

COMPANY REGISTRATION NUMBER: 03716352  
CHARITY REGISTRATION NUMBER: 1090795

**Four Estates Limited**  
**Company Limited by Guarantee**  
**Unaudited Financial Statements**  
**31 March 2022**

**AGP**  
Chartered Accountants  
Sycamore House  
Sutton Quays Business Park  
Sutton Weaver  
Runcorn  
Cheshire  
WA7 3EH

**Four Estates Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 31 March 2022**

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**Four Estates Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report)**  
**Year ended 31 March 2022**

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 March 2022.

**Reference and administrative details**

<b>Registered charity name</b>	Four Estates Limited
<b>Charity registration number</b>	1090795
<b>Company registration number</b>	03716352
<b>Principal office and registered office</b>	The Hillcrest Centre Leaside Halton Brook Runcorn Cheshire WA7 2DY

**The trustees**

C Ellison	
J H Guile	(Retired 1 April 2022)
N Rimmer	
S Hendry	

**Company secretary** N Rimmer

**Independent examiner** Simon McLean FCA

**Structure, governance and management**

The charity's governing document is its memorandum and articles of association incorporated on 19th February 1999 and amended by special resolution on 24th January 2017. The company is limited by guarantee and therefore every member of the company undertakes to contribute such amount as may be required (not exceeding £1) to the company's assets if it should be wound up while he/she is a member or within one year after he/she ceases to be a member.

Members of the board of management, who are directors for the purpose of company law and trustees for the purpose of charity law, who served during the year and up to the date of this report are set out on page 1.

Trustees are recruited through existing networks and the standard induction procedures from the Community Foundation are applied. Trustees receive training regarding community work via various training associations.

Miss Nora Rimmer is responsible for the day to day operation. Overall responsibility is shared with the trustees on decisions.

**Four Estates Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 31 March 2022**

**Objectives and activities**

The company is established for the following objects:-

The promotion for the public benefit of urban or rural regeneration in any areas of social and economic deprivation (and in particular the estates located in Runcorn within the borough of Halton in the United Kingdom known as Halton Brook, Hallwood Park, Murdishaw, Palacefields and surrounding areas) by developing and delivering services, projects and initiatives in the interest of the relief of poverty, the enhancement of community development and the relief of those in need, by reason of financial hardship, unemployment, ill health or other disadvantage.

The Trustees review the aims, objectives and activities each year to ensure that they remain focussed on the objectives of the organisation. The Trustees refer to the guidance given to them by the Charities Commission on public benefit during this process and assess how successful the activities have been and what benefits have been brought to the groups of people the organisation is set up to help.

**Achievements and performance**

The viability of the community centre and residents' involvement has been the main achievement of Four Estates Limited in the year under review.

During the year the company received Covid-19 government support totalling £22,712.

The trustees consider that the company will continue as a going concern for the next 12 months.

**Financial review**

In the year ended 31 March 2022 the charity's incoming resources exceeded its outgoing resources by £11,633 leaving the reserves at £168,746 of which £69,263 are unrestricted and £99,483 are restricted.

The Trustees are satisfied with the results for the year. Principal sources of funding are detailed in the notes to the accounts.

**Reserves policy**

It is the policy of the trustees to build up unrestricted reserves to provide working capital to enable the activities of the charity to continue in the event of a significant drop in funding and to enable contracted commitments to be met.

**Plans for future periods**

The trustees do not foresee any significant changes to the charity's activities and operations.

**Principal risks facing the charity**

The trustees can foresee no significant risks or uncertainties facing the charity.

**Investment of powers and restrictions**

Under the Memorandum and Articles of Association the company may undertake any investment which the trustees see fit.

**Four Estates Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report)** *(continued)*  
**Year ended 31 March 2022**

**Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 29 September 2022 and signed on behalf of the board of trustees by:

N Rimmer  
Trustee

# **Four Estates Limited**

## **Company Limited by Guarantee**

### **Independent Examiner's Report to the Trustees of Four Estates Limited**

**Year ended 31 March 2022**

I report to the trustees on my examination of the financial statements of Four Estates Limited ('the charity') for the year ended 31 March 2022.

