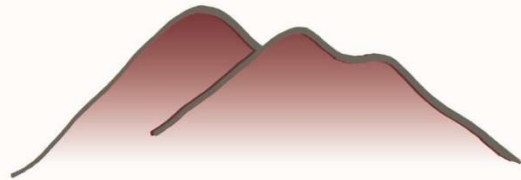


The Battersby Hall Charity

Financial Statements

31 December 2024

Charity Number 1177023



K e s w i c k
A C C O U N T A N T S

The Battersby Hall Charity

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The Battersby Hall Charity

Charity Information for the year ended 31 December 2024

Charity Number	1177023
Board of Trustees	Rev'd C Hope (ex Officio) Mr G Page (St John's PCC) Mr J Hayes (Keswick Rotary) Mrs B Mumford (St John's PCC) Mr S Harwood (Keswick Town Council) Mr N Hale (Keswick Lions)
Independent Examiner	Frances Clark Keswick Accountants 4 Leonard Street Keswick CA12 4EJ
Bankers	NatWest 24 Devonshire Street Penrith CA11 7ST Barclays 51 Moseley Street Manchester M60 2AU

The Battersby Hall Charity

Trustees Annual Report for the year ended 31 December 2024

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 December 2024.

Legal Status

The Battersby Hall is a Charitable Incorporated Organisation (CIO).

Organisation

There are no paid members of staff. The trust is administered entirely by the Trustees.

Structure, Governance and Management

Governing Document

The Governing document is the constitution of the CIO dated 6 February 2018.

Appointment of Trustees (Executive Committee)

The vicar of the Parish of Keswick St. John is an ex-officio trustee. The other five trustees are appointed as follows - two by St. John's PCC and one each by Keswick Town Council, Keswick Lions and Keswick Rotary.

The Trustees who served during the year were:-

Rev'd C Hope (ex Officio)

Mr G Page (St John's PCC)

Mr J Hayes (Keswick Rotary)

Mrs B Mumford (St John's PCC)

Mr S Harwood (Keswick Town Council)

Mr N Hale (Keswick Lions)

Risk Assessment

The Trustees have examined the major strategic, business and operational risks which the charity faces and confirms that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

Investment Policy

The trustees have the power to invest in such assets as they see fit. The Battersby Hall Charity seeks to produce the best level of financial return within an acceptable level of risk. Its overall objective is to create sufficient income and capital growth to enable the charity to carry out its purposes consistently year by year with due and proper consideration for future needs and the maintenance of, and if possible, enhancement of the value of its property assets and the invested funds while they are retained.

Both capital and income may be used at any time for the furtherance of the charity's aims if formally approved by the trustees.

The performance of investments in funds will be reviewed annually and where possible compared against industry benchmarks.

Sufficient cash assets to fund known expenditure for the next six months will be held in an easy access interest bearing account with an approved UK financial institution

The Battersby Hall Charity

Report of the Trustees, contd. for the year ended 31 December 2024

Objectives and Activities

Summary of the objects as set out in the governing document: -

- a. The provision and maintenance of a building for the education and use of the inhabitants of the Keswick area without distinction of political, religious or other opinions and
- b. The provision of meetings, lectures and classes and for other forms of education , recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants without distinction of political, religious or other opinions

Summary of main activities in relation to these objects

The charity continues to own and maintain the Keswick Moot Hall which is a Grade 2* listed building. The Moot Hall is in a good state of repair and should remain an asset to the Trust for many years to come. Throughout the year, the building continued to be used to disseminate information and it can now also be used for other appropriate educational purposes.

The Trust has fulfilled its wider objectives by supporting students undertaking further education courses in local colleges while continuing to give educational support to those especially affected by inflationary pressures.

Achievements and Performance

The sitting tenant (until 2026) continues to use the hall for the purposes which are within the broad objectives of the trust. The rent paid by the tenant contributes to the maintenance of the hall.

