

CHURCH HOUSE, NANTWICH

England & Wales · Charity number 1177087

Details

Status Registered

Legal form CIO

Registered 2018-02-09

Register [View on the Charity Commission register](#)

Contact

Address Parish Office
Church House
Church Walk
Nantwich
CW5 5RG

Phone 01270568945

Activities

Objects: THE OBJECTS OF THE CIO ARE, FOR THE PUBLIC BENEFIT TO PROMOTE, AID AND FURTHER THE OBJECTS AND WORK OF THE CHURCH OF ENGLAND AND IN PARTICULAR ST MARY'S CHURCH NANTWICH, PARTICULARLY BUT NOT EXCLUSIVELY IN PROVIDING FACILITIES TO PROMOTE THE RELIGIOUS, CULTURAL AND EDUCATIONAL NEEDS OF THE LOCAL COMMUNITY AND IN THE INTERESTS OF SOCIAL WELFARE FOR THE RECREATION AND LEISURE TIME OCCUPATION OF THE LOCAL COMMUNITY WITH THE OBJECTIVE OF IMPROVING THE CONDITIONS OF LIFE FOR THE RESIDENTS OF THE PARISH OF NANTWICH.

Activities: This Charity is charged with the care of the building known both as Church House, Nantwich and the Parish Hall. The trustees manage the building and associated assets for the benefit of St Mary's Church, Nantwich and the wider community.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Religious Activities, Recreation
- **Who:** The General Public/mankind

Geography

- Cheshire East

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£32,374	£23,805	-	-
2023-12-31	£29,890	£28,686	-	-
2022-12-31	£29,168	£20,898	-	-
2021-12-31	£27,395	£16,437	-	-
2020-12-31	£15,031	£14,566	-	-

Trustees

Name	Role	Appointed
Rev Mark Hart	Chair	2018-03-14
Andrea Claire Howell - Jones		2017-10-19
BRYAN JOHN COGHLAN FCA		2007-07-02
Iain Aiken Hall		2017-10-19
Margaret Anne Winzer		2021-10-21
Nigel Rolf Walter Winzer		2018-10-18
PAUL SIMON O'BRIEN		2025-04-16
Rob Woods		2017-07-11
SARAH KATHRYN PHIPPS		2017-10-19
STEPHEN PETER WELCH		2007-07-02
Vicky Latham		2017-10-19

CHURCH HOUSE, NANTWICH

England & Wales - Charity number 1177087

Accounts

Trustees' Report

for the year ended 31st December 2024

Registered Charity No. 1177087

The governing documents of the charity, to which the trustees have adhered, are a Trust Deed dated 19th December 1900 as amended by a Supplemental Deed dated 19th October 2017. As the charity is a Charitable Incorporated Organisation (CIO) there is also a constitution which is dated 19th October 2017.

The following Trustees served during the year, all of whom were appointed by the existing trustees:

Mr Stephen Welch
Mr Paul Everson
Rev. Dr. Mark Hart
Mrs Andrea Howell-Jones
Mrs Sarah Phipps
Mr Rob Woods
Mr Nigel Winzer.
Mr Iain Hall
Mrs Vicky Latham
Mrs Margaret Winzer #
Mr Bryan Coghlan

PCC Nominee

Officers:

Chairman	Rev. Dr. Mark Hart
Secretary	Mr Nigel Winzer
Treasurer	Mr Bryan Coghlan

The Object of the Charity is the care of the building known both as Church House, Nantwich and the Parish Hall. The Trustees manage the building and associated assets for the benefit of St Mary's Church Nantwich and the wider community.

Review of the year.

Activities

The Trust's activity continues to include the letting the Hall for the following **Nantwich and District community** use:- two Bridge Clubs, two Art Classes, a Pilates Class, a Tai Chi Class, a Gardening Club, a Needlework and Craft Club, five Yoga Classes, a Dance School, an adult Ballet Class, a Dementia Friendly Nantwich group, the WI, Brownies, Guides, Rainbows and Scouts. The Hall is also used by a wide variety of local organisations and families on a one-off basis.

St Mary's Church continues to use the Hall as follows. Mums and Tots (pre-school children), Weekly Place of Welcome (for Coffee/Tea and a chat), Mothers Union, Sing

@ St Mary's (after-School KS1 rehearsal), Friday Night Live (FNL) a teenager group and younger FNL group just started, Sunday Children's Clubs, Encounter (Café style service), after Sunday Services coffee, a Monthly Craft Sewcial, Monthly Seniors Lounge plus various one off or semi-regular meetings eg: Eco Church, Pancake Party, Church Fairs Deanery Synod Standing Committee and PCC Meetings.

