Grindon Parish Hall

Financial Accounts for the Year Ended

31st March 2026

Independent Examination Report to Trustees Grindon Parish Hall

I report to the trustees on my examination of the accounts of Grindon Parish Hall for the year ended 31st March 2026.

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: 1st September 2026

Grindon Parish Hall

Registered Charity Number: 1187353 Company Number CE020293

Receipts & Payments Account for the year ended 31st March 2026

Receipts and Payments Account		
Heading	Actual 2025/26 £	2024/25 £
Income		
Hall hire fees	10,740.05	8,291.00
Grants (revenue running costs only)	3,150.00	0.00
Donations / Fundraising	1,876.89	1,047.72
Other	518.78	166.75
Total Income	**16,285.72**	**9,505.47**
Expenditure		
Premises related		
Gas & Electric	1,043.70	290.86
Water	328.65	386.68
Internet & phone	588.00	711.11
Repairs & Maintenance	2,126.67	2,284.66
Contracted Services		
Insurance	813.89	813.89
Cleaning	1,874.00	1,397.16
Web Services	242.40	242.40
PAT testing	0.00	51.00
Licences & Membership	152.90	215.00
Accounting / Audit Fees	75.00	175.00
Refuse Collection Services		
Other		
General Supplies	613.42	304.55
Fundraising expenses	28.98	175.33
Miscellaneous	0.00	240.24
Total Expenditure	**7,887.61**	**7,287.88**
Surplus / (Deficit) for Year	**8,398.11**	**2,217.59**

Grindon Parish Hall

Registered Charity Number: 1187353 Company Number CE020293

Restricted Funds Account
for the year ended 31st March 2026

Heading	2025/26 £	2024/25 £
Project: Solar Panels		
Income		
Grant		£10,500.00
Total Income	**£0.00**	**£10,500.00**
Expenditure		
Solar Panels and Batteries		£11,350.00
Total Expenditure	**£0.00**	**£11,350.00**
Surplus (Deficit) Solar Panels	**£0.00**	**(£850.00)**
Project: Safeguarding the Future		
Income	£0.00	£21,600.00
Expenditure	£8,764.49	£7,756.60
Surplus (Deficit) Safeguarding the Future	**(£8,764.49)**	**£13,843.40**
Project: Investing in the Community		
Income	£5,000.00	£0.00
Expenditure	£2,849.28	£0.00
Surplus (Deficit) Investing in the Community	**£2,150.72**	**£0.00**
Surplus / (Deficit) for the Year	**(£6,613.77)**	**£12,993.40**
		income in advanc

Grindon Parish Hall

Registered Charity Number: 1187353 Company Number CE020293

Balance Sheet
as at 31st March 2026

Balance Sheet			
		31-Mar-26	31-Mar-25
Fixed Assets			
	Land & Buildings	£672,114.71	£672,114.71
	Fixtures and Fittings	£16,773.62	£16,497.62
		£688,888.33	**£688,612.33**
Current Assets			
	Bank Current Account	£35,801.97	£33,605.70
	Petty Cash / Cash in Hand	£73.82	
	Debtors	£328.50	£1,288.00
		£36,204.29	**£34,893.70**
Current Liabilities			
	Creditors	£125.00	£625.00
	Income In Advance	£7,333.38	£13,920.90
		£7,458.38	**£14,545.90**
Net Current Assets		**£28,745.91**	**£20,347.80**
Net Total Assets		**£717,634.24**	**£708,960.13**
Which Represents:			
	Fixed Asset Reserve / Revaluation Surplus Account	£412,413.70	£412,137.70
	Donation: Asset	£272,813.00	£272,813.00
	Youth Club Reserve	£334.36	£334.36
	Balance Brought Forward	£23,675.07	£22,307.48
	Surplus (deficit) for the Year - Receipts & Payments a/c	£8,398.11	£2,217.59
	Surplus (deficit) for the Year - Restricted Fund Account	£0.00	(£850.00)
		£717,634.24	**£708,960.13**

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 Parish Hall.

