant applications were successful securing £32,100 in funds to invest in the fabric of the Parish Hall building and to offer activities that support the</p>

	community.
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**Additional information**

<p>The charity’s principal sources of funds (including any fundraising)</p>	<p>The principal sources of funds for the day-to-day operation of the Parish Hall are:</p> <ol style="list-style-type: none"> <li>1. Fees: Fees from Parish Hall bookings from regular and casual users remains the core source of funding to meet the annual running costs of the Hall. Hourly hire fees have been retained at the same level for four years.</li> <li>2. Donations: Donations are enabled either as ad-hoc receipts from individuals / groups or through the Easyfundraising platform.</li> <li>3. Annual Charity Event: An annual charity event was introduced in 2024 and proved successful. It is planned to hold a Charity fundraising event annually.</li> </ol> <p>The principal source of funds for investment and improvement activities has been from seeking out and securing grant funding. The success in securing grants and their use by the CO is outlined in this report.</p>
<p>A description of the principal risks facing the charity</p>	<p>The principal risk facing the CIO is the physical infrastructure of the Parish Hall, most notably its original 100-year-old roof, which may require significant expenditure beyond the CIO’s reserves, grants, and/or other monies which could be raised.</p> <p>Survey activity undertaken whilst planning and installing the solar panels provided assurance that the roof structure, as a whole, was sound and should remain so in the medium term. Works to repair facias, soffits and guttering identified that certain roof tiles are of an inconsistent size and could enable water ingress. As a result, regular maintenance and inspection will be undertaken and should water ingress be evident urgent works will be essential to address the cause.</p> <p>The secondary risk facing the CIO is its reliance on the income of regular Parish Hall hirers and potential inability to attract new events and attendees leading to declining utilisation and revenue. Work undertaken in 2024/25 as part of the delivery of the CIO’s Strategy to Safeguard the Future has helped to mitigate this risk.</p>

**Declarations**

The trustees declare that they have approved the trustees’ report above.

Signed on behalf of the charity's trustees

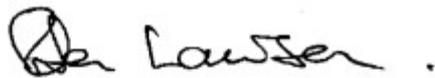
Name  
Position  
Date

# Grindon Parish Hall

## Financial Accounts for the Year Ended

**31<sup>st</sup> March 2025**

Signed:

A handwritten signature in black ink, appearing to read 'R. Lawson', followed by a period.

R. Lawson, BA(Hons)  
Chief Executive and Company Secretary,  
Tees Valley Rural Action  
16 Cadcam Centre  
Riverside Park, High Force Road  
Middlesbrough  
TS2 1RH

Date: 31<sup>st</sup> July 2025

## Independent Examination Report to Trustees Grindon Parish Hall

### Independent Examiner's report to the trustees of Grindon Parish Hall

I report to the trustees on my examination of the accounts of Grindon Parish Hall for the year ended 31 March 2025.

### Respective Responsibilities of Trustees and Examiner

As the charity's trustees, you are responsible for the preparation of the accounts. You consider that the audit requirement of Section 144(2) of the Charities Act 2011 does not apply and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act.
- Follow the procedures laid down in the general Directions given by the Charity Commission under Section 145(5)(b) of the 2011 Act.
- State whether particular matters have come to my attention.

### Basis of Independent Examiner's Report

My examination was carried out in accordance with the general Directions 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 you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required for an audit, and consequently I do not express an audit opinion on the view given by the accounts.

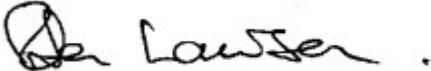
### Independent Examiner's Statement

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:
  - a) Keep accounting records in accordance with Section 130 of the 2011 Act, and
  - b) Prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

Have not been met, or

2. Which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed 

R. Lawson, BA (Hons)  
Chief Executive and Company Secretary,  
Tees Valley Rural Action  
16 Cadcam Centre,  
Riverside Park, High Force Road  
Middlesbrough  
TS2 1RH

