

# Methodist Central Hall, Manchester

England & Wales - Charity number 1137980

## Details

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Other names	METHODIST CENTRAL BUILDINGS MANAGEMENT COMMITTEE, MCBMC
Status	Registered
Legal form	Previously excepted
Registered	2010-09-13
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	The Methodist Church Central Buildings Oldham Street Manchester M1 1JQ
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## Activities

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**Objects:** The purposes of the Methodist Church are and shall be deemed to have been since the date of union the advancement of -(a) the Christian faith in accordance with the doctrinal standards and the discipline of the Methodist Church;(b) any charitable purpose for the time being of any Connexional, district, circuit, local or other organisation of the Methodist Church;(c) any charitable purpose for the time being of any society or institution subsidiary or ancillary to the Methodist Church;(d) any purpose for the time being of any charity being a charity subsidiary or ancillary to the Methodist Church.

**Activities:** Methodist Central Hall, Manchester (MCHM) aims to promote, facilitate and assist with the work and purposes of the Methodist Church for the advancement of the Christian faith. In order to achieve this aim, MCHM aims to maintain sound finances and good property management so that it can continue to provide suitable accommodation for each of the Church Bodies at Central Buildings.

## Classification

- **How:** Provides Buildings/facilities/open Space, Acts As An Umbrella Or Resource Body, Other Charitable Activities
- **What:** Religious Activities
- **Who:** The General Public/mankind

## Geography

- **Area of benefit:** UNDEFINED. IN PRACTICE, LOCAL.
- Manchester City

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-08-31	£527,579	£432,089	£2,993,370	7
2023-08-31	£528,962	£551,871	£2,864,651	6
2022-08-31	£489,922	£403,957	-	-
2021-08-31	£361,476	£393,208	-	-
2020-08-31	£400,963	£352,591	-	-

## Trustees

Name	Role	Appointed
<b>ALETHEA CHIA JUNG SIOW</b>	Chair	2023-02-22
David John Pickles		2019-08-10
Deacon Jennifer Allison Jane Jones		2023-09-04
Garrie Charles Naden		2025-10-09
Laura Vare		2019-08-10
Louise Wilkins		2019-08-10
Rev Dr Joanne Heather Cox-Darling		2025-10-09
Rev Dr Raj Bharat Patta		2023-02-22
Rev Ian Stuart Rutherford		2019-08-10

**Methodist Central Hall, Manchester**

England & Wales - Charity number 1137980

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# Accounts

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Charity registration number: 1137980

# Methodist Central Hall, Manchester

known as

Methodist Central Buildings Management Committee (MCBMC)

Annual Report and Financial Statements

for the Year Ended 31 August 2024

# Methodist Central Hall, Manchester

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## Methodist Central Hall, Manchester

### Reference and Administrative Details

<b>Trustees</b>	Laura Carnall now Vare Malcolm Pearson (resigned 31 August 2024) David Pickles Rev Ian Rutherford Rev Caroline Wickens Louise Wilkins Alethea Siow Rev Dr Raj Patta Deacon Jennifer Jones (appointed 4 September 2023)
<b>Senior Management Team</b>	Tim Willis, Building Manager
<b>Principal Office</b>	Central Buildings Oldham Street Manchester M1 1JQ
<b>Charity Registration Number</b>	1137980
<b>Solicitors</b>	BLM Law King's House 42 King Street West Manchester M3 2NU
<b>Bankers</b>	HSBC Bank plc 2-4 St Ann's Square Manchester M2 7HD  Unity Trust Bank Plc PO Box 7193 Planetary Road Willenhall WV1 9DG
<b>Investment Managers</b>	Central Finance Board of the Methodist Church 9 Bonhill Street London EC2A 4PE
<b>Independent Examiner</b>	Helen Binns FCA Beever and Struthers One Express 1 George Leigh Street Manchester M4 5DL

## **Methodist Central Hall, Manchester**

### **Reference and Administrative Details**

#### **Property Services**

Longden and Cook Commercial  
Victoria Buildings  
9-13 Silver Street  
Bury  
Manchester  
BL9 0EU

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 August 2024.

#### **Charitable objectives and activities**

##### ***Public benefit***

Methodist Central Hall, Manchester ("MCHM") seeks to promote, facilitate and assist with the work and purposes of the Methodist Church for the advancement of the Christian faith. In order to achieve these objectives, MCHM aims to maintain sound finances and good property management. The Trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance. The Trustees believe that by promoting and supporting the work of the Methodist Church at Central Buildings, MCHM helps to promote the whole mission of the Church more effectively, at local, Circuit and Connexional level, and that in doing so it provides a benefit to the public by (1) providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its members and for anyone who wishes to benefit from what the Church offers; and (2) promoting Christian values and service by members of the Church to the benefit of individuals and society as a whole.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

##### ***Purposes and principal activities***

The purposes for which the building is held include the local purposes of the local Church, the Circuit purposes of the Circuit and the Connexional purposes of the Connexional Trustees. The buildings are occupied by each of these Church Bodies and by the Trustees for Methodist Church Purposes ("TMCP"). In addition, certain retail, office and meeting hall space within the buildings is let to third parties. These accounts deal with this rental income, the salaries and wages of staff employed in managing and running the buildings, and the premises and other costs not related to the space occupied by the Church Bodies.

##### ***Structure, governance and management***

During the 2023/2024 year, there was only one resignation which was that of Mr Malcolm Pearson (Treasurer). Deacon Jenny Jones and Mr David Pickles took on the responsibilities of this role on a temporary basis from 1st September 2024 with the Treasurer role to be advertised and filled during 2025.

MCHM are Managing Trustees of the property and legal title to Central Buildings is vested in TMCP as custodian trustees. The custodian trustees, who hold title to Central Buildings in trust for MCHM, do not get involved in the day-to-day management of the property; this is the responsibility of MCHM. MCHM is required, by the terms of the model trusts, to seek TMCP's consent before granting or renewing leases and, accordingly, TMCP's Legal team review all proposed commercial lettings within Central Buildings, to ensure that these are consistent with all relevant laws (including Charity law) and with the Constitutional Practice and Discipline ("CPD") of the Methodist Church, and to ensure that the Managing Trustees would not be in breach of trust. As managing Trustees of Central Buildings, MCHM operates within the Methodist Church Connexion and as such their governing document is CPD. The document is available for inspection at Central Hall, Oldham Street, Manchester M1 1JQ.

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

The MCHM board consists of individuals informally nominated by Church Bodies, acting as individuals, and co-opted professionals who collectively are the Trustees of the charity. When a vacancy in the charity trustee board is identified, a skills gap analysis is undertaken to ascertain identify suitable candidates from within the Methodist Church who might be considered for co-option. The Trustees will consider the skills and attribute of the candidate(s) so identified and have authority to make appointments as appropriate. This appointment process minimises the need for formal induction procedures. Trustees serve MCHM as volunteers and receive no payment for their service. A sub-Committee of Trustees, who are situated within the locality of the Charity, commonly referred to as the Operational Management Group (OMG), was appointed in 2020 to deal with day to day oversight and management within agreed limits of authority. The Board reviews on a regular basis all decisions made by the OMG.

Meetings of the Trustees are attended by Tim Willis (Building Manager), Karen Attaway, (Stakeholder & Communications Manager) and Stephen Hetherington (Director of Property Support).

#### **Achievements and performance**

Use of the building is now at the level pre-covid, with most of the regular bookings now having returned. 'Mosaic' continues to be utilised by a wide range of groups and organisations for their social justice work. Along with the Breakfast Project run by our charity partner Lifeshare, Mosaic is being used for drop in and advice sessions, worship, community groups, and sober gigs.

The income from the retail units has remained consistent, with all the retailers now having paid back the arrears from the covid pandemic. This longer-term payback was agreed to ensure that the businesses remained viable for the long term.

The Trustees continue to receive regular reports from the Ministry Team on the mission and ministry work which emanates from and within Central Buildings, This includes a number of worshipping congregations, city centre witness, befriending, involvement with the local authorities and action networks, homelessness response, migrant support and other areas involving social justice. Civic, ecumenical, and interfaith links remain strong thanks to the work of the City Centre Minister, Revd Ian Rutherford. Links with the local Circuit, Lifeshare, and a number of organisations working with refugees are being made stronger by the work of the Deacon for Central Hall, Deacon Jenny Jones. The online and communications work of the Stakeholder and Communications Manager continues to build, as do the number of organisations and groups looking to use Mosaic for the meetings and activities.

The trustees have continued to develop detailed plans for a significant redevelopment of Central Buildings to expand the number of spaces available for mission, improve the usability of the premises by its many users and to address environmental and economic sustainability.

#### **Financial review**

##### **Risk Management**

The charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

The charity's activities expose it primarily to the financial risks of changes in exchange rates. Interest bearing assets and liabilities are held at fixed rate, subject to the Bank of England exchange rate fluctuations, to ensure certainty of cash flows.

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

The charity's principal financial assets are bank balances and cash, trade and other receivables and investments. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows. The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of long-term and short-term debt finance.

#### **Principal funding sources**

The bulk of the charity's income derives from the letting of space within the building, both contractual and 'casual'.

Income for the year amounted to £528k compared with £529k the previous year, a decrease of 0.25% compared to an increase of 8% in the previous year.

#### **Reserves**

The major costs facing the Charity are in respect of the maintenance and upkeep of the property in order to fulfil the charitable objectives. MCHM has therefore established a designated property reserve, as detailed below, in order to meet the costs of future major repairs. In addition, MCHM considers it appropriate to hold sufficient free reserves (unrestricted funds not invested in fixed assets or otherwise designated) equal to six months operating costs (excluding scheduled repairs) in order to meet any shortfalls caused by tenancy voids or other unforeseen circumstances.

At 31st August 2024, the unrestricted funds totalled £2,967k (2023: £2,865k). Deducting fixed assets (Net book value £267k) and investment property (£2,195k) (2023: £1,912k) leaves free reserves of £505k (2023: £682k).

#### **Designated Property Fund**

In view of the inherent uncertainty in predicting the extent and timing of significant repair expenditure, the Trustees resolved to designate up to £250,000 of unrestricted fund reserves so as to provide the financial means to respond in a timely manner when major repair expenditure is desirable. The Trustees review annual repair expenditure and if major individual cost elements are incurred (usually more than £20,000) consider whether these costs should be met from the designated fund balance rather than from undesignated reserves. The Fund balance has been maintained at £250,000 pending a review of the state of repair of the building. Payments for dilapidations are taken as income directly to the Designated Property Fund and the related costs associated with the repairs are then charged against the Fund.

#### **Designated Appointments Fund**

Recognising the positive impact of the appointment of Rev Ian Rutherford as a full time minister based at Central Buildings the trustees have resolved to designate funds to allow continuation of the existing grant support till August 2026. In addition they have designated funds to provide a grant towards the costs of the Diaconal Appointment based at Central Buildings again till August 2026. The funds currently designated amount to £200k.

# Methodist Central Hall, Manchester

## Trustees' Report

### Current Needs and Future Plans

MCHM continues to pursue its twin aims of maintaining sound finances and good property management. Sufficient funding is available to meet routine maintenance costs, and the current and future needs of the Church Bodies are always under review. The need to maintain good levels of income from commercial and short-term lettings is a constant focus, and there is a clear understanding of the relationship between the condition and quality of the space being offered to third parties and the demand for that space. The redevelopment will address all of the above matters and following the receipt of outline planning permission the trustees are moving forward with final design.

### Collaboration with other charities

In addition to providing office and worship space for TMCP and The Methodist Centre congregation respectively, MCHM also provides the base for a number of other organisations with a focus on Social Justice. Four of the key charities are Greater Manchester Community Chaplaincy, Women Asylum Seekers Together, Migrant Support, and Lifeshare. These organisations continue to develop their provision from MCHM and both are looking to extend their provision to make a greater impact in their respective areas of Social Justice.

### Financial Report


The year under review saw a rise in fund balances from £2.86m to £2.96m, allowing the Trustees to agree to the maintenance of level of funding of the Property Reserve and also an addition to the Appointments Reserve as noted above.

With the ongoing increase in the amount received from lettings and continued careful control of the expenditure the total income for the year exceeded total expenditure by £69k compared to a deficit of £23k in the previous year.

In the current year we recognised gains on our investment assets of £33k compared to a loss of £19k in the previous year. This meant the final outcome for the year was a surplus of £102k compared to a deficit of £42k in the previous year.

The Trustees continue to seek to improve income levels of both commercial and interior space and to control rent arrears, whilst keeping repair and maintenance work up to date and controlling expenditure wherever possible. Our thanks and gratitude are expressed to Tim Willis and his staff, who continue to display diligence alongside their hard work; their contribution to the results shown in these accounts is greatly appreciated.

The annual report was approved by the trustees of the charity on 23 June 2025 and signed on its behalf by:

  
Deacon Jennifer Jones  
Trustee

## Methodist Central Hall, Manchester

### Statement of Trustees' Responsibilities

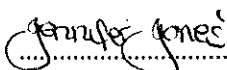
The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on 23 June 2025 and signed on its behalf by:

  
.....  
Deacon Jennifer Jones  
Trustee

## Methodist Central Hall, Manchester

### Independent Examiner's Report to the trustees of Methodist Central Hall, Manchester

I report on the accounts of the charity for the year ended 31 August 2024 which are set out on pages 9 to 22.

#### Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The 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. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of Chartered Accountants.

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 next statement.

#### Independent examiner's statement

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

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act 2011; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Helen Binns FCA  
Beever and Struthers  
Chartered Accountants

One Express  
1 George Leigh Street  
Manchester  
M4 5DL

23 June 2025

**Methodist Central Hall, Manchester**

**Statement of Financial Activities for the Year Ended 31 August 2024**

	Note	Unrestricted funds £	Total 2024 £	Total 2023 £
<b>Income and Endowments from:</b>				
Charitable activities	2	62,465	62,465	62,218
Other trading activities	3	211,374	211,374	208,515
Investment income	4	<u>253,740</u>	<u>253,740</u>	<u>258,229</u>
<b>Total Income</b>		<u>527,579</u>	<u>527,579</u>	<u>528,962</u>
<b>Expenditure on:</b>				
Charitable activities	5	<u>(432,089)</u>	<u>(432,089)</u>	<u>(551,871)</u>
<b>Total Expenditure</b>		<u>(432,089)</u>	<u>(432,089)</u>	<u>(551,871)</u>
Gains/(losses) on investment assets	11	<u>33,229</u>	<u>33,229</u>	<u>(19,049)</u>
<b>Net movement in funds</b>		128,719	128,719	(41,958)
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>2,864,651</u>	<u>2,864,651</u>	<u>2,906,609</u>
Total funds carried forward	15	<u>2,993,370</u>	<u>2,993,370</u>	<u>2,864,651</u>

All of the charity's activities derive from continuing operations during the above two periods.


The prior year Statement of Financial Activities is shown on page 22.

## Methodist Central Hall, Manchester

(Registration number: 1137980)  
Balance Sheet as at 31 August 2024

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	10	266,518	271,299
Investments	11	<u>2,719,292</u>	<u>2,656,352</u>
		<u>2,985,810</u>	<u>2,927,651</u>
<b>Current assets</b>			
Debtors	12	52,690	28,114
Cash at bank and in hand		<u>31,210</u>	<u>69,023</u>
		83,900	97,137
<b>Creditors: Amounts falling due within one year</b>	13	<u>(60,090)</u>	<u>(113,887)</u>
<b>Net current assets/(liabilities)</b>		<u>23,810</u>	<u>(16,750)</u>
<b>Total assets less current liabilities</b>		3,009,620	2,910,901
<b>Creditors: Amounts falling due after more than one year</b>	14	<u>(16,250)</u>	<u>(46,250)</u>
<b>Net assets</b>		<u>2,993,370</u>	<u>2,864,651</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>2,993,370</u>	<u>2,864,651</u>
<b>Total funds</b>	15	<u>2,993,370</u>	<u>2,864,651</u>

The financial statements on pages 9 to 22 were approved by the trustees, and authorised for issue on 23 June 2025 and signed on their behalf by:

  
.....  
Deacon Jennifer Jones  
Trustee

## Methodist Central Hall, Manchester

### Cash Flow Statement for the Year Ended 31 August 2024

	Note	2024 £	2023 £
<b>Cash flows from operating activities</b>			
Net cash income/(expenditure)		128,719	(41,958)
<b>Adjustments to cash flows from non-cash items</b>			
Depreciation		4,781	5,069
Investment income	4	(24,095)	(22,064)
Revaluation of investments		<u>(33,229)</u>	<u>19,048</u>
		76,176	(39,905)
<b>Working capital adjustments</b>			
Increase in debtors	12	(24,576)	(240)
(Decrease)/increase in creditors	13	<u>(83,798)</u>	<u>33,440</u>
Net cash flows from operating activities		<u>(32,198)</u>	<u>(6,705)</u>
<b>Cash flows from investing activities</b>			
Interest receivable and similar income	4	11,121	8,833
Purchase of investments	11	(29,711)	(170,375)
Income from dividends	4	<u>12,975</u>	<u>13,232</u>
Net cash flows from investing activities		<u>(5,615)</u>	<u>(148,310)</u>
Net decrease in cash and cash equivalents		(37,813)	(155,015)
Cash and cash equivalents at 1 September		<u>69,023</u>	<u>224,038</u>
Cash and cash equivalents at 31 August		<u><u>31,210</u></u>	<u><u>69,023</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2024

#### 1 Accounting policies

##### **Statement of compliance**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

##### **Basis of preparation**

Methodist Central Hall, Manchester meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

##### **Going concern**

The Trustees have reviewed the circumstances of MCHM and are satisfied there are adequate resources available to fund its activities for the foreseeable future. Having carefully considered all pertinent matters they have concluded that the charity has adequate free reserves and can be viewed as a going concern.

