

REVEREND FREDERICK W ROBERTSON TRUST
(otherwise known as The Robertson Hall Trust)
(Registered Charity Number 1073473)

**ANNUAL REPORT OF THE TRUSTEES FOR THE
YEAR ENDED 31ST DECEMBER 2020**

REFERENCE AND ADMINISTRATIVE DETAILS

The Trustees

The Charity Trustees who have held office from 1st January 2020 down to the date of this Report are:-

- The Venerable Martin Lloyd-Williams (nominated managing trustee) re-appointed for a further 4 years from 22nd May 2019)
- Reverend David Biggs (vicar of The Benefice of Brighton The Chapel Royal) (appointed 23rd December 2002)
- Reverend Deacon Julie Newson (nominated managing Trustee) re-appointed for a further for 4 years from 13th May 2019)
- James Groves (co-opted managing Trustee) (appointed for 5 years from 29th January 2019)
- John Head resigned 17th March 2020.
- Lesley Webster (co-opted managing Trustee) (appointed for 5 years from 17th March 2020.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Trustee recruitment and appointment

The Benefice of Brighton Saint Peter with the Chapel Royal was dissolved during 2009 and out of the former Benefice two new Benefices were created. The new benefice of Brighton the Chapel Royal includes the major part of the former Benefice and thus the incumbent for the time being of the Benefice of Brighton the Chapel Royal is the ex-officio Trustee under Clause 4(b) of the Scheme dated 4th September 1998

The Custodian Trustee for the Charity is "The Chichester Diocesan Fund and Board of Finance (Incorporated)" and has the right to nominate one of the managing trustees. The Venerable Martin Lloyd-Williams was appointed by the Custodian Trustee as one of the managing trustees for a period of four years from 22nd May 2019.

"The Bishop's Council or such other committee for the time being with responsibility for mission and outreach in the Diocese of Chichester" also has the right to appoint a managing trustee. Reverend Deacon Julie Newson was appointed by the Bishop's Council as a managing trustee for a period of four years from 13th May 2019.

Nominated managing trustee appointments are for a term of 4 years but can be renewed. Co-opted managing trustees are appointed for a period of 5 years and can be re-appointed at the end of a term.

Were there to be a need for new co-opted managing Trustees these would be identified and appointed by the remaining Trustees. The Chairman of the Trustees would be responsible for the induction of any new Trustee, which would involve awareness of a trustee's responsibilities, the governing documents, administrative procedures, the history and the philosophical approach of the Charity. Any new trustee would receive a copy of the previous year's annual report and accounts and referred to the Charity Commission leaflet: "The Essential Trustee: What You Need to Know". (on Charity Commission website.)

Governing Instrument

The Reverend Frederick W Robertson Trust (otherwise known as the Robertson Hall Trust) is constituted by a Scheme of the Charity Commission made on 5th September 1989 as varied by a subsequent Scheme dated 4th September 1998 and is a registered charity number 1073473.

Principal Office of the Charity

Its address is at Chapel Royal Parish Church Office, North Street, Brighton BN1 1EA.

OBJECTS AND ACTIVITIES

The object of the Trust is to apply the clear income and, at the discretion of the Trustees, the whole or part of the property of the Charity, in furthering the religious and other charitable work of the Church of England in the (former) Ecclesiastical Parish of Brighton, St Peter and St Nicholas with the Chapel Royal. This Parish no longer exists and the Trustees have treated the area of benefit as being what comprised the former ecclesiastical parish of Brighton, St Peter and St Nicholas with the Chapel Royal and parishes adjacent thereto.

Principal and Other Assets

The Charity's principal asset is the freehold of the Robertson Hall, 35 Ship Street, Brighton which was let on a full repairing and insuring lease to Steamer Properties Ltd for 25 years from 7th September 2001 at a rental of £94,000 per annum. The rental remained at this figure until 3rd July 2019.