Date: 31<sup>st</sup> July 2025

# Grindon Parish Hall

Registered Charity Number: 1187353 Company Number CE020293

## Receipts & Payments Account for the year ended 31<sup>st</sup> March 2025

Heading	Actual	
	2024/25 £	2023/24 £
<b>Income</b>		
Hall hire fees	8,291.00	7,153.50
Grants (revenue running costs only)	0.00	0.00
Donations	224.72	0.00
Other	989.75	0.23
<b>Total Income</b>	<b>9,505.47</b>	<b>7,153.73</b>
<b>Expenditure</b>		
<b><u>Premises related</u></b>		
Gas & Electric	290.86	4,475.60
Water	386.68	135.00
Internet & phone	711.11	759.01
Repairs & Maintenance	2,284.66	3,177.13
<b><u>Contracted Services</u></b>		
Insurance	813.89	911.89
Cleaning	1,397.16	1,537.31
Web Services	242.40	7.20
PAT testing	51.00	42.00
Licences & Membership	215.00	204.40
Accounting / Audit Fees	175.00	0.00
<b><u>Other</u></b>		
General Supplies	304.55	434.79
Miscellaneous	415.57	35.00
<b>Total Expenditure</b>	<b>7,287.88</b>	<b>11,719.33</b>
<b>Surplus / (Deficit) for Year</b>	<b>2,217.59</b>	<b>(4,565.60)</b>

# Grindon Parish Hall

Registered Charity Number: 1187353 Company Number CE020293

## Restricted Funds Account for the year ended 31<sup>st</sup> March 2025

Heading	2024/25 £	2023/24 £
<b>Project: Solar Panels</b>		
<u>Income</u>		
Grant	£10,500.00	
<b>Total Income</b>	<b>£10,500.00</b>	<b>£0.00</b>
<u>Expenditure</u>		
Solar Panels and Batteries	£11,350.00	
<b>Total Expenditure</b>	<b>£11,350.00</b>	<b>£0.00</b>
<b>Surplus (Deficit) Solar Panels</b>	<b>(£850.00)</b>	<b>£0.00</b>
	Met from drawdown of balances	
<b>Project: Safeguarding the Future</b>		
<u>Income</u>		
Safeguarding the Future	£21,600.00	£0.00
<b>Total Income</b>	<b>£21,600.00</b>	<b>£0.00</b>
<u>Expenditure</u>		
Safeguarding the Future	£7,756.60	£0.00
<b>Total Expenditure</b>	<b>£7,756.60</b>	<b>£0.00</b>
<b>Surplus (Deficit) Safeguarding the Future</b>	<b>£13,843.40</b>	<b>£0.00</b>
	CFwd as Income In Advance	
<b>Surplus / (Deficit) for the Year</b>	<b>£12,993.40</b>	<b>£0.00</b>

# Grindon Parish Hall

Registered Charity Number: 1187353 Company Number CE020293

## Balance Sheet as at 31<sup>st</sup> March 2025

Balance Sheet		31-Mar-25	31-Mar-24
<b>Fixed Assets</b>			
Land & Buildings		£672,114.71	£625,000.00
Fixtures and Fittings		£16,497.62	£16,960.63
		<b>£688,612.33</b>	<b>£641,960.63</b>
<b>Current Assets</b>			
Bank Current Account		£33,605.70	£18,255.85
Debtors		£1,288.00	£461.25
		<b>£34,893.70</b>	<b>£18,717.10</b>
<b>Current Liabilities</b>			
Creditors		£625.00	£0.00
Income In Advance		£13,920.90	£71.25
		<b>£14,545.90</b>	<b>£71.25</b>
<b>Net Current Assets</b>		<b>£20,347.80</b>	<b>£18,645.85</b>
<b>Net Total Assets</b>		<b>£708,960.13</b>	<b>£660,606.48</b>
<b>Which Represents:</b>			
Fixed Asset Reserve / Revaluation Surplus Account		£412,137.70	£365,486.00
Donation: Asset		£272,813.00	£272,813.00
Youth Club Reserve		£334.36	
Balance Brought Forward		£22,307.48	£26,875.33
Surplus (deficit) for the Year - Receipts & Payments a/c		£2,217.59	(£4,565.60)
Surplus (deficit) for the Year - Restricted Fund Account		(£850.00)	(£2.25)
		<b>£708,960.13</b>	<b>£660,606.48</b>
		0.00	0.00

# Grindon Parish Hall

Registered Charity Number: 1187353 Company Number CE020293

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## Notes to the Accounts

### Receipts & Payments Account

The Receipts and Payments account records the costs and revenues associated with the day to day running of the Hall.

### Restricted Funds Account

The Restricted Funds account records costs and revenues related to any projects, programmes or capital spend relating to the CIO. Expenditure will predominantly be grant funded.

During the year the CIO secured funds from Northern Powergrid, County Durham Community Foundation, Tess Valley Foundation and Grindon & Thorpe Thewles Parish Council to install solar panels.

The CIO also secured funds from the Community Lottery to install a large external store to enable the meeting room to be brought into use; to decorate the meeting room; to install a Smart TV to replace a broken TV; to install a ramp to improve access / egress to the room; to install wall buffers to help prevent future damage to walls; to replace damaged facias and soffits; to sand and varnish the wooden floor and to repair external render and repaint external walls.

