Company registration number: 07527344
Charity registration number: 1150969

CHAIN LANE COMMUNITY HUB
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

Chain Lane Community Hub
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Chain Lane Community Hub
Company No. 07527344
Trustees' Report For The Year Ended 31 December 2025

The trustees present their report and the financial statements for the year ended 31 December 2025.

Objectives and Activities

Aims and Objectives

The charity's objectives are:
"To further or benefit the residents of York and North Yorkshire, and especially Knaresborough and the Harrogate district, without distinction of sex, sexual orientation, race or of political, religious or other opinions, in any manner which now or hereafter may be deemed by law to be charitable, and in particular by:
• the advancement of education;
• the provision of 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."
The charity aims to provide a community anchor where people come together, learn together and develop solutions together to provide a connected, resilient and well-developed community where residents and community potential are realised.

The charity:
• provides friendly, clean, safe and accessible community spaces that meet the needs and requests of the community
• Encourages, facilitates and enables a wide range of community activities to benefit individual residents and the wider community within the Community Centre and beyond
• Develops strong local partnerships and plays a proactive role in community development activities for the benefit of residents

Significant Activities

Key Activities in 2025
• Venue hire for statutory bodies, businesses, and community and cultural groups
• Office space provision for Better Connect, Harrogate Islamic Association, NHS Phlebotomy Service and Harrogate and Knaresborough Community Support Services
• Programmes for elderly residents and people with vulnerabilities
• Activities for families, children, and young people
• Support for refugees, migrants and asylum seekers
• Volunteering initiatives
• Partnership development
• Social, arts and cultural events
• Educational and training opportunities
• Employment support services
• Emergency response activties
• Community transport services

Public Benefit

The Trustees confirm that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission and in Section 17 of the Charities Act 2011 in exercising their powers and duties. The Trustees consider that all the activities of Orb Community Enterprise are carried out for the public benefit.

Our objectives were amended on 12th February 2025 to reflect diversification of our services. The organisation maintains a policy of stakeholder consultation on matters likely to affect their interests. Information is shared through bulletins and reports to ensure a shared understanding of the financial and operational context.

Equality and Inclusion

The charity is committed to equal opportunities in employment. Applications from disabled individuals are fully considered based on aptitude. Should an employee become disabled, every effort is made to continue their employment with appropriate training and support. Training, career development, and promotion opportunities for disabled persons are, as far as possible, equitable to those of other employees.
The Board continues to benefit from the expertise of highly skilled individuals with strong local knowledge and a deep commitment to the charity's mission. We are well represented in our staff and trustee teams from people from minority groups. During the year one new Trustee joined the Board.

Achievements and Performance

Main Achievements

Community Centre
The charity supported four permanent tenants—Better Connect, Harrogate Islamic Association, Knaresborough and Harrogate Community Support Services and the NHS Phlebotomy Service—alongside 27 regular user groups and a growing number of one-off bookings.
Improvements to the building included commencement of refurbishment of the reception area, conversion of outbuildings to a new meeting room and re-configuration of space to provide two small meeting rooms and a larger office.
The community garden, maintained by volunteers, remains a hub for social interaction. Over 20 residents accessed fresh produce from the garden, which received a Silver Award from *Knaresborough in Bloom* in the community garden category.

Projects
• **Digital Inclusion:** Expanded through the Click project with a new interactive TV to encourage social prescribing and inclusion and regular weekly drop ins supported by volunteer digital champions
• **Volunteer Engagement:** 21 new volunteers recruited to the charity. The Knaresborough Together app supported 23 opportunities for other local organisations
• **Community Transport:** Supported 97 clients with 683 journeys completed by 11 volunteers
• **Ageing Well -**
  • 15 Attendance Allowance claims
  • 21 Blue Badge applications
  • 119 clients engaged
  • Distribution of 1,000 Knaresborough Cares in Winter booklets
• **Swift, migrant support:** Continued to support refugees, migrants and asylum seekers including one to one support, social cohesion activities and skills development/conversion.

