

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 2021**

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)
- 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 ProCook (Steamer Trading) Ltd at £85,000 per annum until September 2021. From that date the premises have been vacant to the end of the financial year.

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 leasehold interest was extended from September 2021 at an increased annual rental of £7,500.

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 four times during the year 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 2021 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 £59979 (£67513 (2020)), mostly from Investment Income from Property Leases and Financial Investments. It spent £41663 (£74908 (2020)) the majority of which was spent on grants totalling £26500 (2020 £55000) in furtherance of the objects of the Trust. The Excess of Income over expenditure the year was £18316 before appreciation of £22,505 on 4 Parochial Mews. The reserves at the year-end amounted to £1,497,239 (£1,456,718 (2020))

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 £67857 in liquid assets at the end of 2021. The Trustees will determine the level of grants in 2022 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.....20/3.....2022

Signed... 

(Chairman of Trustees)

ROBERTSON HALL TRUST

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	TOTAL FUNDS 2021 £	TOTAL FUNDS 2020 £
Incoming resources						
Appreciation of Properties on Revaluation				22,205	22,205	
Incoming Resources from Generated Funds						
Income from investments	2a	58,326			58,326	63,808
Incoming Resources from Charitable Activities	2b	1,653			1,653	3,705
Total incoming resources		59,979		22,205	82,184	67,513
Resources expended						
Depreciation of Properties on Revaluation						10,668
Costs of generating funds						
Fund-raising trading costs	3a	9,795			9,795	8,855
Charitable Activities	3b	26,500			26,500	55,000
Governance Costs	3c	5,368			5,368	385
Total resources expended		41,663			41,663	74,908
Net incoming/(outgoing) resources		18,316		22,205	40,521	(7,395)
Total funds brought forward		51,143		1,405,575	1,456,718	1,464,113
Total funds carried forward		69,459		1,427,780	1,497,239	1,456,718

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

ROBERTSON HALL TRUST
BALANCE SHEET
AS AT 31ST DECEMBER 2021

	Notes	Unrestricted Fund	Restricted Fund	Endowment Fund	2021 Total £	2020 Total £
Fixed assets						
Intangible assets						
Investments	4			1,427,780	1,427,780	1,405,575
Current assets						
Debtors	5	1,927			1,927	1,385
Short term investments	6	13,810			13,810	13,803
Bank Accounts		54,047			54,047	43,363
		<u>69,784</u>			<u>69,784</u>	<u>58,551</u>
Creditors: amounts falling due within one year	7	325			325	7,408
Net current assets		<u>69,459</u>			<u>69,459</u>	<u>51,143</u>
NET ASSETS		<u>69,459</u>		<u>1,427,780</u>	<u>1,497,239</u>	<u>1,456,718</u>
Funds of the Charity		<u>69,459</u>		<u>1,427,780</u>	<u>1,497,239</u>	<u>1,456,718</u>
TOTAL FUNDS		<u>69,459</u>		<u>1,427,780</u>	<u>1,497,239</u>	<u>1,456,718</u>

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

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Dated

ROBERTSON HALLTRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

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 2021

	Unrestricted Funds £	Restricted Funds £	TOTAL FUNDS 2021 £	TOTAL FUNDS 2020 £
2 Incoming resources From Generated Funds				
2a Investment Income				
Rent Received - Leases	58,319		58,319	63,750
Advance rental				
Interest on Investments - Deposit CBF	7		7	58
	58,326		58,326	63,808
2b Incoming Resources from Charitable Activities				
Insurance Reimbursements	1,653		1,653	2,855
Refund - Books Alive				850
	1,653		1,653	3,705
3 Costs of Generating Funds				
3a Fundraising Trading: Other Costs				
Rent paid	6,488		6,488	6,000
Insurance costs	3,307		3,307	2,855
	9,795		9,795	8,855
3b Grants				
Brighton Parish, Chapel Royal	5,000		5,000	31,500
Brighton Parish, Chapel Royal for parish administrator	6,000		6,000	8,000
St Michael & All Angels and St Paul, Brighton	4,000		4,000	4,000
St Luke's Advice Service	7,500		7,500	7,500
St Nicholas, Brighton	4,000		4,000	4,000
	26,500		26,500	55,000

ROBERTSON HALL TRUST

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

3 Resources expended	Unrestricted Funds £	Restricted Funds £	TOTAL FUNDS 2021 £	TOTAL FUNDS 2020 £
3c Governance Costs				
Business Rates	3739		3739	
Professional fees	1,200		1,200	
Bank Charges	104		104	60
Accounting and Independent Examination	325		325	325
	<u>5,368</u>		<u>5,368</u>	<u>385</u>
4 Intangible Fixed Assets		2021		2020
		£		£
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		177,780		155,575
		<u>1,427,780</u>		<u>1,405,575</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 ProCook (Steamer Trading) at an annual rental of £85000 until September 2021. Since then the property has been vacant. Negotiations to relet are continuing</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 £177,780.00 is 17.78% of the total value of £1,000,000</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		Total
		2021		2020
Lease Rental paid in advance		1729		1385
Insurance in advance		198		
		<u>1927</u>		<u>1385</u>
6 INVESTMENTS				
The CBF Church of England Deposit Fund		<u>13810</u>		<u>13803</u>
7 CREDITORS				
Lease Rental received in advance				7083
Insurance recovered in advance				
Independent Examiner Fee		325		325
		<u>325</u>		<u>7408</u>
8 Expenses or other payments				
No expenses or payments were made to any of the trustees				