##### **Income and endowments**

Income is included when it becomes receivable, except where they relate to future accounting periods. In these cases, the income is deferred until the future period.

##### ***Investment income***

Fixed asset investments are a form of basic financial instrument and are initially recorded at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The SoFA includes the net gains and losses arising on revaluation and on disposals throughout the year. Gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses are calculated as the difference between sale proceeds (net of transaction costs) and the opening carrying value or cost, if acquired during the year. Unrealised gains and losses are calculated on the difference between opening and closing fair values.

##### **Expenditure**

In the first instance, costs are directly allocated where possible to costs of generating funds or governance. Remaining costs are then apportioned according to relevant floor areas within the building, between costs for generating income through rental of units, and costs of providing charitable accommodation.

##### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

##### ***Grant provisions***

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2024

#### Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

#### Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees's meetings and reimbursed expenses.

#### Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### Tangible fixed assets

Tangible assets consist of capitalised plant and machinery which is depreciated over 10 years from date of commission. Furniture and equipment is depreciated over 4 years from first full year of ownership on a straight-line basis with a residual value of 10%.

The land and buildings are considered to be an investment and are included at valuation by property consultants Roger Hannah & Co, Chartered Surveyors, as at 31 August 2015.

#### Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Land & Buildings	100 years straight line
Plant & Machinery	10 years straight line
Furniture & Equipment	4 years straight line + 10% residual value

#### Investment properties

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

#### Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2024

#### Cash and cash equivalents

Cash and cash equivalents comprise cash in hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### Fund structure

The Managing Trustees are responsible for the management of Central Buildings, Oldham Street, Manchester. All funds are for use by the Managing Trustees in that activity. They have designated certain funds as property funds for repair of the buildings.

#### Designated funds

Normally, a transfer is made annually from the general fund to a designated property reserve fund, in order to fund major repairs, except in years where major repairs are carried out and transfers are then made to general funds in respect of the expenditure incurred.

#### Pensions and other post retirement obligations

The charity provides a group personal pension plan under the automatic enrolment regulations.

#### Financial instruments

The charity has only basic financial instruments which are initially recorded at cost, and with the exception of investments (as set out above) subsequently measured at their settlement value.

#### 2 Income from charitable activities

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
TMCP contribution towards staffing, accommodation and related expenses	<u>62,465</u>	<u>62,465</u>	<u>62,218</u>

#### 3 Income from other trading activities

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Room hire	<u>211,374</u>	<u>211,374</u>	<u>208,515</u>
	<u>211,374</u>	<u>211,374</u>	<u>208,515</u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2024

#### 4 Investment income

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Dividends	12,975	12,975	13,232
Interest	11,121	11,121	8,833
Rental income	229,644	229,644	236,164
	<u>253,740</u>	<u>253,740</u>	<u>258,229</u>

#### 5 Expenditure on charitable activities

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Property costs	150,353	150,353	178,126
Staff costs	219,777	219,777	193,468
Depreciation	4,781	4,781	5,069
Governance costs	4,546	4,546	4,610
Support Costs	52,632	52,632	170,598
	<u>432,089</u>	<u>432,089</u>	<u>551,871</u>

See note 6 for split of support costs and governance costs

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2024

#### 6 Analysis of support costs

##### Charitable activities expenditure

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Office costs	17,990	17,990	9,459
Telephone	12,030	12,030	11,937
Bank charges	637	637	1,137
Travel	2,662	2,662	3,565
Legal and professional costs	14,767	14,767	139,890
	<u>48,086</u>	<u>48,086</u>	<u>165,988</u>

##### Governance costs

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Independent examiner fees			
Examination of the financial statements	1,300	1,300	1,300
Other fees paid to examiners	3,246	3,246	3,310
	<u>4,546</u>	<u>4,546</u>	<u>4,610</u>

#### 7 Net incoming/outgoing resources

Net incoming/outgoing resources for the year include:

	2024 £	2023 £
Independent examiner's fees	1,300	1,300
Depreciation of fixed assets	<u>4,781</u>	<u>5,069</u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2024

#### 8 Staff costs

The aggregate payroll costs were as follows:

	2024 £	2023 £
<b>Staff costs during the year were:</b>		
Wages and salaries	199,167	176,003
Social security costs	13,310	11,212
Pension costs	7,300	6,253
	<u>219,777</u>	<u>193,468</u>

No employee received emoluments of more than £60,000 during the year

#### Key management personnel

The key management personnel of the charity comprise the trustees and those persons listed on page 1.

The trustees do not receive any remuneration for their services, the total remuneration benefits of the other members of staff are listed below.

The total remuneration benefits of the key management personnel of the charity were salary costs of £49,384 (2023 - £46,097).

The average number of staff was as follows:

	2024 Average number	2023 Average number
Staff	<u>7</u>	<u>6</u>

#### 9 Independent examiner's remuneration

	2024 £	2023 £
Examination of the financial statements	<u>1,300</u>	<u>1,300</u>
<b>Other fees to examiners</b>		
All other services	<u>3,246</u>	<u>3,310</u>

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2024**

**10 Tangible fixed assets**

	Land and buildings £	Furniture and equipment £	Plant & machinery £	Total £
<b>Cost</b>				
At 1 September 2023	<u>253,000</u>	<u>152,512</u>	<u>658,668</u>	<u>1,064,180</u>
At 31 August 2024	<u>253,000</u>	<u>152,512</u>	<u>658,668</u>	<u>1,064,180</u>
<b>Depreciation</b>				
At 1 September 2023	15,174	134,819	642,888	792,881
Charge for the year	<u>1,686</u>	<u>1,149</u>	<u>1,946</u>	<u>4,781</u>
At 31 August 2024	<u>16,860</u>	<u>135,968</u>	<u>644,834</u>	<u>797,662</u>
<b>Net book value</b>				
At 31 August 2024	<u>236,140</u>	<u>16,544</u>	<u>13,834</u>	<u>266,518</u>
At 31 August 2023	<u>237,826</u>	<u>17,693</u>	<u>15,780</u>	<u>271,299</u>

**11 Fixed asset investments**

	2024 £	2023 £
Investment properties	2,194,736	1,912,000
Other investments	<u>524,556</u>	<u>744,352</u>
	<u>2,719,292</u>	<u>2,656,352</u>

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2024**

**Investment properties**

	<b>Investment properties £</b>
<b>Cost or Valuation</b>	
At 1 September 2023	1,912,000
Additions	<u>282,736</u>
At 31 August 2024	2,194,736
<b>Provision</b>	
At 31 August 2024	<u>-</u>
<b>Net book value</b>	
At 31 August 2024	<u>2,194,736</u>
At 31 August 2023	<u>1,912,000</u>

**Other investments**

	<b>Other investments £</b>
<b>Cost or Valuation</b>	
At 1 September 2023	744,352
Revaluation	33,229
Cash withdrawn	<u>(253,025)</u>
At 31 August 2024	<u>524,556</u>
<b>Net book value</b>	
At 31 August 2024	<u>524,556</u>
At 31 August 2023	<u>744,352</u>

**12 Debtors**

	<b>2024 £</b>	<b>2023 £</b>
Prepayments	25,875	3,777
Accrued income	26,246	23,809
Other debtors	<u>569</u>	<u>528</u>
	<u>52,690</u>	<u>28,114</u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2024

#### 13 Creditors: amounts falling due within one year

	2024 £	2023 £
Grants payable	29,999	36,000
Creditors & accruals	<u>30,091</u>	<u>77,887</u>
	<u><u>60,090</u></u>	<u><u>113,887</u></u>

#### 14 Creditors: amounts falling due after one year

	2024 £	2023 £
Grants payable	<u>16,250</u>	<u>46,250</u>

#### 15 Funds

	Balance at 1 September 2023 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 August 2024 £
General	2,414,651	527,579	(432,089)	-	33,229	2,543,370
<i>Designated</i>						
Appointments fund	200,000	-	-	-	-	200,000
Property fund	<u>250,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>250,000</u>
	<u>450,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>450,000</u>
<b>Total funds</b>	<u><u>2,864,651</u></u>	<u><u>527,579</u></u>	<u><u>(432,089)</u></u>	<u><u>-</u></u>	<u><u>33,229</u></u>	<u><u>2,993,370</u></u>
	Balance at 1 September 2022 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 August 2023 £
General	2,426,609	528,962	(551,871)	30,000	(19,049)	2,414,651
<i>Designated</i>						
Appointments fund	230,000	-	-	(30,000)	-	200,000
Property fund	<u>250,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>250,000</u>
	<u>480,000</u>	<u>-</u>	<u>-</u>	<u>(30,000)</u>	<u>-</u>	<u>450,000</u>
<b>Total funds</b>	<u><u>2,906,609</u></u>	<u><u>528,962</u></u>	<u><u>(551,871)</u></u>	<u><u>-</u></u>	<u><u>(19,049)</u></u>	<u><u>2,864,651</u></u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2024

The Property Fund has been set up with a target of £250k to ensure that adequate funds are available to meet major property repairs which fall outside the scope of routine maintenance.

The Appointments Fund has been set up to enable the committee to consider the continuation of grant support for presbyteral and diaconal staff associated with Central Buildings This year additional support is proposed for the diaconal staff meaning two posts are being supported with both occupants invited to serve till 31st August 2026.

#### 16 Analysis of net assets between funds

	Unrestricted funds General £	Total funds £
Tangible fixed assets	266,518	266,518
Fixed asset investments	2,719,292	2,719,292
Current assets	83,900	83,900
Current liabilities	(60,090)	(60,090)
Creditors over 1 year	(16,250)	(16,250)
Total net assets	<u>2,993,370</u>	<u>2,993,370</u>

#### 17 Analysis of net funds

	At 1 September 2023 £	Cash flow £	At 31 August 2024 £
Cash at bank and in hand	69,023	(37,813)	31,210
Net debt	<u>69,023</u>	<u>(37,813)</u>	<u>31,210</u>

#### 18 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

#### 19 Related party transactions

There were no related party transactions in the year.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2024

#### 20 Comparative Statement of Financial Activities

	Unrestricted funds £	Total 2023 £
<b>Income and Endowments from:</b>		
Charitable activities	62,218	62,218
Other trading activities	208,515	208,515
Investment income	258,229	258,229
Total Income	<u>528,962</u>	<u>528,962</u>
<b>Expenditure on:</b>		
Charitable activities	<u>(551,871)</u>	<u>(551,871)</u>
Total Expenditure	<u>(551,871)</u>	<u>(551,871)</u>
Gains/losses on investment assets	<u>(19,049)</u>	<u>(19,049)</u>
Net movement in funds	(41,958)	(41,958)
<b>Reconciliation of funds</b>		
Total funds brought forward	<u>2,906,609</u>	<u>2,906,609</u>
Total funds carried forward	<u>2,864,651</u>	<u>2,864,651</u>

**Methodist Central Hall, Manchester**

England & Wales - Charity number 1137980

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# Accounts

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Charity registration number: 1137980

# Methodist Central Hall, Manchester

known as

Methodist Central Buildings Management Committee (MCBMC)

Annual Report and Financial Statements

for the Year Ended 31 August 2023

# **Methodist Central Hall, Manchester**

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## **Methodist Central Hall, Manchester**

### **Reference and Administrative Details**

<b>Trustees</b>	Laura Carnall Malcolm Pearson David Pickles Ian Rutherford Roy Swanston (resigned 17 October 2022) Caroline Wickens Louise Wilkins Alethea Siow (appointed 22 February 2023) Raj Patta (appointed 22 February 2023)
<b>Senior Management Team</b>	Tim Willis, Building Manager
<b>Principal Office</b>	Central Buildings Oldham Street Manchester M1 1JQ
<b>Charity Registration Number</b>	1137980
<b>Solicitors</b>	BLM Law King's House 42 King Street West Manchester M3 2NU
<b>Bankers</b>	HSBC Bank plc 2-4 St Ann's Square Manchester M2 7HD  Unity Trust Bank Plc PO Box 7193 Planetary Road Willenhall WV1 9DG
<b>Investment Managers</b>	Central Finance Board of the Methodist Church 9 Bonhill Street London EC2A 4PE
<b>Independent Examiner</b>	Helen Binns FCA Beever and Struthers One Express 1 George Leigh Street Manchester M4 5DL

## **Methodist Central Hall, Manchester**

### **Reference and Administrative Details**

#### **Property Services**

Longden and Cook Commercial  
Victoria Buildings  
9-13 Silver Street  
Bury  
Manchester  
BL9 0EU

# **Methodist Central Hall, Manchester**

## **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 August 2023.

### **Charitable objectives and activities**

#### ***Public benefit***

Methodist Central Hall, Manchester ("MCHM") seeks to promote, facilitate and assist with the work and purposes of the Methodist Church for the advancement of the Christian faith. In order to achieve these objectives, MCHM aims to maintain sound finances and good property management. The Trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance. The Trustees believe that by promoting and supporting the work of the Methodist Church at Central Buildings, MCHM helps to promote the whole mission of the Church more effectively, at local, Circuit and Connexional level, and that in doing so it provides a benefit to the public by (1) providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its members and for anyone who wishes to benefit from what the Church offers; and (2) promoting Christian values and service by members of the Church to the benefit of individuals and society as a whole.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

#### ***Purposes and principal activities***

The purposes for which the building is held include the local purposes of the local Church, the Circuit purposes of the Circuit and the Connexional purposes of the Connexional Trustees. The buildings are occupied by each of these Church Bodies and by the Trustees for Methodist Church Purposes ("TMCP"). In addition, certain retail, office and meeting hall space within the buildings is let to third parties. These accounts deal with this rental income, the salaries and wages of staff employed in managing and running the buildings, and the premises and other costs not related to the space occupied by the Church Bodies.

#### ***Structure, governance and management***

In order to clarify and simplify the Management structure, a new arrangement was brought in from 1st September 2019. The purpose of this change was to:

a) eliminate the need for 2 trustee bodies to be involved in the management of the property and its direction. This was done by making this charity Managing Trustees of the property in accordance with Methodist requirements and be responsible for its future development. The name of this charity was changed to "Methodist Central Hall, Manchester" to better represent its wider responsibility.

b) clarify the extended role of the Trustees and accordingly, new terms of reference were established, and the role of the Trustees more clearly defined. One of the main items of the terms of reference was that the Trustees should establish a 10-year plan for the development of the building in accordance with its specified mission and ministry.

## Methodist Central Hall, Manchester

### Trustees' Report

Most of the Trustees who had been responsible for the oversight and guidance of this charity for several years, retired from their role, with appropriate replacements being found with the correct knowledge and experience where a Trustee had carried out a particular role to the board. For the 2022/2023 year, the Board of Trustees was as follows, with those in italic being a change from the previous year:

<b>Board Member Name</b>	<b>Role</b>	<b>Term Start</b>	<b>Term End</b>	<b>Reason</b>
<i>Mr Roy Swanston</i>	<i>Chair</i>	<i>01/09/2019</i>	<i>17/10/23</i>	<i>Resignation</i>
<i>Mrs Alethea Siow</i>	<i>Chair</i>	<i>17/10/2023</i>		
Mrs Louise Wilkins		10/08/2019		
Revd Ian Rutherford		10/08/2019		
Revd Caroline Wickens		10/08/2019		
Mrs Laura Carnall		10/08/2019		
Mr David Pickles		10/08/2019		
Mr Malcolm Pearson	Treasurer	05/10/2020		
<i>Revd Raj Patta</i>		<i>22/03/2023</i>		

MCHM are Managing Trustees of the property and legal title to Central Buildings is vested in TMCP as custodian trustees. The custodian trustees, who hold title to Central Buildings in trust for MCHM, do not get involved in the day-to-day management of the property; this is the responsibility of MCHM. MCHM is required, by the terms of the model trusts, to seek TMCP's consent before granting or renewing leases and, accordingly, TMCP's Legal team review all proposed commercial lettings within Central Buildings, to ensure that these are consistent with all relevant laws (including Charity law) and with the Constitutional Practice and Discipline ("CPD") of the Methodist Church, and to ensure that the Managing Trustees would not be in breach of trust. As managing Trustees of Central Buildings, MCHM operates within the Methodist Church Connexion and as such their governing document is CPD. The document is available for inspection at Central Hall, Oldham Street, Manchester M1 1JQ.

