REGISTERED CHARITY NUMBER: 1185403

Unaudited Financial Statements
for the Period
17 September 2024 to 31 December 2025

for

The Chapel Gym Corby

The Rowleys Partnership Ltd
Chartered Accountants
Charnwood House
Harcourt Way
Meridian Business Park
Leicester
Leicestershire
LE19 1WP

The Chapel Gym Corby

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for the Period 17 September 2024 to 31 December 2025

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Reference and Administrative Details
for the Period 17 September 2024 to 31 December 2025

TRUSTEES	P W Frost (Chair) J C C Watkins P V Buckingham J W Griffiths L C Hay S L Norman D C Eastwood (resigned 24.5.25)
PRINCIPAL ADDRESS	Elizabeth Street Corby Northamptonshire NN17 1TU
REGISTERED CHARITY NUMBER	1185403
INDEPENDENT EXAMINER	The Rowleys Partnership Ltd Chartered Accountants Charnwood House Harcourt Way Meridian Business Park Leicester Leicestershire LE19 1WP
BANKERS	Natwest Bank 250 Bishopsgate London EC2M 4AA

The trustees present their report with the financial statements of the charity for the period ended 31 December 2025. The trustees have adopted the provisions of 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).

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charitable objects of The Chapel Gym Corby are the preservation and protection of good physical and mental health by promoting and providing access to healthy recreation, physical activity and information.
This includes the provision of information, advice and training in subjects relating to health, primarily through the establishment and operation of a public gym facility, and carrying out this purpose with a Christian ethos and as an outworking of the Christian faith.

The charity acts as a resource for young people living in Corby by providing advice and assistance and organising programmes of physical, education and other activities as a means of:
- Advancing in life and helping young people by developing their skills, capacities and capabilities to enable them to participate in society as independent, mature and responsible individuals.
- Advancing education.
- Relieving unemployment.

The charity also seeks to prevent and/or relief of financial hardship in Corby and such other parts of the United Kingdom as the charity trustees may from time to time decide.

The charity aims to relieve of sickness and the preservation and protection of good health by the provision of accommodation among people residing permanently or temporarily in Corby and such other parts of the United Kingdom as the charity trustees may from time to time decide.

The charity advances the Christian religion by the provision of facilities for worship, prayer, bible reading and reflection.

Public benefit

The trustees have had regard to the Charity Commission's guidance on public benefit and are satisfied that the charity meets the required criteria.

The charity provides the facilities for a gymnasium. There are employed staff to run the facility and personal trainers to assist members. There is an affordable subscription for membership, and the charity provides support and subsidies for vulnerable people in its community.

The charity helps by providing gym facilities, addiction recovery support, supported housing, advocacy, advice and information.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The activities carried out to date are commensurate with the objectives and aims of the charity.

The charity has provided quality equipment and training for members along with supportive conversation and advice to wide range of people. There is a caring approach towards our membership which is appreciated and commented upon.

As a not-for-profit organisation, the CIO is able to plough back excess income into improving the facilities. In the last period, we have substantially upgraded our equipment and expanded the car park.

During the period, a large gift was made for the purpose of purchasing a house to be used to provide supported accommodation for homeless people in our community. This service is run in partnership with a national specialist homelessness charity, Hope into Action, under a franchise model. The CIO employs an Empowerment Worker to work with the tenants and support their development plans. St John's Church provides trained volunteers to help support the tenants on their journey.

The Covid 19 Bounce Back loan from His Majesty's Government was repaid in full during the period.

FINANCIAL REVIEW

Financial position

At the balance sheet date, the net assets of the charity totalled £588,229 (2024 - £214,041). The overall financial position of the charity was considered robust as £168,618 (2024 - £116,043) was held in cash. The total incoming resources for the year were £708,343 (2024 - £301,790) The total resources expended for the year were £334,155 (2024 - £225,344) resulting in a net surplus of £374,188 (2024 - £76,446).

Reserves policy

The trustees aim to maintain free reserves of approximately £90,000, representing around three months' operating expenditure. This is considered sufficient to provide financial stability and enable the charity to continue its charitable activities in the event of unforeseen financial circumstances. At 31 December 2025, the charity held free reserves of approximately £128,100. The trustees review the level of reserves on a regular basis.

FUTURE PLANS

The Chapel Gym will continue to develop and extend its reach and impact as a community hub for physical health, wellbeing, recovery and personal development, providing accessible recreation, physical activity, training, recovery and housing services with a Christian ethos.

Plans for the next 12 months

Over the next year, we will consolidate our public gym service, increasing its reach and impact within the local community. The charity will explore opportunities to make better use of the existing premises, expand our opening hours, and explore options to extend the usable space to meet the growing demand.

Alongside the gym, the charity will develop its addiction recovery service and establish funding streams ensuring it becomes a sustainable project which operates effectively in collaboration with local partners.

The charity will continue to deliver supported housing in partnership with Hope into Action, St John's Church and North Northamptonshire Council to ensure positive outcomes for our tenants.

