

**The Benwell Christian Shop Project**  
Trading as  
**Cornerstone Benwell**

**Annual Report and Accounts  
for the year ending 31st March 2022**

Benwell Christian Shop Project

Registered in England & Wales No. 02349218  
Registered Charity No. 701263

**Serving the Community of Benwell since 1987**

Trustees and Directors at 31st March 2022

Peter Michell (Acting Chair)  
Carol Davison (Acting Secretary)  
David Kirkwood  
Edith Hutchinson  
Shirley Irving  
Tim Woolley  
Claire Lewis  
Rachel Turner

The Trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2006 to have due regard to the Charity Commission's general guidance on public benefit.

Welcome to this Annual Report which summarises the achievements of Cornerstone during the financial year leading up to March 2022.

Also included is a summary of the 2021-22 Annual Accounts.

Cornerstone has a long-term commitment to serve the people of Benwell by working to:

- Include the excluded
- Empower the disempowered
- Encourage the discouraged
- Celebrate all that is good

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Registered Office:

62 Armstrong Road

Benwell

Newcastle Upon Tyne

NE4 7TU

T: 0191 226 0941 E: [cornerstonebenwell@gmail.com](mailto:cornerstonebenwell@gmail.com)

[www.cornerstonebenwell.com](http://www.cornerstonebenwell.com)

[www.facebook.com/cornerstonebenwell](http://www.facebook.com/cornerstonebenwell)

Bankers

TSB PLC

104 West Road

Newcastle upon Tyne

NE4 9QA



On behalf of all the Team at Cornerstone Benwell we would like to dedicate this AGM to the  
memory of Colin Bell.

Colin was a dedicated volunteer at Cornerstone for many years.

Sadly, we lost Colin suddenly in January 2022.

He remains a huge miss.

Thank you, Mr Cornerstone.



## Report from Operations Manager Amy Proud

April 2021 heralded the big reopening of services across the country and returning to normal life in a post-covid community.

Sticking rigidly to the (ever changing!) Government roadmap we reopened our popular preloved shop and café. We have loved welcoming back all our regular customers and the many, many new customers from our community.



We strengthened our collaboration with WERS and have taken over as their Clothes Bank offering refugees free access to clothing, household good and toys.



The café has gone from strength to strength offering a delicious breakfast and lunch menu twice a week.



We also had the opportunity to restart our Pensioners Lunch Club starting with a fantastic Christmas party funded by ASDA.



The café feedback is always excellent and a real asset to the work at Cornerstone and I would like to take this opportunity to thank Lesley for all her hard work and dedication this year. She truly can make something out of nothing.



Autumn of 2021 saw the opening of the Benwell Bridge Community Pantry.

The pantry is supported by public donations and Fareshare North East through a grant from Newcastle City Council. It gives our members access to good food, dignity, choice, and hope. We are currently supporting over 60 families in NE4 and NE15.

In September we were joined by Katy who took up post to deliver outreach to the schools in our ward. Sadly, after liaising with school pastoral teams and attending network meetings it was discovered that our area had a huge amount of Mental Health problems in primary school children. Katy used her expertise to create The Kindful Project. This project uses arts and crafts, mindful techniques, meditation, and yoga to enrich the lives of primary school age children.

The project has been hugely successful and is something we will be taking into the future at Cornerstone.



During this year we said a heartfelt goodbye and thank you to Denise Scott who dedicated many years to working with the Welcome Project and Millenium Club.

Due to the rising costs of external contractors, we made the decision to bring the Welcome Project and Millenium Club internally and raise funds to put on the sessions ourselves. Katy doubled her workload and took on the programme design and implementation. These two projects have never been more popular with over 20 regular attendees each week (We are bursting at the seams!).

We have enjoyed courses such as cookery, crafts, cake decorating, bath bomb making, chocolate making. The centre always smells good enough to eat!



Our Mill Club now has a theme each month with amazing food followed by music, games and dessert making. During this year they enjoyed a Valentines Party, Easter Party, Christmas activities and much, much more.

I want to take this opportunity to thank Katy for all her hard work this year. The difference she has made to the lives of the children in the West End and our LD adults is immeasurable.

We welcomed a new member of staff this year from the Kickstart DWP government campaign.

Adela joined us for 6 months and helped with all aspects of the centres work.

We wish her every success in the future (especially with a little baby boy due on Christmas Day!)



Our community centre has been used throughout the year for many gatherings, parties, corporate training sessions and by partner organisations including SEARCH and Northern Directions. Our centre is bright, welcoming, clean, and attractive and is often complimented as a clearly well-loved space.

