CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01.01.2025 Period start date
To 31.12.2025 Period end date

Charity name: WHITBY BUILDINGS PRESERVATION TRUST

Charity registration number: 1192860

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	**To secure the conservation, repair and maintenance of land and buildings of historic, architectural or artistic interest, situated in Whitby and surrounding areas for the benefit of local residents and the public generally.**
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.	Para 1.17 and 1.19	**The Trustees met on seven occasions during 2025.** **The Trustees concentrated on various buildings in Whitby which were at risk because of their disrepair and the failure/inability of their owners to carry out repairs and/or identify new sustainable uses for the buildings that would secure their future economic viability. Ideally new uses should fulfil a charitable purpose.**
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	**The Trust has been ever mindful of the guidance issued by the Charity Commission that its activities must achieve a public benefit. The Trust endeavours to conserve the built environment for the enjoyment of the public.**

Additional information (optional)
You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment	Para 1.38	

including program related investment		
Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	**The Trustees have been actively involved in seeking to resolve issues of neglect and disrepair of the following Whitby historic buildings:** **<u>Spa Well, Broomfield Terrace, Whitby</u>** **Following the completion of repairs by the Whitby Town Council the Trust continued to monitor the condition of the building.** **<u>Flowergate Chapel, Whitby</u>** **The Trust has maintained a watching brief on this property. A charitable trust (Flowergate Old Chapel CIO) has been established and one of its objectives is to secure the preservation and maintenance of the building. Various repairs have been carried out with grant assistance.** **<u>St Ninian's Church, Baxtergate, Whitby</u>** **The Trust was encouraged to note that progress had been made in establishing a group including some of the proprietors to care for the church. Insurance had been arranged, a bank account opened and various repairs undertaken in an effort to keep the building watertight.** **<u>Railway Weighing Machine House, Whitby</u>** **This derelict building is in need of protection from vandalism and the consolidation of what remains of its structure to prevent further dilapidation. The Trust has agreed to produce a public information board to draw attention to the**

		building and its significance in early railway history. **<u>Old Town Hall, Market Place, Church Street, Whitby</u>** **The Trust was pleased to note that funding had been agreed for the repair and renovation of this building under the Whitby Town Deal Programme.** **<u>15 St Hilda's Terrace, Whitby</u>** **The Trust contacted the North Yorkshire Council concerning the deteriorating condition of this Grade II* listed town house and urged that action be taken to persuade the owner to carry out urgent repairs or take steps to sell the property.**

Additional information (optional)
You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	**No liabilities with the exception of Bank charges.**
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	**Establishment of bank account in readiness for future project work. Presently reserves are held so as to cover bank charges and small project costs.**
Amount of reserves held	Para 1.22	**£515**
Reasons for holding zero reserves	Para 1.22	**N/a**
Details of fund materially in deficit	Para 1.24	**N/a**
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	**None**

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	**C.I.O Constitution**
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	**In accordance with C.I.O. Regulations**
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	Para 1.25	**Whitby Civic Society is entitled to nominate up to six trustees elected by a majority vote at a meeting of the Trust.**

Additional information (optional)
You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	**WHITBY BUILDINGS PRESERVATION TRUST**
Other name the charity uses	
Registered charity number	**1192860**
Charity's principal address	**2 Harrowing Drive** **Whitby** **YO21 1JW**

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	D. Green	Secretary		
2	J. Kukk	Treasurer		
3	F. Clewlow	Chair		
4	N. Swannick	Vice Chair		
5	B. Snoxell			
6	J. Burns			
7	D. Rodwell-Cox			
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Exemptions from disclosure

Reason for non-disclosure of key personnel details

Other optional information

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Janet Denise Kukk	
Position (eg Secretary, Chair, etc)	Treasurer	
Date	28th September 2026	

WHITBY BUILDINGS PRESERVATION TRUST

Registered Charity No: 1192860

Accounts for the year ended 31 December 2025

	2025 £	2025 £	2024 £	2024 £
INCOME				
Donations	-		533	
		-		533
EXPENDITURE				
Bank charges	- 17		- 1	
		- 17		- 1
Profit/Loss		- 17		532
Total funds brought forward		b/f 532	nil	
2025 Profit/loss		- 17		532
Total funds carried forward		c/f 515		532
Respresented by				
Funds held at Barclays Bank 31st Dec		514.63		531.63

Accounts prepared by: Janet Kukk, Hon Treasurer
6th January 2026