In 2024 the Battersby Hall Charity using its powers under clause 4.6 of the constitution made local education grants totalling £25,868. This included education support grants to 108 local families benefitting children towards their general education costs (school uniform etc). In addition 8 school leavers not going into the sixth form were awarded grants towards their travel and other costs while undertaking courses in Cumbrian colleges and training facilities. In the academic year 2024/25 to-date 112 children have benefitted with their general education costs and 8 school leavers have also been helped.

Grants were also awarded to Bassenthwaite Primary School, Keswick Secondary School, Keswick Lecture Society, Keswick Senior Citizens Club and the Keswick Training Band.

Insurance Claim

In November 2022 a storm damaged the weathervane and the roof on the Keswick Moot Hall. The costs to make the building safe were covered by an insurance claim that was included in the financial statements for the year ended 31 December 2022. The complex repairs were only completed in 2024. The claim was finally agreed by the insurance company in December 2024.

Policy on reserves

The trust aims to maintain reserves in suitable notice accounts to fulfil all foreseeable requirements to maintain the hall in a safe and usable state.

Signed by order of the Trustees
Rev'd Charles Hope - Chair

Date: 21 July 2025

The Battersby Hall Charity

Independent Examiners Report for the year ended 31 December 2024

I report on the accounts for the Trust for the year ended 31 December 2024 which are set out on pages 5 - 10.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's 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 examiners report is needed.

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 examiners report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of accounting records kept by the charity and a comparison of the accounts presented with these 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 examiners' 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 s130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to 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.

Frances Clark FCA CTA
Appleside
4 Leonard Street
Keswick
Cumbria
CA12 4EJ

The Battersby Hall Charity

**Statement of Financial Activities
for the year ended
31 December 2024**

	Notes	31 December 2024			31 December 2023
		Un-restricted	Restricted	Total	Total
		£	£	£	£
INCOMING RESOURCES					
Incoming resources from generated funds					
Investment income	2	13,713	-	13,713	14,562
Incoming resources from charitable activities					
Income from charitable activities	3	61,818	-	61,818	12,750
Total incoming resources		75,531	-	75,531	27,312
RESOURCES EXPENDED					
Charitable activities					
Grants payable	4	25,868	-	25,868	24,158
Property costs	5	47,543	-	47,543	27,507
Governance costs	6	-	-	-	-
Total expenditure		73,411	-	73,411	51,665
Net incoming / (outgoing) resources		2,120	-	2,120	(24,353)
Unrealised (loss) / gain on revaluation of investments		18,910	-	18,910	49,401
Net movement in funds		21,030	-	21,030	25,048
Total funds brought forward		806,429	-	806,429	781,381
Total funds carried forward	12	827,459	-	827,459	806,429

The notes form part of these financial statements

The Battersby Hall Charity

**Balance Sheet
as at
31 December 2024**

	Notes	31 December 2024		31 December 2023	
		£	£	£	£
Fixed Assets					
Tangible fixed assets	8		255,000		255,000
Investments	9		505,551		491,641
Current Assets					
Debtors	10		49,451		1,365
Cash at bank and in hand			<u>20,644</u>		<u>68,355</u>
			70,095		69,720
Creditors: amounts falling due within one year					
Creditors and accruals	11		3,187		9,932
Net Current Assets			<u>66,908</u>		<u>59,788</u>
Total Assets less Current Liabilities			827,459		806,429
Creditors: amounts falling due in more than one year					
			-		-
NET ASSETS			<u>827,459</u>		<u>806,429</u>
Funds					
Restricted funds	12		-		-
Unrestricted funds			<u>827,459</u>		<u>806,429</u>
	12		827,459		806,429

Approved by the trustees and signed on their behalf

Rev'd Charles Hope - Chair
Date: 21 July 2025

The notes form part of these financial statements

The Battersby Hall Charity

Notes to the Financial Statements for the year ended 31 December 2024

1 Accounting Policies

General

These accounts have been prepared under the historical cost convention and in accordance with applicable accounting standards, including the accruals concept, the Charities SORP 2005 (Statement of Recommended Practice), and the Charities Act 2011.

