

TRUSTEES' REPORT & ACCOUNTS

For the Year to 31 March 2022

Burgh House, New End Square, Hampstead,
London NW3 1LT

Burgh House CIO Trustees' Report

The Burgh House Charitable Incorporated Organisation was constituted in 2014 and is registered with the Charity Commissioners under charity number 1159634. It was formed to take on all the activities, obligations, assets and liabilities of Burgh House Trust (registered charity 275552) from 1 April 2015 and became the sole Trustee of the Burgh House Trust.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014.

Principal Purposes and Activities

The principal purposes of the Burgh House CIO are to preserve Burgh House and its contents, to protect and improve its amenities for the public benefit, to facilitate access to the House by the general public and to encourage its use and occupation for charitable purposes.

The main activities of the House are exhibitions, talks, recitals, workshops and community projects. The House has no charge for entrance and aims to deliver a cultural programme that is accessible to everyone, growing and diversifying our audiences to reflect the community we serve. These are made possible through the charity's commercial activity as a weddings/ private events space, café and meeting space.

Review of Activities in the year to 31 March 2022

During year ended 31 March 2022 Burgh House successfully emerged from the pandemic. Our cultural programme was once again full and varied. Consequently, our financial performance was strong, as we traded at record levels whilst at the same time maintaining the strict cost controls adopted since the start of the pandemic.

Summary of Commercial Activity during the year

A year of uncertainty and changing regulations severely affected Burgh House's normal operations and number of public events, but the ability of the House to offer smaller Covid-safe weddings meant that our income remained stronger than expected across this period, even as we lost retail and other hire income. We delivered 107 weddings and private events during the year and were able to use the spare capacity to hire the House for filming on six occasions.

This increased level of commercial income was supplemented by generous grants from the Marie-Louise von Motesiczky Trust (which is contributing to our exhibition programme and a two-year programme of improvements to the fabric and lighting within the house) and from the AKO Foundation which has supported our curatorial costs. We are immensely

grateful for both of these generous gifts which transformed our confidence and ability to continue to develop despite the Covid-related disruptions to our activities. During the year we also recovered £43k proceeds from our insurance claim for losses incurred during the current and prior year as a result of the pandemic.

We ended the year with cash reserves of £301k, having achieved a gross operating surplus in the year of £181k.

Cultural Programme during the year

Although the pandemic had an adverse impact on our ability to host the normal level of public events in our music room, we were successful in delivering great exhibitions that were widely enjoyed and received well, particularly benefitting from the local population working significantly from home and not travelling to central London. Highlights of Burgh House's cultural programme for the year include exhibitions which brought new and more diverse audiences to the House: in June 2021, students who were members of Central Saint Martins' 'Lacuna', a queer collective, held a very well attended exhibition in the Peggy Jay Gallery and in September 2021 we opened a major exhibition by Jonny Briggs' in our newly named Marie-Louise von Motesiczky Gallery.

Postponed gallery exhibitions in our Peggy Jay Gallery were able to go ahead and our cultural family programme centred around the Lunar new year and Diwali were successfully delivered online. An exhibition of works by local illustrator John Burningham opened across the first floor in February 2022, demonstrating how successful the House can be at offering exhibitions that appeal to a cross generation age range.

Trustees

The London Borough of Camden may nominate three persons to be appointed as either a Trustee or as a member of the Management Committee, with at least one of these being a Trustee, and nominated Cllr. Oliver Cooper to be a Trustee during the year. The other Trustees are selected to bring a wide range of the skills, knowledge and experience needed for effective administration of the CIO, and are appointed by a resolution passed at a properly convened meeting of the Trustees.

Trustees during the year were:

J Barker (from 22 September 2021)
J D Burns (resigned 30 September 2022)
N M Carrington (Chair of the Trustees)
L Chung
O H Cooper
D Curtin
P Garner
C Gascoigne
A C Ghilchik (resigned 18 May 2022)

A Logue-Bose (from 22 September 2021)

P A McMahon – (Treasurer)

C Seigel

J Sonabend

H Stewart (from 22 September 2021)


W Sudbury (from 22 September 2021)

B Wolf

Bankers

Barclays Bank UK PLC, 28 Hampstead High Street, London NW3 1QB

Lloyds Bank plc, 140 Camden High Street, London NW1 0NG

A handwritten signature in black ink, appearing to be 'Nigel Carrington', written over a dotted line.

Sir Nigel Carrington
(Chair of the Trustees)

16 March 2023

Independent Examiner's Report to the Trustees of Burgh House

I report on the accounts of the CIO for the year ended 31 March 2022 which are set out on pages 6-12.

