Chopwell Regeneration CIO
Treasurer's Report: November 2025

A) Key points about the year to 31 May 2025

- Our accounts have been independently signed off and approved by an independent examiner. These will now be filed at the Charity Commission.
- Our reserves:
    - The Trustees aim to have sufficient Free Reserves to enable the charity to have enough financial resources to meet the liabilities which would become payable if Chopwell Regeneration's grant funding were to be withdrawn and/or it was unable to continue operating, including bills, legally required redundancy payments and concluding contracts.
    - The Trustees estimate that the Free Reserves required for such purposes is approximately £80,000. The Trustees wish to also keep an additional allowance of £5,000 to £10,000 so the charity can respond flexibly to issues or appropriate initiatives which might be identified outside of its annual budgeting process. The required level of Reserves is therefore around £80,000 to £90,000.
    - CRG had Free Reserves of £90,465 at 31 May 2025 so therefore were in a healthy financial position at year end.
    - In addition to this we also had 2 designated (ring-fenced) sums at 31 May 2025:
      - £18,888 for Brightening Chopwell – to work with our community to make the streets brighter, cheerful and brilliant. This Fund has not yet been fully spent at 31 May 2025; and
      - £45,000 towards purchasing a new commercial premises in Chopwell.
- Changes in our income and expenses to particularly mention are:
    - Our utility bills have reduced by around £2,500 linked to getting solar panels at The Bank in January.
    - Very well done to the café and kitchen team for increasing income and reducing costs – we increased our income in the café by £3,566 and spent £3,105 less on running costs so the café financial position is £6,671 improved compared to 2023/24.
    - In its first full year The Regeneration Shop earned almost £7,000 of income – well done the staff and volunteer team.
- It is a long-term priority for CRG to become more self-sufficient, and less reliant on grant income, but to do so in a way that does not reduce our services or impact. We are proud that in the year to 31 May 2025, 25% of our income was from our trading and rental activities plus donations. This is a huge step forward, up from just 2% only 3 years ago.
- Huge thanks to our craft group who made and sold Christmas items to fund the Christmas lights around the village.

- Our biggest expense is our staff costs including the cost of our apprenticeships. We monitor carefully what resources we spend. We are proud of our staff team - every one of them goes above and beyond for our community. As far as possible we recruit people who live in Chopwell. We are now one of the larger employers in the village.
- We also could not do what we do without the support of all our funders. In 2024/25 we received funding of £55,000 for the roof replacement & solar panels and £260,000 of grants for running costs and activities from the following funders:

    - Gateshead Council
    - Community Foundation North East
    - Henry Smith Charity
    - The National Lottery Community Fund - RC North East and Cumbria Region
    - Garfield Weston Foundation
    - Tudor Trust
    - Groundworks VCSE
    - National Lottery Awards For All England
    - Virgin Money Foundation
    - Samares Jersey Foundation (Sir James Knott)
    - The Royal Countryside Fund
    - Ballinger Charitable Trust
    - Tony Platten Fund (Community Foundation North East)
    - Tesco Community Fund
    - Guy Readman Fund (Community Foundation North East)
    - Connected Voice
    - The Rothley Trust
    - Hospital of God
    - Catherine Cookson Foundation
    - Platten Family Fund
    - William Leech Foundation
    - The NHS
    - The Lennox Hannay Charitable Foundation
    - Point North - EDF Energy Renewables: Boundary Lane Wind Farm Community Benefits Fund
    - The Barbour Foundation
    - Joicey Trust
    - Hadrian Trust
    - UK Shared Prosperity Fund
    - Gateshead Food Partnership
    - TK Maxx Foundation
    - Bernard Sunley Foundation
    - 1989 Willan Trust
    - Groundwork
    - Karbon Homes

- Akzo Nobel International Paint Fund (Community Foundation North East)
- Dickon Trust Fund (Community Foundation North East)
- Winter Family Fund (Community Foundation North East)

(It should be recognised that each grant takes a lot of work to win, and there were many other grants we applied for but were not successful. Thanks to the trustee and staff grants team for all the hard work in this vital area.)

- We also received donations from individuals totalling £4,037 and claimed gift aid of £1,003.

B) Current financial position: June 2025 to September 2025

- We have had a strong start to the current year and the particular highlights have been:
  - Café income and shop income is ahead of this time last year.
  - Donations and pay it forward donations are down compared to last year.
  - We got a new 2 year grant of £30,000 a year from Garfield Weston Foundation.
  - We are through to the final stage of a new £62,500 a year grant which would be in place for the next 4 years if successful – decision mid-December.
- At the end of September 2025 our Free Reserves were approximately £90,000 so we are still slightly ahead of our free reserves target, and our restricted reserves (unspent grants) were approximately £65,000. So we remain in a healthy financial position as we head into 2025.
- Key priorities for 2026 are to secure the additional funding, to remain financially cautious in our spending, to continue to increase our trading and self-generated revenues and to relocate The Regeneration Shop into new larger premises.

Jodie Barwick-Bell

Jodie Barwick-Bell
Treasurer, Chopwell Regeneration Group
November 2025

CHOPWELL REGENERATION CIO
YEAR TO 31 MAY 2025

INCOME AND EXPENDITURE	Unrestricted Funds £	Restricted Funds £	Total 2025 £	Total 2024 £
Income				
Interest from Investments	2,297	-	2,297	204
Income from Charitable Activities	92,143	-	92,143	62,898
Income from Grants, Donations & Legacies	40,107	280,302	320,409	216,615
	134,547	**280,302**	**414,849**	**279,717**
Expenditure				
Expenditure on Charitable Activities	100,064	218,666	318,730	276,824
Total Expenditure	**100,064**	**218,666**	**318,730**	**276,824**
Net Income/(Expenditure)	**34,483**	**61,636**	**96,119**	**2,893**
Balance brought forward	137,813	231,045	368,858	365,965
Balance carried forward	**£172,296**	**£292,681**	**£464,977**	**£368,858**

DETAIL:
Income from Charitable Activities

	Unrestricted Funds	Restricted Funds	2025	2024
	£	**£**	**£**	**£**
Cafe Income	38,680	-	38,680	32,891
Catering & Event Income	625	-	625	3,078
Community Market Income	2,371	-	2,371	2,524
PIF Income	2,171		2,171	1,951
Rental Income	24,981	-	24,981	20,542
Shop Income	6,288	-	6,288	-
Training & Education Income	9,498	-	9,498	1,221
Other Revenue	7,529	-	7,529	691
	£92,143	**£-**	**£92,143**	**£62,898**

EXPENDITURE	**2025**	**2024**
Direct Costs	**£**	**£**
Advertising & Marketing	55	6,483
Café & Ingredient Costs	15,656	18,761
Shop Costs	3,808	992
Event Costs	566	359
Non-Capital Equipment	188	3,568
Salaries & On Costs	226,585	175,452
Other Activity Fees & Expenses	17,502	10,662
Support Costs		
Depreciation	15,253	17,993
Insurance	2,453	1,487
Rent	4,750	1,900
Repairs & Maintenance	9,386	5,256
Telephone, ICT & Website Costs	3,713	5,385
Utilities	7,404	9,767
Other Overhead Costs	8,952	13,227
Governance Costs		
Accountancy,Book-keeping, Independent Examination & Payroll	2,459	5,532