#### **Responsibilities and basis of report**

As the trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Simon McLean FCA  
Independent Examiner

AGP Chartered Accountants  
Sycamore House  
Sutton Quays Business Park  
Sutton Weaver  
Runcorn  
Cheshire  
WA7 3EH

29 September 2022

**Four Estates Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 31 March 2022**

		Unrestricted funds £	2022 Restricted funds £	Total funds £	2021 Total funds £
	Note				
<b>Income</b>					
Income from charitable activities:-					
Other	5	74,269	84,014	<b>158,283</b>	123,628
Investment income	6	100	—	<b>100</b>	75
Coronavirus grants and support	7	22,712	—	<b>22,712</b>	68,006
<b>Total income</b>		<u>97,081</u>	<u>84,014</u>	<u><b>181,095</b></u>	<u>191,709</u>
<b>Expenditure</b>					
Expenditure on charitable activities	8,9	(101,197)	(68,265)	<b>(169,462)</b>	(135,708)
<b>Total expenditure</b>		<u>(101,197)</u>	<u>(68,265)</u>	<u><b>(169,462)</b></u>	<u>(135,708)</u>
<b>Net income and net movement in funds</b>		<u>(4,116)</u>	<u>15,749</u>	<u><b>11,633</b></u>	<u>56,001</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		73,379	83,734	<b>157,113</b>	101,112
<b>Total funds carried forward</b>		<u>69,263</u>	<u>99,483</u>	<u><b>168,746</b></u>	<u>157,113</u>

The statement of financial activities includes all gains and losses recognised in the year.  
All income and expenditure derive from continuing activities.

The notes on pages 7 to 13 form part of these financial statements.

**Four Estates Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**31 March 2022**

	Note	2022 £	£	2021 £
<b>Current assets</b>				
Debtors	13	2,929		3,397
Cash at bank and in hand		172,772		156,583
		<u>175,701</u>		<u>159,980</u>
<b>Creditors: amounts falling due within one year</b>	14	<u>6,955</u>		<u>2,867</u>
<b>Net current assets</b>			<b>168,746</b>	<b>157,113</b>
<b>Total assets less current liabilities</b>			<b>168,746</b>	<b>157,113</b>
<b>Net assets</b>			<b>168,746</b>	<b>157,113</b>
<b>Funds of the charity</b>				
Restricted funds			<b>99,483</b>	83,734
Unrestricted funds			<b>69,263</b>	73,379
<b>Total charity funds</b>	15		<b>168,746</b>	<b>157,113</b>

For the year ending 31 March 2022 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 29 September 2022, and are signed on behalf of the board by:

N Rimmer  
Trustee

The notes on pages 7 to 13 form part of these financial statements.



**Four Estates Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 31 March 2022**

**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is The Hillcrest Centre, Leaside, Halton Brook, Runcorn, Cheshire, WA7 2DY.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Going concern**

There are no material uncertainties about the charity's ability to continue.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Income tax**

The company is a registered charity and no provision is considered necessary for taxation.

**Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

**Four Estates Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 31 March 2022**

**3. Accounting policies** *(continued)*

**Incoming resources**

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

**Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

**Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

# Four Estates Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

#### 3. Accounting policies *(continued)*

##### Creditors

Short term trade creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

##### Financial instruments

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

#### 4. Limited by guarantee

Every member of the Company undertakes to contribute such amount as may be required (not exceeding £1) to the Company's assets if it should be wound up while he/she is a member or within one year after he/she ceases to be a member.

If, upon winding up or the dissolution of the company, there remains, after satisfaction of all debts and liabilities, any property whatsoever, the surplus shall be given or transferred to some other charitable institution having charitable objects similar to the objects of the Company.