Respective responsibilities of Trustees and examiner

As the charity's Trustees you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Act), and that an independent examination is needed. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the Act) 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 Commissioners. 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 I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In the course of my examination, no matter has come to my attention which suggests that your accounting records have not been properly kept (in accordance with section 130 of the Charities Act) or that these accounts do not accord with them and comply with the Act. Nor, in my opinion, is there any matter in them to which special attention should be drawn.



Constantinos Ioannou
Chartered Accountant
Ioannou & Co
Chartered Accountants
767-769 High Road
London N12 8JY

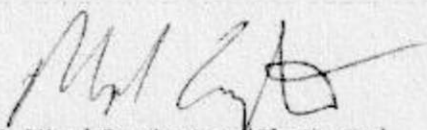
16 March 2023

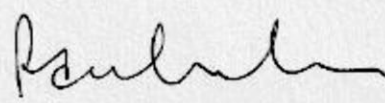
Statement of Financial Activity for the year ended 31 March 2022

				2022	2021
		Operating Activities	Provision for House Maintenance (Note 6)	Total unrestricted funds	Total unrestricted funds
		£	£	£	£
Income					
CIO Activities	Note 2	289,296	15,000	304,296	176,249
Fund Raising Activities	Note 3	4,762		4,762	2,010
Investment		4,933		4,933	4,902
Other income		45,707		45,707	-
Restricted income	Note 10	100,000		100,000	-
Total Income		444,698	15,000	459,698	183,161
Expenditure					
Raising Funds	Note 3	(3,518)		(3,518)	(2,297)
Charitable Activities	Note 4	(256,450)		(256,450)	(164,148)
Museum Acquisitions	Note 8	-		-	-
Restricted expenditure	Note 10	(18,609)		(18,609)	
Total Expenditure		(278,577)	-	(278,577)	(166,445)
Net income/(expenditure)		166,121	15,000	181,121	16,716
Net increase/(decrease) in value of					
COIF Shares				18,594	34,540
Net movement in funds				199,715	51,256
Total funds brought forward				257,152	205,896
Total funds carried forward				£456,867	£257,152

Burgh House CIO, Registered Charity No1159634

		£	£
Assets			
COIF Shares		217,279	198,685
COIF Deposit		53,566	48,633
Bank balances & cash		247,344	53,580
Debtors & prepayments		11,248	9,216
Bookstall stock		1,661	2,541
		531,098	312,655
Liabilities			
Current liabilities		(9,045)	(8,141)
Income received in advance		(65,186)	(47,362)
		(74,231)	(55,503)
		£456,867	257,152
Unrestricted funds			
Provision for House Maintenance	Note 6	183,350	168,350
Wade Museum Fund	Note 8	34,836	30,786
General Fund	Note 9	157,290	58,016
		375,476	257,152
Restricted funds			
Exhibition/Gallery and Burgh House improvement fund	Note 10	81,391	-
		£456,867	£257,152


Sir Nigel Carrington (Chairman)


Paul McMahon (Treasurer)
16 March 2023

Notes to the Accounts for the year ended 31 March 2022

1. Accounting Policies

These Financial statements have been prepared in compliance with FRS102 and follow the Charities SORP (FRS102).

Notes to the Accounts for the year ended 31 March 2022

1. Accounting Policies

These Financial statements have been prepared in compliance with FRS102 and follow the Charities SORP (FRS102).

Income is included in the Statement of Financial Activities as it is earned. Amounts which relate to subsequent accounting periods are shown in the Balance Sheet as Income received in advance.

Expenditure on Furniture, Fixtures and Fittings and on Acquisitions for the Museum is written off as incurred and no valuation is included in the General Fund Balance Sheet.

The assets of the CIO are mainly placed with The Charities Official Investment Fund (COIF), as either Charity Deposits or Charity Units. The COIF Charity Units are quoted at their bid price, fluctuate in value and pays a variable dividend.

Bookstall stocks are included in the Balance Sheet at the lower of cost or saleable value.