Community Development
We continued to provide support to a number of residents effected by the major flooding event in May 2024. We also led on production of the Knaresborough Emergency Plan, collaborating with key local stakeholders.
Secured pilot funding to launch the **Ageing Well** programme
Chain Lane continues to co-host **Knaresborough Voice**, a forum uniting key stakeholders to address local needs in areas such as youth, older people, health and wellbeing, arts and culture, heritage, housing, transport, and biodiversity.
As the designated **Community Anchor** for Knaresborough and surrounding areas—funded by North Yorkshire Council—the charity now holds system partner status. This role strengthens links between statutory services and the local community, supporting the development of a community investment strategy for the town.
Secured significant funding from the York and North Yorkshire Combined Authority to support new and existing events in the town, working with key partners to create a legacy of sustainability moving forwards.

Financial Review

Financial Position

Income for the year was £283,692 (2024: £296,690) due to securing new tenants, grant funding for project work, maximising the hireable spaces at the community centre and a significant capital grant for refurbishment.
In cash flow terms, Chain Lane ended the year with an in-year surplus of £11,258 and £104,558 cash in hand at the bank, above the £45,000 reserve to cover three month’s running costs as agreed by the Board of Trustees and supporting our aspiration to achieve six months working reserve. This meant that Chain Lane was able to enter the 2026 financial year in a robust position.

Structure, Governance and Management

Governing Document

The company became a registered charity on 26 February 2013 and is governed by its Memorandum and Articles of Association. Its principle activities are
• the management of a community centre in Knaresborough, North Yorkshire
• project management and development
• volunteer development and support for the town
• strategic community and partnership development
• emergency response partner

The Trustees, who are also the directors for the purpose of company law and who are current directors or who served during the year were:
Leon Fijalkowski (appointed 8 July 2015)
Wendy Hunwick-Brown (appointed 01 August 2019)
Sarah Sturgeon (appointed 23 October 2019)

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Governing Document - continued

Nick Garrett (appointed 22 April 2020)
Natasha Babar-Evans (appointed 11 August 2022)
Hasan Muhammad (appointed 13 September 2023)
Christine Willoughby (appointed 11 March 2025)

Trustee Selection Methods

There must be a minimum of 6 Trustees on the Board at one time, with persons being elected for a five-year term, with the ability to extend this period subject to a majority vote. The incumbent Trustees may recruit new Trustees at any time.
None of the Trustees has any beneficial interest in the company.
The Trustees give their time voluntarily and receive reimbursements for expenses only.

Organisational Structure
As of the end of 2025 the charity had a board of Trustees of 7 members responsible for the strategic direction and policy of the charity. The current members of the Board are from a variety of professional backgrounds.
The board is responsible for ensuring that the charity delivers the services specified and that key performance indicators are met.

Reference and Administrative Details

Trustees

Mr Leon Fijalkowski
Ms Wendy Hunwick-Brown
Ms Sarah Sturgeon
Mr Nick Garrett
Ms Natasha Babar-Evans
Mr Hasan Muhammad
Ms Christine Willoughby (appointed 11/03/2025)

Company Secretary

Mrs Susan Vasey

Charity Number

1150969

Company Number

07527344

Registered Office

Chain Lane Community Hub
Chain Lane
Knaresborough
HG5 0AS

Independent Examiner

Zillah Hopps FMAAT
White Rose Accounting
FMAAT
Cobdale Cottage
Cobdale Lane
Warter
York
YO42 1XD

Small Company Rules

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The trustees' report was approved by the board of trustees and signed on its behalf by:



Mr Leon Fijalkowski

Trustee
7th October 2026

Chain Lane Community Hub
Independent Examiner's Report to the Trustees of Chain Lane Community Hub
For The Year Ended 31 December 2025

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2025.