I would like to take this opportunity to thank Michael for his loyalty, hard graft, and patience! We would be lost without you.

I would lastly like to give a huge Thank You to our wonderful volunteers. Without you Cornerstone could not exist. An extra special **THANK YOU** goes to Carol, Wendy, Veronica and Chris.

I feel the future is bright at Cornerstone and I am so excited to continue to strengthen and improve our current projects and hey..... why don't we add a few more too!!

From all the Team at Cornerstone Benwell, we thank you for all your support.

Amy x



## Report from the New Chair of Trustees David Kirkwood

I am happy, if a little bit nervous, to be taking over as the Chair of Trustees at a time when so many good things are happening. Cornerstone has not only weathered the covid storm but come through it with a renewed sense of purpose. The need for 'community', for people to be able to meet and support each other, particularly when going through difficult times, has never been clearer.

Cornerstone's role in providing a space for that to happen has crystallised through these past months. There have had to be changes. Needs have changed, funding has changed, but despite this, the service provided here has gone from strength to strength. Amy's report gives a flavour of that and anyone who visits cannot fail to be impressed. This is not an empty space, but a space filled with compassion and solidarity.

None of this could happen without our amazing staff and all the volunteers, Amy herself is a mine of knowledge and a dynamo of activity. She is not only front of house, providing a welcoming and supportive presence for her team and all the visitors, but also behind the scenes seeking out funding in an incredibly successful way. If Mr Sunak only knew I think he would be pinching her so shhhh!!

Amy has mentioned her staff team; Katy, Lesley and Michael and I can only endorse her Comments. We are fortunate to have such a dedicated set of willing workers.

The volunteers are also invaluable, and thanks are due to all. Although often hidden in the work of management, the role of our finance team has never been more important and more demanding. We thank Chris Taylor-Carr, our accountant and Richard McAllister, our auditor for their hard work.

It is only right that we especially recall Colin's contribution today. His love and dedication to Cornerstone was unmatched.

The Trustees having met on Zoom are now back to meeting in person, much more fun. Peter steps aside from his role as Chair which he has excelled in, not at all easy as we have been through these very demanding times. Special thanks too, go to Edith who for health reasons has decided it is time to step aside, her generosity and enthusiasm will be much missed.

Grateful thanks also to the many individuals and organisations who have generously given their support financially and in other ways. This contribution towards the work of Cornerstone is essential and always very much appreciated.

Looking ahead in these difficult times is not easy. After covid has come the 'cost of living crisis' and that is having an impact on us all, but disproportionately on those who struggle to make ends meet at the best of times. Funders are also affected with more demands making every penny harder to come by. The need is great but let's hope and pray that with your generosity and God's help Cornerstone continues to make a difference.

## Major Contributors in the Last Year

Waitrose  
Tesco  
Asda  
John Lewis  
Wesley House Orphan Trust  
COOP  
Newcastle City Council  
NET  
Community Health  
Community Foundation  
Arnold Clark  
Bailey Thomas  
Hadrian Trust  
Barbour  
Aldi  
Aviva  
The Rank Foundation  
WA Handley Charity Trust  
Magic Little Grants  
Marsh Charitable Trust

Seeds of Change  
Zendra/William Webster  
JH Burn  
Kickstart - Department of Work and Pensions  
LGA  
TK Home Solutions  
Vistry Partnership  
Feeding Families  
Amazon UK  
Nathans Wastesavers  
Heddon Church  
Ponteland Methodist Church  
Milburn Methodist Church  
All Saints Gosforth  
Venerable Bede  
St James'  
St Margaret  
St John's  
Riding Mill Church  
Wylam St Oswin's

In addition, we have received a number of significant individual donations.  
To all of these we send our huge thanks.



The following page shows a summary financial report for year ending 31st March 2022.

A full version of the accounts is available by request.

The accounts were prepared in accordance with the Charity Commission Statement of Recommended Practice (Revised 2000) with reference to the exemptions provided for small charities in paragraphs 344-358, paragraphs 353 & 354.

Chris Carr  
Cornerstone Treasurer  
December 2022

I agree that this is a true and fair reflection of the Cornerstone accounts

Richard McAllister  
December 2022

Reserves Policy

The policy is to have between 6 and 12 months running costs in reserve.