#### 5. Income from charitable activities:- other

The following grants of £20,000 or more were received during the year:

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Cadent Gas	–	29,296	29,296

The following specific grants were also received in the year:-

	2022 £
Austin Hope	1,000
Youth Music	14,969
Co-op	6,021
Arnold Clark	1,000

#### 6. Investment income

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Bank interest receivable	<u>100</u>	<u>100</u>	<u>75</u>	<u>75</u>

# Four Estates Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 31 March 2022

#### 7. Coronavirus grants and support

	Unrestricted Funds £	<b>Total Funds 2022 £</b>	Unrestricted Funds £	Total Funds 2021 £
Coronavirus job retention scheme	4,044	<b>4,044</b>	13,715	13,715
Business support grant	18,668	<b>18,668</b>	54,291	54,291
	<u>22,712</u>	<u><b>22,712</b></u>	<u>68,006</u>	<u>68,006</u>

#### 8. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Restricted Funds £	<b>Total Funds 2022 £</b>
Community work	99,517	68,265	<b>167,782</b>
Support costs	1,680	–	<b>1,680</b>
	<u>101,197</u>	<u>68,265</u>	<u><b>169,462</b></u>

  

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Community work	92,668	41,360	134,028
Support costs	1,680	–	1,680
	<u>94,348</u>	<u>41,360</u>	<u>135,708</u>

#### 9. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	<b>Total funds 2022 £</b>	Total fund 2021 £
Community work	167,782	–	<b>167,782</b>	134,028
Governance costs	–	1,680	<b>1,680</b>	1,680
	<u>167,782</u>	<u>1,680</u>	<u><b>169,462</b></u>	<u>135,708</u>

#### 10. Independent examination fees

	<b>2022 £</b>	2021 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<b>1,680</b>	1,680

#### 11. Staff costs

The average head count of employees during the year was 7 (2021: 6).

No employee received employee benefits of more than £60,000 during the year (2021: Nil).

# Four Estates Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 31 March 2022

#### 12. Trustee remuneration and expenses

No members of the management committee received any remuneration or expenses during the year.

#### 13. Debtors

	2022	2021
	£	£
Trade debtors	1,766	1,972
Prepayments and accrued income	1,163	1,425
	<u>2,929</u>	<u>3,397</u>

#### 14. Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	5,188	819
Accruals and deferred income	1,767	2,048
	<u>6,955</u>	<u>2,867</u>

#### 15. Analysis of charitable funds

##### Unrestricted funds

	At 1 Apr 2021	Income	Expenditure	At 31 Mar 2022
	£	£	£	£
General funds	73,379	97,081	(101,197)	69,263

	At 1 Apr 2020	Income	Expenditure	At 31 Mar 2021
	£	£	£	£
General funds	12,141	155,586	(94,348)	73,379

##### Restricted funds

	At 1 Apr 2021	Income	Expenditure	At 31 Mar 2022
	£	£	£	£
Restricted Funds	83,734	84,014	(68,265)	99,483

	At 1 Apr 2020	Income	Expenditure	At 31 Mar 2021
	£	£	£	£
Restricted Funds	88,971	36,123	(41,360)	83,734

# Four Estates Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

#### 15. Analysis of charitable funds *(continued)*

##### Breakdown of restricted funds

	At 1 April 2021 £	Income £	Expenditure £	At 31 March 2022 £
PF Community Garden	480	–	–	480
Sewing Club	741	–	–	741
HB50	551	–	–	551
The Eleven Project	7,802	15,920	(6,359)	17,363
Children in Need	13,319	9,536	(22,788)	67
Helping Hallwood Project	898	–	(627)	271
Youth Clubs	3,943	12,061	(12,614)	3,390
HB Pensioners	–	1,232	(348)	884
Youth Music	–	14,969	(7,483)	7,486
Music - Asylum Seekers	–	1,000	(1,000)	–
Cadent	–	29,296	(17,046)	12,250
Contingencies	36,000	–	–	36,000
Reserved for Redundancies	20,000	–	–	20,000
	<u>83,734</u>	<u>84,014</u>	<u>(68,265)</u>	<u>99,483</u>

##### **PF Community Garden**

For upkeep of Community Garden at Palace Fields Community Centre

##### **Sewing Club**

For sewing and craft projects.