MCHM board consists of individuals informally nominated by Church Bodies, acting as individuals, and co-opted professionals who collectively are the Trustees of the charity. When a vacancy in the charity trustee board is identified, a skills gap analysis is undertaken to ascertain identify suitable candidates from within the Methodist Church who might be considered for co-option. The Trustees will consider the skills and attribute of the candidate(s) so identified and have authority to make appointments as appropriate. This appointment process minimises the need for formal induction procedures. Trustees serve MCHM as volunteers and receive no payment for their service. A sub-Committee of Trustees, who are situated within the locality of the Charity, commonly referred to as the Operational Management Group (OMG), was appointed in 2020 to deal with day to day oversight and management within agreed limits of authority. The Board reviews on a regular basis all decisions made by the OMG.

Meetings of the Trustees are attended by Tim Willis (Building Manager), Karen Attaway (Stakeholder & Communications Manager) and Stephen Hetherington (Director of Property Support Methodist Connexion).

# **Methodist Central Hall, Manchester**

## **Trustees' Report**

### **Achievements and performance**

Use of the main meeting rooms and office spaces in the building is now almost at capacity, with meeting space often running at 95%. In addition, Mosaic continues to be used by a wide number of community-based groups for regular group sessions. A number of meetings are now being held in the space by groups running under a 'Greater Manchester' banner (e.g. GM Food Security Action Network, GM Homelessness Action Network). In addition, Mosaic is starting to be booked for more 'one-off' events.

The majority of the retail units are not in rent arrears and the relationships are being well handled with the Letting Agents. Routine repairs and maintenance continue to be carried out in a timely manner, though some of the schedule has been delayed due to the plans for future development.

The Trustees continue to receive regular reports from the City Centre Minister on the mission and ministry work which emanates from and within Central Buildings. This includes a number of worshipping congregations, city centre working, befriending, involvement with the local authority, business sector and VCSE partners, homelessness, food security and migrant support and other areas involving social justice. An overall positive result was achieved, and the Trustees were able to continue to build its designated funds as planned.

### **Financial review**

#### **Risk Management**

The charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

The charity's activities expose it primarily to the financial risks of changes in exchange rates. Interest bearing assets and liabilities are held at fixed rate, subject to the Bank of England exchange rate fluctuations, to ensure certainty of cash flows.

The charity's principal financial assets are bank balances and cash, trade and other receivables and investments. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows. The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of long-term and short-term debt finance.

#### **Principal funding sources**

The bulk of the charity's income derives from the letting of space within the building, both contractual and 'casual'.

Income for the year amounted to £529k compared with £490k the previous year, an increase of 8%. There was no amount received from the Coronavirus Job Retention Scheme during the year as this was more than offset by the increase of £28k in letting income as we were able to open up the building again after the Coronavirus epidemic.

# **Methodist Central Hall, Manchester**

## **Trustees' Report**

### **Reserves**

The major costs facing the Charity are in respect of the maintenance and upkeep of the property in order to fulfil the charitable objectives. MCHM has therefore established a designated property reserve, as detailed below, in order to meet the costs of future major repairs. In addition, MCHM considers it appropriate to hold sufficient free reserves (unrestricted funds not invested in fixed assets or otherwise designated) equal to six months operating costs (excluding scheduled repairs) in order to meet any shortfalls caused by tenancy voids or other unforeseen circumstances.

At 31st August 2023, the unrestricted funds totalled £2,865k (2022: £2,907k). Deducting fixed assets (Net book value £271k) and investment property (£1,912k) leaves free reserves of £682k (2022: £594k).

### **Designated Property Fund**

In view of the inherent uncertainty in predicting the extent and timing of significant repair expenditure, the Trustees resolved to designate up to £250,000 of unrestricted fund reserves so as to provide the financial means to respond in a timely manner when major repair expenditure is desirable. The Trustees review annual repair expenditure and if major individual cost elements are incurred (usually more than £20,000) consider whether these costs should be met from the designated fund balance rather than from undesignated reserves. The Fund balance has been maintained at £250,000 pending a review of the state of repair of the building. Payments for dilapidations are taken as income directly to the Designated Property Fund and the related costs associated with the repairs are then charged against the Fund.

### **Designated Appointments Fund**

Recognising the positive impact of the appointment of Rev Ian Rutherford as a full time minister based at Central Buildings the trustees have resolved to designate funds to allow continuation of the existing grant support till August 2026. In addition they have designated funds to provide a grant towards the costs of the Diaconal Appointment based at Central Buildings again till August 2026. The funds currently designated amount to £200k.

### **Current Needs and Future Plans**

MCHM continues to pursue its twin aims of maintaining sound finances and good property management. Sufficient funding is available to meet routine maintenance costs, and the current and future needs of the Church Bodies are always under review. The need to maintain good levels of income from commercial and short-term lettings is a constant focus, and there is a clear understanding of the relationship between the condition and quality of the space being offered to third parties and the demand for that space. These aspects will be taken into account when the new 10-year plan is developed.

### **Collaboration with other charities**

In addition to providing office and worship space for TMCP and The Centre congregation respectively, MCHM also provides the base for a number of other organisations with a 'vent' for Social Justice. Four of the key charities are Greater Manchester Community Chaplaincy, Women Asylum Seekers Together, Migrant Support and Lifeshare. These organisations continue to develop their provision from MCHM and are looking to extend their provision to make a greater impact in their respective areas of Social Justice.

## Methodist Central Hall, Manchester

### Trustees' Report

#### Financial Report

The year under review saw a fall in fund balances from £2.91m to £2.86m, allowing the Trustees to agree to the maintenance of level of funding of the Property Reserve and also an addition to the Appointments Reserve as noted above.

With the ongoing increase in the amount received from lettings and continued careful control of the expenditure the total income for the year did not exceed total expenditure by £17k compared to a surplus of £86k in the previous year.

In the current year we had to recognise losses on our investment assets of £19k compared to £30k in the previous year. This meant the final outcome for the year was a deficit of £42k compared to a surplus of £56k in the previous year.

The Trustees continue to seek to improve income levels of both commercial and interior space and to control rent arrears, whilst keeping repair and maintenance work up to date and controlling expenditure wherever possible. Our thanks and gratitude are expressed to Tim Willis and his staff, who continue to display diligence alongside their hard work; their contribution to the results shown in these accounts is greatly appreciated.

The annual report was approved by the trustees of the charity on 28 June 2024 and signed on its behalf by:

.....  
Malcolm Pearson  
Trustee

## **Methodist Central Hall, Manchester**

### **Statement of Trustees' Responsibilities**

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on 28 June 2024 and signed on its behalf by:

.....  
Malcolm Pearson  
Trustee

## Methodist Central Hall, Manchester

### Independent Examiner's Report to the trustees of Methodist Central Hall, Manchester

I report on the accounts of the charity for the year ended 31 August 2023 which are set out on pages 10 to 23.

#### Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The 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. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants in England and Wales.

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 next statement.

#### Independent examiner's statement

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

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act 2011; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....  
Helen Binns FCA  
Beever and Struthers  
The Institute of Chartered Accountants in England and Wales

One Express  
1 George Leigh Street  
Manchester  
M4 5DL

28 June 2024

## Methodist Central Hall, Manchester

### Statement of Financial Activities for the Year Ended 31 August 2023

	Note	Unrestricted funds £	Total 2023 £	Total 2022 £
<b>Income and Endowments from:</b>				
Donations and legacies	2	-	-	17,463
Charitable activities	3	62,218	62,218	62,218
Other trading activities	4	208,515	208,515	180,438
Investment income	5	258,229	258,229	229,803
Total Income		<u>528,962</u>	<u>528,962</u>	<u>489,922</u>
<b>Expenditure on:</b>				
Charitable activities	6	<u>(551,871)</u>	<u>(551,871)</u>	<u>(403,957)</u>
Total Expenditure		<u>(551,871)</u>	<u>(551,871)</u>	<u>(403,957)</u>
Gains/(losses) on investment assets		<u>(19,049)</u>	<u>(19,049)</u>	<u>(30,068)</u>
Net movement in funds		(41,958)	(41,958)	55,897
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>2,906,609</u>	<u>2,906,609</u>	<u>2,850,712</u>
Total funds carried forward	16	<u><u>2,864,651</u></u>	<u><u>2,864,651</u></u>	<u><u>2,906,609</u></u>

## Methodist Central Hall, Manchester

(Registration number: 1137980)  
Balance Sheet as at 31 August 2023

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	11	271,299	276,368
Investments	12	<u>2,656,352</u>	<u>2,505,026</u>
		<u>2,927,651</u>	<u>2,781,394</u>
<b>Current assets</b>			
Debtors	13	28,114	27,873
Cash at bank and in hand		<u>69,023</u>	<u>224,038</u>
		97,137	251,911
<b>Creditors: Amounts falling due within one year</b>	14	<u>(113,887)</u>	<u>(80,446)</u>
<b>Net current (liabilities)/assets</b>		<u>(16,750)</u>	<u>171,465</u>
<b>Total assets less current liabilities</b>		2,910,901	2,952,859
<b>Creditors: Amounts falling due after more than one year</b>	15	<u>(46,250)</u>	<u>(46,250)</u>
<b>Net assets</b>		<u>2,864,651</u>	<u>2,906,609</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>2,864,651</u>	<u>2,906,609</u>
<b>Total funds</b>	16	<u>2,864,651</u>	<u>2,906,609</u>

The financial statements on pages 10 to 23 were approved by the trustees, and authorised for issue on 28 June 2024 and signed on their behalf by:

.....  
Malcolm Pearson  
Trustee

## Methodist Central Hall, Manchester

### Cash Flow Statement for the Year Ended 31 August 2023

	Note	2023 £	2022 £
<b>Cash flows from operating activities</b>			
Net cash (expenditure)/income		(41,958)	55,897
<b>Adjustments to cash flows from non-cash items</b>			
Depreciation		5,069	8,117
Investment income	5	(22,064)	(12,269)
Revaluation of investments		19,048	30,068
		<u>(39,905)</u>	<u>81,813</u>
<b>Working capital adjustments</b>			
Increase in debtors	13	(241)	(7,482)
Increase in creditors	14	33,441	2,802
Net cash flows from operating activities		<u>(6,705)</u>	<u>77,133</u>
<b>Cash flows from investing activities</b>			
Interest receivable and similar income	5	8,833	652
Purchase of tangible fixed assets	11	-	(2,890)
Purchase of investments	12	(170,375)	(10,523)
Income from dividends	5	13,232	11,617
Net cash flows from investing activities		<u>(148,310)</u>	<u>(1,144)</u>
Net (decrease)/increase in cash and cash equivalents		(155,015)	75,989
Cash and cash equivalents at 1 September		<u>224,038</u>	<u>148,049</u>
Cash and cash equivalents at 31 August		<u><u>69,023</u></u>	<u><u>224,038</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2023

#### 1 Accounting policies

##### Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

##### Basis of preparation

Methodist Central Hall, Manchester meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

##### Going concern and impact of Covid-19

The Trustees have reviewed the circumstances of MCHM and are satisfied there are adequate resources available to fund its activities for the foreseeable future. Having carefully considered all pertinent matters they have concluded that the charity has adequate free reserves and can be viewed as a going concern.

##### Income and endowments

Income is included when it becomes receivable, except where they relate to future accounting periods. In these cases, the income is deferred until the future period.

##### *Grants receivable*

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

##### *Investment income*

Fixed asset investments are a form of basic financial instrument and are initially recorded at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The SoFA includes the net gains and losses arising on revaluation and on disposals throughout the year. Gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses are calculated as the difference between sale proceeds (net of transaction costs) and the opening carrying value or cost, if acquired during the year. Unrealised gains and losses are calculated on the difference between opening and closing fair values.

##### Expenditure

In the first instance, costs are directly allocated where possible to costs of generating funds or governance. Remaining costs are then apportioned according to relevant floor areas within the building, between costs for generating income through rental of units, and costs of providing charitable accommodation.

##### *Charitable activities*

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2023

#### **Grant provisions**

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

#### **Support costs**

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

#### **Governance costs**

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees's meetings and reimbursed expenses.

#### **Government grants**

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Tangible assets consist of capitalised plant and machinery which is depreciated over 10 years from date of commission. Furniture and equipment is depreciated over 4 years from first full year of ownership on a straight-line basis with a residual value of 10%.

The land and buildings are considered to be an investment and are included at valuation by property consultants Roger Hannah & Co, Chartered Surveyors, as at 31 August 2015.

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Land & Buildings	100 years straight line
Plant & Machinery	10 years straight line
Furniture & Equipment	4 years straight line + 10% residual value

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2023

#### Investment properties

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

#### Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

#### Cash and cash equivalents

Cash and cash equivalents comprise cash in hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### Fund structure

The Managing Trustees are responsible for the management of Central Buildings, Oldham Street, Manchester. All funds are for use by the Managing Trustees in that activity. They have designated certain funds as property funds for repair of the buildings.

#### Designated funds

Normally, a transfer is made annually from the general fund to a designated property reserve fund, in order to fund major repairs, except in years where major repairs are carried out and transfers are then made to general funds in respect of the expenditure incurred.

#### Pensions and other post retirement obligations

The charity provides a group personal pension plan under the automatic enrolment regulations.

#### Financial instruments

The charity has only basic financial instruments which are initially recorded at cost, and with the exception of investments (as set out above) subsequently measured at their settlement value.

## 2 Income from donations and legacies

	Total 2023 £	Total 2022 £
Grants;		
Coronavirus Job Retention Scheme	-	17,463
	-	17,463

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2023

#### 3 Income from charitable activities

	<b>Unrestricted funds</b>	<b>Total</b>	<b>Total</b>
	<b>General</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
TMCP contribution towards staffing, accommodation and related expenses	62,218	62,218	62,218
	62,218	62,218	62,218

#### 4 Income from other trading activities

	<b>Unrestricted funds</b>	<b>Total</b>	<b>Total</b>
	<b>General</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Room hire	208,515	208,515	180,438
	208,515	208,515	180,438

#### 5 Investment income

	<b>Unrestricted funds</b>	<b>Total</b>	<b>Total</b>
	<b>General</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Dividends	13,232	13,232	11,617
Interest	8,833	8,833	652
Rental income	236,164	236,164	217,534
	258,229	258,229	229,803

#### 6 Expenditure on charitable activities

	<b>Unrestricted funds</b>	<b>Total</b>	<b>Total</b>
	<b>General</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Property costs	138,100	138,100	116,776
Staff costs	193,468	193,468	183,906
Depreciation	5,069	5,069	8,117
Governance costs	4,610	4,610	5,410
Support Costs	210,624	210,624	89,748
	551,871	551,871	403,957

See note 7 for split of support costs and governance costs

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2023

#### 7 Analysis of support costs

##### Charitable activities expenditure

	<b>Unrestricted funds</b>	<b>Total 2023</b>	<b>Total 2022</b>
	<b>General</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Office costs	9,459	9,459	7,228
Telephone	11,937	11,937	11,281
Bank charges	1,137	1,137	1,309
Travel	3,565	3,565	2,914
Legal and professional costs	139,890	139,890	27,900
	165,988	165,988	50,632
	165,988	165,988	50,632

##### Governance costs

	<b>Unrestricted funds</b>	<b>Total 2023</b>	<b>Total 2022</b>
	<b>General</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Independent examiner fees			
Examination of the financial statements	1,300	1,300	1,300
Other fees paid to examiners	3,310	3,310	4,110
	4,610	4,610	5,410
	4,610	4,610	5,410

#### 8 Net incoming/outgoing resources

Net incoming/outgoing resources for the year include:

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Independent examiner's fees	1,300	1,300
Depreciation of fixed assets	5,069	8,117
	5,069	8,117

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2023

#### 9 Staff costs

The aggregate payroll costs were as follows:

	2023 £	2022 £
<b>Staff costs during the year were:</b>		
Wages and salaries	176,003	167,218
Social security costs	11,212	11,003
Pension costs	6,253	5,683
	<u>193,468</u>	<u>183,904</u>

No employee received emoluments of more than £60,000 during the year

#### Key management personnel

The key management personnel of the charity comprise the trustees and those persons listed on page 1.

The trustees do not receive any remuneration for their services, the total remuneration benefits of the other members of staff are listed below.

The total remuneration benefits of the key management personnel of the charity were salary costs of £46,097 (2022 - £49,423).