Responsibilities and Basis of Report

As the charity trustees of the Company (and also its directors for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent Examiner's Statement

Since the Company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of The Association of Accounting Technicians, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Zillah Hopps FMAAT

5th October 2026
Cobdale Cottage
Cobdale Lane
Warter
York
YO42 1XD

Chain Lane Community Hub
Statement of Financial Activities (including Income and Expenditure Account)
For The Year Ended 31 December 2025

	Notes	Unrestricted funds	Restricted funds	2025 Total funds	2024 Total funds
		£	£	£	£
INCOME AND ENDOWMENTS FROM:					
Donations and legacies	**3**	20,203	166,440	186,643	194,106
Other trading activities	**4**	79,658	-	79,658	84,769
Investments	**5**	168	-	168	-
Other	**6**	17,223	-	17,223	17,815
		117,252	166,440	283,692	296,690
EXPENDITURE ON:					
Raising funds	**8**	(157,353)	(121,539)	(278,892)	(247,020)
Charitable activities:	**8**				
NET INCOME		(40,101)	44,901	4,800	49,670
Extraordinary items		-	-	-	(12,854)
Transfers between funds	**20**	2,140	(2,140)	-	-
NET MOVEMENT IN FUNDS		(37,961)	42,761	4,800	36,816
RECONCILIATION OF FUNDS:					
Total funds brought forward		230,162	806	230,968	194,152
TOTAL FUNDS CARRIED FORWARD	**20**	192,201	43,567	235,768	230,968

The notes on pages 10 to 18 form part of these financial statements.

Chain Lane Community Hub
Comparative Statement of Financial Activities (including Income and Expenditure Account)
For The Year Ended 31 December 2025

	Notes	Unrestricted funds	Restricted funds	2024 Total funds
		£	£	£
INCOME AND ENDOWMENTS FROM:				
Donations and legacies	**3**	13,082	181,024	194,106
Other trading activities	**4**	84,769	-	84,769
Other	**6**	17,815	-	17,815
		115,666	181,024	296,690
EXPENDITURE ON:				
Raising funds	**8**	(152,261)	(94,759)	(247,020)
Charitable activities:	**8**			
NET INCOME		(36,595)	86,265	49,670
Extraordinary items		-	(12,854)	(12,854)
Transfers between funds	**20**	89,674	(89,674)	-
NET MOVEMENT IN FUNDS		53,079	(16,263)	36,816
RECONCILIATION OF FUNDS:				
Total funds brought forward		177,083	17,069	194,152
TOTAL FUNDS CARRIED FORWARD	**20**	230,162	806	230,968

The notes on pages 10 to 18 form part of these financial statements.

Chain Lane Community Hub
Balance Sheet
As At 31 December 2025

	Notes	Unrestricted funds	Restricted funds	2025 Total funds	2024 Total funds
		£	£	£	£
FIXED ASSETS					
Tangible Assets	**13**	459,702	4,070	463,772	519,865
		459,702	4,070	463,772	519,865
CURRENT ASSETS					
Debtors	**14**	1,401	10,674	12,075	1,271
Cash at bank and in hand		103,235	1,323	104,558	93,300
		104,636	11,997	116,633	94,571
Creditors: Amounts Falling Due Within One Year	**15**	(59,513)	27,500	(32,013)	(46,105)
NET CURRENT ASSETS (LIABILITIES)		45,123	39,497	84,620	48,466
TOTAL ASSETS LESS CURRENT LIABILITIES		504,825	43,567	548,392	568,331
Creditors: Amounts Falling Due After More Than One Year	**16**	(312,624)	-	(312,624)	(337,363)
NET ASSETS		192,201	43,567	235,768	230,968
FUNDS OF THE CHARITY					
Restricted Funds				43,567	806
Unrestricted Funds				192,201	230,162
TOTAL FUNDS	**20**			235,768	230,968

For the year ending 31 December 2025 the charitable company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

On behalf of the board



Mr Leon Fijalkowski

Trustee
7th October 2026

The notes on pages 10 to 18 form part of these financial statements.