Property

Property owned by the Trust is included on the balance sheet at cost.

Investments

The Trust recognised unrealised gains and losses on investments with reference to the movement in value of the investments from one year to the next.

Income

Income received is made up of rent paid by tenants. This is recognised on an accrual basis and included in the accounts when it becomes payable.

Expenditure

Expenditure is accounted for on an accruals basis. Where it relates to a specific project it is allocated to that project as restricted expenditure. Expenditure that relates to the objects of the charity is classified as charitable activities. Any legal or professional costs are classified as governance costs. The costs of generating funds are separately identified.

Funds

General funds are those where no restrictions have been placed upon the specific spending of the funds by the donor. Designated funds are those funds where the trustees have chosen to earmark general funds for a specific purpose. Restricted funds are those funds where the donation is received for a specific purpose as set out by the donor, and when the trustees wish to separate out a project for clarity in the accounts.

The Battersby Hall Charity

Notes to the Financial Statements for the year ended 31 December 2024

		31 December 2024			December 2023
		Unrestricted £	Restricted £	Total £	£
2 Investment income					
	Bank interest received	808	-	808	1,816
	Dividends received	12,905	-	12,905	12,746
		<u>13,713</u>	<u>-</u>	<u>13,713</u>	<u>14,562</u>
3 Income from charitable activities					
	Moot Hall rent	12,750	-	12,750	12,750
	Insurance claim	49,068	-	49,068	-
		<u>61,818</u>	<u>-</u>	<u>61,818</u>	<u>12,750</u>
4 Grants payable					
	Educational Support grants	25,868	-	25,868	24,158
		<u>25,868</u>	<u>-</u>	<u>25,868</u>	<u>24,158</u>
5 Property Costs					
	Insurance	6,659	-	6,659	6,377
	Premises repairs	40,706	-	40,706	20,936
	Computer and stationery	71	-	71	69
	Bank charges	107	-	107	125
		<u>47,543</u>	<u>-</u>	<u>47,543</u>	<u>27,507</u>
6 Governance Costs					
	Legal costs	-	-	-	-
		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

7 Trustee Remuneration and Expenses

No remuneration directly or indirectly out of the funds of the charity was paid or payable for the year to any trustee or to any person or persons known to be connected with any of them.

No reimbursement of expenses has been made or is due to be made to any of the trustees in respect of the year.

The Battersby Hall Charity

**Notes to the Financial Statements
for the year ended
31 December 2024**

8 Tangible Fixed Assets

	Property £	TOTAL £
COST		
At 1 January 2024	255,000	255,000
Additions	-	-
At 31 December 2024	<u>255,000</u>	<u>255,000</u>
DEPRECIATION		
At 1 January 2024	-	-
Charge for year	-	-
At 31 December 2024	<u>-</u>	<u>-</u>
NET BOOK VALUE		
At 31 December 2024	<u>255,000</u>	<u>255,000</u>
At 31 December 2023	<u>255,000</u>	<u>255,000</u>

9 Investments	£
At 1 January 2024	491,641
Disposals	(5,000)
Additions	-
Increase/(decrease) in value of investments	18,910
At 31 December 2024	<u>505,551</u>

10 Debtors	31 December 2024	31 December 2023
	£	£
VAT	383	1,365
Other debtors	49,068	-
	<u>49,451</u>	<u>1,365</u>

11 Creditors: amounts falling due within one year	31 December 2024	31 December 2023
	£	£
Trade creditors	-	6,745
Deferred income	3,187	3,187
Accruals	-	-
	<u>3,187</u>	<u>9,932</u>

The Battersby Hall Charity

Notes to the Financial Statements for the year ended 31 December 2024

12 Net Assets by fund

	Restricted	Unrestricted	Total
	£	£	£
Tangible fixed assets	-	255,000	255,000
Investments	-	505,551	505,551
Current assets	-	70,095	70,095
Creditors: amounts falling due within one year	-	(3,187)	(3,187)
	<hr/>		
Total net assets	-	827,459	827,459
	<hr/> <hr/>		