Funds from the Community Lottery were also received to help establish a regular Youth Club and a Warm Space offer for residents and the community.

Not all works / activities have been completed at 31 March 2025 and therefore Grant has been carried forward to enable their completion in 2025/26 (see Income In Advance).

A further grant of £2,500 was received from the Tees Foundation to support warm space community activity. The grant was received in February 2025 and its use will be agreed with community representatives and utilised in 2025/26.

### Fixed Assets

The CIO has a de-minimis level of £250 for fixed assets. Where individual assets are purchased together as part of a programme the de-minimus level applies to the programme spend (for example each chair is below the de-minimis but the eighty chairs as a collective are included in the asset register).

The following table shows the movement of fixed assets in year

# Grindon Parish Hall

Registered Charity Number: 1187353 Company Number CE020293

Asset Category	Date Acquired	Balance at 31-Mar-24	Purchases	Disposals	Revaluations	Balance at 31-Mar-25	Notes
<b>Land &amp; Buildings</b>							
GPH	Jan-20	£625,000.00			£34,810.00	£659,810.00	Rebuild Cost Estimate 15 Oct 24
Solar Panels & Batteries	19-Jun-24		£11,350.00			£11,350.00	
Shed (incl fittings)	30-Aug-24		£954.71			£954.71	
Total Land & Buildings		<b>£625,000.00</b>	<b>£12,304.71</b>	<b>£0.00</b>	<b>£34,810.00</b>	<b>£672,114.71</b>	
						£47,114.71	
<b>Furniture &amp; Equipment</b>							
80 x Conference Chairs	Jan-20	£6,000.00				£6,000.00	At 30 Jan 2025 replacement cost
2 x Round Tables (176 cm)	Jan-20	£860.00				£860.00	At 30 Jan 2025 replacement cost
4 x Round Tables (150 cm)	Jan-20	£1,720.00				£1,720.00	At 30 Jan 2025 replacement cost
4 x Round Tables (115 cm)	Jan-20	£1,476.00				£1,476.00	At 30 Jan 2025 replacement cost
8 x Rectangular tables (152cm x 76cm)	Jan-20	£1,072.00				£1,072.00	At 30 Jan 2025 replacement cost
8 x Rectangular tables (91cm x 76cm)	Jan-20	£536.00				£536.00	At 30 Jan 2025 replacement cost
1 x oven	Jan-20	£1,149.00				£1,149.00	At 30 Jan 2025 replacement cost
1 x 72 inch Smart TV (Main Hall)	23-Mar-21	£2,002.00			(£600.00)	£799.00	At 30 Jan 2025 replacement cost
1 x 55 inch Smart TV (Meeting Room)	23-Mar-21			(£603.00)			Damaged Sept 2024
7 x Window Blinds	18-Aug-21	£661.00				£661.00	At Purchase Cost
1 x Meeting Owl	23-Aug-21	£998.63				£998.63	At Purchase Cost
Remote control units for 4 main window blinds	11-Aug-23	£486.00				£486.00	At Purchase Cost
1 x 55 inch TV (Meeting Room)	03-Oct-24		£383.99			£383.99	Purchase Cost
TV Unit (Meeting Room)	05-Nov-24		£356.00			£356.00	Purchase Cost
Total Furniture & Equipment		<b>£16,960.63</b>	<b>£739.99</b>	<b>(£603.00)</b>	<b>(£600.00)</b>	<b>£16,497.62</b>	

Fixed Assets are valued at replacement cost and are revalued, as a minimum, every 5 years, or upon any material change that may impact asset values.

## Land & Buildings

Grindon Parish Hall was transferred to the CIO in Dec 2019 (completed Jan 2020) by the former owner / trustee (Viscount Boyne) at no charge, subject to use in accord with the charitable objectives as agreed. The Hall was valued at Land Registry at that point in time at £260,000.

Upon the establishment of the CIO the Parish Hall was valued for insurance purposes by the insurer, based upon a completed statement of particulars. The value for insurance purposes at Nov 2019 was £625,000

## Furniture & Equipment

Chairs, tables and the oven were transferred to the CIO from the legacy body. Historic cost information for these assets does not exist.

These assets were brought into the asset register in 2024 and prior year accounting adjustments made to reflect their inclusion in the Balance Sheet. In the absence of historic cost information, the assets have been included at January 2025 replacement cost.

## Depreciation

The CIO does not charge depreciation within its accounts.

