



CHESTER-LE-STREET COMMUNITY ASSOCIATION

Newcastle Road, Chester-le-Street, Co Durham, DH3 3TS

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ANNUAL REPORT AND ANNUAL ACCOUNTS 2024

Charity Registration No: 520753

CHESTER-LE-STREET COMMUNITY ASSOCIATION

OFFICERS AND COMMITTEE 2023/2024

Chairman	Pauline Swann
Vice Chairman	Geoff Graham
Treasurer	Laszlo Szomoru

MANAGEMENT COMMITTEE

Pauline Swann
Geoff Graham
Jean Martin
Gary Saunders
Laszlo Szomoru

STAFF

Manager	Julie Dryden-Smith
Finance Officer	Derek Smith
Office Support	Lisa Graham
Housekeeper	Gary Eglinton
Housekeeper	Dawn Raine
Housekeeper	Janet Balfour
Housekeeper	Bobby Hirst
Housekeeper	Ella Quigley

Fire Safety Officer	Julie Dryden-Smith/Gary Eglinton
Health & Safety Officer	Julie Dryden-Smith

INDEPENDENT EXAMINER

Terry Cain

CHESTER-LE-STREET COMMUNITY ASSOCIATION

USER GROUPS

Scottish Country Dancing	Monday morning	Weekly
Craft Club	Monday morning	Weekly
Exercise for 40+	Monday afternoon	Weekly
Helen West Theatre Dance School	Monday evening	Weekly
Yoga	Monday evening	Weekly
Bridge Club	Monday evening	Weekly
Karate	Monday evening	Weekly
Fitsteps	Tuesday morning	Weekly
Helen West Theatre Dance School	Tuesday evening	Weekly
Group A	Tuesday evening	Weekly
Chester-le-Street Theatre Group	Tuesday evening	Weekly
Zumba with Jana	Wednesday morning	Weekly
Yoga with Jana	Wednesday morning	Weekly
Friendly Art Group	Wednesday morning	Weekly
DanceFit with Ruth	Wednesday morning	Weekly
Pilates with Jana	Wednesday evening	Weekly
Group A	Wednesday evening	Weekly
Al-Anon	Wednesday evening	Weekly
Karate	Wednesday evening	Weekly
Thursday Morning Art Group	Thursday morning	Weekly
Hartbeeps	Thursday morning	Term Time Only
Exercise for 50+	Thursday afternoon	Weekly
Bridge Club	Thursday evening	Weekly
Group A	Thursday evening	Weekly
FitSteps	Thursday evening	Weekly
Chester-le-Street Theatre Group	Thursday evening	Weekly
Broadway meets Motown Dance	Friday afternoon	Weekly
Helen West Theatre Dance School	Friday evening	Weekly
Chester-le-Street Theatre Group	Friday evening	Weekly
Matchbox Theatre	Friday evening	Weekly
Euphoria Dance	Saturday morning	Weekly
Joyce Jeffrey Theatre Dance School	Saturday afternoon	Weekly
Chester-le-Street Theatre Group	Sunday afternoon	Weekly
Spin Off Sax	Sunday afternoon	Weekly
North East Concert Band	Sunday evening	Weekly
Group A	Sunday evening	Weekly

PRIVATE GROUPS

NODA	Various
Durham County Council	Various
Penshaw View Training	Various
Polling Station	Various
Gateshead College	Various
Social Services	Various
Victim Support	Various
NHS – Wellbeing for Life	Various
Triage Training	Various
Karbon Homes	Various
Creative Allsorts/Reece Sibbald Productions	Various
SORA Training	Various
Orange Box Training	Various
Communicators Ltd	Various
KFA	Various

Plus 5 weeks of drama/revues/concerts during the year

CHAIRMAN'S REPORT

Since taking the Chair of the Community Association at the 2024 AGM I am delighted to report that, in broad terms, our community centre has continued to flourish. It has remained very busy with our regular users along with a broadening range of other users who find our community centre a welcoming place for their activities. I am sure more details will emerge on this topic in the Centre Managers Report which will follow in a few moments.

There are two main issues which require acknowledgement in this report:

- Firstly, the establishment of Chester-le-Street Community Centre as a Limited Liability Company (by Guarantee). Following a series of administrative missed steps not of our making, the process was finally completed in late 2024. The advantages of this status will now become available to the Directors as we move forward. I am sure the Finance Officer, who led on this initiative, will be able to respond to any questions which may arise during the meeting.
- Secondly the on-going saga with Durham County Council and its desire to persuade Chester-le-Street Community Centre to change its status and take on a lease arrangement which would result in the removal of DCC from their trusteeship of the Community Centre. Following another meeting a number of commitments were made by DCC representatives but as is becoming the norm with DCC time has passed with no substantial progress being made.