	Year ending 31-Mar-22	Year ending 31-Mar-21
<b>INCOME</b>		
Cafe sales	8,922.30	2,898.00
Sale garments etc		89.92
Interest	35.56	160.50
Other income	88.39	
Rent rooms	1,183.00	300.00
Friends of Cornerstone	1,757.00	1,837.00
Donations unrestricted	4,753.05	5,812.52
GRANTS	16,059.00	13,920.00
INCOME - RESTRICTED	15,728.00	19,150.02
<b>Total Income</b>	<b>48,526.30</b>	<b>44,167.96</b>
<b>STAFF COSTS</b>		
Salaries	28,861.13	22,239.78
<b>Total Staff costs</b>	<b>28,861.13</b>	<b>22,239.78</b>
<b>MANAGEMENT &amp; RUNNING COSTS</b>		
Cleaning & decorating	3,575.78	1,389.20
Heat and light	3,301.00	3,889.00
Security and losses	1,105.28	1,056.40
MANAGEMENT COSTS	606.52	418.00
Cafe supplies	2,507.26	2,239.58
Sundry expenses	710.87	39.99
Postage	97.68	
Contents insurance	2,140.68	2,093.41
Motor costs		354.20
Office telephones	983.00	1,046.64
Stationery&office sundri	826.90	
<b>Total Management &amp; running costs</b>	<b>15,854.97</b>	<b>12,526.42</b>
<b>GROSS SURPLUS</b>	<b>3,810.20</b>	<b>9,401.76</b>
<b>USER COSTS</b>		
Group Activities	362.24	148.00
Group Supplies	756.24	238.90
<b>Total User costs</b>	<b>1,118.48</b>	<b>386.90</b>

<b>DEPRECIATION</b>		
Furniture fittings equipment	209.52	279.36
<b>Total Depreciation</b>	<b>209.52</b>	<b>279.36</b>
<b>ASSET DISPOSAL DEFICIT (SURPLUS)</b>		
Motor Vehicles		-769.45
<b>Total Deficit (Surplus)</b>		<b>-769.45</b>
<b>TOTAL OPERATING COSTS</b>	<b><u>1,328.00</u></b>	<b><u>-103.19</u></b>
<b>NET SURPLUS</b>	<b><u>2,482.20</u></b>	<b><u>9,504.95</u></b>
I&E Account Bt Fwd	70,129.34	60,624.39
<b>I&amp;E ACCOUNT</b>	<b><u>72,611.54</u></b>	<b><u>70,129.34</u></b>

# **Benwell Christian Shop Project**

(A company Limited By Guarantee and not having share capital)

## **Annual Accounts**

For the Year Ending 31 March 2022

Company Number 2349218  
Registered Charity Number 701263

## **Benwell Christian Shop Project**

### **Management Council**

Peter Michell (Acting Chair)  
Carol Davison (Acting Secretary)  
Tim Woolley  
David Kirkwood  
Edith Hutchinson  
Shirley Irving  
Claire Lewis  
Rachel Turner

### **Treasurer**

Mr C M Carr

### **Secretary**

Carol Davison

### **Registered Office**

Cornerstone  
Armstrong Road  
Benwell  
Newcastle Upon Tyne  
NE4 7TU

### **Bankers**

TSB  
104 West Road  
Milvain  
Newcastle Upon Tyne  
NE4 9QA

Independent Examiners Report:

TO THE TRUSTEES OF BENWELL CHRISTIAN SHOP PROJECT

I report on the accounts for the year ended 31<sup>st</sup> March 2022.

#### 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 43(2) of the Charities act 1993 (the act) does not apply. It is my responsibility to state, on the basis of procedures specified in the general directions given by the Charity Commissioners under section 43(7)(b) of the act, whether particular matters have come to my attention.

#### BASIS OF THE EXAMINERS REPORT

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and any 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 in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

#### INDEPENDENT EXAMINERS 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 keep accounting records in accordance with section 41 of the Act, and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act. These are also in line with standards set by FRS102.

Have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Name:

  
Mr Richard McAllister

Relevant Professional body:

Chartered Institute Accountants  
England & Wales

Address:

109 Great North Road  
Newcastle Upon Tyne

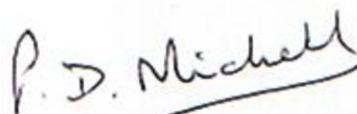
## Benwell Christian Shop Project

### STATEMENT BY THE MEMBERS OF THE COUNCIL UNDER THE PROVISIONS OF THE COMPANIES ACT 2006

The company was entitled to exemption under the Companies Act 2006 from the requirement to have its accounts for the year ended 31 March 2022 audited. No notice has been deposited under that Act requiring an audit in relation to the company's accounts for that financial year. The members of the council acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with the Companies Act 2006, and
- preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its surplus or deficit for the financial year in accordance with the requirements of that Act, and which otherwise comply with the requirements of that Act relating to the accounts, as far as applicable to the company.