The parish hall is revalued on a minimum 5-year basis and the Asset Register and Balance Sheet amended accordingly.

Fixtures and fittings are included initially at their cost value. These are assessed at least every 5-years and a replacement cost assessed and included within the Asset Register and Balance Sheet accordingly.

Assets are predominantly funded through the Restricted Funds account, i.e. from grant receipts or other funds. They are not funded from the general Receipts and Payments

# Grindon Parish Hall

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account as this is insufficient to fund assets. Any depreciation charge would therefore become a charge upon the Restricted Funds account. This charge could not be funded (any grant or other funding sourced would fund new assets not a non-cash depreciation charge). The charge would then lead to a deficit on the Restricted Fund account, and a consequential reduction in the 'represented by' section of the Balance Sheet commensurate with the depreciation charge reducing the asset value at the top of the Balance Sheet.

As assets are reviewed periodically and future funding sourced for any replacement, not charging depreciation is non material and the Balance Sheet shows a true and fair view.

## Bank Current Account

The physical cash balance in our bank account as at the 31<sup>st</sup> March.

Included within the bank account balance are:

- £13,858.03 Earmarked Grant Reserve (as identified as Income in Advance outlined below.
- £12,000 Earmarked Reserve - Hall Roof renewal fund
- £2,000 Working Capital Reserve (3 months expenditure)
- £3,000 Renewal and Replacement Fund (main hall repaint)
- £77.50 Income In Advance (Hall hire fees relating to 2025/26)
- £334.36 Youth Club earmarked reserve

## Debtors

Sums owing to the CIO.

Debtors are in relation to hirers use of the hall, generally in February and March, that may not have been invoiced or paid as at the 31<sup>st</sup> March.

## Creditors

Sums owed by the CIO for goods and services received upto the 31<sup>st</sup> March but may not have been invoiced by suppliers or paid by the CIO by the 31<sup>st</sup> March.

## Income In Advance

Sums paid to the CIO in 2024/25 that are in relation to activity to be undertaken in 2025/26. The sums related to:

£11,343.40: National Lottery Community Lottery Funding, for activities that continue into 2025/26

£2,500: Tees Community Million Fund grant funding received in February 2025 for activity that will take place in 2025/26.

£77.50 Hall hire payments received during 2024/25 for bookings that take place in 2025/26.

## Fixed Asset Reserve / Revaluation Surplus Account

The net balance of assets procured through grant funding and the net surplus (or deficit) from asset revaluations.

£365,000 is included as a result of the revaluation of the Parish Hall following its transfer to the CIO. Other entries reflect small revaluations and net movement in fixed assets.

# Grindon Parish Hall

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## Donation: Asset

Assets not procured by the CIO but which have been 'donated' by others are debited to Fixed Assets and credited to Donation Income within the Restricted Funds account and subsequently to the Balance Sheet within this heading.

Donation: Assets are outlined in the table below.

Asset Category	Date Acquired	Balance at 31-Mar-25
<b>Land &amp; Buildings</b>		
GPH	Jan-20	£ 260,000.00
Total Land & Buildings		<b>£ 260,000.00</b>
<b>Furniture &amp; Equipment</b>		
80 x Conference Chairs	Jan-20	£ 6,000.00
2 x Round Tables (176 cm)	Jan-20	£ 860.00
4 x Round Tables (150 cm)	Jan-20	£ 1,720.00
4 x Round Tables (115 cm)	Jan-20	£ 1,476.00
8 x Rectangular tables (152cm x 76cm)	Jan-20	£ 1,072.00
8 x Rectangular tables (152cm x 76cm)	Jan-20	£ 536.00
1 x oven	Jan-20	£ 1,149.00
Total Furniture & Equipment		<b>£ 12,813.00</b>
<b>Total</b>		<b>£ 272,813.00</b>

## Youth Club reserve

Resources specifically earmarked for Youth Club use, including sums raised by the Youth Club at the Christmas Fair and subsequent sales of produce; and sums donated to the Youth Club.

## Balance Brought Forward

Represents the cumulative net balance over time.

## Surplus (deficit) for the year - Receipts and Payments Account

The Receipts and Payments Account captures the day-to-day normal operating revenues and costs for the business.

The surplus or deficit is carried forward and in future years incorporated into the Balance Brought Fwd.

## Surplus (deficit) for the year – Restricted Funds Account

The Restricted Funds Account captures projects, programmes and Capital revenues and costs. They are captured here as being distinct from day-to-day operational costs and revenues to enable like for like comparison across years.

The surplus or deficit is carried forward and in future years incorporated into the Balance Brought Fwd.