Restricted Funds Account

The Restricted Funds account records costs and revenues related to any projects, programmes or capital spend relating to the Charitable Incorporated Organisation (CIO). Expenditures are predominantly grant funded.

During the financial year the CIO secured grant funds from:

- Point North Change Today Fund (£3,000) to support community space / warm space activities; and
- Tees Million Warm This Winter (£2,000) to support community activities

Prior year grant funds from Community Lottery (£11,343.40) and Tees Foundation Million (£2,500) were unspent from 2024/25 and carried forward, as Income in Advance, to be spent during 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-minimis 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.

Asset Category		Date Acquired	Balance at 01-Apr-25	Purchases	Disposals	Revaluations	Balance at 31-Mar-26	Notes
Land & Buildings								
	GPH	Jan-20	£659,810.00				£659,810.00	Rebuild Cost Estimate 15 Oct 24
	Solar Panels & Batteries	19-Jun-24	£11,350.00				£11,350.00	At Purchase Cost
	Shed (incl fittings)	30-Aug-24	£954.71				£954.71	At Purchase Cost
	Total Land & Buildings		**£672,114.71**	**£0.00**	**£0.00**	**£0.00**	**£672,114.71**	
							£0.00	
Furniture & Equipment								
	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
	2 x Round Tables (152 cm)	Feb-26		£276.00			£276.00	At Feb 26 purchase 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	£799.00				£799.00	At 30 Jan 2025 replacement cost
	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		**£16,497.62**	**£276.00**	**£0.00**	**£0.00**	**£16,773.62**	

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 Parish 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, and the Parish Hall was further revalued in October 2024 in accord with the policy to revalue assets every 5 years.

- 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). Assets are not funded from the general Receipts and Payments 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.

Cash and Reserves Statement
The CIO has only one bank account, so Restricted Funds and Earmarked Reserves are comingled with the CIO’s General Reserves which represent the net cash available for general purposes and contingencies (e.g., day-to-day operations).

CIO reserves are classified into one of three categories:

1. **Grant Reserves**
   Funds set aside to meet financial obligations in relation to grants received. GPH grant reserves represent grant funding received, but not yet expended. Funds will be spent in subsequent financial years in accord with grant conditions.

2. **Earmarked Reserves**
   Reserves earmarked for specific future liabilities as agreed by the Trustees. GPH earmarked reserves represent funding earmarked to deliver the CIO charitable purpose (and medium-term strategy) in safeguarding the future of the Parish Hall by investing in the fabric of the building and investing in the community; or to meet known future liabilities. A working capital reserve helps mitigate cashflow peaks and troughs and provides a buffer should planned revenue decline.

3. **General Reserves**
   Reserves held for general purposes and contingencies.

Cash and Reserves held by the CIO at 31 March 2026 are shown in the table below. Notes to the cash and reserves statement are provided below the table.

	Actual	Year to Date		Actual
	1-Apr-25	Inflows	Outflows	31-Mar-26
Grant Reserves				
Community Lottery Funding	£11,343.40	£0.00	£8,764.49	£2,578.91
Tees Foundation Million Fund	£2,500.00	£0.00	£1,932.99	£567.01
Point North Change Today Fund	£0.00	£3,000.00	£916.29	£2,083.71
Tees Million Warm This Winter	£0.00	£2,000.00	£0.00	£2,000.00
National Energy Action	£0.00	£1,500.00	£1,500.00	£0.00
Stockton Council Stronger Communities	£0.00	£1,150.00	£1,150.00	£0.00
Tesco Stronger Communities	£0.00	£500.00	£500.00	£0.00
Sub-Total Grant Reserves	**£13,843.40**	**£8,150.00**	**£14,763.77**	**£7,229.63**
Trustee Agreed Earmarked Reserves				
Hall Roof Renewal	£12,000.00			£12,000.00
Working Capital	£2,000.00			£2,000.00
Internal Repaint	£3,000.00		£3,000.00	£0.00
Youth Club	£334.36			£334.36
Wall Buffers		£3,000.00		£3,000.00
Supporting the Community		£1,000.00		£1,000.00
Supporting the Community		£2,150.00		£2,150.00
Commercial Dishwasher		£2,000.00		£2,000.00
Grant Match funding		£2,000.00		£2,000.00
Meeting Room Flooring		£1,000.00		£1,000.00
Parking Provision Exploratory Fees		£1,000.00		£1,000.00
Sub-Total Trustee Agreed Earmarked Reserves	**£17,334.36**	**£12,150.00**	**£3,000.00**	**£26,484.36**
General Reserves	**£2,350.44**		£366.21	**£1,984.23**
Total Reserves	**£33,528.20**	**£20,300.00**	**£18,129.98**	**£35,698.22**
Plus: Income In Advance				£103.75
Bank Balance at 31 March 2026				**£35,801.97**