2. Income in furtherance of the CIO's objectives

		2022		2021
	£	£	£	£
Donations and Legacies				
Friends of Burgh House	6,567		8,666	
LB Camden, business support	1,580		40,971	
National Lottery	-		17,500	
Other	38,255		10,750	
		46,402		77,887
Commercial rent		229,561		88,113
Events		28,333		10,249
Total Income		<u>£304,296</u>		<u>£176,249</u>

3. Fund-raising activities

		2022	2021
	£	£	£
Income from fund raising activities			
Shop sales	3,585	891	
Events	1,177	1,119	
Total from operating activities	4,762	2,010	
Donations and fundraising events for the building refurbishment (note 6)	-	-	
Total from fund raising activities		4,762	2,010
Less expenditure on raising funds			
Cost of shop sales	(2,527)	(1,917)	
Cost of events	(990)	(380)	
Total cost of generating funds:		(3,518)	(2,297)
Net income from fund raising activities		£1,244	(£287.00)

4. Expenditure

		2022	2021
	£	£	£
General Expenses:			
Salaries and casual work	157,412	106,963	
Other general administration expenses	23,477	15,094	
Maintenance, cleaning & garden	37,429	17,719	
Utilities and Council Tax	16,815	12,786	
Insurance and security system	6,942	9,209	
Independent examination fees	1,920	1,920	
Museum expenses	12,455	256,450	17
Furniture, fixtures and fittings		-	440
		256,450	£164,148

General Expenses relating to the CIO as a whole on fund-raising, publicity and general administration are not separately identified. Apart from the cost of the General Manager, whose salary is included in Salaries and casual work, these functions are largely carried out on a voluntary basis by the Trustees, members of the Committee of Management and of the Friends of Burgh House. No trustee expenses have been incurred and none of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity.

5. Tenure of Burgh House

The freehold of Burgh House is owned by the London Borough of Camden. The CIO currently has a 25-year lease at a peppercorn rental.

6. Provision for House Maintenance

The Provision for House Maintenance has been set up, based on a professional review to cover the expected expenditure for known major irregular replacement or maintenance items, such as the heating and hot water system, wiring and kitchen appliances and external redecoration. The annual provision, allocated from income received, is set as necessary to reflect changes in the expected costs of replacement and associated works. The amount so set aside has proved insufficient to cover the rewiring of the house and associated refurbishment so dedicated donations and fundraising events are being raised to cover the shortfall.

Transactions on the account have been:

		2022		2021
	£	£	£	£
Balance at start of year		168,350		153,350
Allocation of income received (note 9)	15,000		15,000	
less expenditure on renovation work (note 4)	-	15,000	-	15,000
Donations and fundraising events (note 3)	-		-	
less expenditure on refurbishment	-	-	-	-
Net increase/(decrease) in the year		15,000		15,000
Balance at end of year		£183,350		£168,350

7. Heritage Assets

The Hampstead Museum aims to exhibit, interpret, collect, document and preserve for the public, material evidence and associated information related to the development of Hampstead, past and present. Since its foundation in 1979 as an integral part of Burgh House Trust it has been given numerous prints, pictures, books, small artefacts and some donations to be used extending the collection, which now contains over 3,500 objects. The Trustees of Burgh House Trust did not put a value of this collection on its Balance Sheet and, as Trustees of Burgh House CIO, have continued this practice as they believe that the cost of obtaining a valuation would be onerous compared with the additional benefits derived by the Museum and users of the accounts.

8. Wade Museum Fund

The main purpose of the Wade Museum Fund is to fund acquisitions for the Hampstead Museum. Transactions on the account have been as follows:

	2022		2021	
	£	£	£	£
Balance at start of year		30,786		24,151
Less acquisition of paintings	-	-	-	-
Increase/(decrease) in value of COIF shares	4,050		6,635	
Net increase/(decrease) in the year		4,050		6,635
Balance at end of year		£34,836		£30,786

9. General Fund

The General Fund is maintained as a reserve to cover all other eventualities, especially any annual operating deficits. Transactions on the account have been:

	2022		2021	
	£	£	£	£
Balance at start of year		58,016		28,395
Net incoming resources	181,121		16,716	
Expenditure charged to Provision for House Maintenance less Income allocated (note 6)	(15,000)		(15,000)	

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	166,121	1,716
Transferred to Restricted Funds		
As per Note (10)	(81,391)	-
Increase/(decrease) in value of COIF shares	14,544	27,905
Net increase/(decrease) in the year	99,274	29,621
Balance at end of year	<u>£157,290</u>	<u>£58,016</u>

10. Restricted Funds

	2022	2021
	£	£
Balance at start of year	-	-
Received	100,000	-
Less: Expended during the year	(18,609)	-
Net increase/(decrease) in the year	81,391	-
Balance at end of year	<u>£81,391</u>	<u>-</u>

The above grant was received by Burgh House CIO and all funds are to be used for upgrading the Art Gallery, to hold a public exhibition dedicated to the artist Marie-Louise von Motesiczky and for educational purposes.

11. Employees

	<u>2022</u>	<u>2021</u>
Average number of employees during the year	<u>11</u>	<u>9</u>

No employee receives a salary greater than £60,000 per annum.