The average number of staff was as follows:

	2023 Average number	2022 Average number
Staff	<u>6</u>	<u>7</u>

#### 10 Independent examiner's remuneration

	2023 £	2022 £
Examination of the financial statements	<u>1,300</u>	<u>1,300</u>
<b>Other fees to examiners</b>		
All other services	<u>3,310</u>	<u>4,110</u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2023

#### 11 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Plant & machinery £	Total £
<b>Cost</b>				
At 1 September 2022	253,000	152,512	658,668	1,064,180
At 31 August 2023	253,000	152,512	658,668	1,064,180
<b>Depreciation</b>				
At 1 September 2022	13,488	133,382	640,942	787,812
Charge for the year	1,686	1,437	1,946	5,069
At 31 August 2023	15,174	134,819	642,888	792,881
<b>Net book value</b>				
At 31 August 2023	237,826	17,693	15,780	271,299
At 31 August 2022	239,512	19,130	17,726	276,368

#### 12 Fixed asset investments

	2023 £	2022 £
Investment properties	1,912,000	1,912,000
Other investments	744,352	593,026
	2,656,352	2,505,026

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2023

#### Investment properties

	<b>Investment properties £</b>
<b>Cost or Valuation</b>	
At 1 September 2022	1,912,000
<b>Provision</b>	
At 31 August 2023	-
<b>Net book value</b>	
At 31 August 2023	1,912,000
At 31 August 2022	1,912,000

#### Other investments

	<b>Other investments £</b>
<b>Cost or Valuation</b>	
At 1 September 2022	593,026
Revaluation	(19,049)
Additions	170,375
At 31 August 2023	744,352
<b>Net book value</b>	
At 31 August 2023	744,352
At 31 August 2022	593,026

#### 13 Debtors

	<b>2023 £</b>	<b>2022 £</b>
Prepayments	3,777	2,836
Accrued income	23,809	23,603
Other debtors	528	1,434
	28,114	27,873

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2023

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

	2023 £	2022 £
Grants payable	36,000	30,000
Creditors & accruals	<u>77,887</u>	<u>50,446</u>
	<u>113,887</u>	<u>80,446</u>

#### 15 Creditors: amounts falling due after one year

	2023 £	2022 £
Grants payable	<u>46,250</u>	<u>46,250</u>

#### 16 Funds

	Balance at 1 September 2022 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 August 2023 £
General	2,426,609	528,962	(551,871)	30,000	(19,049)	2,414,651
<i>Designated</i>						
Appointments fund	230,000	-	-	(30,000)	-	200,000
Property fund	<u>250,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>250,000</u>
	<u>480,000</u>	<u>-</u>	<u>-</u>	<u>(30,000)</u>	<u>-</u>	<u>450,000</u>
<b>Total funds</b>	<u>2,906,609</u>	<u>528,962</u>	<u>(551,871)</u>	<u>-</u>	<u>(19,049)</u>	<u>2,864,651</u>
	Balance at 1 September 2021 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 August 2022 £
General	2,495,712	489,922	(403,957)	(125,000)	(30,068)	2,426,609
<i>Designated</i>						
Appointments fund	105,000	-	-	125,000	-	230,000
Property fund	<u>250,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>250,000</u>
	<u>355,000</u>	<u>-</u>	<u>-</u>	<u>125,000</u>	<u>-</u>	<u>480,000</u>
<b>Total funds</b>	<u>2,850,712</u>	<u>489,922</u>	<u>(403,957)</u>	<u>-</u>	<u>(30,068)</u>	<u>2,906,609</u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2023

The Property Fund has been set up with a target of £250k to ensure that adequate funds are available to meet major property repairs which fall outside the scope of routine maintenance.

The Appointments Fund has been set up to enable the committee to consider the continuation of grant support for presbyteral and diaconal staff associated with Central Buildings This year additional support is proposed for the diaconal staff meaning two posts are being supported with both occupants invited to serve till 31st August 2026.

#### 17 Analysis of net assets between funds

	<b>Unrestricted funds General £</b>	<b>Total funds £</b>
Tangible fixed assets	271,299	271,299
Fixed asset investments	2,656,352	2,656,352
Current assets	97,137	97,137
Current liabilities	(113,887)	(113,887)
Creditors over 1 year	(46,250)	(46,250)
Total net assets	<u>2,864,651</u>	<u>2,864,651</u>

#### 18 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

#### 19 Related party transactions

There were no related party transactions in the year.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2023

#### 20 Comparative Statement of Financial Activities

	<b>Unrestricted funds £</b>	<b>Total 2022 £</b>
<b>Income and Endowments from:</b>		
Donations and legacies	17,463	17,463
Charitable activities	62,218	62,218
Other trading activities	180,438	180,438
Investment income	229,803	229,803
Total Income	<u>489,922</u>	<u>489,922</u>
<b>Expenditure on:</b>		
Charitable activities	<u>(403,957)</u>	<u>(403,957)</u>
Total Expenditure	<u>(403,957)</u>	<u>(403,957)</u>
Gains/losses on investment assets	<u>(30,068)</u>	<u>(30,068)</u>
Net movement in funds	55,897	55,897
<b>Reconciliation of funds</b>		
Total funds brought forward	<u>2,850,712</u>	<u>2,850,712</u>
Total funds carried forward	<u><u>2,906,609</u></u>	<u><u>2,906,609</u></u>

**Methodist Central Hall, Manchester**

England & Wales - Charity number 1137980

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# Accounts

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Charity registration number: 1137980

# Methodist Central Hall, Manchester

known as

Methodist Central Buildings Management Committee (MCBMC)

Annual Report and Financial Statements

for the Year Ended 31 August 2022

# Methodist Central Hall, Manchester

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## **Methodist Central Hall, Manchester**

### **Reference and Administrative Details**

<b>Trustees</b>	Karen Attaway (resigned 17 January 2022) Laura Carnall Rodney Hill (resigned 20 June 2022) Malcolm Pearson David Pickles Ian Rutherford Roy Swanston (resigned 17 October 2022) Caroline Wickens Louise Wilkins Alethea Siow (appointed 22 February 2023) Raj Patta (appointed 22 February 2023)
<b>Senior Management Team</b>	Tim Willis, Building Manager
<b>Principal Office</b>	Central Buildings Oldham Street Manchester M1 1JQ
<b>Charity Registration Number</b>	1137980
<b>Solicitors</b>	BLM Law King's House 42 King Street West Manchester M3 2NU
<b>Bankers</b>	HSBC Bank plc 2-4 St Ann's Square Manchester M2 7HD  Unity Trust Bank Plc PO Box 7193 Planetary Road Willenhall WV1 9DG
<b>Investment Managers</b>	Central Finance Board of the Methodist Church 9 Bonhill Street London EC2A 4PE
<b>Independent Examiner</b>	Andrew J McLaren FCA Beever and Struthers One Express 1 George Leigh Street Manchester M4 5DL

## **Methodist Central Hall, Manchester**

### **Reference and Administrative Details**

#### **Property Services**

Longden and Cook Commercial  
Victoria Buildings  
9-13 Silver Street  
Bury  
Manchester  
BL9 0EU

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 August 2022.

#### **Charitable objectives and activities**

##### ***Public benefit***

Methodist Central Hall, Manchester ("MCHM") seeks to promote, facilitate and assist with the work and purposes of the Methodist Church for the advancement of the Christian faith. In order to achieve these objectives, MCHM aims to maintain sound finances and good property management. The Trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance. The Trustees believe that by promoting and supporting the work of the Methodist Church at Central Buildings, MCHM helps to promote the whole mission of the Church more effectively, at local, Circuit and Connexional level, and that in doing so it provides a benefit to the public by (1) providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its members and for anyone who wishes to benefit from what the Church offers; and (2) promoting Christian values and service by members of the Church to the benefit of individuals and society as a whole.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

##### ***Purposes and principal activities***

The purposes for which the building is held include the local purposes of the local Church, the Circuit purposes of the Circuit and the Connexional purposes of the Connexional Trustees. The buildings are occupied by each of these Church Bodies and by the Trustees for Methodist Church Purposes ("TMCP"). In addition, certain retail, office and meeting hall space within the buildings is let to third parties. These accounts deal with this rental income, the salaries and wages of staff employed in managing and running the buildings, and the premises and other costs not related to the space occupied by the Church Bodies.

##### ***Structure, governance and management***

Following the formation of the new trustee body and name change to Methodist Central Hall, Manchester (MCHM) in 2019, the new Board is now rotating members to maintain a freshness of ideas as is standard practice. Having served as Chair since September 2019, Mr Roy Swanston in 2021 indicated to the Board of Trustees that it was his intention to stand down as both the Chair and a member of the Board at the end of August 2022.

Revd Rod Hill will also stand down as Trustee following his retirement to live in a different part of the country. Replacements have been sought for both of these members of the Board, and from 1st September 2022 Mrs Alethea Siow will become the new Chair and Revd Raj Patta will join the board as a Trustee.

In addition, Mrs Karen Attaway is no longer eligible to be a Trustee as she has been employed by MCHM. She will instead act as an Officer to the Board and will therefore continue to attend meetings but will not have the right to vote on any matters. A replacement is being sought for Mrs Attaway.

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

MCHM are Managing Trustees of the property and legal title to Central Buildings is vested in TMCP as custodian trustees. The custodian trustees, who hold title to Central Buildings in trust for MCHM, do not get involved in the day-to-day management of the property; this is the responsibility of MCHM. MCHM is required, by the terms of the model trusts, to seek TMCP's consent before granting or renewing leases and, accordingly, TMCP's Legal team review all proposed commercial lettings within Central Buildings, to ensure that these are consistent with all relevant laws (including Charity law) and with the Constitutional Practice and Discipline ("CPD") of the Methodist Church, and to ensure that the Managing Trustees would not be in breach of trust. As managing Trustees of Central Buildings, MCHM operates within the Methodist Church Connexion and as such their governing document is CPD. The document is available for inspection at Central Hall, Oldham Street, Manchester M1 1JQ.

The MCHM board consists of individuals informally nominated by Church Bodies, acting as individuals, and co-opted professionals who collectively are the Trustees of the charity. When a vacancy in the charity trustee board is identified, a skills gap analysis is undertaken to ascertain identify suitable candidates from within the Methodist Church who might be considered for co-option. The Trustees will consider the skills and attribute of the candidate(s) so identified and have authority to make appointments as appropriate. This appointment process minimises the need for formal induction procedures. Trustees serve MCHM as volunteers and receive no payment for their service. A sub-Committee of Trustees, who are situated within the locality of the Charity, commonly referred to as the Operational Management Group (OMG), was appointed in 2020 to deal with day to day oversight and management within agreed limits of authority. The Board reviews on a regular basis all decisions made by the OMG.

Meetings of the Trustees are attended by Tim Willis, Building Manager, and Karen Attaway, Stakeholder & Communications Manager (from 1st March 2022).

#### **Achievements and performance**

Use of the building continues to recover from the impact of the COVID epidemic, with room hires now back to pre-pandemic figures. In addition the basement space, now branded 'Mosaic' is being utilised for more events and is building up an identity and client base as a co-working space managed by the Stakeholder & Communications Manager.

The majority of the retail units are no longer in rent arrears following the impact of closures and restrictions to their business during the pandemic, and the relationship and arrears of those that are continuing to struggle to make repayments are being well handled by the Letting Agents. Routine repairs and maintenance continue to be carried out in a timely manner, though some of the schedule has been delayed due to building closures, working restrictions, and plans for future development.

The Trustees continue to receive regular reports from the City Centre Minister on the mission and ministry work which emanates from and within Central Buildings. This includes a number of worshipping congregations, city centre witness, befriending, involvement with the local authorities and action networks, homelessness response, migrant support and other areas involving social justice. Despite the difficulties imposed upon the charity due to the Covid problems, an overall positive result was achieved, and the Trustees were able to continue to build its designated funds as planned.

## Methodist Central Hall, Manchester

### Trustees' Report

#### Financial review

#### Risk Management

The charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

The charity's activities expose it primarily to the financial risks of changes in exchange rates. Interest bearing assets and liabilities are held at fixed rate, subject to the Bank of England exchange rate fluctuations, to ensure certainty of cash flows.

The charity's principal financial assets are bank balances and cash, trade and other receivables and investments. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows. The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of long-term and short-term debt finance.

#### Principal funding sources

The bulk of the charity's income derives from the letting of space within the building, both contractual and 'casual'.

Income for the year amounted to £490k compared with £361k the previous year, an increase of 36%. A reduction of £31k in the amount received from the Coronavirus Job Retention Scheme was more than offset by the increase of £158k in letting income as we were able to open up the building again after the Coronavirus epidemic.

#### Reserves

The major costs facing the Charity are in respect of the maintenance and upkeep of the property in order to fulfil the charitable objectives. MCHM has therefore established a designated property reserve, as detailed below, in order to meet the costs of future major repairs. In addition, MCHM considers it appropriate to hold sufficient free reserves (unrestricted funds not invested in fixed assets or otherwise designated) equal to six months operating costs (excluding scheduled repairs) in order to meet any shortfalls caused by tenancy voids or other unforeseen circumstances.

At 31st August 2022, the unrestricted funds totalled £2,782k (2021: £2,851k). Deducting fixed assets (Net book value £276k) and investment property (£1,912k) leaves free reserves of £594k (2021: £657k).

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

#### **Designated Property Fund**

In view of the inherent uncertainty in predicting the extent and timing of significant repair expenditure, the Trustees resolved to designate up to £250,000 of unrestricted fund reserves so as to provide the financial means to respond in a timely manner when major repair expenditure is desirable. The Trustees review annual repair expenditure and if major individual cost elements are incurred (usually more than £20,000) consider whether these costs should be met from the designated fund balance rather than from undesignated reserves. The Fund balance has been maintained at £250,000 pending a review of the state of repair of the building. Payments for dilapidations are taken as income directly to the Designated Property Fund and the related costs associated with the repairs are then charged against the Fund.

## Methodist Central Hall, Manchester

### Trustees' Report

#### Designated Appointments Fund

Recognising the positive impact of the appointment of Rev Ian Rutherford as a full time minister based at Central Buildings the trustees have resolved to designate funds to allow continuation of the existing grant support till August 2026. In addition they have designated funds to provide a grant towards the costs of the Diaconal Appointment based at Central Buildings again till August 2026. The funds currently designated amount to £230k.

#### Current Needs and Future Plans

MCHM continues to pursue its twin aims of maintaining sound finances and good property management. Sufficient funding is available to meet routine maintenance costs, and the current and future needs of the Church Bodies are always under review. The need to maintain good levels of income from commercial and short-term lettings is a constant focus, and there is a clear understanding of the relationship between the condition and quality of the space being offered to third parties and the demand for that space. These aspects will be taken into account when the new 10-year plan is developed.

#### Collaboration with other charities

In addition to providing office and worship space for TMCP and The Centre congregation respectively, MCHM also provides the base for a number of other organisations with a focus on Social Justice. Two of the key charities are Migrants Supporting Migrants and Lifeshare. These organisations continue to develop their provision from MCHM and both are looking to extend their provision to make a greater impact in their respective areas of Social Justice.

#### Financial Report

The year under review saw a rise in fund balances from £2.85m to £2.91m, allowing the Trustees to agree to the maintenance of level of funding of the Property Reserve and also an addition to the Appointments Reserve as noted above.

With the ongoing increase in the amount received from lettings and continued careful control of the expenditure the total income for the year exceeded total expenditure by £86k compared to a deficit of £32k in the previous year.

In the current year we had to recognise losses on our investment assets of £30k compared to a surplus of £74k in the previous year. This meant the final outcome for the year was a surplus of £56k compared to one of £42k in the previous year.

The Trustees continue to seek to improve income levels of both commercial and interior space and to control rent arrears, whilst keeping repair and maintenance work up to date and controlling expenditure wherever possible. Our thanks and gratitude are expressed to Tim Willis and his staff, who continue to display diligence alongside their hard work; their contribution to the results shown in these accounts is greatly appreciated.

The annual report was approved by the trustees of the charity on 21.6.13 and signed on its behalf by:



Malcolm Pearson  
Trustee

## Methodist Central Hall, Manchester

### Statement of Trustees' Responsibilities

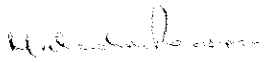
The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on 26.06.23 and signed on its behalf by:



Malcolm Pearson  
Trustee

## Methodist Central Hall, Manchester

### Independent Examiner's Report to the trustees of Methodist Central Hall, Manchester

I report on the accounts of the charity for the year ended 31 August 2022 which are set out on pages 10 to 23.

#### Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The 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. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants in England and Wales.

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 next statement.

#### Independent examiner's statement

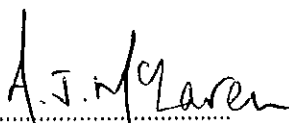
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act 2011; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Andrew J McLaren FCA  
Beever and Struthers  
The Institute of Chartered Accountants in England and Wales

One Express  
1 George Leigh Street  
Manchester  
M4 5DL

Date:.....26/6/23.....