Chain Lane Community Hub
Cash Flow Statement
For The Year Ended 31 December 2025

	Notes	2025 £	2024 £
Cash flows from operating activities			
Net cash generated from operations	**1**	38,274	128,029
Interest paid		(10,079)	(10,669)
Balance adjustment due to software migration		-	(135,889)
Net cash generated from/(used in) operating activities		28,195	(18,529)
Cash flows from investing activities			
Purchase of tangible assets		(5,465)	(96,824)
Interest received		168	-
Net cash used in investing activities		(5,297)	(96,824)
Cash flows from financing activities			
Proceeds from new other loans		-	208,653
Repayment of other loans		(11,640)	-
Net cash (used in)/generated from financing activities		(11,640)	208,653
Increase in cash and cash equivalents		11,258	93,300
Cash and cash equivalents at beginning of year	**2**	93,300	-
Cash and cash equivalents at end of year	**2**	104,558	93,300

Chain Lane Community Hub
Notes to the Cash Flow Statement
For The Year Ended 31 December 2025

1. **Reconciliation of income to cash generated from operations**

	2025	2024
	£	£
Net income	4,800	49,670
Adjustments for:		
Interest expense	10,079	10,669
Interest income	(168)	-
Depreciation of tangible assets	61,558	61,407
Movements in working capital:		
Increase in trade and other debtors	(23,304)	(1,271)
(Decrease)/increase in trade and other creditors	(14,691)	7,554
Net cash generated from operations	38,274	128,029

2. **Cash and cash equivalents**

Cash and cash equivalents, as stated in the Statement of Cash Flows, relates to the following items in the Balance Sheet:

	2025	2024
	£	£
Cash at bank and in hand	104,558	93,300

3. **Analysis of changes in net debt**

	As at 1 January 2025	Cash flows	As at 31 December 2025
	£	£	£
Cash at bank and in hand	93,300	11,258	104,558
Debts falling due within one year	(11,051)	(590)	(11,641)
Debts falling due after more than one year	(197,602)	12,230	(185,372)
	(115,353)	22,898	(92,455)

1. General Information

Chain Lane Community Hub is a company limited by guarantee, incorporated in England & Wales, registered number 07527344 and registered charity number 1150969. The registered office is Chain Lane Community Hub, Chain Lane, Knaresborough, HG5 0AS.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

The charitable company is a Public Benefit Entity as defined by FRS 102.

2.2. Incoming Resources

All income is recognised in the Statement of Financial Activities once the charitable company has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

2.3. Resources Expended

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charitable company to that expenditure, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.
Allocation and apportionment of costs
Support costs are allocated by charitable activity in proportion to the budgeted costs for each area. Any expenses in connection with the assistance are classified as Volunteers Expenses. The value of the volunteers' time has not been calculated.

2.4. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold	4% straight line basis
Plant & Machinery	33.3% straight line basis
Fixtures & Fittings	25% straight line basis

2.5. Cash and Cash Equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

3. Income from Donations and Legacies

	Unrestricted funds £	Restricted funds £	2025 Total funds £
Donations and gifts	703	-	703
Grants	19,500	166,440	185,940
	20,203	166,440	186,643

	Unrestricted funds	Restricted funds	2024 Total funds
	£	£	£
Donations and gifts	4,582	-	4,582
Grants	8,500	181,024	189,524
	13,082	181,024	194,106

4. **Income from Other Trading Activities**

	2025 Unrestricted funds	2024 Unrestricted funds
	£	£
Letting and licencing arrangements	30,500	35,862
Rent received	49,158	48,907
	79,658	84,769

5. **Investment Income**

	2025 Unrestricted funds	2024 Unrestricted funds
	£	£
Bank interest receivable	168	-

6. **Other Income**

	2025 Unrestricted funds	2024 Unrestricted funds
	£	£
Release to income funds from endowment	12,509	12,509
Other income	4,714	5,306
	17,223	17,815