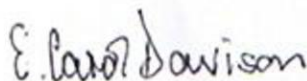
These accounts were approved by the Management Council on Friday 18<sup>th</sup> November and signed on its behalf by:



Peter Michell (Chairperson)



Mr C M Carr (Treasurer)



Carol Davison (Secretary)

## **Benwell Christian Shop Project**

### **Notes to the Accounts for year ended 31 March 2022.**

#### **1. Accounting Policies:**

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the company's annual accounts:-

- **Accounting convention**

These accounts have been prepared under the historical cost convention. We have applied the new principals set out in FRS102.

- **Tangible Fixed Assets and Depreciation**

Fixed Assets are stated at cost less accumulated depreciation

Depreciation is provided at 25% annually

- **Revenue Grants**

Income by way of charitable grants is accounted for on a cash receipts basis.

- **Capital Grants**

Material Capital Grants received are shown as income in advance and taken to income and expenditure over the expected life of the asset.

- **Gifts & Donations**

Gifts & donations are included in the income & expenditure account in the year which they are received.

#### **2. TANGIBLE FIXED ASSETS (see Asset Depreciation page)**

#### **3. DEBTORS & CREDITORS**

- **Debtors:**

We expect to receive £2000 from Inland Revenue relating to Gift Aid donation for 2020 & 2021

#### **4. NET GAIN FOR THE YEAR**

Primarily relates to a controlled approach to managing incoming Grants associated with keeping the centre running, versus running costs.

#### **5. CASH FLOW STATEMENT**

See attached cash flow document.

#### **6. EMPLOYEES**

The average number of persons employed during the year:

<b>2021/2022</b>	<b>3.4</b>	<b>2020/21</b>	<b>3.4</b>
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The members of the management council received no remuneration in the year (2020/21– nil)

#### **7. BALANCE SHEET**

The accounts are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small/medium companies.

#### **8. RESERVES POLICY**

The policy is to have between 6 and 12 months running costs in reserve.

	Year ending 31-Mar-22	Year ending 31-Mar-21
<b>INCOME</b>		
Cafe sales	8,922.30	2,898.00
Sale garments etc		89.92
Interest	35.56	160.50
Other income	88.39	
Rent rooms	1,183.00	300.00
Friends of Cornerstone	1,757.00	1,837.00
Donations: unrestricted	4,753.05	5,812.52
GRANTS	16,059.00	13,920.00
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Cleaning & decorating	3,575.78	1,389.20
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Motor costs		354.20
Office telephones	983.00	1,046.64
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<b>Total Management &amp; running costs</b>	<b>15,854.97</b>	<b>12,526.42</b>
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Group Activities	362.24	148.00
Group Supplies	756.24	238.90
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<b>DEPRECIATION</b>		
Furniture, fittings, equipment	209.52	279.36
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<b>ASSET DISPOSAL DEFICIT (SURPLUS)</b>		
Motor Vehicles		-769.45
<b>Total Deficit (Surplus)</b>		<b>-769.45</b>
<b>TOTAL OPERATING COSTS</b>	<b><u>1,328.00</u></b>	<b><u>-103.19</u></b>
<b>NET SURPLUS</b>	<b><u>2,482.20</u></b>	<b><u>9,504.95</u></b>
I&E Account Bt Fwd	70,129.34	60,624.39
<b>I&amp;E ACCOUNT</b>	<b><u>72,611.54</u></b>	<b><u>70,129.34</u></b>

## BALANCE SHEET

	As At End of Mar-22	As At End of Mar-21
<b>ASSETS</b>		
Fixed Assets	628.57	838.09
<b>Current Assets</b>		
Stock		
Debtors	2,000.00	2,000.00
Bank/Cash	69,982.99	67,291.27
Current Assets	<u>71,982.99</u>	<u>69,291.27</u>
<b>TOTAL ASSETS</b>	<b><u>72,611.56</u></b>	<b><u>70,129.36</u></b>
<b>LIABILITIES</b>		
<b>Funds</b>		
Reserves		
I&E ACCOUNT c/fwd	<u>72,611.54</u>	<u>70,129.34</u>
<b>FUNDS EMPLOYED</b>	<b><u>72,611.56</u></b>	<b><u>70,129.36</u></b>
<b>Current Liabilities</b>		
<b>TOTAL LIABILITIES</b>	<b><u>72,611.56</u></b>	<b><u>70,129.36</u></b>

