

# **STUART HOUSE TRUST**

**A charitable Incorporated Organisation**

**Charity Registered Number 1175842**

## **REPORT & ACCOUNTS**

**For the year ending 31 December 2022**

## **STUART HOUSE TRUST**

<b>Address</b>	<b>Stuart House Barras Street Liskeard Cornwall PL14 6AB</b>
<b>Web Address</b>	<b><a href="http://www.stuarthouse.org.uk">www.stuarthouse.org.uk</a></b>
<b>E-Email</b>	<b><a href="mailto:info@stuarthouse.org.uk">info@stuarthouse.org.uk</a></b>
<b>Bankers</b>	<b>Lloyds Bank plc. The Parade Liskeard Cornwall</b>
<b>Solicitors</b>	<b>Coodes 10,Windsor Place Liskeard Cornwall PL14 BH</b>
<b>Independent Examiner</b>	<b>D.J.Hilton 3, Tremadart Close Duloe Liskeard Cornwall PL14 4PX</b>

# **STUART HOUSE TRUST**

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# **STUART HOUSE TRUST**

## **Directors**

**Bob Hollingdale – Chair**

**Susan Glencross – Hon. Secretary**

**Tony Britton – Hon Treasurer**

**John Gliddon**

**Kevin George**

## **Director's Report.**

**The Directors present their Report and Accounts for the year to 31 December 2022**

## **History of Stuart House.**

**Stuart House (the House) is a Grade 2\* listed medieval town house dating from the 15<sup>th</sup> century and is located in the centre of Liskeard in Cornwall. It is one of the very few such houses left in Cornwall.**

**The House is thought to have been built by Sir Henry Trecarel and became home to the Jane family during the 17<sup>th</sup> century. Joseph Jane was Mayor of Liskeard in 1635 – 1636 and an ardent supporter of Charles 1 who stayed at the House for seven nights during August and September 1644 – a stay which gave the House its present name.**

**Joseph Jane's son, William, who was born in the House in 1645, became Regius Professor of Divinity at Oxford University and played a part in The Glorious Revolution of 1688.**

**The main feature of the House is the Cross Passage which runs East/West with its original granite arch at the west end. The main entrance door inside the porch is the best evidence of age and is pre or early Tudor which dates it from the 15<sup>th</sup> century, long before Charles 1's visit in the 1640's.**

**Other features of the House include three granite fireplaces, the most impressive being in the Reception Hall, a fine 18<sup>th</sup> century staircase, 17<sup>th</sup> century roof timbers, which were exposed in the "Trussed" and "Tudor" rooms, granite mullioned windows, slate floors and a "secret" passage believed to have led to the old Pipe Well in Fore Street before a roof fall blocked it.**

# **STUART HOUSE TRUST**

## **Restoration**

The Stuart House Trust (the Trust) was set up in 1986 to negotiate the acquisition of the House and to establish and run it as an Arts and Heritage Centre.

The Trust acquired the House in 1988 with the help of grants from English Heritage, the Rural Heritage Commission and others.

Between 1988 and 1999 restoration work was undertaken, in seven phases, under the direction of Richard Church RIBA, an architect experienced in working on old buildings.

By the end of 1999 all the restoration work was completed and this was soon followed with basic furnishings together with the reconstruction of the King's bed chamber to illustrate the visit of Charles 1<sup>st</sup> in 1644.

Since 1988 the Trust has undertaken the restoration of the garden to a design prepared by the Cornwall Gardens Trust and has opened the House to the community as an Arts and Heritage Centre for exhibitions, lectures, meetings and as a venue for a number of local groups.

## **Governing Document**

The Trust was governed by a constitution originally adopted on the 25<sup>th</sup> April 1985 which was later amended, the final amendments being agreed on the 24<sup>th</sup> April 2007.

Subsequently the Trust became a Charitable Incorporated Organisation (CIO) and its constitution is dated 20<sup>th</sup> November 2018.

## **Objects of the Trust**

The objects of the Trust as quoted in its constitution are:-

- 1) To renovate, preserve and maintain for the public benefit the property known as Stuart House, Liskeard.
- 2) To advance the education of the public in history, particularly the history and heritage of Cornwall and the history of Stuart House.
- 3) To advance the public in the arts, in particular but not exclusively by continuing to develop and promote the House as an Arts and Heritage Centre for South East Cornwall.

## **Ownership**

Ownership of the House is registered with the Land Registry in the name of Stuart House Trust.

# **STUART HOUSE TRUST**

## **Achievement of the Trust's Objectives**

**The Director's report shows that all of the Trust's objectives are being achieved as far as possible in a difficult year.**

**Maintaining a property of this age is an ongoing task together with keeping a healthy bank balance are major considerations for the Directors.**

**2022 has been a year of trying to re-build footfall, following the Covid restrictions and lockdown, by way of art and other exhibitions, craft sales and having the House open when other events are taking place in the town.**

**However, due to funding restrictions, the House is only able to open regularly for four days a week, and at other times for special events, for the time being.**

**The old library building adjoining Stuart House is in the process of being renovated and discussions have taken place with RIO, the developers, regarding certain repairs which may be the Trust's responsibility. If proved right then some fund raising could be necessary.**

**The Trust relies heavily on volunteers but, for a variety of reasons, some have not returned when the House re-opened. We have however been fortunate in recruiting several new volunteers whose services are greatly appreciated.**

**The Stuart House garden is very popular with visitors and has recently received an award from the R.H.S. This is mainly due to the work which the garden team undertake to maintain a tranquil area in the centre of a busy town. We are very grateful to them for all they do.**

# Independent Examiner's Report to the Directors of Stuart House Trust

I report on the accounts of the Trust for the year ended 31<sup>st</sup> December 2022 which are set out on pages 7 and 8.