7. **Net Income/(Expenditure)**

The net income is stated after charging/(crediting):

	2025	2024
	£	£
Reorganisation expenditure	1,868	-
Depreciation of tangible fixed assets - owned	61,558	61,407

8. **Analysis of Expenditure**

	Activities undertaken directly	Support costs (see note 9)	2025 Total
	£	£	£
Raising funds	2,170	276,722	278,892

	2024 Support costs (see note 9)
	£
Raising funds	247,020

9. **Support Costs**

	2025 Raising funds	2024 Raising funds
	£	£
Employee costs	121,449	98,585
Premises expenses	40,582	28,336
General administration	43,054	48,023
Depreciation	61,558	61,407
Interest payable	10,079	10,669
	276,722	247,020

10. **Independent Examiner's Remuneration**

	2025	2024
	£	£
Independent examination of the financial statements	574	553

11. **Staff Costs**

Staff costs were as follows:

	2025	2024
	£	£
Wages and salaries	113,228	92,277
Social security costs	2,244	1,993
Other pension costs	5,476	4,315
	120,948	98,585

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000.

12. **Average Number of Employees**

Average number of employees during the year was: 4 (2024: 3)

13. **Tangible Assets**

	Land & Property Freehold	Plant & Machinery	Fixtures & Fittings	Total
	£	£	£	£
Cost				
As at 1 January 2025	853,216	9,021	111,919	974,156
Additions	-	5,125	340	5,465
As at 31 December 2025	853,216	14,146	112,259	979,621
Depreciation				
As at 1 January 2025	409,334	6,407	38,550	454,291
Provided during the period	33,129	3,016	25,413	61,558
As at 31 December 2025	442,463	9,423	63,963	515,849
Net Book Value				
As at 31 December 2025	410,753	4,723	48,296	463,772
As at 1 January 2025	443,882	2,614	73,369	519,865

14. **Debtors**

	2025	2024
	£	£
Due within one year		
Trade debtors	11,648	844
Other debtors	427	427
	12,075	1,271

15. **Creditors: Amounts Falling Due Within One Year**

	2025	2024
	£	£
Other loans	11,641	11,051
Other creditors	452	452
Taxation and social security	1,427	1,875
Accruals and deferred income	18,493	32,727
	32,013	46,105

16. **Creditors: Amounts Falling Due After More Than One Year**

	2025	2024
	£	£
Other loans	185,372	197,602
Accruals and deferred income	127,252	139,761
	312,624	337,363

17. **Loans**

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due within one year or on demand:		
Other loans	11,641	11,051

	2025	2024
	£	£
Amounts falling due between one and five years:		
Other loans	185,372	197,602

18. **Deferred Income**

Deferred income movements in the year were as follows:

	2025	2024
	£	£
Balance at the start of the period	167,261	152,270
Income deferred in the current period	(37,518)	27,500
Amounts released in income from previous periods	12,509	(12,509)
Balance at the end of the period	142,252	167,261

19. **Pension Commitments**

The charitable company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charitable company in an independently administered fund.

During the year the charge to the statement of financial activities in respect of defined contribution schemes was £5,476 (2024: £4,315).

At the balance sheet date contributions of £452 (2024: £0) were due to the fund and are included in creditors.

20. **Movement in Funds**

	As at 1 January 2025	Income	Expenditure	Transfers	As at 31 December 2025
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	174,598	97,752	(80,080)	(69)	192,201
Designated:					
Friends of Ukraine	9,099	-	(11,308)	2,209	-
Garfield Weston	30,000	-	(30,000)	-	-
Macmillan Cancer Support	1,000	-	(1,000)	-	-