Plans for the next 5 years

Over the next five years, the charity aims to build on its existing provision developing the range of integrated services meeting local needs such as health, housing, recovery support and employment.

Our goals include;

- Extending the available space and equipment in the gym
- Adding a further two supported houses for people who are at risk of homelessness
- Making the recovery service sustainable and integrated with local services
- Develop skills and employment opportunities for our community members

Growth will be developed progressively and sustainably, with appropriate funding, partnerships, governance and operational capacity, ensuring that the quality and effectiveness of existing services are maintained.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charitable Incorporated Organisation (CIO), is controlled by its governing document, a deed of trust, first registered on 19 September 2019 and amended on 12 November 2024.

The CIO's trustees include individuals who are also trustees on the Parochial Church Council (PCC) of St John's Church, Corby which is one of the CIO's key related parties. Trustees have been recruited to ensure a balance of skills and capabilities on the CIO's Board of Trustees.

Trustee Board meetings are held on a monthly basis and are minuted with an action log to record agreed action points. A register of trustee's interests has been developed. Policies and procedures along with a Staff Handbook have been developed to guide staff and trustees in operating the gym services along with appropriate risk assessments.

In addition to its Gym operations, the CIO now operates a house for people who are at risk of homelessness. To ensure that this housing service is run professionally, the CIO operates the service under a franchise agreement with a national charity, Hope into Action, who are specialists in running housing services for homeless people. The franchise agreement governs the operations, policies and procedures of the housing service, which includes inspections to ensure compliance.

Approved by order of the board of trustees on 06/10/2026 and signed on its behalf by:

P W Frost

signed on 21/10/2026, 14:15:41 BST

.....
P W Frost - Trustee

Independent examiner's report to the trustees of The Chapel Gym Corby

I report to the charity trustees on my examination of the accounts of The Chapel Gym Corby (the Trust) for the period 17 September 2024 to 31 December 2025.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent Examiner's Report to the Trustees of
The Chapel Gym Corby

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

The Rowleys Partnership Ltd

signed on 22/10/2026, 11:05:26 BST

L G Parkes FCA FCCA
The Institute of Chartered Accountants in England and Wales

The Rowleys Partnership Ltd
Chartered Accountants
Charnwood House
Harcourt Way
Meridian Business Park
Leicester
Leicestershire
LE19 1WP

Date: 21/10/2026

The Chapel Gym Corby

Statement of Financial Activities
for the Period 17 September 2024 to 31 December 2025

	Notes	Unrestricted fund £	Restricted fund £	Period 17.9.24 to 31.12.25 Total funds £	Year Ended 16.9.24 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	33,694	250,000	283,694	31,154
Charitable activities	3				
Incoming resources from charitable activities		424,649	-	424,649	270,636
Total		458,343	250,000	708,343	301,790
EXPENDITURE ON					
Charitable activities	4				
Costs of charitable activities		322,028	12,127	334,155	225,344
NET INCOME		136,315	237,873	374,188	76,446
RECONCILIATION OF FUNDS					
Total funds brought forward		214,041	-	214,041	137,595
TOTAL FUNDS CARRIED FORWARD		350,356	237,873	588,229	214,041

The notes form part of these financial statements

Balance Sheet
31 December 2025

	Notes	Unrestricted fund £	Restricted fund £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	8	222,256	203,914	426,170	116,836
CURRENT ASSETS					
Debtors	9	10,472	-	10,472	3,877
Cash at bank		134,659	33,959	168,618	116,043
		145,131	33,959	179,090	119,920
CREDITORS					
Amounts falling due within one year	10	(17,031)	-	(17,031)	(4,880)
NET CURRENT ASSETS		128,100	33,959	162,059	115,040
TOTAL ASSETS LESS CURRENT LIABILITIES		350,356	237,873	588,229	231,876
CREDITORS					
Amounts falling due after more than one year		-	-	-	(17,835)
NET ASSETS		350,356	237,873	588,229	214,041
FUNDS	12				
Unrestricted funds				350,356	214,041
Restricted funds				237,873	-
TOTAL FUNDS				588,229	214,041

The financial statements were approved by the Board of Trustees and authorised for issue on 06/10/2026 and were signed on its behalf by:

P W Frost

signed on 21/10/2026, 14:15:41 BST

.....
P W Frost - Trustee

The notes form part of these financial statements

The Chapel Gym Corby

Cash Flow Statement
for the Period 17 September 2024 to 31 December 2025

	Notes	Period 17.9.24 to 31.12.25 £	Year Ended 16.9.24 £
Cash flows from operating activities			
Cash generated from operations	1	437,437	84,509
Interest paid		(1,222)	(1,116)
Net cash provided by operating activities		436,215	83,393
Cash flows from investing activities			
Purchase of tangible fixed assets		(365,805)	-
Net cash (used in)/provided by investing activities		(365,805)	-
Cash flows from financing activities			
Loan repayments in year		(17,835)	(8,984)
Net cash used in financing activities		(17,835)	(8,984)
Change in cash and cash equivalents in the reporting period		52,575	74,409
Cash and cash equivalents at the beginning of the reporting period		116,043	41,634
Cash and cash equivalents at the end of the reporting period		168,618	116,043