Notes to the Cash and Reserves Statement – Grant Reserves

Community Lottery Funding

- Received August 2024.
- Funds to help deliver "Safeguarding the Future" proposals, including investment in the community and investment in the fabric of the building, as identified in the CIO Strategy.
- Initial investment in the fabric of the building proposals have been completed with the remaining balance to Invest in the Community (e.g. Youth Club, Meet the Neighbour, and Craft Group).
- Subsequent approval was received for funds to be spent on the fabric of the building for internal painting.

Tees Foundation Million Fund

- Received February 2025.
- The grant purpose is for holding regular 'warm space' type activities.
- The grant is expected to be fully used in 2026/27.

Point North Change Today Fund

- Received July 2025.
- The grant purpose is to support the proposals within the Summer of Fun leaflet, including school holiday activities, as approved by Trustees and circulated to Village residents.

Tees Million Warm This Winter

- Received November 2025.
- The grant purpose is for the provision of regular warm space activities; support and assistance to community events to enable them to occur; and family friendly school holiday activities.

National Energy Action

- Received October 2025 and March 2026.
- A stipend towards running costs for being an approved NEA partner and sharing energy literature and information with users.
- The grant was taken to the Receipts and Payments account and has been allocated to an earmarked Supporting the Community reserve.

Stockton Council Stronger Communities

- Received August 2025 and December 2025.
- Grant / stipend towards costs as an approved stronger community / welcome space provider.
- The grant was taken to the Receipts and Payments account and has been allocated to an earmarked Supporting the Community reserve.

Tesco Stronger Communities

- Received November 2025.
- Grant / stipend towards stronger community spend such as Youth Club, Meet Your Neighbour, and Free School Holiday activities

- The grant was taken to the Receipts and Payments account. and has been allocated to an earmarked Supporting the Community reserve.

Notes to Cash and Reserves Statement – Earmarked Reserves

Parish Hall Roof Renewal
- Funds earmarked for future roof repairs to the Parish Hall as the roof is the original / over 100 years-old and will need attention in the medium term.

Working Capital
- Reserve held as contingency to cover approximately three months operational costs.

Internal Repaint
- Funds earmarked for internal repainting of the Parish Hall.
- Following approval by the Community Lottery that their funds could be used to cover these costs, Trustees approved the reallocation of these funds to cover new wall buffers to mitigate damage to internal walls of the Parish Hall.

Youth Club
- Resources specifically earmarked for Youth Club use, including sums raised by the Youth Club at the 2024 Christmas Fair and subsequent sales of produce; and sums donated to the Youth Club.

Wall Buffers
- Earmarked funds to install wall buffers to mitigate damage to Parish Hall internal walls and for repairs and repaint.

Supporting the Community
- Earmarked funds to enable further investment in the community in line with the CIO's charitable purpose and strategy.

Commercial Dishwasher
- Earmarked funds to enable investment in a commercial dishwasher to support Hall hirers in their efforts to leave the Parish Hall tidy after use.

