

Morts Astley Heritage Trust
Directors' Report
For the year ended 30 June 2021

Morts Astley Heritage Trust
Trustees & Directors Annual Report
For the year ended 30 June 2021

Review of the Year

The year has of course been dominated by the effect of the ongoing Covid pandemic.

As with y/e 2020 the restrictions necessitated by the pandemic has made trading comparisons with previous years meaningless. We foresaw in 2020 that 20/21 would provide greater challenges, and to that end committed our focus to consolidation, in order to ensure the ongoing viability of Damhouse.

We are pleased to report that our aim has been achieved, and furthermore the year has ended with MAHT in a stronger position. We must thank the efforts of the Trustees and Office Manager in managing the challenge, and steering the Trust safely through the minefield of constantly changing legislation.

Rental Income

As the year began the future for many of our tenants was uncertain. With considerate management and mutual co-operation we, and they, weathered the storm.

We were however faced with the challenge of losing the long-established Clinic tenancy. The 20 year lease, the first to be agreed when MAHT was founded, was due for renewal in February 2021. Perhaps as a consequence of current circumstances the present operator, Wrightington, Wigan and Leigh NHS Foundation Trust, felt unable to renew. The lease accounted for a substantial area of Damhouse, and therefore our rental revenue. This potentially devastating loss has been offset by the signing of a long term agreement with a Pre-School Nursery, and smaller leases with other new tenants, which is perhaps a more stable situation.

We operated at a high level of occupancy, and rental income shows a significant increase. Sadly, ad hoc room-hire, regular meetings and functions - including weddings - were totally halted by the Covid lockdown.

Fundraising Events and Merchandising

All events during the Covid-19 pandemic had to be cancelled. With the ending of restrictions, we are hopeful that they will soon be re-established.

The Tea Rooms at Damhouse Limited -

is a wholly-owned subsidiary company that operates the Restaurant and courtyard Coffee Lounge on behalf of MAHT. In addition, it provides vital catering support for events and functions. It was, therefore, a victim of the enforced lockdown closure. Government support helped to preserve the business so that as restrictions eased it was able to resume trading, and revenue continues to build. Despite the closure it remains a very popular venue and continues to fulfil its prime purpose of serving the local community and raising awareness of Damhouse.

Additionally, it has gained a contract to supply pre-planned daily meals to the new Nursery tenancy - an exciting development.

Outgoings

Repairs and Maintenance expenditure on both the buildings and the woodland has doubled this year, and continues to be a challenge. Whilst building maintenance is to some extent predictable, necessary repairs can crop up without warning and demand immediate action.

Similarly, the cost of maintaining the woodland in a condition that is ecologically sound and also safe for public access can be unpredictable. Although partly offset by charges to the Tenants, this remains MAHT's responsibility and therefore efforts continue to find external sources of support.

Future Development

Sadly, there has been little progress on the proposed project to renovate the top floor and Long Gallery, which was to be the springboard for a more substantial development plan. The commitment to implement this plan, supported by external heritage funding, remains a long-term objective of the Trust.

Despite the problems brought about by Covid 19 MAHT has survived intact and performed well this year. The summer of 2021 promises to see an end to the restrictions that have held us all back, and this should provide a more stable platform to plan for the future.

We are optimistic therefore that the year ahead will see growth. There is no guarantee though that the pandemic won't yet cause more disruption and we remain cautious. Yet again the Trustees' focus for the year must be on being prepared, and ready to adapt to the ever-changing business environment.

Morts Astley Heritage Trust
Directors' Report Continued
For the year ended 30 June 2021

Management

It is important to restate the management parameters.

The Trustees recognise certain prime challenges facing the Charity. They are:

Continuity of leadership at Trustee level

Maintaining income and cash flow

Maintaining a listed building that was restored twenty years ago with systems of similar age

Complying with regulatory requirements for the building and its operation

The responsibility of managing the woodland that surrounds Damhouse.

The Trustees believe that these are minimised by: the implementation of the action plan; the regular consideration of Trustee retention and renewal; the appointment of Trustees and Associate Trustees with appropriate and specific skills; regular Trustee sub-meetings concentrating on building, grounds, development and finance issues; monitoring of staff; increased promotion of revenue generating facilities; development of policies; balancing ongoing maintenance expenditure with retention of funds for longer term projects.

Principal activities

The principal activity of the company continued to be that of the management of house & grounds.

Directors

The director who served the company throughout the year was as follows:

Mrs JM Hatton

Mrs E Hurst

Mr KJ Hurst

Mr BM Wilson

Mrs M Hughes

Mrs J Raven-Martin

Mr P Hampson

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Signed on behalf of the board of directors

Mrs M Hughes

Director

Date: 25 August 2021

Morts Astley Heritage Trust
Independent Accountants' Report
For the year ended 30 June 2021

As described on the balance sheet you are responsible for the preparation of the financial statements for the year ended 30 June 2021 and you consider that the company is exempt from an audit under the Companies Act 2006.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

Bridgeman Accountants Ltd
23 Bridgeman Terrace
Wigan
WN1 1SX
Date: 21 July 2021

Morts Astley Heritage Trust
Trading and Profit and Loss Account
For the year ended 30 June 2021

	2021	2020
	£	£
Turnover		
Rental income	138,197	118,584
Voluntary income	1,603	5,296
Fundraising events and merchandise sales	-	5,559
	139,800	129,439
Gross Profit	139,800	129,439
Administrative Expenses		
Wages	43,339	34,227
Pension Contributions	-	137
Audit & payroll	417	480
Accountancy, legal and professional fees	4,935	3,574
Rates	3,767	1,986
Heat, light & water	30,280	38,369
Bank charges & interest	676	768
Depreciation Charge: Freehold Properties	18,862	18,862
Depreciation Charge: Fixtures & Fittings	4,570	1,271
General Insurance	23,286	21,244
Repairs & maintenance	18,275	10,082
Security	2,061	2,105
Woodland development	13,451	6,999
Postage, stationery & telephone	4,232	3,899
Cleaning and related consumables	5,494	4,322
Sundry Expenses	53	241
Merchandise & event costs	75	1,892
	(173,773)	(150,458)
Other Operating Income		
Government Grants	32,703	25,000
	32,703	25,000
Loss for the Financial Year	(1,270)	3,981