The notes form part of these financial statements

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	Period 17.9.24 to 31.12.25 £	Year Ended 16.9.24 £
Net income for the reporting period (as per the Statement of Financial Activities)	374,188	76,446
Adjustments for:		
Depreciation charges	56,471	26,871
Interest paid	1,222	1,116
Increase in debtors	(6,595)	(31,171)
Increase in creditors	12,151	11,247
Net cash provided by operations	437,437	84,509

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 17.9.24 £	Cash flow £	At 31.12.25 £
Net cash			
Cash at bank	116,043	52,575	168,618
	116,043	52,575	168,618
Debt			
Debts falling due after 1 year	(17,835)	17,835	-
	(17,835)	17,835	-
Total	98,208	70,410	168,618

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, 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 Charities Act 2011. The financial statements have been prepared under the historical cost convention.

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

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity 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.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	-	5% on cost
Improvements to property	-	Straight line over 10 years
Fixtures and fittings	-	15% on cost
Computer equipment	-	15% on cost

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

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1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits
The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. DONATIONS AND LEGACIES

	Period 17.9.24 to 31.12.25	Year Ended 16.9.24
	£	£
Gifts	264,014	4,157
Grants	19,680	26,997
	283,694	31,154

3. INCOME FROM CHARITABLE ACTIVITIES

Activity	Period 17.9.24 to 31.12.25	Year Ended 16.9.24
	£	£
Incoming resources from charitable activities		
Gym membership fees	424,649	270,636

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4. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs (see note 5) £	Totals £
Costs of charitable activities			
	321,443	12,712	334,155

5. SUPPORT COSTS

	Management £	Finance £	Totals £
Costs of charitable activities			
	11,490	1,222	12,712

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the period ended 31 December 2025 nor for the year ended 16 September 2024.

Trustees' expenses

There were no trustees' expenses paid for the period ended 31 December 2025 nor for the year ended 16 September 2024.

7. STAFF COSTS

	Period 17.9.24 to 31.12.25 £	Year Ended 16.9.24 £
Wages and salaries	183,033	96,680
Social security costs	988	3,810
Other pension costs	2,529	1,385
	186,550	101,875

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7. STAFF COSTS - continued

The average monthly number of employees during the period was as follows:

	Period 17.9.24 to 31.12.25	Year Ended 16.9.24
Support staff	9	8

No employees received emoluments in excess of £60,000.

8. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
COST					
At 17 September 2024	-	102,349	110,908	-	213,257
Additions	233,450	66,405	63,040	2,910	365,805
At 31 December 2025	233,450	168,754	173,948	2,910	579,062
DEPRECIATION					
At 17 September 2024	-	40,427	55,994	-	96,421
Charge for year	11,672	16,779	27,806	214	56,471
At 31 December 2025	11,672	57,206	83,800	214	152,892
NET BOOK VALUE					
At 31 December 2025	221,778	111,548	90,148	2,696	426,170
At 16 September 2024	-	61,922	54,914	-	116,836

continued...

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Prepayments and accrued income	10,472	3,877

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Taxation and social security	1,694	941
Other creditors	15,337	3,939
	17,031	4,880

11. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling between one and two years:		
Bank loans - 1-2 years	-	17,835

12. MOVEMENT IN FUNDS

	At 17.9.24	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted funds			
General fund	214,041	136,315	350,356
Restricted funds			
Hope into Action	-	237,873	237,873
TOTAL FUNDS	214,041	374,188	588,229

continued...

12. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	458,343	(322,028)	136,315
Restricted funds			
Hope into Action	250,000	(12,127)	237,873
TOTAL FUNDS	708,343	(334,155)	374,188

Comparatives for movement in funds

	At 17.9.23 £	Net movement in funds £	At 16.9.24 £
Unrestricted fund	137,595	76,446	214,041
TOTAL FUNDS	137,595	76,446	214,041

Comparative net movement in funds included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted fund	301,790	(225,344)	76,446
TOTAL FUNDS	301,790	(225,344)	76,446

continued...

12. MOVEMENT IN FUNDS - continued

Hope into Action
During the period, a large gift was made for the purpose of purchasing a house to be used to provide supported accommodation for homeless people in our community. This service is run in partnership with a national specialist homelessness charity, Hope into Action, under a franchise model. The CIO employs an Empowerment Worker to work with the tenants and support their development plans. St John's Church provides trained volunteers to help support the tenants on their journey.

13. CAPITAL COMMITMENTS

The charity had total guarantees and capital commitments at the balance sheet of £47,700 (2024 - £Nil).

14. RELATED PARTY DISCLOSURES

Car park hire of £2,000 (2024: £Nil) was paid to St John's Church, a related party, in the year.

15. INDEPENDENT EXAMINATION FEE

The amount paid to the independent examiner for the independent examination was £1,620 (2024: £Nil) and £9,870 (2024: £Nil) including VAT for other services.