**Methodist Central Hall, Manchester**

**Statement of Financial Activities for the Year Ended 31 August 2022**


	Note	Unrestricted funds £	Total 2022 £
<b>Income and Endowments from:</b>			
Donations and legacies	2	17,463	17,463
Charitable activities	3	62,218	62,218
Other trading activities	4	180,438	180,438
Investment income	5	<u>229,803</u>	<u>229,803</u>
Total Income		<u>489,922</u>	<u>489,922</u>
<b>Expenditure on:</b>			
Raising funds	6	(230,247)	(230,247)
Charitable activities	7	<u>(173,710)</u>	<u>(173,710)</u>
Total Expenditure		<u>(403,957)</u>	<u>(403,957)</u>
Gains/(losses) on investment assets		<u>(30,068)</u>	<u>(30,068)</u>
Net movement in funds		55,897	55,897
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>2,850,712</u>	<u>2,850,712</u>
Total funds carried forward	15	<u>2,906,609</u>	<u>2,906,609</u>
		Unrestricted funds £	Total 2021 £
<b>Income and Endowments from:</b>			
Donations and legacies	2	48,156	48,156
Charitable activities	3	60,805	60,805
Other trading activities	4	79,353	79,353
Investment income	5	<u>173,162</u>	<u>173,162</u>
Total Income		<u>361,476</u>	<u>361,476</u>
<b>Expenditure on:</b>			
Raising funds	6	(210,743)	(210,743)
Charitable activities	7	<u>(182,465)</u>	<u>(182,465)</u>
Total Expenditure		<u>(393,208)</u>	<u>(393,208)</u>
Gains/losses on investment assets		<u>74,231</u>	<u>74,231</u>
Net movement in funds		42,499	42,499
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>2,808,213</u>	<u>2,808,213</u>
Total funds carried forward	15	<u>2,850,712</u>	<u>2,850,712</u>

**Methodist Central Hall, Manchester**

**(Registration number: 1137980)  
Balance Sheet as at 31 August 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	10	276,368	281,595
Investments	11	<u>2,505,026</u>	<u>2,524,571</u>
		<u>2,781,394</u>	<u>2,806,166</u>
<b>Current assets</b>			
Debtors	12	27,873	20,391
Cash at bank and in hand		<u>224,038</u>	<u>148,049</u>
		251,911	168,440
<b>Creditors: Amounts falling due within one year</b>	13	<u>(80,446)</u>	<u>(77,644)</u>
<b>Net current assets</b>		<u>171,465</u>	<u>90,796</u>
<b>Total assets less current liabilities</b>		2,952,859	2,896,962
<b>Creditors: Amounts falling due after more than one year</b>	14	<u>(46,250)</u>	<u>(46,250)</u>
<b>Net assets</b>		<u>2,906,609</u>	<u>2,850,712</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>2,906,609</u>	<u>2,850,712</u>
<b>Total funds</b>	15	<u>2,906,609</u>	<u>2,850,712</u>

The financial statements on pages 10 to 22 were approved by the trustees, and authorised for issue on 28.8.22 and signed on their behalf by:

  
.....  
Malcolm Pearson  
Trustee

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2022

#### 1 Accounting policies

##### **Statement of compliance**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

##### **Basis of preparation**

Methodist Central Hall, Manchester meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

##### **Exemption from preparing a cash flow statement**

The charity opted to early adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

##### **Going concern and impact of Covid-19**

The Trustees have reviewed the circumstances of MCHM and are satisfied there are adequate resources available to fund its activities for the foreseeable future. Having carefully considered all pertinent matters they have concluded that the charity has adequate free reserves and can be viewed as a going concern.

##### **Income and endowments**

Income is included when it becomes receivable, except where they relate to future accounting periods. In these cases, the income is deferred until the future period.

##### **Grants receivable**

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

##### **Investment income**

Fixed asset investments are a form of basic financial instrument and are initially recorded at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The SoFA includes the net gains and losses arising on revaluation and on disposals throughout the year. Gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses are calculated as the difference between sale proceeds (net of transaction costs) and the opening carrying value or cost, if acquired during the year. Unrealised gains and losses are calculated on the difference between opening and closing fair values.

##### **Expenditure**

In the first instance, costs are directly allocated where possible to costs of generating funds or governance. Remaining costs are then apportioned according to relevant floor areas within the building, between costs for generating income through rental of units, and costs of providing charitable accommodation.

## **Methodist Central Hall, Manchester**

### **Notes to the Financial Statements for the Year Ended 31 August 2022**

#### ***Raising funds***

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

#### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

#### **Government grants**

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Tangible assets consist of capitalised plant and machinery which is depreciated over 10 years from date of commission. Furniture and equipment is depreciated over 4 years from first full year of ownership on a straight-line basis with a residual value of 10%.

The land and buildings are considered to be an investment and are included at valuation by property consultants Roger Hannah & Co, Chartered Surveyors, as at 31 August 2015.

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

#### **Investment properties**

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

## **Methodist Central Hall, Manchester**

### **Notes to the Financial Statements for the Year Ended 31 August 2022**

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash in hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Fund structure**

The Managing Trustees are responsible for the management of Central Buildings, Oldham Street, Manchester. All funds are for use by the Managing Trustees in that activity. They have designated certain funds as property funds for repair of the buildings.

#### **Designated funds**

Normally, a transfer is made annually from the general fund to a designated property reserve fund, in order to fund major repairs, except in years where major repairs are carried out and transfers are then made to general funds in respect of the expenditure incurred.

#### **Pensions and other post retirement obligations**

The charity provides a group personal pension plan under the automatic enrolment regulations.

#### **Financial instruments**

The charity has only basic financial instruments which are initially recorded at cost, and with the exception of investments (as set out above) subsequently measured at their settlement value.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2022

#### 2 Income from donations and legacies

	Unrestricted funds	Total 2022	Total 2021
	General £	£	£
Grants;			
Coronavirus Job Retention Scheme	17,463	17,463	48,156
	17,463	17,463	48,156

#### 3 Income from charitable activities

	Unrestricted funds	Total 2022	Total 2021
	General £	£	£
TMCP contribution towards staffing, accommodation and related expenses	62,218	62,218	60,805

#### 4 Income from other trading activities

	Unrestricted funds	Total 2022	Total 2021
	General £	£	£
Room hire	180,438	180,438	79,340
Refreshments & sundry income	-	-	13
	180,438	180,438	79,353

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2022

#### 5 Investment income

	Unrestricted funds	Total 2022	Total 2021
	General £	£	£
Dividends	11,617	11,617	7,457
Interest	652	652	432
Rental income	217,534	217,534	165,273
	229,803	229,803	173,162

#### 6 Expenditure on raising funds

	Unrestricted Funds General	Total 2022	Total 2021
	£	£	£
Property costs	23,355	23,355	19,792
Staff costs	114,303	114,303	87,928
Depreciation	2,841	2,841	4,845
Other expenditure	89,748	89,748	98,178
	230,247	230,247	210,743

#### 7 Expenditure on charitable activities

	Unrestricted funds	Total 2022	Total 2021
	General £	£	£
Property costs	93,421	93,421	79,170
Staff costs	69,603	69,603	90,306
Depreciation	5,276	5,276	8,839
Governance costs	5,410	5,410	4,150
	173,710	173,710	182,465

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2022

#### 8 Net incoming/outgoing resources

Net incoming/outgoing resources for the year include:

	2022 £	2021 £
Independent examiner's fees	1,300	1,200
Depreciation of fixed assets	<u>8,117</u>	<u>13,684</u>

#### 9 Staff costs

The aggregate payroll costs were as follows:

	2022 £	2021 £
<b>Staff costs during the year were:</b>		
Wages and salaries	167,218	159,360
Social security costs	11,003	11,797
Pension costs	<u>5,683</u>	<u>7,077</u>
	<u>183,904</u>	<u>178,234</u>

No employee received emoluments of more than £60,000 during the year

#### Key management personnel

The key management personnel of the charity comprise the trustees and those persons listed on page 1.

The trustees do not receive any remuneration for their services, the total remuneration benefits of the other members of staff are listed below.

The total remuneration benefits of the key management personnel of the charity were salary costs of £49,423 (2021 - £46,465).

The average number of staff was as follows:

	2022 Average number	2021 Average number
Staff	<u>7</u>	<u>10</u>

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2022**

**10 Tangible fixed assets**

	Land and buildings £	Furniture and equipment £	Plant & machinery £	Total £
<b>Cost</b>				
At 1 September 2021	253,000	149,622	658,668	1,061,290
Additions	-	2,890	-	2,890
At 31 August 2022	<u>253,000</u>	<u>152,512</u>	<u>658,668</u>	<u>1,064,180</u>
<b>Depreciation</b>				
At 1 September 2021	11,802	129,089	638,804	779,695
Charge for the year	1,686	4,293	2,138	8,117
At 31 August 2022	<u>13,488</u>	<u>133,382</u>	<u>640,942</u>	<u>787,812</u>
<b>Net book value</b>				
At 31 August 2022	<u>239,512</u>	<u>19,130</u>	<u>17,726</u>	<u>276,368</u>
At 31 August 2021	<u>241,198</u>	<u>20,533</u>	<u>19,864</u>	<u>281,595</u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2022

#### 11 Fixed asset investments

	2022 £	2021 £
Investment properties	1,912,000	1,912,000
Other investments	593,026	612,571
	2,505,026	2,524,571
<b>Investment properties</b>		<b>Investment properties £</b>
<b>Cost or Valuation</b>		
At 1 September 2021		1,912,000
<b>Provision</b>		
At 31 August 2022		-
<b>Net book value</b>		
At 31 August 2022		1,912,000
At 31 August 2021		1,912,000
<b>Other investments</b>		<b>Other investments £</b>
<b>Cost or Valuation</b>		
At 1 September 2021		612,571
Revaluation		(19,545)
At 31 August 2022		593,026
<b>Net book value</b>		
At 31 August 2022		593,026
At 31 August 2021		612,571

Methodist Central Hall, Manchester

Notes to the Financial Statements for the Year Ended 31 August 2022

12 Debtors

	2022	2021
	£	£
Prepayments	2,836	2,726
Accrued income	23,603	16,231
Other debtors	1,434	1,434
	<u>27,873</u>	<u>20,391</u>

13 Creditors: amounts falling due within one year

	2022	2021
	£	£
Grants payable	33,029	30,000
Creditors & accruals	47,417	47,644
	<u>80,446</u>	<u>77,644</u>

14 Creditors: amounts falling due after one year

	2022	2021
	£	£
Grants payable	<u>46,250</u>	<u>46,250</u>

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2022**

**15 Funds**

	<b>Balance at 1 September 2021 £</b>	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Transfers £</b>	<b>Other recognised gains/(losses) £</b>
General	2,495,712	489,922	(403,957)	(125,000)	(30,068)
<i>Designated</i>					
Appointments fund	105,000	-	-	125,000	-
Property fund	<u>250,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>355,000</u>	<u>-</u>	<u>-</u>	<u>125,000</u>	<u>-</u>
<b>Total funds</b>	<u><u>2,850,712</u></u>	<u><u>489,922</u></u>	<u><u>(403,957)</u></u>	<u><u>-</u></u>	<u><u>(30,068)</u></u>
					<b>Balance at 31 August 2022 £</b>
General					2,426,609
<i>Designated</i>					
Appointments fund					230,000
Property fund					<u>250,000</u>
					<u>480,000</u>
<b>Total funds</b>					<u><u>2,906,609</u></u>
	<b>Balance at 1 September 2020 £</b>	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Transfers £</b>	<b>Other recognised gains/(losses) £</b>
General	2,453,213	361,476	(393,208)	-	74,231
<i>Designated</i>					
Appointments fund	105,000	-	-	-	-
Property fund	<u>250,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>355,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total funds</b>	<u><u>2,808,213</u></u>	<u><u>361,476</u></u>	<u><u>(393,208)</u></u>	<u><u>-</u></u>	<u><u>74,231</u></u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2022

	<b>Balance at 31 August 2021 £</b>
General	2,495,712
<i>Designated</i>	
Appointments fund	105,000
Property fund	<u>250,000</u>
	<u>355,000</u>
<b>Total funds</b>	<u><u>2,850,712</u></u>

The Property Fund has been set up with a target of £250k to ensure that adequate funds are available to meet major property repairs which fall outside the scope of routine maintenance.

The Appointments Fund has been set up to enable the committee to consider the continuation of grant support for presbyteral and diaconal staff associated with Central Buildings This year additional support is proposed for the diaconal staff meaning two posts are being supported with both occupants invited to serve till 31st August 2026.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2022

#### 16 Analysis of net assets between funds

	Unrestricted funds	
	General	Total funds
	£	£
Tangible fixed assets	276,368	276,368
Fixed asset investments	2,505,026	2,505,026
Current assets	251,911	251,911
Current liabilities	(80,446)	(80,446)
Creditors over 1 year	(46,250)	(46,250)
Total net assets	<u>2,906,609</u>	<u>2,906,609</u>

#### 17 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

#### 18 Capital commitments

The total amount contracted for but not provided in the financial statements was £Nil (2021 - £Nil).

#### 19 Related party transactions

There were no related party transactions in the year.

**Methodist Central Hall, Manchester**

England & Wales - Charity number 1137980

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# Accounts

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Charity registration number: 1137980

# Methodist Central Hall, Manchester

known as

Methodist Central Buildings Management Committee (MCBMC)

Annual Report and Financial Statements

for the Year Ended 31 August 2021

Andrew J McLaren FCA  
Beever and Struthers  
St George's House  
215-219 Chester Road  
Manchester  
M15 4JE

## Methodist Central Hall, Manchester

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## **Methodist Central Hall, Manchester**

### **Reference and Administrative Details**

<b>Trustees</b>	Karen Attaway Laura Carnall Rodney Hill David Millington Malcolm Pearson, (appointed 20 January 2021) David Pickles Ian Rutherford Roy Swanston David Westhead Caroline Wickens Louise Wilkins
<b>Senior Management Team</b>	Tim Willis, Building Manager
<b>Principal Office</b>	Central Buildings Oldham Street Manchester M1 1JQ
<b>Charity Registration Number</b>	1137980
<b>Solicitors</b>	BLM Law King's House 42 King Street West Manchester M3 2NU
<b>Bankers</b>	HSBC Bank plc 2-4 St Ann's Square Manchester M2 7HD  Unity Trust Bank Plc PO Box 7193 Planetary Road Willenhall WV1 9DG
<b>Investment Managers</b>	Central Finance Board of the Methodist Church 9 Bonhill Street London EC2A 4PE
<b>Independent Examiner</b>	Andrew J McLaren FCA Beever and Struthers St George's House 215-219 Chester Road Manchester M15 4JE

## **Methodist Central Hall, Manchester**

### **Reference and Administrative Details**

#### **Property Services**

Longden and Cook Commercial  
Victoria Buildings  
9-13 Silver Street  
Bury  
Manchester  
BL9 0EU

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 August 2021.

#### **Charitable objectives and activities**

##### ***Public benefit***

Methodist Central Hall, Manchester ("MCHM") seeks to promote, facilitate and assist with the work and purposes of the Methodist Church for the advancement of the Christian faith. In order to achieve these objectives, MCHM aims to maintain sound finances and good property management. The Trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance. The Trustees believe that by promoting and supporting the work of the Methodist Church at Central Buildings, MCHM helps to promote the whole mission of the Church more effectively, at local, Circuit and Connexional level, and that in doing so it provides a benefit to the public by (1) providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its members and for anyone who wishes to benefit from what the Church offers; and (2) promoting Christian values and service by members of the Church to the benefit of individuals and society as a whole.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

##### ***Purposes and principal activities***

The purposes for which the building is held include the local purposes of the local Church, the Circuit purposes of the Circuit and the Connexional purposes of the Connexional Trustees. The buildings are occupied by each of these Church Bodies and by the Trustees for Methodist Church Purposes ("TMCP"). In addition, certain retail, office and meeting hall space within the buildings is let to third parties. These accounts deal with this rental income, the salaries and wages of staff employed in managing and running the buildings, and the premises and other costs not related to the space occupied by the Church Bodies.

##### ***Structure, governance and management***

In order to clarify and simplify the Management structure, a new arrangement was brought in from 1st September 2019. The purpose of this change was to:

- a) eliminate the need for 2 trustee bodies to be involved in the management of the property and its direction. This was done by making this charity Managing Trustees of the property in accordance with Methodist requirements and be responsible for its future development. The name of this charity was changed to "Methodist Central Hall, Manchester" to better represent its wider responsibility.
- b) clarify the extended role of the Trustees and accordingly, new terms of reference were established, and the role of the Trustees more clearly defined. One of the main items of the terms of reference was that the Trustees should establish a 10-year plan for the development of the building in accordance with its specified mission and ministry.