The Trustees own a leasehold interest in 1/2 Lewis Building, Ship Street Brighton for a term of 25 years and 3 days from 7th September 2001 at a rental of £6,000 p.a. for the first five years. The Trustees granted a sub-lease of these premises (which adjoin 35 Ship Street) to Steamer Properties Ltd for 25 years from 7th September 2001 at a rental of £6,000 per annum (for the first five years) plus insurance premium. No action was taken by the Freeholder to seek an increase in the rent on 7th September 2016 and as a consequence the Trustees did not seek any increase in the rent payable under the sub-lease.

ProCook (Steamer Trading) Ltd agreed to pay £85,000 per annum (including the rental of £6000 on 1 & 2 Lewis Building), which commenced on 3rd July 2019.

The Trustees were then able to pay the whole of the Grants which they had agreed for the year.

ProCook gave notice that they would break the lease from September 2021. Full rent is payable until that time. The trustees are in negotiations with potential lessees.

In March 2000 with a contribution of £40,000 the Trustees acquired a 17.78% share in 4 Parochial Mews, Brighton, a freehold property purchased by the Chichester Diocesan Fund and Board of Finance (Incorporated) as a residence for the priest who has particular responsibilities for the Chapel Royal, North Street, Brighton. The property is vested in the Chichester Diocesan Board of Finance (Incorporated). The Trustees' interest is noted in a Declaration of Trust. The Trustees do not have any responsibility for the maintenance and upkeep neither of the property nor for its insurance. The Trustees do not receive any rent or other payment out of the property.

Application of Income

The income derived from the lettings plus interest on monies deposited with the Bank and elsewhere is used for the furtherance of the Charity's objects.

Review of the Year

The Trustees met formally twice during the year, mainly by zoom. Decisions taken outside Meetings are through email or other communication.

Historically the Trustees have seen it as their major responsibility to ensure the continuance of the ministry of the Church of England at the Chapel Royal North Street Brighton. The Trustees have always applied a substantial part of the income from the Trust towards the maintenance and upkeep of the Chapel Royal itself and also for the support of the ministry there.

Among other projects considered worthy of support in 2019 the Trustees made Grants to the following:

- Chapel Royal, Brighton to help cover the cost of secretarial assistance.
- To help cover the cost of secretarial assistance for St Michael's & All Angels Anglican church within the city of Brighton & Hove;
- To help cover the cost of secretarial assistance for St. Nicholas Anglican church within the city of Brighton & Hove
- St Luke's Advice Centre, which serves the Community of Brighton and Hove by providing practical help, advice and guidance to people in need.

PUBLIC INTEREST STATEMENT

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the object of the Trust and when deciding the charities to which Grants should be made. The Trustees consider that the Grants made during the year

reflect the aims and objectives of the Trust, and they are designed to provide accessible services and activities that benefit the public in accordance with its charitable object.

FINANCIAL REVIEW

Financial Review of the Year

During the year the Trust received total income £67513 (£93644 (2019)), mostly from Investment Income from Property Leases and Financial Investments. It spent £74908 (£100217 (2019)) the majority of which was spent on grants totalling £55000 (2018 £78950) in furtherance of the objects of the Trust. The Excess of Expenditure over Income for the year was £7395. The reserves at the year-end amounted to £1,456,718

Reserves Policy

The Trustees' policy is to retain sufficient to meet anticipated needs for the following year which include the maintenance and upkeep of the Chapel Royal, North Street, Brighton and the ministry carried on from there, together with the wider ministry in and around the Parish of Brighton the Chapel Royal. There was £57166 in liquid assets at the end of 2020. The Trustees will determine the level of grants in 2021 ensuring that they are able to pay the rent on 1/2 Lewis Buildings, insurances and the legal and professional costs of determining the new lessees.

Risk Management

The major risks, to which the Charity is exposed, as identified by the Trustees, have been reviewed and systems put in place to mitigate those risks. The Trustees do not employ any staff. As to the properties owned by the Charity professional advisers are employed to advise the Trustees as and when necessary. Insurance brokers are employed to ensure that the properties are properly and adequately insured

Dated.....22/9.....2021

Signed...