A separate room is on a long term let to the Church for use as a Parish Office.

Finance

Income, at £32,374, was 8% higher than the previous year. Expenditure at £23,805 was 17% lower than the previous year largely due more normal energy costs. The trustees again continued to concentrate spending on essentials. The trust had a surplus in the year of £8,569.

Whilst energy costs have continued to fall, they are still higher than pre pandemic levels. Having increased room hire charges by 16% for 2024 the surplus has returned to normal levels.

To improve the facilities for the Church and local community, the trustees continue to plan the redevelopment of the upper floor of the building to include new toilet and kitchen facilities. Prior to grant applications, funds are being put aside for this purpose as finances permit and currently amount to £49,458.

Reserves

The trustees endeavour to retain a minimum balance of £15,000 as a reserve against contingencies and emergencies. The balance on the General Reserve at the end of 2024 was £15,144.

This report has been approved by the Trustees at a meeting held on 16th April 2025

and signed by 
Mr Nigel Winzer
Secretary


Rev Dr Mark Hart,
Chairman

The Church House, Nantwich.

FINANCIAL STATEMENTS

of the

Trustees of the Church House

for the year ended 31st December 2024

*The Charity is registered with the
Charity Commission, with the number 1177087*

The Church House, Nantwich.

**Financial Statements of the Trustees
For the year ended 31st December 2024.**

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Section A Independent Examiner's Report

Report to the trustees	The Church House, Nantwich		
On accounts for the year ended	31 st December 2024	Charity no (if any)	1177087
	Set out on pages 03 to 07		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

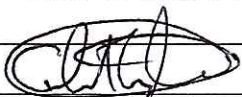
Independent examiner's statement

The charity's gross income was £32,374 and I am qualified to undertake the examination by being a qualified member of the

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:  Date: 22/04/2025

Name: Colin Laughlin

Relevant professional qualification(s) or body (if any):

CHARTERED INSTITUTE OF PUBLIC FINANCE AND ACCOUNTANCY.

Address: 4, Brassey Way, Willaston, Nantwich, Cheshire. CW5 6RW

Financial Statements of the Trustees
for the year ended 31st December 2024.

General Account

Income	2024 £	2023 £
Lettings		
Church Office	6,970	6,970
Other users	20,888	18,707
Total Lettings	<u>27,858</u>	<u>25,677</u>
St Mary's PCC contribution in lieu of rent	2,765	2,765
Donations	920	780
Interest	831	668
Total Income	<u>32,374</u>	<u>29,890</u>
Expenditure		
Insurance	1,694	1,590
Professional Fees	-	-
Alterations, Maintenance and Repairs	2 3,773	1,618
Fixtures, Fittings and Equipment	3 972	1,398
Utilities	4 6,370	13,379
Staff Costs	5 10,122	10,017
Interest on Loan from Nantwich Town Council	-	-
Sundries	874	684
Total Expenditure	<u>23,805</u>	<u>28,686</u>
General Account Surplus / (Deficit) for the year	8,569	1,204

Financial Statements of the Trustees
for the year ended 31st December 2024.

Balance Sheet	Notes	2024 £	2023 £
Fixed Assets	6	88,148	88,148
Current Assets			
Debtors	7	-	594
Bank Accounts	8	64,392	56,086
Cash in Hand		210	53
Total Current Assets		<u>64,602</u>	<u>56,733</u>
Current Liabilities			
Creditors	9	-	-
Total assets less Liabilities		<u><u>152,750</u></u>	<u><u>144,881</u></u>

represented by:

General Reserves	10	15,144	21,575
Property Reserve	11	88,148	88,148
Development Reserve	12	49,458	35,158
Reserves carried forward		<u><u>152,750</u></u>	<u><u>144,881</u></u>

Approved by the Trustees at an Annual General Meeting held on 16th April.....2025

Signed .....
Rev Mark Hart
Chairman of Trustees

Signed .....
Bryan Coghlan
Treasurer

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

1.Accounting Policies

1a. The financial statements have been prepared in accordance with the Charities Act 2011 and Church Accounting Regulations 2006 together with applicable accounting standards and Charities Statement of Recommended Practice (SORP 2005). In previous years the Trustees accounts have been prepared on an Accruals basis. These Accounts are prepared on the same basis. This means the cost of goods and services is accounted for in the year they were supplied even if payment was not made until the next year.