### Audit Exemption Statement

For the year ending 31/03/2022

the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- the members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476,
- the directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts
- these accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

P. D. Mitchell

P. D. MICHELL

Company Secretary  
& Chair of Trustees

Benwell Christian Shop Project

## CASH FLOW STATEMENT

	Year ending 31-Mar-22	Year ending 31-Mar-21
Surplus from P&L	2,482.20	9,504.95
Adjust for the following non-cash items:		
Fixed Asset Depreciation	209.52	279.36
Loss on Sale of Fixed Assets		-769.45
<b>Net cash from operations</b>	<b>2,691.72</b>	<b>9,014.86</b>
Sale of Fixed Assets		1,350.00
<b>Increase in cash</b>	<b>2,691.72</b>	<b>10,364.86</b>

## ASSET DEPRECIATION

	Furniture, fittings,	TOTAL
<b>Cost:</b>		
Balance Brought Forward	37,346.70	37,346.70
Balance at End of Period	<u>37,346.70</u>	<u>37,346.70</u>
<b>Depreciation:</b>		
Balance Brought Forward	<u>36,508.61</u>	<u>36,508.61</u>
Balance Brought Forward	36,508.61	36,508.61
Amount to Depreciate	838.09	838.09
Rate of Depreciation (%)	25	
Charge for Period	<u>209.52</u>	<u>209.52</u>
Balance at End of Period	<u>36,718.13</u>	<u>36,718.13</u>
<b>Net Book Values:</b>		
At Start of Period	838.09	838.09
At End of Period	<u>628.57</u>	<u>628.57</u>

**Benwell Christian Shop Project**

**Statement of Financial Activities**

**Income**

	Unrestricted		Total
	Salary	General	
Activities Furthering Objectives	0	0	0
Fundraising Activities	0	0	0
Donations, Grants	0	20812	20812
Other Income	0	11986	11986
Specific Grant: Community Foundation	0	0	0
Capital Taken to Income	0	0	0

SubTotal Income

0	32798	32798
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**Expenditure**

	Unrestricted		Total
	Salary	General	
Activities Furthering Objectives	0	0	0
Support Costs	26923	1938	28861
Cost of Generating Funds	0	0	0
Management & Admin	0	15855	15855
Depreciation	0	210	210

SubTotal Expenditure

26923	18003	44926
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Net Incoming Resources

-26923	14795	-12127
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**Movement of Funds During Year**

	Unrestricted		Total
	Salary	General	
Balances b/f 01/04/21	-35532	108017	73385
Change During Year	-26923	14795	-12127
Fund Transfers	0	0	0
Balances c/f 31/03/2022	-62455	123713	61258

	Restricted				Total
	School-worker	Welcome Project	IT Project	Healthy Eating	
Groups	0	0	0	0	0
	0	0	0	0	0
	6228	7500	2000	0	15728
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0

6228	7500	2000	0	0	15728
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	Restricted				Total
	School-worker	Welcome Project	IT Project	Healthy Eating	
Groups	408	0	711	0	1119
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0

408	0	711	0	0	1119
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5820	7500	1289	0	0	14609
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	Restricted				Total
	School-worker	Welcome Project	IT Project	Healthy Eating	
Groups	30443	-5416	-29069	2230	-3256
	5820	7500	1289	0	14609
	0	0	0	0	0
	45264	2084	-27780	-10444	2230
					11354

2022		2021	
Total	0	Total	0
	0		0
	36540		38883
	11986		6055
	0		0
	0		0
	48526		44937

2022		2021	
Total	1119	Total	387
	28861		22240
	0		0
	15855		12526
	210		279
	46044		35432
	2482		9505

2022		2021	
Total	70129	Total	60624
	2482		9505
	0		0
	72611		70129

Independent Examiners Report:

TO THE TRUSTEES OF BENWELL CHRISTIAN SHOP PROJECT

I report on the accounts for the year ended 31<sup>st</sup> March 2022.

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 43(2) of the Charities act 1993 (the act) does not apply. It is my responsibility to state, on the basis of procedures specified in the general directions given by the Charity Commissioners under section 43(7)(b) of the act, whether particular matters have come to my attention.

BASIS OF THE EXAMINERS REPORT

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and any 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 in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

INDEPENDENT EXAMINERS 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 keep accounting records in accordance with section 41 of the Act, and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act. These are also in line with standards set by FRS102.

Have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Name:

  
Mr Richard McAllister

Relevant Professional body:

Chartered Institute Accountants  
England & Wales

Address:

109 Great North Road  
Newcastle Upon Tyne