(Chairman of Trustees)



**Independent Examiner's report to the Trustees of
Reverend Frederick W Robertson Trust**

I report on the accounts of the Trust for the year ended 31st December 2020 which are set out on pages 6 to 10.

Respective responsibilities of the Trustees and the examiner

The Charity's Trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to

- examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act, and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a 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 no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe in any material respect the trustees have not met the requirements to ensure that:
 - proper accounting records are kept in accordance with section 130 of the 2011 Act, or
 - accounts are prepared which accord with the accounting records and comply with the requirements of the 2011 Act
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached..

.....*Jane Lynch*.....(signed)17.9.21.....(dated)

Jane Lynch FICB
Benrose Bookkeeping
101 Loder Road
Brighton BN1 6PL

ROBERTSON HALL TRUST

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	TOTAL FUNDS 2020 £	TOTAL FUNDS 2019 £
Incoming resources						
Appreciation of Properties on Revaluation						
Incoming Resources from Generated Funds						
Income from investments	2a	63,808			63,808	89,923
Incoming Resources from Charitable Activities	2b	3,705			3,705	3,721
Total incoming resources		67,513			67,513	93,644
Resources expended						
Depreciation of Properties on Revaluation						
				10,668	10,668	
Costs of generating funds						
Fund-raising trading costs	3a	8,855			8,855	10,694
Charitable Activities	3b	55,000			55,000	78,950
Governance Costs	3c	385			385	10,573
Total resources expended		64,240		10,668	74,908	100,217
Net incoming/(outgoing) resources		3,273		(10,668)	(7,395)	(6,573)
Total funds brought forward		47,870		1,416,243	1,464,113	1,470,686
Total funds carried forward		51,143		1,405,575	1,456,718	1,464,113

The notes in pages 8 and 10 form part of these financial statements

ROBERTSON HALL TRUST
BALANCE SHEET
AS AT 31ST DECEMBER 2020

	Notes	Unrestricted Fund	Restricted Fund	Endowment Fund	2020 Total £	2019 Total £
Fixed assets						
Intangible assets						
Investments	4			1,405,575	1,405,575	1,416,243
Current assets						
Debtors	5	1,385			1,385	1,385
Short term investments	6	13,803			13,803	13,745
Bank Accounts		43,363			43,363	40,148
		<u>58,551</u>			<u>58,551</u>	<u>55,278</u>
Creditors: amounts falling due within one year	7	7,408			7,408	7,408
Net current assets		<u>51,143</u>			<u>51,143</u>	<u>47,870</u>
NET ASSETS		<u>51,143</u>		<u>1,405,575</u>	<u>1,456,718</u>	<u>1,464,113</u>
Funds of the Charity		<u>51,143</u>		<u>1,405,575</u>	<u>1,456,718</u>	<u>1,464,113</u>
TOTAL FUNDS		<u>51,143</u>		<u>1,405,575</u>	<u>1,456,718</u>	<u>1,464,113</u>

The notes on pages 8 to 11 form part of these accounts

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 Approved

Dated

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 Approved

Dated

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 Approved

Dated

ROBERTSON HALLTRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1. Accounting policies

a Accounting convention

These accounts have been prepared in accordance with Accounting Standards and Accounting and Reporting by Charities - Statement of Recommended Practice (FRSSE) and the Charities Act 2011. The accounts have been prepared under the historical cost convention except for the valuation of freehold land and building which are shown at market value.

b Funds accounting

Unrestricted funds - Comprise those funds which the trustees are free to use in accordance with the charitable objects

Restricted funds - Are funds which can only be used for particular purposes within the object of the Trust. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes. No funds have been presently so designated by the Trust

The Endowment Fund represents those assets which must be held permanently by the charity, principally investments. Income arising on the endowment fund can be used in accordance with the charitable objects and is included as unrestricted income. Any capital gains, or losses, arising on the investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

c Incoming resources

Voluntary income and capital sources

- Income tax recoverable on covenants or gift aid donations is recognised when the income is recognised.