In conclusion, and on behalf of the Trustees/Directors I wish to express thanks to the Centre Manager and her team for their continued commitment to the centre to ensure our users enjoy a positive and productive experience while using the facilities.

On a personal note I would like to thank my fellow trustees for their continued commitment to the Community Association.

Pauline Swann

MANAGER'S REPORT 2023/2024

Welcome to our 2025 AGM and I am delighted to report another successful year for Chester-le-Street Community Centre.

My grateful thanks to the Management Trustees for their hard work and support throughout the year and I believe I should now address them as "Directors". As always, my thanks to the loyal staff of the CC who all work diligently and flexibly to accommodate the needs of the centre.

We have had some staff changes this year as June Donald has left us, but we have welcomed new staff members Bobby Hirst and Ella Quigley.

The centre continues to thrive, and we remain open 7 days per week from 9 am – 9 pm with only a few exceptions. The bookings continue to be varied, we cater for private training, NHS wellbeing, private parties and holiday clubs in addition to our regular groups. We also host 4 theatre productions a year.

Julie Dryden-Smith

FINANCIAL STATEMENT 2023/2024

The results for the year ended 30 September 2024 show a small deficit of £395.

Room hire charges produced a very healthy increase on the previous year of 23%.

A small part of this was as a consequence of room hire charges being increased in April 2023, but the major factor was a large rise in the number of room bookings.

A secondary impact of the additional footfall was the large increase in profitability of Jean's Kitchen. The margin increased from £6,609 in 2022-23 to £13,670 in 2023-24, a percentage rise of 106%.

Staff costs increased by 22.5%. This was partially due to a 6% increase in rates due to living wage increases, but the major factor was the increase in room hire bookings necessitating more staff hours.

Utility costs showed a sharp increase from £4,035 in 2022-23 to £17,146 in 2023-24. The main reason for this was a long running dispute with our former energy supplier, SSE, who overcharged us. By the time this was resolved there were a lot of charges which related to the previous year. Also, we moved to new contracts during the year at higher rates. It is expected that in 2024-25 utility costs will reduce to in the region of £8,000.

Going forward, the Association looks to be on an encouraging financial footing with a surplus anticipated for 2024-25.

Reserves continue to be strong at £85,463.

L Szomoru

SCALE OF CHARGES FROM 1ST JANUARY 2024

**ALL CHARGES ARE FOR A PERIOD OF UPTO 3 HOURS
(ADDITIONAL HOURS WILL BE CHARGE PRO RATA)**

<u>Room</u>	<u>Members Groups</u>	<u>Private</u>
1	£22.50	By arrangement
2	£28.00	By arrangement
3	£22.50	By arrangement
4	£22.50	By arrangement
Hall	£40.00	By arrangement

ANNUAL MEMBERSHIP FEES FROM 1ST JANUARY 2019

Senior (Ages 18 and over)	£10.00
Juniors (Ages 5 – 18)	£5.00
Under 5's	Free

All memberships are due January 1st and must be paid by January 31st to secure membership. Names, addresses and telephone numbers of group members must be forwarded to the CC Office by January 31st each year.

Member Groups

Shall be such groups as may be formed within the Association among the individual members for the Furtherance of a common activity.

MAINTENANCE AND IMPROVEMENT PROGRAMME

Improvements Completed:

- New chiller cabinet purchased for 'Jean's Kitchen'.
- Room 1 has had a damp treatment and re-decoration completed.
- Damage to roof in 'Storm Eowyn' awaiting repair.
- Electrical inspection report completed by Gary Saunders (FOC).
- General repairs and maintenance have been completed by Geoff Graham Trustee/Director (FOC).

Future Improvements to Consider:

- New fire alarm and door entry system.
- Air conditioning in Hall and Jean Curry Room.
- Full refurbishment of all toilets.
- Repair/replace front automatic door.
- New carpets throughout the building.
- Non-urgent work to lift.
- External fascia work remodelling.
- Roof maintenance and possible solar panels.