1b. We are required to produce a balance sheet which includes the value of fixed assets; any assets that are considered to have a limited useful life will be depreciated. It is not considered necessary to depreciate any fixed assets this year. The purchase of all assets has, in the past been effectively written off in the year of purchase.

2. Alterations, Maintenance and Repairs.	2024	2023
	£	£
Building Works	153.77	-
Electrical	2,328.12	23
Decorating	-	-
Fire Extinguisher Service	274.84	215
Lift Maintenance	594.00	550
Plumbing	293.50	635
Sundry Repairs	128.50	195
Total	<u>3,772.73</u>	<u>1,618</u>

3.Fixtures, Fittings and Equipment.

Furniture and Fittings	942.00	785
Equipment	30.00	613
Total	<u>972.00</u>	<u>1,398</u>

4. Utilities

Electricity	2,868.39	6,195
Gas	3,856.12	7,489
Water	710.19	760
Less Charge to PCC for Office Utility usage	(1,065.00)	(1,065)
Total	<u>6,369.70</u>	<u>13,379</u>

5. Staff and Cleaning Costs

Manager	2,105.40	2,105
Office cost recharge from PCC	3,000.00	3,000
Cleaning Services	4,737.00	4,737
Casual (Window Cleaner)	280.00	175
Total	<u>10,122.40</u>	<u>10,017</u>

Financial Statements of the Trustees
for the year ended 31st December 2024.

	2024 £	2023 £
6. Fixed Assets	88,148	88,148

The principal fixed asset is Church House itself. Since the foundation of the Trust in 1900 it has not been valued in the Financial Statements. A conservative replacement value for insurance purposes was estimated to be £500,000 before the additions in 2012. The Trustees decided these additions of a Lift and associated enclosure be valued at cost in the Balance Sheet. No other assets owned by the Trust are valued having been effectively written off in their year of purchase.

7. Debtors

Lift Maintenance refund due	-	594
	<u>-</u>	<u>594</u>

8. Bank and Building Society Accounts

Nat West Current Account	50	50
Nat West Business Reserve Account	64,342	56,036
Total	<u>64,392</u>	<u>56,086</u>

9. Creditors

	<u>-</u>	<u>-</u>
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Notes to the Financial Statements
for the year ended 31st December 2024.

10. General Account.	2024	2023
	£	£
Brought forward as at 1st January	21,575	20,371
Surplus / (Deficit) for the year (see page 3)	8,569	1,204
Transfer to Development Reserve	(15,000)	-
Carried forward as at 31st December	<u>15,144</u>	<u>21,575</u>

The trustees hold a minimum balance of £15,000 in the General Account as a precaution against emergencies

11. Property Reserve	2024	2023
	£	£
Brought forward as at 1st January	88,148	88,148
No movement in the year	-	-
Carried forward as at 31st December	<u>88,148</u>	<u>88,148</u>

After full repayment of the loan from NTC this reserve now equals the fixed asset value shown at note 6

12. Development Reserve	2024	2023
	£	£
Brought forward as at 1st January	35,158	35,158
Expenditure on Development	(700)	-
Transferred from General Account	15,000	-
Carried forward as at 31st December	<u>49,458</u>	<u>35,158</u>

The trustees are planning the redevelopment of the upper floor of the building to include new toilet and kitchen facilities. Prior to grant applications, funds are being put aside for this purpose as finances permit.



Section A Independent Examiner's Report

Report to the trustees	The Church House, Nantwich		
On accounts for the year ended	31 st December 2024	Charity no (if any)	1177087
	Set out on pages 03 to 07		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.


Independent examiner's statement

The charity's gross income was £32,374 and I am qualified to undertake the examination by being a qualified member of the

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
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I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:  Date: 22/04/2025

Name: Colin Laughlin

Relevant professional qualification(s) or body (if any): CHARTERED INSTITUTE OF PUBLIC FINANCE AND ACCOUNTANCY.

Address: 4, Brassey Way, Willaston, Nantwich, Cheshire. CW5 6RW

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

None

CHURCH HOUSE, NANTWICH

England & Wales - Charity number 1177087

Accounts

THE CHURCH HOUSE, NANTWICH
C/o St Mary's Parish Office, Church Walk, Nantwich CW5 5RG

Trustees' Report

for the year ended 31st December 2023

Registered Charity No. 1177087

The governing documents of the charity, to which the trustees have adhered, are a Trust Deed dated 19th December 1900 as amended by a Supplemental Deed dated 19th October 2017. As the charity is a Charitable Incorporated Organisation (CIO) there is also a constitution which is dated 19th October 2017.