Most of the Trustees who had been responsible for the oversight and guidance of this charity for several years, retired from their role, with appropriate replacements being found with the correct knowledge and experience where a Trustee had carried out a particular role to the board. On 1st September 2019 Mr Roy Swanston Hon DSc FRICS FCMI was appointed Trustee of the charity and Chair of the Board of Trustees.

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

MCHM are Managing Trustees of the property and legal title to Central Buildings is vested in TMCP as custodian trustees. The custodian trustees, who hold title to Central Buildings in trust for MCHM, do not get involved in the day-to-day management of the property; this is the responsibility of MCHM. MCHM is required, by the terms of the model trusts, to seek TMCP's consent before granting or renewing leases and, accordingly, TMCP's Legal team review all proposed commercial lettings within Central Buildings, to ensure that these are consistent with all relevant laws (including Charity law) and with the Constitutional Practice and Discipline ("CPD") of the Methodist Church, and to ensure that the Managing Trustees would not be in breach of trust. As managing Trustees of Central Buildings, MCHM operates within the Methodist Church Connexion and as such their governing document is CPD. The document is available for inspection at Central Hall, Oldham Street, Manchester M1 1JQ.

The MCHM board consists of individuals from or informally nominated by Church Bodies, acting as individuals, and co-opted professionals who collectively are the Trustees of the charity. When a vacancy in the charity trustee board is identified, invitations are invited to propose suitable candidates from within the Methodist Church to identify suitably qualified professionals who might be considered for co-option. The Trustees will consider the skills and attribute of the candidate(s) so identified and have authority to make appointments as appropriate. This appointment process minimises the need for formal induction procedures. Trustees serve MCHM as volunteers and receive no payment for their service. Commonly referred to as the Operational Management Group (OMG), a sub-committee of local Trustees was appointed in 2020 to deal with daily matters arising from the Covid epidemic.

Meetings of the Trustees are attended by Tim Willis, Building Manager.

#### **Achievements and performance**

The restrictions placed upon society as a whole because of the Covid epidemic has significantly affected the achievement and performance of MCHM. Much time and cost was spent making the building "covid-safe", ensuring that regulations were continued to be adhered to, and building processes continued to be updated to ensure compliance. Routine repairs and maintenance continued to be carried out in a timely manner, though some of the schedule has been delayed due to building closures and working restrictions.

Following the closure of the Buildings for half of the 2019/2020 period room bookings started to return to pre-covid levels, and this has resulted in the level of income increasing. It is expected that this will continue over the next period. During the restrictions, most of the tenants continued to make regular rental payments, though the OMG did make some concessions to the payment schedules during the most difficult times. This allowed the businesses in the rental units to open up as per the guidance for their individual industries and to review their rent payments in accordance with their ability, ensure their business stayed viable over all.

The Trustees continue to receive regular reports from the City Centre Minister on the mission and ministry work which emanates from and within Central Buildings. This includes a number of worshipping congregations, city centre working, befriending, "a bed for every night" (rough sleepers), involvement with the local authority, migrant support and other areas involving social justice. Despite the difficulties imposed upon the charity due to the Covid problems, an overall positive result was achieved, and the Trustees were able to continue to maintain designated funds as planned.

## Methodist Central Hall, Manchester

### Trustees' Report

#### Financial review

##### Risk Management

The charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

The charity's activities expose it primarily to the financial risks of changes in exchange rates. Interest bearing assets and liabilities are held at fixed rate, subject to the Bank of England exchange rate fluctuations, to ensure certainty of cash flows.

The charity's principal financial assets are bank balances and cash, trade and other receivables and investments. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows. The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of long-term and short-term debt finance.

##### Principal funding sources

The bulk of the charity's income derives from the letting of space within the building, both contractual and 'casual'.

Rental and license income represented 46% of the year's income (2020: 47%) and room letting income accounted for 22% (2020: 31%). The contribution from TMCP is the third largest funding source at 17%. (2020: 15%). The change of pattern of income from the previous year is attributable to the reduction in room hire arising from the closure of the buildings during Covid.

##### Reserves

The major costs facing the Charity are in respect of the maintenance and upkeep of the property in order to fulfil the charitable objectives. MCHM has therefore established a designated property reserve, as detailed below, in order to meet the costs of future major repairs. In addition, MCHM considers it appropriate to hold sufficient free reserves (unrestricted funds not invested in fixed assets or otherwise designated) equal to six months operating costs (excluding scheduled repairs) in order to meet any shortfalls caused by tenancy voids or other unforeseen circumstances.

At 31st August 2021, the unrestricted funds totalled £2,851k (2020: £2,808k). Deducting fixed assets (Net book value £282k) and investment property (£1,912k) leaves free reserves of £657k (2020: £602k).

##### Designated Property Fund

In view of the inherent uncertainty in predicting the extent and timing of significant repair expenditure, the Trustees resolved to designate up to £250,000 of unrestricted fund reserves so as to provide the financial means to respond in a timely manner when major repair expenditure is desirable. The Trustees review annual repair expenditure and if major individual cost elements are incurred (usually more than £20,000) consider whether these costs should be met from the designated fund balance rather than from undesignated reserves. The Fund balance has been maintained at £250,000 pending a review of the state of repair of the building. Payments for dilapidations are taken as income directly to the Designated Property Fund and the related costs associated with the repairs are then charged against the Fund.

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

#### **Designated Appointments Fund**

Recognising the positive impact of the appointment (from 1 March 2017) of Rev Ian Rutherford as a full time Minister based at Central Buildings, the Trustees have resolved to designate funds to allow consideration of a continuation of the existing grant support for this post (currently £30,000 per annum) should the post be extended beyond the current five-year term which expires in August 2021. An amount of £30,000 was designated last year with no additional funds designated this year, giving a total of £105k.

#### **Current Needs and Future Plans**

MCHM continues to pursue its twin aims of maintaining sound finances and good property management. Sufficient funding is available to meet routine maintenance costs, and the current and future needs of the Church Bodies are always under review. The need to maintain good levels of income from commercial and short-term lettings is a constant focus, and there is a clear understanding of the relationship between the condition and quality of the space being offered to third parties and the demand for that space. These aspects will be taken into account when the new 10-year plan is developed.

#### **Collaboration with other charities**

In addition to providing office and worship space for TMCP and The Centre congregation respectively, MCBMC also provides the base for a number of other organisations with a 'vent' for Social Justice. Three of the key charities are Migrants Supporting Migrants, CARISMA (Community Alliance for Renewal, Inner South Manchester Area) and Lifeshare. Relationships are being built up between MCHM and these organisations post-lockdown and these will continue to grow as the organisations can work together more as restrictions have been lifted.

#### **Financial Report**

The year under review saw a rise in fund balances from £2.81m to £2.85m, allowing the Trustees to agree to the maintenance of level of funding of the Property Reserve and also an addition to the Appointments Reserve as noted above.

Our agents continue to maintain pressure on tenants to ensure payments are kept up to date. Arrears at the end of the year totalled £16k compared with £14k last year.


Room lettings showed a significant fall in the year - from £122k last year to £79k this year. Operating costs increased - from £345k last year to £393k this year. As mentioned previously, the reduction in income followed the closing of the premises due to the Covid pandemic restrictions imposed by the Government. Consequently, the net surplus of income of dropped from £48k to £42k.

The Trustees continue to seek to improve income levels of both commercial and interior space and to control rent arrears, whilst keeping repair and maintenance work up to date and controlling expenditure wherever possible. Especially in this difficult year, thanks and gratitude are expressed to Tim Willis and his staff, who continue to display diligence alongside their hard work; their contribution to the results shown in these accounts is greatly appreciated.

**Methodist Central Hall, Manchester**

**Trustees' Report**

The annual report was approved by the trustees of the charity on 23/6/22 and signed on its behalf by:

  
.....  
Malcolm Pearson  
Trustee

## Methodist Central Hall, Manchester

### Statement of Trustees' Responsibilities

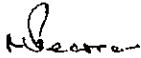
The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on 23 (6/22) and signed on its behalf by:



.....  
Malcolm Pearson  
Trustee

## Methodist Central Hall, Manchester

### Independent Examiner's Report to the trustees of Methodist Central Hall, Manchester

I report on the accounts of the charity for the year ended 31 August 2021 which are set out on pages 10 to 23.

#### Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The 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. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants in England and Wales.

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 next statement.

#### Independent examiner's statement

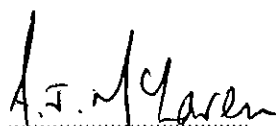
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act 2011; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Andrew J McLaren FCA

Beever and Struthers

The Institute of Chartered Accountants in England and Wales

St George's House  
215-219 Chester Road  
Manchester  
M15 4JE

Date: 23/6/22

## Methodist Central Hall, Manchester

### Statement of Financial Activities for the Year Ended 31 August 2021

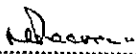
	Note	Unrestricted funds £	Total 2021 £
<b>Income and Endowments from:</b>			
Donations and legacies	2	48,156	48,156
Charitable activities	3	60,805	60,805
Other trading activities	4	79,353	79,353
Investment income	5	<u>173,162</u>	<u>173,162</u>
Total Income		<u>361,476</u>	<u>361,476</u>
<b>Expenditure on:</b>			
Raising funds	6	(210,743)	(210,743)
Charitable activities	7	<u>(182,465)</u>	<u>(182,465)</u>
Total Expenditure		<u>393,208</u>	<u>393,208</u>
Gains/(losses) on investment assets		<u>74,231</u>	<u>74,231</u>
Net movement in funds		42,499	42,499
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>2,808,213</u>	<u>2,808,213</u>
Total funds carried forward	15	<u>2,850,712</u>	<u>2,850,712</u>
		<b>Unrestricted funds £</b>	<b>Total 2020 As restated £</b>
<b>Income and Endowments from:</b>			
Donations and legacies	2	22,591	22,591
Charitable activities	3	58,273	58,273
Other trading activities	4	124,828	124,828
Investment income	5	<u>195,271</u>	<u>195,271</u>
Total Income		<u>400,963</u>	<u>400,963</u>
<b>Expenditure on:</b>			
Raising funds	6	(172,873)	(172,873)
Charitable activities	7	<u>(172,457)</u>	<u>(172,457)</u>
Total Expenditure		<u>(345,330)</u>	<u>(345,330)</u>
Gains/losses on investment assets		<u>(7,261)</u>	<u>(7,261)</u>
Net movement in funds		48,372	48,372
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>2,759,841</u>	<u>2,759,841</u>
Total funds carried forward	15	<u>2,808,213</u>	<u>2,808,213</u>

**Methodist Central Hall, Manchester**

**(Registration number: 1137980)  
Balance Sheet as at 31 August 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Tangible assets	10	281,595	294,180
Investments	11	<u>2,524,571</u>	<u>2,443,514</u>
		<u>2,806,166</u>	<u>2,737,694</u>
<b>Current assets</b>			
Debtors	12	20,391	39,012
Cash at bank and in hand		<u>148,049</u>	<u>151,847</u>
		168,440	190,859
<b>Creditors: Amounts falling due within one year</b>	13	<u>(77,644)</u>	<u>(74,090)</u>
<b>Net current assets</b>		<u>90,796</u>	<u>116,769</u>
<b>Total assets less current liabilities</b>		2,896,962	2,854,463
<b>Creditors: Amounts falling due after more than one year</b>	14	<u>(46,250)</u>	<u>(46,250)</u>
<b>Net assets</b>		<u>2,850,712</u>	<u>2,808,213</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>2,850,712</u>	<u>2,808,213</u>
<b>Total funds</b>	15	<u>2,850,712</u>	<u>2,808,213</u>

The financial statements on pages 10 to 23 were approved by the trustees, and authorised for issue on 23.10.21 and signed on their behalf by:

  
.....  
Malcolm Pearson  
Trustee

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2021

#### 1 Accounting policies

##### **Statement of compliance**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

##### **Basis of preparation**

Methodist Central Hall, Manchester meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

##### **Exemption from preparing a cash flow statement**

The charity opted to early adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

##### **Going concern and impact of Covid-19**

The Trustees have reviewed the circumstances of MCHM and consider that adequate resources continue to be available to fund its activities for the foreseeable future. The Trustees are therefore of the view that the charity is a going concern despite the impact of Covid-19. The Trustees have carefully considered the ongoing implications and concluded that the charity can be considered to have sufficiently adequate free reserves.

##### **Income and endowments**

Income is included when it becomes receivable, except where they relate to future accounting periods. In these cases, the income is deferred until the future period.

##### **Grants receivable**

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

##### **Deferred income**

Deferred income represents amounts received for future periods and is released to incoming resources in the period after which it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2021

#### *Investment income*

Fixed asset investments are a form of basic financial instrument and are initially recorded at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The SoFA includes the net gains and losses arising on revaluation and on disposals throughout the year. Gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses are calculated as the difference between sale proceeds (net of transaction costs) and the opening carrying value or cost, if acquired during the year. Unrealised gains and losses are calculated on the difference between opening and closing fair values.

#### **Expenditure**

In the first instance, costs are directly allocated where possible to costs of generating funds or governance. Remaining costs are then apportioned according to relevant floor areas within the building, between costs for generating income through rental of units, and costs of providing charitable accommodation.

#### *Raising funds*

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

#### *Charitable activities*

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

#### **Government grants**

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Tangible assets consist of capitalised plant and machinery which is depreciated over 10 years from date of commission. Furniture and equipment is depreciated over 4 years from first full year of ownership on a straight-line basis with a residual value of 10%.

The land and buildings are considered to be an investment and are included at valuation by property consultants Roger Hannah & Co, Chartered Surveyors, as at 31 August 2015.

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

## **Methodist Central Hall, Manchester**

### **Notes to the Financial Statements for the Year Ended 31 August 2021**

#### **Investment properties**

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash in hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Fund structure**

The Managing Trustees are responsible for the management of Central Buildings, Oldham Street, Manchester. All funds are for use by the Managing Trustees in that activity. They have designated certain funds as property funds for repair of the buildings.

#### **Designated funds**

Normally, a transfer is made annually from the general fund to a designated property reserve fund, in order to fund major repairs, except in years where major repairs are carried out and transfers are then made to general funds in respect of the expenditure incurred.

#### **Pensions and other post retirement obligations**

The charity provides a group personal pension plan under the automatic enrolment regulations.

#### **Financial instruments**

The charity has only basic financial instruments which are initially recorded at cost, and with the exception of investments (as set out above) subsequently measured at their settlement value.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2021

#### 2 Income from donations and legacies

	Unrestricted funds	Total 2021	Total 2020
	General £	£	£
Grants;			
Coronavirus Job Retention Scheme	48,156	48,156	22,591
	48,156	48,156	22,591

#### 3 Income from charitable activities

	Unrestricted funds	Total 2021	Total 2020
	General £	£	£
TMCP contribution towards staffing, accommodation and related expenses	60,805	60,805	58,273
	60,805	60,805	58,273

#### 4 Income from other trading activities

	Unrestricted funds	Total 2021	Total 2020 As restated
	General £	£	£
Room hire	79,340	79,340	121,897
Refreshments & sundry income	13	13	2,931
	79,353	79,353	124,828

The accounts have been restated to incorporate the impact of a reclassification of rental income from other trading activities to income from investment properties (2020: £186,084).

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2021

#### 5 Investment income

	Unrestricted funds		Total 2020
	General	Total 2021	As restated
	£	£	£
Dividends	7,457	7,457	8,141
Interest	432	432	1,046
Rental income	165,273	165,273	186,084
	<u>173,162</u>	<u>173,162</u>	<u>195,271</u>

The accounts have been restated to incorporate the impact of a reclassification of rental income from other trading activities to income from investment properties (2020: £186,084).

#### 6 Expenditure on raising funds

	Unrestricted Funds		Total 2020
	General	Total 2021	Total 2020
	£	£	£
Property costs	19,792	19,792	15,259
Staff costs	87,928	87,928	79,749
Depreciation	4,845	4,845	4,916
Other expenditure	98,178	98,178	72,949
	<u>210,743</u>	<u>210,743</u>	<u>172,873</u>

#### 7 Expenditure on charitable activities

	Unrestricted funds		Total 2020
	General	Total 2021	Total 2020
	£	£	£
Nexus	-	-	5,000
Property costs	79,170	79,170	61,038
Staff costs	90,306	90,306	92,435
Depreciation	8,839	8,839	8,968
Governance costs	4,150	4,150	5,016
	<u>182,465</u>	<u>182,465</u>	<u>172,457</u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2021

#### 8 Net incoming/outgoing resources

Net incoming/outgoing resources for the year include:

	2021 £	2020 £
Independent examiner's fees	1,200	1,200
Depreciation of fixed assets	13,684	13,884

#### 9 Staff costs

The aggregate payroll costs were as follows:

	2021 £	2020 £
<b>Staff costs during the year were:</b>		
Wages and salaries	159,360	152,330
Social security costs	11,797	9,516
Pension costs	7,077	10,339
	<u>178,234</u>	<u>172,185</u>

No employee received emoluments of more than £60,000 during the year

#### Key management personnel

The key management personnel of the charity comprise the trustees and those persons listed on page 1.