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NYC Community Anchor	14,465	10,000	(24,465)	-	-
Orb Community Enterprise	1,000	-	(1,000)	-	-
NYC - Consultancy	-	9,500	(9,500)	-	-
	55,564	19,500	(77,273)	2,209	-
Total unrestricted funds	230,162	117,252	(157,353)	2,140	192,201
Restricted funds					
Awards for All	-	19,778	-	-	19,778
Emergency Response 1	(941)	9,797	(8,856)	-	-
Hedley Grant	2,568	-	(2,568)	-	-
Lions Knaresborough	(388)	-	388	-	-
NYC Achieve Funding	(811)	27,500	(26,689)	-	-
NYC Swift Project	(1,376)	44,249	(42,873)	-	-
NYC Community Transport Grant 1	-	1,900	(1,900)	-	-
NYC Friends of Ukraine	2,209	-	-	(2,209)	-
UK Shared Prosperity	2,655	-	(5,904)	-	(3,249)
UK Shared Prosperity 3	(3,110)	-	-	3,110	-
Two Ridings Foundation	-	1,132	(287)	-	845
Inspire Grant	-	911	(901)	(10)	-
Waugh Trust	-	200	(279)	79	-
NYC - Digital Inclusion	-	11,023	(7,913)	(3,110)	-
NYC - Building Renovation	-	49,950	(17,134)	-	32,816
Eventure	-	-	(3,000)	-	(3,000)
Rotary	-	-	(3,623)	-	(3,623)
Total restricted funds	806	166,440	(121,539)	(2,140)	43,567
Total funds	230,968	283,692	(278,892)	-	235,768

	As at 1 January 2024	Income	Expenditure	Transfers	As at 31 December 2024
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	129,984	107,166	(152,226)	89,674	174,598
Designated:					
Friends of Ukraine	9,099	-	-	-	9,099
Garfield Weston	30,000	-	-	-	30,000

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Macmillan Cancer Support	-	1,000	-	-	1,000
NYC Community Anchor	7,000	7,500	(35)	-	14,465
Orb Community Enterprise	1,000	-	-	-	1,000
	47,099	8,500	(35)	-	55,564
Total unrestricted funds	177,083	115,666	(152,261)	89,674	230,162
Restricted funds					
Awards for All	16,296	-	(16,296)	-	-
Emergency Response 1	-	8,221	(9,162)	-	(941)
Groundworks	-	76,317	-	(76,317)	-
Harrogate Mind Friends of Ukraine	2,500	2,500	(5,000)	-	-
Hedley Grant	-	2,568	-	-	2,568
Knaresborough Rotary	-	6,583	(6,583)	-	-
Knaresborough Relief in Need	-	3,275	(3,275)	-	-
Lions Knaresborough	-	-	(388)	-	(388)
The Morrisons Foundation	477	-	(477)	-	-
NYC Achieve Funding	-	-	-	(811)	(811)
NYC Swift Project	-	1,250	(2,626)	-	(1,376)
NYC Community Transport Grant 1	-	4,994	(4,994)	-	-
NYC Flood Relief	-	15,419	(15,419)	-	-
NYC Friends of Ukraine	-	13,300	(11,091)	-	2,209
UK Shared Prosperity	-	30,325	(27,670)	-	2,655
UK Shared Prosperity 2	-	12,715	-	(12,715)	-
UK Shared Prosperity 3	-	-	-	(3,110)	(3,110)
Two Ridings Foundation	-	3,557	(4,632)	1,075	-
The Kiosk at Conyngham	(2,204)	-	-	2,204	-
Total restricted funds	17,069	181,024	(107,613)	(89,674)	806
Total funds	194,152	296,690	(259,874)	-	230,968

Fund names, purposes and restrictions
Awards for All - Ageing well
Friends of Ukraine - To support Ukrainian refugees with learning English, practical support to aid their resettlement and social integration and community activities
Garfield Weston - To fund core costs
Emergency Response 1 - Support for residents
Eventure - Knaresborough events
Groundworks - VCSE Energy Efficiency Scheme by Groundwork UK to upgrade critical systems, including intelligent LED lighting and heating controls, solar PV panels, and battery storage.
Harrogate Mind Friends of Ukraine - Support for Ukrainian guests
Hedley Grant - Inter-generational project
Inspire Grant - Marketing materials
Knaresborough Lions - Printing 'Knaresborough Carers in Winter' booklet
Macmillan Cancer Support - Cancer support hub development
The Morrisons Foundation - Chain Lane community vegetable patch patio
NYC Achieve - Ageing well
NYC Building Renovation - Renovation to community centre
NYC Community Anchor - System partner for North Yorkshire Council
NYC Community Transport Grant 1 - Community Transport Project development

