



Annual Report of Sedgefield Arts, Recreation and Community Association CIO June 18th 2026

This report covers the period from 1st April 2025 to 31st March 2026

Object 1:- To establish, maintain and manage a Community Centre

Sedgefield Community Association CIO (SCA) is based in Sedgefield, a small town of about 7000 inhabitants in County Durham. In 1974 Sedgefield Town Council (STC) purchased the rectory in Sedgefield from the Church Commissioners for use by Sedgefield Community Association. Named Ceddesfeld Hall it is an 18th century Grade 2 listed building and Sedgefield Community Association have a fully repairing lease with STC. The lease includes the building, the car park and one metre around the building. It also covers the land that the Squash Club is built on. The lease, currently £3200 per year is reviewed every 3 years. The Community Association, formed in 1970, has occupied Ceddesfeld Hall since 1974 and has maintained it as a venue for community activities throughout the years..

During this financial year the Hall has been heavily used. Building management, lettings and the like have been undertaken by volunteers. SCA employs no staff and appoints contractors for cleaning and maintenance work, all in line with approved policies.

Larger works completed and planned are identified in the Financial Planning and Strategy document in the Appendix.

Object 2:- To work in partnership with other statutory and voluntary organisations to improve the conditions of life of local people by facilitating educational, recreational and leisure time activities.

The main hall and the three upstairs rooms are used on a regular basis by a variety of SCA sections and other community groups. Usage is comprehensively set out in the leaflet produced annually and attached in the Appendix.

Some sections are part of National organisations e.g. Northumbrian Pipers Society, U3A and Northeast Concertina Players. They are Affiliated Sections, pay a yearly affiliation fee and their members are all members of SCA

The SCA ran the Easter picnic on Easter Monday which was very well supported and open to any children aged below 12 years in the community. The Mediaeval Fayre, organised by a subcommittee of SCA, was held in May. It was a sunny day starting with a parade of local primary schools followed by lots of events on the village green and was a very enjoyable free day for everyone. The Beer Festival organised by the Bar Section held in July was the first one featuring North East Beers only. It was well attended on both nights and financially successful. A Burns Supper was held in January and

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Charity Registration No. 1161621

a quiz in April and October. A free Family Fun Day was held in August and Music evenings were held throughout the year. Ceddesfeld Hall hosted the STC Fireworks display in October, the Mayor's Quiz in November and the Snow party in November.

The SCA also lets out the main hall and upstairs rooms providing an income for SCA. It is a popular venue for children's parties, christenings, family parties, music events etc

3. Policies

In addition to the rules laid down in the CIO constitution, SCA has established policies appropriate to its operations and the volunteers involved.

These are:-

1. Controls on Financial Assets
2. Health and Safety
3. Safeguarding Vulnerable Adults*
4. Safeguarding Vulnerable Children*
5. Equal Opportunities
6. GDPR
7. Bullying and Harassment
8. Lone Working
9. Complaints

* An appropriate and professionally trained and experienced trustee is the named person within each of these policies.

These policies are subject to review at no more than two yearly intervals to ensure their provisions meet with current guidance.

Additionally, an operational risk assessment is completed for all activities; daily operational and special events..

4. Finance

A full audited statement of SCA's income and expenditure for the financial year ending 31st March 2026 is attached, together with a list of Trustees.

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The charity is not a grant making body and all Trustees are fully aware of the requirements associated with operating for public benefit. SCA operates as a voluntary organisation and no Trustee receives payment except for reasonable, receipted expenses. In total, we estimate more than 100 volunteers are involved in organising and delivering SCA activities.

Ceddesfeld Hall is a Grade 2 building dating from 1793. Trustees are cognisant of the challenges associated with responsibility for such a building in public use and maintain reserves to meet worst case.

The increasing cost of gas for heating and electricity is a major concern. Income generation continues to be a challenge. Membership fees were raised in January and a full review of all fees and charges was carried out in 2025.

Lettings, Membership, Mediaeval Fayre, Beer Festival etc all contribute to the SCA finances.

The updated Financial Planning and Strategy statement is attached in the Appendix.

5. Conclusion

None of the above could have happened without the hard work of all the Trustees and many volunteers. All Sections are run by volunteers and form a very valuable part of our organisation. Thank you to everyone.

Our priority going forward must still be to attract younger members to continue the good work that all of our volunteers have accomplished in the last 50 years.

Dr Wendy R Gill, Chairman, June 2026

SCA Annual Report 2025/26 Appendix

Financial Planning and Strategy

The Trustees are fully cognisant of their duty to preserve and maintain the Grade 2 listed building constructed in 1793 and known as Ceddesfeld Hall. They also recognise the challenges associated with current use of the building as a community centre for local people and others. Their plans cover both the short term known factors, as well as making provision for major works at some time in the future.

Completed 25/26

New sound system and speakers	£2 000
Improved Alarm system	£1 000
All curtains dry cleaned and woodwork painted in 3 upstairs rooms	£1 000
Renewed contracts with Pestex, Wooley (Beer Gas Bottles, Fire Extinguishers, Alarm system, Fire Alarm, CCTV)	£3 000

Total	£7 000
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Currently Planned 2026

Investigation into Solar Panels	
New large gazebos for back lawn	£ 1000
New roof to external Beer Store in conjunction with neighbours	£10 000
Treatments to main hall and upper room flooring, furniture maintenance	£ 2000
Relaying/replacing York stone paving at entrance	£ 5000
Electrical Works per insurance inspection	£ 3000

Total	£21000
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Longer term considerations for which provision must be made

External redecoration, including scaffolding on three sides	£15,000
Replacement of Welsh slate roof inc consultants, listed building consent etc	£150,000
Replacement of industrial standard boiler	£50,000
Rewiring	£30,000

Estimated total at 2025 Prices	£245,000
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NB SCA is liable for all costs of work, internal and external as well as VAT at the current rate