Grant Match Funding
- Earmarked funds to support grant bids that require an element of match funding. The current priority is replacement of deteriorating facias and soffits with UPVC, if suitable grant funding can be sourced.

Meeting Room Flooring
- Earmarked funds to enable the replacement of existing carpet tile flooring in the Parish Hall's meeting room, which is in need of a refresh.

Parking Provision Exploratory Fees
- The Parish Hall only has on-street parking, which is not convenient for larger group attendance at the Hall causing parking issues for Village residents.
- Earmarked funds to explore potential alternative solutions to be assessed.

Stronger Communities Fund

- Earmarked funds for 'Stronger Community' activities created from stronger community grant funding received from Stockton Council Stronger Communities team and Tesco Stronger Community Grants; plus, grant funding from National Energy Action to support Parish Hall activities.

Notes to Cash and Reserves Statement – General Reserves

General Reserves

- Reserves held for general purposes and contingencies. Surplus General Reserves will be allocated to future investment needs in line with the CIO Strategy.

Debtors

- Sums owed to the CIO. Debtors are in relation to Hall hirers use of the Parish Hall, in March, that may not have been invoiced or paid as at the 31st March.

Creditors

- Sums owed by the CIO for goods and services received up to the 31st March but may not have been invoiced by suppliers or paid by the CIO by the 31st March.

Income In Advance

- Sums paid to the CIO in 2025/26 that are in relation to activity to be undertaken in 2026/27. The sums related to:
  - National Lottery Community Lottery Funding (£2,578.91)
  - Tees Foundation Million Fund (£567.01)
  - Point North Change Today Fund (£2,083.71)
  - Tees Million Warm This Winter (£2,000.00)
  - Hall hire (£103.75) for payments received during 2025/26 for bookings that will take place in 2026/27.

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.

Donation: Asset

- Assets not procured by the CIO but 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
Land & Buildings			
	GPH	Jan-20	£ 260,000.00
	Total Land & Buildings		**£ 260,000.00**
Furniture & Equipment			
	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		**£ 12,813.00**
	Total		**£ 272,813.00**

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 operating revenues and costs for the CIO. 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.

CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period
From 1 April 2025 to 31 March 2026
Charity name: Grindon Parish Hall
Charity registration number: 1187353

Reference and Administrative details

Charity name	Grindon Parish Hall
Other name the charity uses	N/A
Registered charity number	1187353
Company registration number	CE020293
Charity's principal address	Grindon Parish Hall Durham Road; Thorpe Thewles Stockton-on-Tees; TS21 3JN

Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year
Chris Chapman	Chair Treasurer	
Jeff Gillson		
Kelly Knapp	Secretary Data Protection Officer	
Nicky Settle	Safeguarding Officer	
John Tait		
Lynne Williams		

Carole Sharkey took a 'sabbatical' from 27 January 2025; and subsequently stepped down in April 2026.

There is an Ex Officio vacancy for a representative from the Parochial Church Council of England, Stockton Rural Parish.

Grindon & Thorpe Thewles Parish Council are entitled to appoint an Ex Officio Trustee but have opted not to do so at this time. The Parish Council Clerk and the Parish Council Deputy Chair are independent appointed Trustees of the CIO.

Structure, Governance and Management

Description of charity's trusts:	
Type of governing document	CIO Constitution
How is the charity constituted? Date of Constitution and nature of the governing document	Charitable Incorporated Organisation (CIO) under the foundation model. The CIO was constituted on 14 January 2020 The CIO is governed by a Constitution, supported by Standing Rules and a suite of policies
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	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. The CIO's constitutional provisions enable both Grindon and Thorpe Thewles Parish Council and the Parochial Church Council of the Church of England Stockton Rural Parish to each appoint a Trustee should they wish. Trustees take account of the skills, knowledge and experience needed for the effective administration of the CIO in appointing new Trustees. The Board undertakes appropriate checks of each Trustee. The Annual General Meeting (AGM) is used as a forum to outline the achievements and plans of the CIO and to seek any nominations to be a Trustee. During the reporting period, a Trustee recruitment leaflet was circulated to all households within the Village, with copies posted on the CIO website and within the Parish Hall.