...CONTINUED

20. **Movement in Funds - continued**

NYC Community Transport Grant 2 - Community Transport Project development
NYC Consultancy - Consultancy with other anchors
NYC Digital Inclusion - Revenue and capital
NYC Emergency Response - Staff time
NYC Friends of Ukraine 1/2/3 - Teaching, support and activities
NYC Swift Project - Support for migrants
NYC Stronger Communities - Community anchor
Orb Community Enterprise - Support for Mental Health Network
Two Ridings Foundation - Gardening equipment
UK Shared Prosperity 1 - Cliff House merger feasibility
UK Shared Prosperity 2 - New doors and bi-fold for the Community Centre
UK Shared Prosperity 3 - Digital Inclusion
Waugh Trust - Renovation to community centre and equipment for social events

21. **Transactions with Trustees**

During the year the expenses reimbursed to the trustees or paid directly to third parties were as follows:

	2025	2024
	£	£

22. **Related Party Disclosures**

23. **Company limited by guarantee**

The company is limited by guarantee and has no share capital.

Every member of the company undertakes to contribute to the assets of the company, in the event of a winding up, such an amount as may be required not exceeding £1.

Chain Lane Community Hub
Detailed Statement of Financial Activities (including Income and Expenditure Account)
For The Year Ended 31 December 2025

	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM:		
Donations and legacies		
Donations and gifts	703	4,582
Grants	185,940	189,524
	186,643	194,106
Other trading activities		
Hire of rooms and facilities	30,500	35,862
Rent received	49,158	48,907
	79,658	84,769
Investments		
Bank interest receivable	168	-
	168	-
Other		
Futurebuilders grant released to income at 4% per annum on cost	12,509	12,509
Other income	4,714	5,306
	17,223	17,815
	283,692	296,690
EXPENDITURE ON:		
Raising funds		
Staging fundraising events	(638)	-
Travel and subsistence expenses	(24)	-
Temporary staff	(903)	-
Premises costs	(605)	-
Wages and salaries	(113,228)	(92,277)
Employers NI	(2,244)	(1,993)
Employers pensions - defined contributions scheme	(5,476)	(4,315)
Staff training	(501)	-
Rates	(887)	-
Light and heat	(7,926)	(11,483)
Water rates	(1,563)	-
Repairs and maintenance	(21,735)	(10,663)
Cleaning	(6,787)	(6,190)
Other premises costs	(1,684)	-
Hire and leasing of motor vehicles	-	(2,580)
Computer software costs	(7,410)	-
Insurance	(5,123)	(4,747)
Printing, postage and stationery	(957)	(3,271)
Advertising and marketing costs	(2,297)	(3,501)
Telecommunications and data costs	(8,931)	(11,485)
Website costs	(7,980)	-

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Independent examiner's fees	(574)	(553)
Professional fees	(2,552)	(20,765)
Consultancy fees	(1,270)	-
Subscriptions	(1,340)	(567)
Payroll fees	(476)	-
Restructuring and reorganisation costs	(1,868)	-
Bank charges	(60)	-
Other office costs	(253)	-
Sundry expenses	(1,963)	(554)
Depreciation of plant and machinery	(3,016)	(2,569)
Depreciation of fixtures and fittings	(25,413)	(25,709)
Depreciation of freehold land and property	(33,129)	(33,129)
Interest payable on other loans	(10,079)	(10,669)
	(278,892)	(247,020)
	(278,892)	(247,020)
NET INCOME	4,800	49,670