##### **HB50**

For community activities specifically in Halton Brook.

##### **The Eleven Project**

To pay for venue hire, goods and volunteer expenses for free food distribution programme.

##### **Children In Need**

Positively Me project costs relating to working with children, young people and their families.

##### **Helping Hallwood Project**

To pay costs relating to Hallwood Park community activities.

##### **Youth Clubs**

To provide equipment and activities for youth clubs in Palace Fields and Halton Brook.

##### **HB Pensioners**

Weekly social group for older people in Halton Brook Community Centre.

##### **Youth Music**

Positively Music! project providing young people with opportunities to learn how to play a variety of musical instruments/ explore their creativity through song-writing and other music related activities.

##### **Music - Asylum Seekers**

Music Speaks project providing asylum seekers with an opportunity to feel part of a wider community through music.

##### **Cadent**

Centres for warmth project providing advice and support to local people.

# Four Estates Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 31 March 2022

#### 15. Analysis of charitable funds *(continued)*

##### **Contingencies**

Approximately 3 months running costs.

##### **Reserved for redundancies**

Reserved for Redundancies.

#### 16. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Current assets	76,218	99,483	<b>175,701</b>
Creditors less than 1 year	(6,955)	—	<b>(6,955)</b>
<b>Net assets</b>	<u>69,263</u>	<u>99,483</u>	<u><b>168,746</b></u>

  

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Current assets	76,246	83,734	159,980
Creditors less than 1 year	(2,867)	—	(2,867)
<b>Net assets</b>	<u>73,379</u>	<u>83,734</u>	<u>157,113</u>

#### 17. Related parties

No transactions with related parties were undertaken such as are required to be disclosed under Financial Reporting Standard 102.

**Four Estates Limited**  
**Company Limited by Guarantee**  
**Management Information**  
**Year ended 31 March 2022**

**The following pages do not form part of the financial statements.**



**Four Estates Limited**  
**Company Limited by Guarantee**  
**Detailed Statement of Financial Activities**  
**Year ended 31 March 2022**

	2022 £	2021 £
<b>Income</b>		
<b>Income from charitable activities:- Other</b>		
Income	158,283	123,628
	<u>          </u>	<u>          </u>
<b>Investment income</b>		
Bank interest receivable	100	75
	<u>          </u>	<u>          </u>
<b>Coronavirus grants and support</b>		
Coronavirus job retention scheme	4,044	13,715
Business support grant	18,668	54,291
	<u>22,712</u>	<u>68,006</u>
	<u>          </u>	<u>          </u>
<b>Total income</b>	<u>181,095</u>	<u>191,709</u>
<b>Expenditure on charitable activities</b>		
<b>Community work</b>		
<i>Activities undertaken directly</i>		
Computer software & Internet costs	5,697	412
Salary Costs	104,987	86,950
Rates and Water	3,078	1,707
Light and Heat	7,639	7,262
Repairs and Maintenance	12,498	13,256
Insurance	1,714	871
Transport	1,838	1,066
Telephone	3,488	3,384
Printing, stationery, and postage	693	676
Sundry Expenses	2,596	2,008
Laundry, cleaning, and refreshments	3,734	924
General Running Costs	1,116	1,089
Grants and Projects	18,481	14,125
Bank charges	223	298
	<u>167,782</u>	<u>134,028</u>
	<u>          </u>	<u>          </u>
<b>Governance costs</b>		
Accountancy fees	1,680	1,680
	<u>          </u>	<u>          </u>
<b>Expenditure on charitable activities</b>	<u>169,462</u>	<u>135,708</u>
	<u>          </u>	<u>          </u>
<b>Net income</b>	<u>11,633</u>	<u>56,001</u>