Other ordinary income

- Rental income from the letting of premises is recognised when the rental is due

Bank interest

- Bank interest is accounted for when receivable

d Resources used

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the Trust

e Fixed Assets

Land and Buildings

- Fixed assets investments, including investment property, are included at market value at the balance sheet date. Any gains or loss on revaluation is taken to the Statement of Financial Activities (SOFA)

ROBERTSON HALL TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted Funds £	Restricted Funds £	TOTAL FUNDS 2020 £	TOTAL FUNDS 2019 £
2 Incoming resources				
From Generated Funds				
2a Investment Income				
Rent Received - Leases	63,750		63,750	89,760
Interest on Investments - Deposit CBF	58		58	163
	63,808		63,808	89,923
2b Incoming Resources from Charitable Activities				
Insurance Reimbursements	2,855		2,855	2,721
Refund - Books Alive	850		850	1,000
	3,705		3,705	3,721
3 Costs of Generating Funds				
3a Fundraising Trading: Other Costs				
Rent paid	6,000		6,000	6,000
Insurance costs	2,855		2,855	2,771
Unpaid rent				1,923
	8,855		8,855	10,694
3b Grants				
Brighton Parish, Chapel Royal	31,500		31,500	44,000
Brighton Parish, Chapel Royal for parish administrator	8,000		8,000	10,000
St Michael & All Angels and St Paul, Brighton	4,000		4,000	5,000
St Luke's Advice Service	7,500		7,500	10,000
Books Alive				2,450
St Mary's Rock Gardens				2,500
St Nicholas, Brighton	4,000		4,000	5,000
	55,000		55,000	78,950

ROBERTSON HALL TRUST

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

3 Resources expended	Unrestricted Funds £	Restricted Funds £	TOTAL FUNDS 2020 £	TOTAL FUNDS 2019 £
3c Governance Costs				
Professional fees				10,188
Bank Charges	60		60	60
Accounting and Independent Examination	325		325	325
	<u>385</u>		<u>385</u>	<u>10,573</u>
4 Intangible Fixed Assets		2019		2018
		£		£
Investments				
Freehold Property				
Robertson Hall, 35 Ship Street, Brighton at valuation		1,250,000		1,250,000
Share in Property				
17.78% Share in 4 Parochial Mews, Brighton at valuation		<u>155,575</u>		<u>166,243</u>
		<u>1,405,575</u>		<u>1,416,243</u>
<p>The properties are included at Trustee valuation.</p> <p>Freehold of the Robertson Hall, 35 Ship Street, Brighton (Previously let on a full repairing and insuring lease to Steamer Properties Ltd for 25 years from 7th September 2001 at a rental of £100000 per annum, but in Jan 2019 Steamer Trading went into liquidation.</p> <p>A new lease with ProCook (Steamer Trading) has been signed with an annual rental of £85000, payable from 3rd July 2019.</p> <p>A valuation was obtained for Insurance purposes from Graves Son & Pilcher and they reported that the current value is £1,25.million.</p> <p>17.78% Share in 4 Parochial Mews, Brighton.</p> <p>The Diocese of Chichester obtained a formal valuation of this property in February 2020 and the valuation of £155,575.90 is 17.78% of the total value of £875,000</p> <p>Grand Piano situated in the Church of the Annunciation, Washington Street, Brighton and loaned to the Church for use in services and concerts. No value is ascribed to this asset.</p>				
5 DEBTORS		Total 2020		Total 2019
Lease Rental paid in advance		1385		1385
		<u>1385</u>		<u>1385</u>
6 INVESTMENTS				
The CBF Church of England Deposit Fund		<u>13803</u>		<u>13745</u>
7 CREDITORS				
Lease Rental received in advance		7083		7083
Insurance recovered in advance				
Independent Examiner Fee		325		325
		<u>7408</u>		<u>7408</u>
8 Expenses or other payments				
No expenses or payments were made to any of the trustees				