Additional information

Policies and procedures adopted for the induction and training of trustees	Each Trustee – existing and new – 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. The CIO's suite of policies are reviewed and approved by Trustees and are scheduled for review annually. New policies are adopted where deemed required. A virtual library has been established for the Trustees to improve access to core documents and act as a key repository of information.

The charity's organisational structure and any wider network with which the charity works	The Trustees oversee the policies and strategy of the CIO. The organisational structure is flat to help ensure Trustees take accountability and responsibility for operational working, governance and performance. There are designated posts of Chair, Secretary, Treasurer, Data Protection Officer, and Safeguarding Officer. The work of Trustees is supported by volunteers from the community who perform a number of duties. The CIO is a member of the Tees Valley Village Hall Network. Trustees attend Network meetings and training events, as considered appropriate.
Relationship with any related parties	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 website as well as advice and training supporting the operation of the Parish Hall. The CIO has a close working relationship with 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. The CIO is an active member of the Stockton-on-Tees Borough Council led Community Spaces initiative and an approved Warm Welcome Space. Building upon the CIO commitment towards its charitable purposes and investing in our local community the CIO has been accepted as a Stockton-on-Tees Borough Council Referral Partner and member of the Tees Valley MultiBank; and an accepted member of In-Kind Direct. The CIO was accepted as a National Energy Action partner and shares energy advice literature with local residents to help them manage their energy costs. The CIO has liaised with Northern Power Grid and has agreed to be nominated as a local Crisis Hub. In the event of a crisis, such as power cuts or flooding, the Parish Hall would be a centre for residents to attend for warmth, refreshment and to charge phones etc. Trustees are currently assessing options to improve the Hall's resilience should such crisis events occur.

Objectives and Activities

Summary of the purposes of the charity as set out in its governing document	(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. (ii) to establish or secure the establishment of a community hall and to maintain and manage the same in furtherance of these objects.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	The Parish Hall is the only truly indoor 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 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 the CIO's target beneficiaries). 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, chair yoga, and coffee mornings. 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. 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. Parish Hall hire fees were maintained at prior levels for five 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. Hall hire fees for the hire of the entire venue for new Hall hirers were increased on 1 January 2026 from £15 to £17.50. Trustees considered this as essential to meet rising costs, and charges still provided excellent value for money after undertaking a comparison across local halls. The CIO has extended its investment in the community through the provision of a free to attend weekly 'meet your neighbour' social meeting; a free to attend weekly craft group and hosting 6 free to

	attend school holiday activities, including bouncy castle and soft play sessions, party sessions with crafts, games and disco and Little City UK role play for toddlers and pre-schoolers. The CIO additionally provided the Parish Hall free, on occasion, for the Chair Yoga group to hold a monthly after session social meeting with tea, coffee and refreshments. This has been well received by attendees with many staying for additional social interaction.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	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.

Additional information

Summary of the charity's strategies for achieving the stated objectives	The CIO Medium Term (5 yr) Strategy is **Safeguarding the Future,** as Trustees have a core responsibility to safeguard the future of the Parish Hall for future generations. The strategy commenced in 2025/26 and had two key strands: 1. **Investing in the Fabric of the Building**; and 2. **Investing in the Community** Which are strongly aligned to the CIO charitable purpose.
Contribution made by volunteers	The Parish Hall relies substantially on the efforts of the Trustees and other volunteers from the community for its operation. 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. Amongst the contributions volunteers make to the operation of the Parish Hall are administrative, caretaker, minor internal and external maintenance, and event coordination. During the reporting period, 30 volunteers provided support to the operation of the Parish Hall in addition to Trustees. Some volunteers are extremely active; others may volunteer for particular activities e.g. decorating the Hall for Christmas

Achievements and Performance

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	Leveraging the CIO's 2024/25 Strategy , the CIO Strategy for 2025/26 (and the Medium Term) was titled **Safeguarding the Future**, as Trustees have a core responsibility to safeguard the future of the Parish Hall for future generations.

wider benefits to society as a whole.