To Achieve these Aims

- Apply for grant funding
- Apply to The Coalfields Regeneration Trust
- Apply for funding – private sector
- Fund raising efforts within the Association
- Sponsorship within private sector
- Increased % of booked space

Success Criteria

- Access for a wider programme of activities
- More pleasing/ecological environment
- Greater public awareness profile
- Continued provision of facilities for users
- Greater public awareness profile

WIDER USE OF THE ASSOCIATION

Our present policy for publicity is:

- "Programme of Activities" booklets published regularly.
- Brochure holders for booklets in Lounge.
- Use of Chester-le-Live booklet (delivered throughout the district).
- Internet use – our own website (www.clscommcentre.com).
- Facebook page – Chester-le-Street Community Centre.
- Facebook – Chester-le-Street Noticeboard.
- Live on DCC preferred room booking system.
- Notice board in foyer.

TO INCREASE INCOME

Aims:

We aim to ensure that income is sufficient to meet present/future requirements.

To Achieve this Aim:

- To regularly review all charges and keep annual increases to a moderate amount.
- Extra usage will generate more income.
- A permanent book, CD and DVD stall is in the lounge to raise further income.
- Proceeds from donated books/jigsaws and cakes.
- EasyFundraising

Success Criteria:

- Provide financial stability.
- Continuation of present programme of on-going improvements and maintenance.
- Increase in Private bookings.
- Increase in Corporate bookings.

CHESTER-LE-STREET COMMUNITY ASSOCIATION
BALANCE SHEET - As of 30th September 2024

Distribution account	Total
Called up share capital not paid	
Fixed Asset	
Tangible assets	
Equipment Cost	19,643
Equipment Depreciation	-4,583
Fixtures and Fittings Cost	20,035
Fixtures and Fittings Depreciation	-17,081
Total for Tangible assets	18,015
Non-current Assets	
Total for Fixed Asset	18,015
Cash at bank and in hand	
Current account	11,022
HSBC Bank (UK) - Business Banking	-2,339
Petty cash and floats	200
Savings	56,687
Sumup	794
Total for Cash at bank and in hand	66,364
Debtors	
Current Assets	
prepayments and accrued income	1,085
Total for Current Assets	1,085
NET CURRENT ASSETS	67,449
Prepayments and accrued income	
Creditors: amounts falling due within one year	
Trade Creditors	
Credit Cards	
Credit Card	
Total for Credit Cards	0
Current Liabilities	
VAT Control	
VAT Suspense	
Total for Current Liabilities	0
Total for Creditors: amounts falling due within one year	0
NET CURRENT ASSETS (LIABILITIES)	67,449
TOTAL ASSETS LESS CURRENT LIABILITIES	85,463
Creditors: amounts falling due after more than one year	
Provision for liabilities and charges	
Accruals and deferred income	
TOTAL NET ASSETS (LIABILITIES)	85,463
Capital and Reserves	
Called up share capital	
Retained Earnings	85,858
Net Income	-395
Opening Balance Equity	
Total for Capital and Reserves	85,463

by Pauline Swann (Chairman):  Date: 28.6.25

CHESTER-LE-STREET COMMUNITY ASSOCIATION

**INCOME AND EXPENDITURE
1 October 2023 – 30 September 2024**

Distribution account	Total
Income	
Grants & donations	770
Jeans Kitchen	18,051
Membership	1,699
Room Hire	74,056
Sales	716
Total for Income	95,293
Cost of Sales	
Jeans Kitchen costs	4,381
Total for Cost of Sales	4,381
Gross Profit	90,911
Expenses	
Advertising/Promotional	38
Computer Costs	57
Depreciation	6,560
Insurances	967
I.T.	701
Office/General Administrative Expenses	2,043
Other Professional Services	28
Phone Costs	330
PPL/PRS	303
Repair and maintenance	2,459
Utilities	17,146
Wages	60,674
Total for Expenses	91,307
Net Operating Income	-395
Net Income	-395

Independent Examiners Report to the Trustees of:-

Chester -le- Street Community Association

I am pleased to be able to report to the Trustees on my examination of the accounts of Chester -le- Street Community Association ("the Trust") for the year commencing 1st October 2023 and ending 30th September 2024.

Responsibilities and basis of the report

As the charity trustees of the "Trust" you are responsible for the preparation of the accounts in accordance within 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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the "Act"

Independent Examiners Statement

I have completed my examination and I can 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

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

Signed:



Name: T. A. Cain

Address: 16 Highfield Rise
Chester -le- Street
County Durham
DH3 3UX

Date: 15th June 2025