The trustees do not receive any remuneration for their services, the total remuneration benefits of the other members of staff are listed below.

The total remuneration benefits of the key management personnel of the charity were salary costs of £46,465 (2020 - £65,847).

The average number of staff was as follows:

	2021 Average number	2020 Average number
Staff	<u>10</u>	<u>10</u>

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2021**

**10 Tangible fixed assets**

	<b>Land and buildings £</b>	<b>Furniture and equipment £</b>	<b>Plant &amp; machinery £</b>	<b>Total £</b>
<b>Cost</b>				
At 1 September 2020	253,000	148,740	658,451	1,060,191
Additions	-	882	217	1,099
At 31 August 2021	<u>253,000</u>	<u>149,622</u>	<u>658,668</u>	<u>1,061,290</u>
<b>Depreciation</b>				
At 1 September 2020	10,116	119,229	636,666	766,011
Charge for the year	1,686	9,860	2,138	13,684
At 31 August 2021	<u>11,802</u>	<u>129,089</u>	<u>638,804</u>	<u>779,695</u>
<b>Net book value</b>				
At 31 August 2021	<u>241,198</u>	<u>20,533</u>	<u>19,864</u>	<u>281,595</u>
At 31 August 2020	<u>242,884</u>	<u>29,511</u>	<u>21,785</u>	<u>294,180</u>

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2021**

**11 Fixed asset investments**

	2021 £	2020 £
Investment properties	1,912,000	1,912,000
Other investments	<u>612,571</u>	<u>531,514</u>
	<u>2,524,571</u>	<u>2,443,514</u>

**Investment properties**

	Investment properties £
<b>Cost or Valuation</b>	
At 1 September 2020	<u>1,912,000</u>
<b>Provision</b>	
At 31 August 2021	<u>-</u>
<b>Net book value</b>	
At 31 August 2021	<u>1,912,000</u>
At 31 August 2020	<u>1,912,000</u>

**Other investments**

	Other investments £
<b>Cost or Valuation</b>	
At 1 September 2020	531,514
Revaluation	<u>81,057</u>
At 31 August 2021	<u>612,571</u>
<b>Net book value</b>	
At 31 August 2021	<u>612,571</u>
At 31 August 2020	<u>531,514</u>

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2021**

**12 Debtors**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Prepayments	2,726	25,028
Accrued income	16,231	13,984
Other debtors	1,434	-
	<u>20,391</u>	<u>39,012</u>

**13 Creditors: amounts falling due within one year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Grants payable	30,000	30,000
Creditors & accruals	47,644	37,263
Income in advance	-	6,827
	<u>77,644</u>	<u>74,090</u>

**14 Creditors: amounts falling due after one year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Grants payable	<u>46,250</u>	<u>46,250</u>

Methodist Central Hall, Manchester

Notes to the Financial Statements for the Year Ended 31 August 2021

15 Funds

	Balance at 1 September 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 August 2021 £
General	2,453,213	361,476	(393,208)	74,231	2,495,712
<i>Designated</i>					
Appointments fund	105,000	-	-	-	105,000
Property fund	250,000	-	-	-	250,000
	355,000	-	-	-	355,000
<b>Total funds</b>	<b>2,808,213</b>	<b>361,476</b>	<b>(393,208)</b>	<b>74,231</b>	<b>2,850,712</b>

Balance at 1  
September  
2019  
£

	Balance at 1 September 2019 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 August 2020 £
General	2,434,841	400,963	(345,330)	(30,000)	(7,261)	2,453,213
<i>Designated</i>						
Appointments fund	75,000	-	-	30,000	-	105,000
Property fund	250,000	-	-	-	-	250,000
	325,000	-	-	30,000	-	355,000
<b>Total funds</b>	<b>2,759,841</b>	<b>400,963</b>	<b>(345,330)</b>	<b>-</b>	<b>(7,261)</b>	<b>2,808,213</b>

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2021**

The property fund has been set up with a target of £250,000 to ensure that adequate funds are available to meet major property repairs which fall outside the scope of routine maintenance. The appointments fund has been set up to enable the Committee to consider a continuation of grant support if the post of City Centre Minister is extended beyond 2021.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2021

#### 16 Analysis of net assets between funds

	Unrestricted funds General £	Total funds £
Tangible fixed assets	281,595	281,595
Fixed asset investments	2,524,571	2,524,571
Current assets	168,440	168,440
Current liabilities	(77,644)	(77,644)
Creditors over 1 year	<u>(46,250)</u>	<u>(46,250)</u>
Total net assets	<u>2,850,712</u>	<u>2,850,712</u>

#### 17 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

#### 18 Capital commitments

The total amount contracted for but not provided in the financial statements was £Nil (2020 - £Nil).

#### 19 Related party transactions

There were no related party transactions in the year.

**Methodist Central Hall, Manchester**

England & Wales - Charity number 1137980

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# Accounts

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Charity registration number: 1137980

# Methodist Central Hall, Manchester

known as

Methodist Central Buildings Management Committee (MCBMC)

Annual Report and Financial Statements

for the Year Ended 31 August 2020

Andrew J McLaren FCA  
Beever and Struthers  
St George's House  
215-219 Chester Road  
Manchester  
M15 4JE

## **Methodist Central Hall, Manchester**

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## **Methodist Central Hall, Manchester**

### **Reference and Administrative Details**

<b>Trustees</b>	Karen Attaway Laura Carnall Rodney Hill David Millington Malcolm Pearson, (appointed 20 January 2021) David Pickles Ian Rutherford Roy Swanston David Westhead Caroline Wickens Louise Wilkins
<b>Senior Management Team</b>	Tim Willis, Building Manager
<b>Principal Office</b>	Central Buildings Oldham Street Manchester M1 1JQ
<b>Charity Registration Number</b>	1137980
<b>Solicitors</b>	BLM Law King's House 42 King Street West Manchester M3 2NU
<b>Bankers</b>	HSBC Bank plc 2-4 St Ann's Square Manchester M2 7HD  Unity Trust Bank Plc PO Box 7193 Planetary Road Willenhall WV1 9DG
<b>Investment Managers</b>	Central Finance Board of the Methodist Church 9 Bonhill Street London EC2A 4PE
<b>Independent Examiner</b>	Andrew J McLaren FCA Beever and Struthers St George's House 215-219 Chester Road Manchester M15 4JE

## **Methodist Central Hall, Manchester**

### **Reference and Administrative Details**

#### **Property Services**

Longden and Cook Commercial  
Victoria Buildings  
9-13 Silver Street  
Bury  
Manchester  
BL9 0EU

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 August 2020.

#### **Charitable objectives and activities**

##### *Public benefit*

Methodist Central Hall, Manchester ("MCHM") seeks to promote, facilitate and assist with the work and purposes of the Methodist Church for the advancement of the Christian faith. In order to achieve these objectives, MCHM aims to maintain sound finances and good property management. The Trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance. The Trustees believe that by promoting and supporting the work of the Methodist Church at Central Buildings, MCHM helps to promote the whole mission of the Church more effectively, at local, Circuit and Connexional level, and that in doing so it provides a benefit to the public by (1) providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its members and for anyone who wishes to benefit from what the Church offers; and (2) promoting Christian values and service by members of the Church to the benefit of individuals and society as a whole.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

##### *Purposes and principal activities*

The purposes for which the building is held include the local purposes of the local Church, the Circuit purposes of the Circuit and the Connexional purposes of the Connexional Trustees. The buildings are occupied by each of these Church Bodies and by the Trustees for Methodist Church Purposes ("TMCP"). In addition, certain retail, office and meeting hall space within the buildings is let to third parties. These accounts deal with this rental income, the salaries and wages of staff employed in managing and running the buildings, and the premises and other costs not related to the space occupied by the Church Bodies.

##### *Structure, governance and management*

In order to clarify and simplify the Management structure, a new arrangement as from 1st September 2019 was brought in. The purpose of this change was to: a) eliminate the need for 2 trustee bodies to be involved in the management of the property and its direction. This was done by making this charity Managing Trustees of the property in accordance with Methodist requirements and be responsible for its future development. The name of this charity was changed to "Methodist Central Hall, Manchester" to better represent its wider responsibility. b) Clarify the extended role of the Trustees and accordingly, new terms of reference were established, and the role of the Trustees more clearly defined. One of the main items of the terms of reference was that the Trustees should establish a 10-year plan for the development of the building in accordance with its specified mission and ministry. Most of the Trustees who had been responsible for the oversight and guidance of this charity for a number of years, retired from that role. The President of the Methodist Conference in September 2019 expressed the gratitude of the Methodist Church for the work that had been undertaken by them over the years and noted the strength of the charity that they were passing on for further development. On 1st September 2019 Mr Roy Swanston Hon DSc FRICS FCMI was appointed Trustee of the charity and Chair of the Board of Trustees.

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

MCHM are Managing Trustees of the property and legal title to Central Buildings is vested in TMCP as custodian trustees. The custodian trustees, who hold title to Central Buildings in trust for MCHM, do not get involved in the day-to-day management of the property; this is the responsibility of MCHM. MCHM is required, by the terms of the model trusts, to seek TMCP's consent before granting or renewing leases and, accordingly, TMCP's Legal team review all proposed commercial lettings within Central Buildings, to ensure that these are consistent with all relevant laws (including Charity law) and with the Constitutional Practice and Discipline ("CPD") of the Methodist Church, and to ensure that the Managing Trustees would not be in breach of trust. As managing trustees of Central Buildings, MCHM operates within the Methodist Church Connexion and as such their governing document is CPD. The document is available for inspection at Central Hall, Oldham Street, Manchester M1 1JQ.

The MCHM consists of individuals from or informally nominated by Church Bodies, acting as individuals, and co-opted professionals who collectively are the trustees of the charity. When a vacancy in the charity trustee board is identified, invitations are invited to propose suitable candidates from within the Methodist Church to identify suitably qualified professionals who might be considered for co-option. The Trustees will consider the skills and attribute of the candidate(s) so identified and have authority to make appointments as appropriate. This appointment process minimises the need for formal induction procedures. Trustees serve MCHM as volunteers and receive no payment for their service. A sub-committee of local Trustees was appointed to deal with daily matters arising from the Covid epidemic.

Meetings of the Trustees are attended by Tim Willis, Building Manager.

#### **Achievements and performance**

The restrictions placed upon society as a whole because of the Covid epidemic has significantly affected the achievement and performance of Methodist Central Hall, Manchester. Much time and cost has been spent making the building "covid-safe" and preparing the vacant retail unit for letting to a new tenant. Routine repairs and maintenance continued to be carried out in a timely manner and the programme of refurbishments to the downspouts continued. The closure of the Buildings for half the period under review has significantly affected income from the hire of rooms etc. Income from tenants of the retail units was maintained and assistance given towards the securing of grants during the pandemic. Nearly all the staff were placed on furlough during the time of restrictions and Government grants obtained.

The Trustees continue to receive regular reports from the City Centre Minister on the mission and ministry work which emanates from and within Central Buildings. This includes a number of worshipping congregations, city centre working, befriending, "a bed for every night" (rough sleepers), involvement with the local authority, migrant support and other areas involving social justice.

Despite the difficulties imposed upon the charity due to the Covid problems, an overall positive result was achieved, and the Trustees were able to continue to build its designated funds as planned, including a transfer of £30k to the future appointments fund.

## Methodist Central Hall, Manchester

### Trustees' Report

#### Financial review

#### Risk Management

The Trustees meet four times per year. It considers the major risks to which the management of the building gives rise and receives regular reports thereon. The Trustees have put in place systems to mitigate those risks, as far as practicable. The Trustees have established an Internal Control framework, of which the principal features are:

1. Management accounts are produced quarterly to monitor performance against expectations.
2. The level and recoverability of outstanding rents are reviewed at each meeting.
3. Rental agreements are only entered into based on advice from the MCHM's external property and legal advisers, and review by the custodian trustees.
4. Forthcoming lease renewals and terminations are monitored, and action taken to minimise void periods.
5. A quinquennial inspection is undertaken by a qualified external surveyor to identify the major repair needs of the building. The last scheduled inspection took place in October 2015 and the (modest) expenditure requirements identified have been addressed.
6. The building manager is provided with training to ensure that MCHM is fully briefed on matters such as Health and Safety, Fire and Building Regulation compliance and disabled persons access requirements.

The charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

The charity's activities expose it primarily to the financial risks of changes in exchange rates. Interest bearing assets and liabilities are held at fixed rate, subject to the Bank of England exchange rate fluctuations, to ensure certainty of cash flows.

The charity's principal financial assets are bank balances and cash, trade and other receivables and investments. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows. The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the charity uses a mixture of long-term and short-term debt finance.

#### Principal funding sources

The bulk of the charity's income derives from the letting of space within the building, both contractual and 'casual'.

Rental and license income represented 47% of the year's income (2019: 40%) and room letting income accounted for 31% (2019: 45%). The contribution from TMCP is the third largest funding source at 15%. (2019: 12%). The change of pattern of income from the previous year is attributable to the reduction in room hire arising from the closure of the buildings during Covid.

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

#### **Reserves**

The major costs facing the Charity are in respect of the maintenance and upkeep of the property in order to fulfil the charitable objectives. MCHM has therefore established a designated property reserve, as detailed below, in order to meet the costs of future major repairs. In addition, MCHM considers it appropriate to hold sufficient free reserves (unrestricted funds not invested in fixed assets or otherwise designated) equal to six months operating costs (excluding scheduled repairs) in order to meet any shortfalls caused by tenancy voids or other unforeseen circumstances.

At 31st August 2020, the unrestricted funds totalled £2,808k (2019 £2760k). Deducting fixed assets (Net book value £294k) and investment property (£1,912k) leaves free reserves of £602k (2019 £548k). Operating costs this year were £345k and last year £416k. Assuming a "normal" year operating costs of £400k a six months reserve would be £200k.

#### **Designated Property Fund**

In view of the inherent uncertainty in predicting the extent and timing of significant repair expenditure, the Trustees resolved to designate up to £250,000 of unrestricted fund reserves so as to provide the financial means to respond in a timely manner when major repair expenditure is desirable. The Trustees review annual repair expenditure and if major individual cost elements are incurred (usually more than £20,000) consider whether these costs should be met from the designated fund balance rather than from undesignated reserves. The Fund balance has been maintained at £250,000 pending a review of the state of repair of the building. Payments for dilapidations are taken as income directly to the Designated Property Fund and the related costs associated with the repairs are then charged against the Fund.

#### **Designated Appointments Fund**

Recognising the positive impact of the appointment (from 1 March 2017) of Rev Ian Rutherford as a full time Minister based at Central Buildings, the Trustees have resolved to designate funds to allow consideration of a continuation of the existing grant support for this post (currently £30,000 per annum) should the post be extended beyond the current five-year term which expires in August 2021. An amount of £75,000 was designated last year and a further designation of £30,000 added this year in accordance with policy, giving a total of £105k.

#### **Current Needs and Future Plans**

MCHM continues to pursue its twin aims of maintaining sound finances and good property management. Sufficient funding is available to meet routine maintenance costs, and the current and future needs of the Church Bodies are always under review. The need to maintain good levels of income from commercial and short-term lettings is a constant focus, and there is a clear understanding of the relationship between the condition and quality of the space being offered to third parties and the demand for that space. These aspects will be taken into account when the new 10-year plan is developed.

#### **Post Balance sheet events**

In mid-March 2020 the whole building was closed following Government instructions due to the Coronavirus. No date for complete reopening is known but preparations have been made for it to open safely. This has resulted in reduced income from room hire for this period meaning a loss of income. Some of our tenants are experiencing difficulties through lack of trade.

Whilst a quinquennial inspection is due in 2020/21, the Trustees feel justified in delaying the quinquennial in view of the Covid situation and its uncertainties plus the potential development scheme.

## **Methodist Central Hall, Manchester**

### **Trustees' Report**

#### **Collaboration with other charities**

In addition to providing office and worship space for TMCP and The Centre congregation respectively, MCBMC also provides the base for Nexus CCS, a registered charity, and its trading subsidiary, Nexus Cafe Ltd, which operate under the Nexus 'brand'. Nexus runs faith-and arts-based activities as part of the Methodist Church's Fresh Expression of Church and operates a cafe as a point of contact and outreach. Nexus CCS occupies the basement of Central Buildings; they pay a nominal 'rent' of £100 per annum. The Directors/Trustees of Nexus are appointed thus:

- (a) The minister with pastoral responsibility to be duly appointed by the Methodist Conference (if a Methodist) or by the Bishop of Manchester (if an Anglican);
- (b) One by the Manchester Circuit Council (the Circuit leadership team);
- (c) One by the Manchester & Stockport District Council;
- (d) One by the Methodist Central Buildings Management Committee;
- (e) One by the Diocese of Manchester Mission and Pastoral Committee;
- (f) Two by service user groups as defined by the Directors from time to time.