The strategy was strongly aligned to the two core charitable purposes of the CIO; and aimed at securing financial stability with a balanced budget in year.

1. **Investing in the Fabric of the Building**; and
2. **Investing in the Community**

Investing in the Fabric of the Building

The proposed deliverables in 2025/26 were to seek to further invest in the fabric of the building. The following areas of investment were identified, subject to the availability of funding:

Investment identified	Outcome
Internal repaint to the main hall; kitchen and toilet areas	Completed
Furniture and equipment to maximise the multi-use functionality, particularly to the meeting room and the main hall (e.g., soft play matting).	Completed Spend focused on accessibility to the small room, with additional ramp works; hand rails installed, security lighting and key safe added
Additional equipment to enable increased events and activities to be held, for example a dishwasher / glass washer would facilitate cleaning up after events and equipment such as barista style coffee machine would meet changing customer expectations – the nature of spend would depend on user requirements	Completed Coffee machine bought. Rusted hand towel holders replaced Lockable toilet roll holders replaced Rusted toilet bins replaced New nappy bin installed Wall mounted baby changing station purchased
Soft landscaping (e.g., bulb planting, border planting and planters).	Completed Some planting undertaken and work undertaken to tidy borders.
Refresh to some items (e.g., glasses, linen).	Completed New glasses and storage boxes purchased

Investing in the Community

The deliverables in 2025/26 were to seek to expand support to the community by direct provision of community space activities or by enabling activities to take place. Pending the availability of funding the following areas were identified

Investment identified	Outcome
Continue providing a Youth Club after initial grant funding has ended.	During the reporting period, the Youth Club temporarily halted following low attendance and lack of parental support. Relevant grant funding is being held in reserve with the aim of relaunching the Youth Club at a later date.

	Continue providing a Warm Space facility after initial grant funding has ceased.	The Warm Space / Meet Your Neighbour event has commenced, using grant resources. Efforts will be made to continue this once grant ceases if there is a demand.
	Extending community use such as a parent / toddler group or an open community multi-generational session to help build community engagement and cohesion.	At present there has not been the demand, however the recently introduced free School Holiday Activities were well supported and may lead to future demand.
	Hold community events during the School Holidays.	A number of free to attend events were held during the summer of 2025 as part of the CIO Summer of Fun programme of events. These included • Two bouncy castle, ball pit and soft play sessions, aimed at pre-schoolers up to 10-year-old. • Two sessions hosted by Little City UK, providing fun role play activity for toddlers and pre-schoolers, in a purpose-built little city • One children's party with crafting, face painting, games and disco aimed at 3-8 yr olds. All events were well attended with near maximum attendance at each session
	Seek to subsidise courses / events, particularly where these may become sustainable in the future and/or engage the community.	The CIO supported certain regular Hall Hire activities that were under threat due to a decrease in users (e.g., salsa classes); expanding their activity (e.g., Chair Yoga social hour); or trialling new activities (e.g., Pilates, Festive Wreath Making).
	Explore the opportunity of bringing in specialist resources to run groups; courses; talks and provide advice (e.g., first aid courses).	National Energy Action attended a coffee morning session to provide energy related advice; attendees have requested further talks on this matter which will be scheduled. Northern Powergrid advising on energy issues to enable the Parish Hall to become a crisis centre

	The CIO's work and investment in the community have made a difference. Free events have been well attended, with participants seeking for these to continue. The use of the Parish Hall has increased substantially and the variety of events, activities and groups using the Hall and by the CIO increasing reflects the requirements of the local community.