## Respective responsibilities of Directors and Examiner

The Directors are responsible for the preparation of the accounts.

The directors consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (The Act) as amended by section 28 of the Charities Act 2006 and that an independent examination is needed.

It is my responsibility as Independent Examiner to:-

- 1) Examine the accounts (under section 43 of The Act as amended
- 2) To follow the procedures laid down in the general directions given by the Charity Commissioners (under section 43(7)(b) of The Act as amended
- 3) To state whether any particular matters have come to my attention

## Basis of the Independent 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 the Directors concerning 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 these accounts.

## Independent Examiner's Statement

In the course of my examination no matter has come to my attention:-

- 1) Which gives me reasonable cause to believe that, in any material aspect, the Directors have not met their requirements to ensure that:-
  - i) Proper accounting records are kept (in accordance with section 41 of The Act) and
  - ii) Accounts are prepared which agree with the accounting records and comply with the accounting requirements of The Act or
  - iii) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Derek J. Hilton B.Sc. Derek J. Hilton B.Sc. Date 04/04/2023  
3, Tremadart Close, Duloe, Liskeard, Cornwall PL14 4PX

## **STUART HOUSE TRUST**

### **Receipts & Payments for year ended 31 December 2022**

2021 £		2022	
	<b><u>Receipts</u></b>		
1,342.00	Subscriptions		1,397.00
5,849.15	Donations		8,189.59
553.70	Gift Aid Tax Repayments		1,675.20
2,259.00	Room Hire		3,469.00
626.20	Events - Gross	1,732.38	
0.00	less costs	<u>-79.25</u>	1,653.13
3,397.95	Café - Gross	13,929.90	
-584.08	less costs	<u>-2,419.22</u>	11,516.68
149.85	Shop Sales	676.59	
0.00	less costs	<u>0.00</u>	676.59
25.00	Plant Sales		0.00
0.78	Bank Interest		4.02
16,502.00	Small Business Grants		2,667.00
0.00	Sundry Income		0.00
30,121.55	<b>Total Receipts</b>		<b>31,248.21</b>
	<b><u>Payments</u></b>		
	<b><u>Administration Costs</u></b>		
1,000.98	Printing, Postage & Stationery		627.34
842.74	Telephone & Internet		831.64
3,199.13	Heating, Lighting & Water		5,271.64
4,541.56	Cleaning		6,288.09
10,224.99	Repairs & Maintenance		2,374.51
6,942.99	Equipment		151.98
62.07	Business Rates		121.60
103.16	Sundry Expenses		173.49
221.12	Gardens		305.07
9.99	Café - Non-food Items		330.33
100.00	Advertising & Web Hosting		235.00
9,613.94	Staff Salaries	10,877.93	
-2,334.33	less Job Retention grant	<u>0.00</u>	10,877.93
0.00	Staff Training		186.00
380.00	Audit Fee		380.00
3,744.37	Insurance		3,806.51
38,652.71	<b>Total Payments</b>		<b>31,961.13</b>
-8,531.16	<b>Net receipts/Payments</b>		<b>-712.92</b>
29,777.20	Cash Funds Bt. Fwd		21,246.04
21,246.04	Cash Funds Cd. Fwd		20,533.12
13,387.74	Current Account		12,670.80
<u>7,858.30</u>	Deposit Account		<u>7,862.32</u>
21,246.04	<b>Total</b>		<b>20,533.12</b>



## STUART HOUSE TRUST

### Statement of Assets & Liabilities as at 31 December 2022

2021 £		2022 £
	<b><u>Assets</u></b>	
	<b><u>Cash Funds</u></b>	
13,388	Current Account	12,671
7,858	Deposit Account	7,862
0	Petty Cash	0
21,246	<b>Total Cash Funds</b>	<b>20,533</b>
	<b><u>Other Assets</u></b>	
77,941	Stuart House	77,941
530	Computers	477
194	Photocopier	175
1,749	Goods for re-sale	1,607
80,414	<b>Total Other Assets</b>	<b>80,200</b>
101,660	<b>Total Assets</b>	<b>100,733</b>
	<b><u>LIABILITIES</u></b>	
0	Nil	0
101,660	<b><u>Net of Assets &amp; Liabilities</u></b>	<b>100,733</b>

Approved by the Directors on

17/07/23

and signed on behalf of Stuart House Trust by R. J. Holling Chairman

## **Notes to the Accounts for the year to 31<sup>st</sup> December 2022**

### **1) Accounting Policies**

These accounts have been prepared on a receipts and payments basis in accordance with United Kingdom accounting standards and Charity Commissions Statement of Recommended Practice (SORP)

### **2) Funding**

Donations, subscriptions, room hire and café takings continue to be the most important source of income for the Trust.

Fund raising events make a valuable contribution and the Directors continue to seek ideas to improve sources of income with more events and attractions to encourage greater numbers to visit the House.

### **3) Repair, maintenance and equipment costs are written off in the year in which they were incurred.**

### **4) Grants**

During the year the following grants were received:-

Small Business Grants	£2,667
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### **5) The value of Stuart House shown in the accounts represents the acquisition cost plus the costs incurred in the exposure of the south wall. It is unlikely that this value could ever be realised.**

### **6) The computer and printer are shown in the accounts at cost less 10% depreciation p.a.**

### **7) Stock represents goods purchased for sale in the Trust's shop and is valued at cost.**

## **Liabilities**

### **8) There are no significant liabilities.**