

**THE MARKET HOUSE,
HAWES, NORTH YORKSHIRE**

YEAR ENDED 31st AUGUST 2025

**REPORT OF THE MANAGEMENT COMMITTEE
INDEPENDENT EXAMINER'S REPORT TO THE MANAGEMENT COMMITTEE
ACCOUNTS**

THE MARKET HOUSE, HAWES, NORTH YORKSHIRE

ANNUAL REPORT FOR THE YEAR ENDED 31st AUGUST 2025

The Market House, Hawes, North Yorkshire is registered with the Charity Commissioners No 245038 and is constituted by Deed of Trust. The Charity is administered by a management committee comprising as at 31st August 2025:

Chair: **Abbie Rhodes – resigned 7th October 2024. Acting Chair: Mandy McCarthy**

Secretary: Non voting member – Laura Dunn

Treasurer: **Stan Roocroft MBE**

and eleven other elected Trustees. **Stephanie Bland, Barbara Roocroft, Chris Dunn – resigned 7th October 2024, Yurek Waluda, Gordon Sleightholm, Kevin Tasker, Alison Wade, Amy Cockett, Michelle Anne Barnes, Barry Cruikshank, Amy Pye and Graham Indge.**

The Charity is established for the benefit of the inhabitants of Hawes, including the provision and support of facilities for recreation and other leisure time occupation, the support of educational facilities, and the provision of facilities for the holding of a weekly market.

The building known as Market House, together with the land on which it stands, is held in trust for the objectives of the charity. Other assets of the charity are represented by the bank accounts, the fixtures, fittings and furniture at the Market House, and a further permanent endowment of a number of Units in the BlackRock Charities UK Bond Fund (BlackRock UK Charities & Endowments).

The Caretaking and Administrative responsibilities supporting the work of the Trustees continued to work efficiently throughout this year and show evidence of good working practice. The Charity depends on the continuing help of local volunteers. No remuneration has been paid directly or indirectly out of the funds of the charity to any trustee by virtue of their status as a trustee.

The Trust meets the requirements of the Insurance Company (Allied Westminster) and follows guidance from Acre and as a member of Community First Yorkshire (formerly Rural Action Yorkshire) supporting rural communities. The weekly indoor market as defined in the Trust Deed, continues to operate successfully. There is increased use of our community facility for the whole of the Upper Wensleydale area by local residents and the various local organisations and associations. The 'Good Life Project' has been particularly well used and developed during the difficult period of energy and economic crisis for rural communities.

The refurbishment and maintenance programme has been followed regularly throughout the year. However, progress on the project for an additional disabled-access provision will depend on securing considerable grant-assisted funding over the next twelve months.

..... Chair

..... Date

Profit and Loss

Hawes Market House

For the year ended 31 August 2025

Account	2025
Turnover	
Commercial Hirers	14,117.50
Community / non Commercial Hire	13,961.85
Grants and Donations	29,066.00
Market Stallage	7,855.00
Other Revenue	45.00
Rent / Hire	8,417.42
Sundry / Miscellaneous / Parking	2,604.93
Total Turnover	76,067.70
Gross Profit	
	76,067.70
Administrative Costs	
Advertising & Marketing	90.22
Audit & Accountancy fees	816.00
Cleaning supplies / refuse collection	1,997.81
Employer Pension	321.16
General Expenses	429.43
Heating and Lighting	10,065.40
Insurance	1,913.51
Refurbishment	41,299.20
Repairs and Renewals	6,064.29
salaries	20,350.20
Secretarial Expenses	168.68
Telephone & Internet	913.87
Water Charges	1,121.91
Total Administrative Costs	85,551.68
Operating Profit	
	(9,483.98)
Other Income	
Cleaning Excess	50.00
Total Other Income	50.00
Profit on Ordinary Activities Before Taxation	
	(9,433.98)
Profit after Taxation	
	(9,433.98)

THE MARKET HOUSE, HAWES, NORTH YORKSHIRE

REGISTERED CHARITY NUMBER: 245038

INDEPENDENT EXAMINER'S REPORT TO THE MANAGEMENT COMMITTEE

I report on the accounts of the Charity for the period ended 31st August 2025 which is set out in the accompanying pages

As the Charity's Management Committee, you are responsible for the preparation of the accounts, and you consider the audit requirement of Section 43 (2) of the Charities Act 1993 does not apply.

I have carried out my examination in accordance with the general directions given by the Charity Commissioners. The examination includes the review of the accounting records provided by the Charity, and confirms that the attached accounts are in accordance therewith. The procedures undertaken do not provide all the evidence that would be required in an audit, and therefore I do not express that audit opinion on these accounts.

In connection with my examination, no matter has come to my attention that gives me cause to believe that the various requirements to keep accounting records and prepare accounts have not been met. Further, no matter has come to my attention that will affect the proper understanding of the accounts.



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13th September 2025

THE MARKET HOUSE, HAWES, NORTH YORKSHIRE

REGISTERED CHARITY NUMBER: 245038

NOTES ON ACCOUNTS : 31st AUGUST 2025

ACCOUNTING POLICIES

General

These accounts have been prepared under the historic cost convention and are in accordance with the Charities Statement of Recommended Practice.

No recognition has been given for income pledged but not received at the date of these accounts.

Cost incurred prior to the date of these accounts had been accrued and is included within these accounts.

ASSETS

Non Monetary Assets

In addition to bank account and savings account balances shown on the face of these accounts the land and buildings known as the Market House are vested in the Official Custodian for Charities on behalf of the Charity, as are 315.25 shares in the Charnico Charities Narrower Range Common Investment Fund, representing permanent endowment.

The fixtures, fittings and furniture at the Market House are held by the Charity for functional use and additions or replacements are charged to expenditure as and when incurred.

LIABILITIES

None