Additional information

Performance of fundraising activities against objectives set	The CIO Receipts and Payments budget for 2025/26 set a budgeted level of receipts from Hall hire fees; donations and fundraising. Although no grant budget was set, the CIO Strategy identified that grants may be required to fund further investment. The CIO Strategy identified key deliverables for 2025/26 to continue to Safeguard the Future of the Hall. **Hall Hire Fees:** Proactive action has been taken to retain and attract groups to use the Parish Hall delivering a range of different activities to the community. The CIO itself has delivered a number of free events including Youth Club, School Holiday Activities, and Warm Space events such as Meet Your Neighbour and Craft Group. Actions have had the impact of increasing Hall hire fees to £10,740, which is above budget (£8,100) and above 2024/25 level (£8,291). **Donations / Fundraising**: Proactive action has been taken to increase donations and fundraising. The Parish Council's Christmas Fayre and funds raised through the Easyfundraising platform; combined with donations from the Parish Council and donations from the Co-op and Marks and Spencer towards Warm Space activities all secured funds for the CIO. A donation box has also proved successful. Donations/fundraising raised £1,877 which is above budget (£1,050) and above 2024/25 level (£1,047). **Other Receipts**: Other receipts include drawdown of grants to support the Youth Club, Meet Your Neighbour and Craft Group. A small sum was raised from cashback from use of the CIO Debit Card. Receipts totalled £518, which is above budget (nil) and above 2024/25 level (£166.75). **Grants**: Grants as stipends / contributions to support costs were £3,150 and grants allocated to the Restricted Funds account totalled £5,000.

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	The CIO's protocol on Financial Reserves is defined within its *Financial Policy and Procedures*, which is formally reviewed by the Trustees annually. The CIO attempts to retain sufficient reserves to meet contractual liabilities as well as cover anticipated and unexpected costs. 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). 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. Grant funding is tracked and monitored to help ensure funds are utilised in accordance with the specific grant requirements and are reported as such to Trustees at each regular meeting. Where grants are not utilised at year end the funds are retained in earmarked reserves and held and used solely in accord with the specific grant conditions. The Treasurer submits a report at each regular Trustee meeting which reports on the Cash and Reserves held.
Amount of reserves held	The reserves statement included within the Balance Sheet as at 31 March 2026 identifies reserves of: ● £7,229.63. Grant Reserves. The reserves are to meet future costs/liabilities in relation to the grant provision. It is expected the grant reserve will be utilised in 2026/27. ● £26,484.36. Earmarked Reserves to deliver CIO Strategic Objectives to Invest in the Fabric of the Building and to Invest in the Community. Reserves include provision to repair/replace the 100+yr roof on the Parish Hall, potentially invest in a commercial dishwasher, and add additional wall buffers. Reserves also include £3150 to support the community. A working capital reserve of £2000 is also included. ● £103.75 Income in Advance for Hall hire in 2026/27 ● £1,984.23 General Reserve, for general purposes and contingencies
Reasons for holding zero reserves	N/A
Details of fund materially in deficit	N/A

Details of any debts held	The CIO does not have any debts. Short term creditors at year end refer to goods and services received or incurred during the financial year, but which may not have been invoiced or paid for at 31st March 2026. All short-term creditors have subsequently been paid.
Explanation of any uncertainties about the charity continuing as a going concern	The Trustees have reasonable confidence in the viability of the CIO for the immediate future. The CIO is in a positive position for the medium term and recent investment and actions improve the CIO's ability to continue as a 'going concern' The CIO Strategy included specific actions to increase the Parish Hall's utilisation and secure grant funding, which were achieved. The 2025-26 Strategy sought to **Safeguard the Future** of the Parish Hall and significant outcomes have been achieved that included securing Stockton Council Stronger Community status; being accepted as a Warm Welcome Space; being accepted as a local Referral Partner and securing approved MultiBank user accreditation; and being an approved National Energy Advice partner which has been of further benefit in securing the longer-term viability of the CIO and Parish Hall. Utilisation continues to increase, 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. As a result of proactively seeking grant funding that has resulted in several successful outcomes, the CIO has provided a number of free community events, which previously was not possible. Action has been taken to periodically review all of the CIO's contracted services, and their associated costs, which is helping to ensure operating costs are controlled. The CIO has expanded its sources of grant, fundraising and donation income. As previously noted, a number of grant applications were successful that included securing £3,150 in funds as a 'stipend' to support operational costs as well as a further £5,00 to invest in the fabric of the Parish Hall building and to invest in the community by providing free to attend activities and events. Revenue from donations have also increased over the period providing further resilience to the CIO.