The restrictions imposed by the Covid epidemic have meant that much of the charity's activities had to be suspended. The charity (Nexus CCS) continues its work and is on the point of taking a very careful step towards recommencing its activities. Sanctus, the Fresh Expression meeting on Wednesday evenings, has continued throughout (mainly online of course) and is now beginning to worship in person again.

#### **Financial Report**

The year under review saw a rise in fund balances from £2.76m to £2. 81m, allowing the Trustees to agree to the maintenance of level of funding of the Property Reserve and also an addition to the Appointments Reserve as noted above.

Our agents continue to maintain pressure on tenants to ensure payments are kept up to date. Arrears at the end of the year totalled £11,072 compared with £19,200 last year.

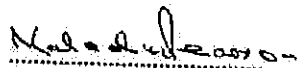
Room lettings showed a significant fall in the year - from £213k last year to £122k this year. Operating cost were also reduced - from £416k last year to £344k this year. As mentioned previously, these reductions followed the closing of the premises due to the Covid pandemic restrictions imposed by the Government. Consequently, the net surplus of income of dropped from £67k to £48k.

The Trustees continue to seek to improve income levels of both commercial and interior space and to control rent arrears, whilst keeping repair and maintenance work up to date and controlling expenditure wherever possible. Especially in this difficult year, thanks and gratitude are expressed to Tim Willis and his staff, who continue to display diligence alongside their hard work; their contribution to the results shown in these accounts is greatly appreciated.

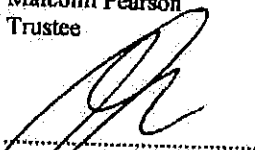
**Methodist Central Hall, Manchester**

**Trustees' Report**

The annual report was approved by the trustees of the charity on 7 June 2021 and signed on its behalf by:



Malcolm Pearson  
Trustee



David Pickles  
Trustee

## Methodist Central Hall, Manchester

### Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

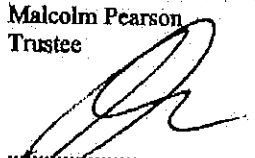
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on 7 June 2021 and signed on its behalf by:



Malcolm Pearson  
Trustee

  
David Pickles  
Trustee

## Methodist Central Hall, Manchester

### Independent Examiner's Report to the trustees of Methodist Central Hall, Manchester

I report on the accounts of the charity for the year ended 31 August 2020 which are set out on pages 11 to 24.

#### Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The 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. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants in England and Wales.

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 next statement.

#### Independent examiner's statement

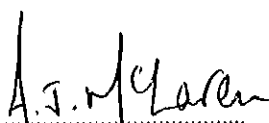
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act 2011; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Andrew J McLaren FCA

Beever and Struthers

The Institute of Chartered Accountants in England and Wales

St George's House  
215-219 Chester Road  
Manchester  
M15 4JE

7 June 2021

## Methodist Central Hall, Manchester

### Statement of Financial Activities for the Year Ended 31 August 2020


	Note	Unrestricted funds £	Total 2020 £
<b>Income and Endowments from:</b>			
Donations and legacies	2	22,591	22,591
Charitable activities	3	58,273	58,273
Other trading activities	4	310,912	310,912
Investment income	5	9,187	9,187
Total Income		400,963	400,963
<b>Expenditure on:</b>			
Raising funds	6	(172,873)	(172,873)
Charitable activities	7	(172,457)	(172,457)
Total Expenditure		345,330	345,330
Gains/(losses) on investment assets		(7,261)	(7,261)
Net movement in funds		48,372	48,372
<b>Reconciliation of funds</b>			
Total funds brought forward		2,759,841	2,759,841
Total funds carried forward	15	2,808,213	2,808,213
	Note	Unrestricted funds £	Total 2019 £
<b>Income and Endowments from:</b>			
Charitable activities		55,128	55,128
Other trading activities		410,323	410,323
Investment income	5	12,284	12,284
Total Income		477,735	477,735
<b>Expenditure on:</b>			
Raising funds		(184,383)	(184,383)
Charitable activities		(231,823)	(231,823)
Total Expenditure		(416,206)	(416,206)
Gains/losses on investment assets		6,063	6,063
Net movement in funds		67,592	67,592
<b>Reconciliation of funds</b>			
Total funds brought forward		2,692,249	2,692,249
Total funds carried forward	15	2,759,841	2,759,841

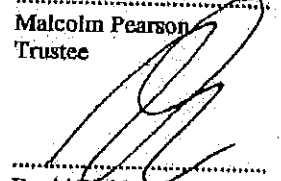
**Methodist Central Hall, Manchester**

**(Registration number: 1137980)  
Balance Sheet as at 31 August 2020**

	Note	2020 £	2019 £
<b>Fixed assets</b>			
Tangible assets	10	294,180	300,116
Investments	11	<u>2,443,514</u>	<u>2,442,547</u>
		<u>2,737,694</u>	<u>2,742,663</u>
<b>Current assets</b>			
Debtors	12	39,012	48,978
Cash at bank and in hand		<u>151,847</u>	<u>126,853</u>
		190,859	175,831
<b>Creditors: Amounts falling due within one year</b>	13	<u>(74,090)</u>	<u>(112,403)</u>
<b>Net current assets</b>		<u>116,769</u>	<u>63,428</u>
<b>Total assets less current liabilities</b>		2,854,463	2,806,091
<b>Creditors: Amounts falling due after more than one year</b>	14	<u>(46,250)</u>	<u>(46,250)</u>
<b>Net assets</b>		<u>2,808,213</u>	<u>2,759,841</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>2,808,213</u>	<u>2,759,841</u>
<b>Total funds</b>	15	<u>2,808,213</u>	<u>2,759,841</u>

The financial statements on pages 11 to 24 were approved by the trustees, and authorised for issue on 7 June 2021 and signed on their behalf by:

  
.....  
Malcolm Pearson  
Trustee

  
.....  
David Pickles  
Trustee

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2020

#### 1 Accounting policies

##### **Statement of compliance**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

##### **Basis of preparation**

Methodist Central Hall, Manchester meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

##### **Exemption from preparing a cash flow statement**

The charity opted to early adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

##### **Going concern and impact of Covid-19**

The Trustees have reviewed the circumstances of MCHM and consider that adequate resources continue to be available to fund its activities for the foreseeable future. The Trustees are therefore of the view that the charity is a going concern however at this stage the impact of Covid-19 on the activities of the charity remains unknown. The Trustees have carefully considered the potential implications and, although unquantifiable at present, the charity can be considered to have sufficiently adequate free reserves.

##### **Income and endowments**

Income is included when it becomes receivable, except where they relate to future accounting periods. In these cases, the income is deferred until the future period.

##### ***Grants receivable***

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

##### ***Deferred income***

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which, it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2020

#### *Investment income*

Fixed asset investments are a form of basic financial instrument and are initially recorded at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The SoFA includes the net gains and losses arising on revaluation and on disposals throughout the year. Gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses are calculated as the difference between sale proceeds (net of transaction costs) and the opening carrying value or cost, if acquired during the year. Unrealised gains and losses are calculated on the difference between opening and closing fair values.

#### **Expenditure**

In the first instance, costs are directly allocated where possible to costs of generating funds or governance. Remaining costs are then apportioned according to relevant floor areas within the building, between costs for generating income through rental of units, and costs of providing charitable accommodation.

#### *Raising funds*

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

#### *Charitable activities*

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

#### **Government grants**

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Tangible assets consist of capitalised plant and machinery which is depreciated over 10 years from date of commission. Furniture and equipment is depreciated over 4 years from first full year of ownership on a straight-line basis with a residual value of 10%.

The land and buildings are considered to be an investment and are included at valuation by property consultants Roger Hannah & Co, Chartered Surveyors, as at 31 August 2015.

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

## **Methodist Central Hall, Manchester**

### **Notes to the Financial Statements for the Year Ended 31 August 2020**

#### **Investment properties**

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Fund structure**

The Managing Trustees are responsible for the management of Central Buildings, Oldham Street, Manchester. All funds are for use by the Managing Trustees in that activity. They have designated certain funds as property funds for repair of the buildings.

#### **Designated funds**

Normally, a transfer is made annually from the general fund to a designated property reserve fund, in order to fund major repairs, except in years where major repairs are carried out and transfers are then made to general funds in respect of the expenditure incurred.

#### **Pensions and other post retirement obligations**

The charity provides a group personal pension plan under the automatic enrolment regulations.

#### **Financial instruments**

The charity has only basic financial instruments which are initially recorded at cost, and with the exception of investments (as set out above) subsequently measured at their settlement value.

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2020**

**2 Income from donations and legacies**

	<b>Unrestricted funds</b>	<b>Total 2020</b>	<b>Total 2019</b>
	<b>General £</b>	<b>£</b>	<b>£</b>
Grants;			
Coronavirus Job Retention Scheme	22,591	22,591	-
	<u>22,591</u>	<u>22,591</u>	<u>-</u>

**3 Income from charitable activities**

	<b>Unrestricted funds</b>	<b>Total 2020</b>	<b>Total 2019</b>
	<b>General £</b>	<b>£</b>	<b>£</b>
TMCP contribution towards staffing, accommodation and related expenses	53,273	53,273	55,128
	<u>53,273</u>	<u>53,273</u>	<u>55,128</u>

**4 Income from other trading activities**

	<b>Unrestricted funds</b>	<b>Total 2020</b>	<b>Total 2019</b>
	<b>General £</b>	<b>£</b>	<b>£</b>
Room hire	121,897	121,897	213,364
Rental income	186,084	186,084	189,839
Refreshments & sundry income	2,931	2,931	7,120
	<u>310,912</u>	<u>310,912</u>	<u>410,323</u>

**5 Investment income**

	<b>Unrestricted funds</b>	<b>Total 2020</b>	<b>Total 2019</b>
	<b>General £</b>	<b>£</b>	<b>£</b>
Dividends	8,141	8,141	11,330
Interest	1,046	1,046	954
	<u>9,187</u>	<u>9,187</u>	<u>12,284</u>

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2020**

**6 Expenditure on raising funds**

	<b>Unrestricted Funds General £</b>	<b>Total 2020 £</b>	<b>Total 2019 £</b>
Property costs	15,259	15,259	20,992
Staff costs	79,749	79,749	77,788
Depreciation	4,916	4,916	7,732
Other expenditure	71,992	71,992	77,871
	<u>171,916</u>	<u>171,916</u>	<u>184,383</u>

**7 Expenditure on charitable activities**

	<b>Unrestricted funds General £</b>	<b>Total 2020 £</b>	<b>Total 2019 £</b>
Nexus	-	-	1,250
Property costs	64,854	64,854	82,838
Staff costs	92,435	92,435	132,449
Depreciation	8,968	8,968	14,106
Governance costs	1,200	1,200	1,180
	<u>167,457</u>	<u>167,457</u>	<u>231,823</u>

**8 Net incoming/outgoing resources**

Net incoming/outgoing resources for the year include:

	<b>2020 £</b>	<b>2019 £</b>
Independent examiner's fees	1,200	1,180
Depreciation of fixed assets	<u>13,884</u>	<u>21,838</u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2020

#### 9 Staff costs

The aggregate payroll costs were as follows:

	2020 £	2019 £
<b>Staff costs during the year were:</b>		
Wages and salaries	152,330	185,475
Social security costs	9,516	11,479
Pension costs	10,339	13,283
	<u>172,185</u>	<u>210,237</u>

No employee received emoluments of more than £60,000 during the year

#### Key management personnel

The key management personnel of the charity comprise the trustees and those persons listed on page 1.

The trustees do not receive any remuneration for their services, the total remuneration benefits of the other members of staff are listed below.

The total remuneration benefits of the key management personnel of the charity were salary costs of £65,847 (2019 - £56,229).

The average number of staff was as follows:

	2020 Average number	2019 Average number
Staff	<u>10</u>	<u>11</u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2020

#### 10 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Plant & machinery £	Total £
<b>Cost</b>				
At 1 September 2019	253,000	147,905	652,116	1,053,021
Additions	-	1,335	6,613	7,948
Disposals	-	(500)	(278)	(778)
At 31 August 2020	<u>253,000</u>	<u>148,740</u>	<u>658,451</u>	<u>1,060,191</u>
<b>Depreciation</b>				
At 1 September 2019	8,430	111,164	633,311	752,905
Charge for the year	1,686	8,565	3,633	13,884
Eliminated on disposals	-	(500)	(278)	(778)
At 31 August 2020	<u>10,116</u>	<u>119,229</u>	<u>636,666</u>	<u>766,011</u>
<b>Net book value</b>				
At 31 August 2020	<u>242,884</u>	<u>29,511</u>	<u>21,785</u>	<u>294,180</u>
At 31 August 2019	<u>244,570</u>	<u>36,741</u>	<u>18,805</u>	<u>300,116</u>

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2020

#### 11 Fixed asset investments

	2020	2019
	£	£
Investment properties	1,912,000	1,912,000
Other investments	<u>531,514</u>	<u>530,547</u>
	<u>2,443,514</u>	<u>2,442,547</u>

#### Investment properties

	Investment properties £
<b>Cost or Valuation</b>	
At 1 September 2019	<u>1,912,000</u>
<b>Provision</b>	
At 31 August 2020	<u>-</u>
<b>Net book value</b>	
At 31 August 2020	<u>1,912,000</u>
At 31 August 2019	<u>1,912,000</u>

#### Other investments

	Other investments £
<b>Cost or Valuation</b>	
At 1 September 2019	530,547
Revaluation	<u>967</u>
At 31 August 2020	<u>531,514</u>
<b>Net book value</b>	
At 31 August 2020	<u>531,514</u>
At 31 August 2019	<u>530,547</u>

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2020**

**12 Debtors**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Prepayments	25,028	24,136
Accrued income	13,984	24,842
	<u>39,012</u>	<u>48,978</u>

**13 Creditors: amounts falling due within one year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Grants payable	30,000	30,000
Creditors & accruals	37,263	74,426
Income in advance	6,827	7,977
	<u>74,090</u>	<u>112,403</u>

**14 Creditors: amounts falling due after one year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Grants payable	<u>46,250</u>	<u>46,250</u>

Methodist Central Hall, Manchester

Notes to the Financial Statements for the Year Ended 31 August 2020

15 Funds	Balance at 1 September 2019 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 August 2020 £
General	2,434,841	400,963	(345,330)	(30,000)	(7,261)	2,453,213
<i>Designated</i>						
Appointments fund	75,000	-	-	30,000	-	105,000
Property fund	250,000	-	-	-	-	250,000
	325,000	-	-	30,000	-	355,000
<b>Total funds</b>	<b>2,759,841</b>	<b>400,963</b>	<b>(345,330)</b>	<b>-</b>	<b>(7,261)</b>	<b>2,808,213</b>
	Balance at 1 September 2018 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 August 2019 £
General	2,397,250	477,734	(416,206)	(30,000)	6,063	2,434,841
<i>Designated</i>						
Appointments fund	45,000	-	-	30,000	-	75,000
Property fund	250,000	-	-	-	-	250,000
	295,000	-	-	30,000	-	325,000
<b>Total funds</b>	<b>2,692,250</b>	<b>477,734</b>	<b>(416,206)</b>	<b>-</b>	<b>6,063</b>	<b>2,759,841</b>

**Methodist Central Hall, Manchester**

**Notes to the Financial Statements for the Year Ended 31 August 2020**

The property fund has been set up with a target of £250,000 to ensure that adequate funds are available to meet major property repairs which fall outside the scope of routine maintenance. The appointments fund has been set up to enable the Committee to consider a continuation of grant support if the post of City Centre Minister is extended beyond 2021.

## Methodist Central Hall, Manchester

### Notes to the Financial Statements for the Year Ended 31 August 2020

#### 16 Analysis of net assets between funds

	Unrestricted funds General £	Total funds £
Tangible fixed assets	294,180	294,180
Fixed asset investments	2,443,514	2,443,514
Current assets	190,859	190,859
Current liabilities	(74,090)	(74,090)
Creditors over 1 year	<u>(46,250)</u>	<u>(46,250)</u>
Total net assets	<u>2,808,213</u>	<u>2,808,213</u>

#### 17 Taxation

The charity is a registered charity and is therefore exempt from taxation.

#### 18 Capital commitments

The total amount contracted for but not provided in the financial statements was £Nil (2019 - £Nil).

#### 19 Related party transactions

There were no related party transactions in the year.