Additional information

The charity's principal sources of funds (including any fundraising)	The principal sources of funds for the day-to-day operation of the Parish Hall are: 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 five years, with the exception of whole hall hire fees that increased from £15 per hour to £17.50 per hour for new users. 2. **Donations:** Donations are enabled either as ad-hoc receipts from individuals / groups or through the Easyfundraising platform. Grindon & Thorpe Thewles Parish Council regularly provide a general donation to the CIO in support of its activities 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, however, in 2025 the event was not held for personal reasons. 4. **Grants:** Grants towards running costs, have been secured in 2025/26 as the CIO expands its relationships and partnerships with other organisations, and further evidences its delivery of key outcomes for residents and users. 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.
A description of the principal risks facing the charity	The principal risk facing the CIO is the physical infrastructure of the Parish Hall, most notably its original 105-year-old roof, which may require significant expenditure beyond the CIO's reserves, grants, and/or other monies which could be raised. 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. Facias and soffits are in need of repair / replacement in the short to medium term, with some emergency repairs undertaken. Replacing all facias and soffits will be the focus of grant applications as and when these become available. *Note: Following the end of the 2025-26 reporting period, Trustees were advised the Parish Hall's roof needs replacement as a matter of urgency. Trustees are proactively pursuing funding options to cover the anticipated expenditure, considering potential contractors, and prioritising work accordingly.* 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 since 2024 as part of the delivery of the CIO's Strategy to *Safeguard the Future* has helped to mitigate this risk, which has been further mitigated by the additional income sources identified and received.

Plans for Future Periods

Review of the charity's future plans	

Summary of the charity's plans for the future, including its aims and objectives and any activities planned to achieve them	At the 20th January 2026 Trustee meeting the CIO's Medium-Term Strategy was approved. Trustees approved a continuation of the strategy framework approved in 2024/25, and for this to become a medium term (5 year) Strategy, with specific actions identified each year for the delivery of the strategy,
	
	The CIO Strategy is **Safeguarding the Future,** as Trustees have a core responsibility to safeguard the future of the Parish Hall for future generations. The strategy had two key strands:
	
	1. **Investing in the Fabric of the Building**; and
	2. **Investing in the Community**
	
	Which are strongly aligned to the CIO charitable purpose.
	
	Specific actions for 2026/27 include:
	● Seek to secure grant funding to further invest in the fabric of the building and in the community. Grant funding will be sought:
	  o to replace our facias/soffits with UPVC;
	  o to add extra wall buffers at chair back height;
	  o to purchase a commercial dishwasher/glass washer;
	  o to provide funds for free community events.
	● If/when grant funding becomes available once the solar farms around the Village go-live, a bid will be submitted for funds to support delivery of the CIO Strategy.
	● Increase the number of individuals supporting the CIO through the Easyfundraising platform and sums raised.
	● Provide additional free to attend community events and activities.
	● Seek to 'partner; with other agencies or become 'accredited' where this enhances the ability for the CIO to deliver its charitable purpose.
	
	As previously noted, efforts are underway in anticipation of launching a project to replace the Parish Hall's roof. The project will be completed as either a phased or full approach depending on how successful the CIO is in securing the necessary funds to cover the anticipated expenditure. Work will be prioritised and scheduled accordingly.

Declarations

The Trustees declare that they have approved the Trustees' report at its meeting of 30th September 2026.

Signed on behalf of the charity's trustees

Name	Chris Chapman
Position	Chair of Trustees
Date	30th September 2026