The following Trustees served during the year, all of whom were appointed by the existing trustees:

Mr Stephen Welch
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Mr Rob Woods
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Mr Iain Hall
Mrs Vicky Latham
Mrs Margaret Winzer #
Mr Bryan Coghlan

PCC Nominee

Officers:

Chairman	Rev. Dr. Mark Hart
Secretary	Mr Nigel Winzer
Treasurer	Mr Bryan Coghlan

The Object of the Charity is the care of the building known both as Church House, Nantwich and the Parish Hall. The Trustees manage the building and associated assets for the benefit of St Mary's Church Nantwich and the wider community.

Review of the year.

Activities

The Trust's activity continues to be the letting the Hall for the following Nantwich and District community use:- three Bridge Clubs, an Art Class, a Pilates Class, a Tai Chi Class, a Gardening Club, a Needlework Club, four Yoga Classes, a Dance School, an occasional U3A History Class, a Dementia Friendly Nantwich group, the WI, Brownies, Guides and Rainbows. The Hall is also used by a wide variety of local organisations and families on a one-off basis.

St Mary's Church continues to use the Hall as follows. Mums and Tots (pre-school children), Weekly Place of Welcome (for Coffee/Tea and a chat), Mothers Union, Sing

@ St Mary's (after-School KS1 rehearsal), Friday Night Live (FNL) a teenager group, Sunday Children's Clubs, Encounter (Café style service), after Sunday Services coffee and PCC Meetings.

A separate room is on a long term let to the Church for use as a Parish Office.

Finance

Income, at £29,890, was similar to the previous year. Expenditure at £28,686 was 37% higher than the previous year largely due to high energy costs. The trustees again continued to concentrate spending on essentials. The trust had a surplus in the year of £1,204.

Whilst energy costs are reducing, they are still double 2021 levels. The trustees have increased room hire charges by 16% for 2024 and as a result are hopeful the surplus will return to normal levels.

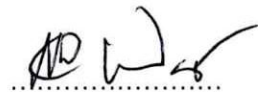
To improve the facilities for the Church and local community, the trustees continue to plan the redevelopment of the upper floor of the building to include new toilet and kitchen facilities. Prior to grant applications, funds are being put aside for this purpose as finances permit and currently amount to £35,158.

Reserves

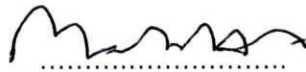
The trustees endeavour to retain a minimum balance of £15,000 as a reserve against contingencies and emergencies. This balance on the General Reserve at the end of 2023 was £21,575.

This report has been approved by the Trustees at a meeting held on 18th April 2024

and signed by



.....
Mr Nigel Winzer
Secretary



.....
Rev Dr Mark Hart,
Chairman

The Church House, Nantwich.

FINANCIAL STATEMENTS

of the

Trustees of the Church House

for the year ended 31st December 2023

*The Charity is registered with the
Charity Commission, with the number 1177087*

The Church House, Nantwich.

**Financial Statements of the Trustees
For the year ended 31st December 2023.**

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Section A

Independent Examiner's Report

Report to the trustees

The Church House, Nantwich

On accounts for the year ended

31st December 2023

**Charity no
(if any)**

1177087

Set out on pages

03 to 07

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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Independent examiner's statement

The charity's gross income was £29,890 and I am qualified to undertake the examination by being a qualified member of the

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

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- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:

Date:

29/5/2024

Name:

Colin Laughlin

Relevant professional qualification(s) or body (if any):

CHARTERED INSTITUTE OF PUBLIC FINANCE AND ACCOUNTANCY. (retired)

Address:

4, Brassey Way, Willaston, Nantwich, Cheshire. CW5 6RW

The Church House, Nantwich

Page. 3

Financial Statements of the Trustees for the year ended 31st December 2023.

General Account

Income	2023	2022
	£	£
Lettings		
Church Office	6,970	6,970
Other users	19,487	19,320
Total Lettings	<u>26,457</u>	<u>26,290</u>
St Mary's PCC contribution in lieu of rent	2,765	2,765
Donations	-	-
Government Covid-19 Recovery Grant	-	-
Interest	668	114
Total Income	<u>29,890</u>	<u>29,168</u>
Expenditure		
Insurance	1,590	1,459
Professional Fees	-	-
Alterations, Maintenance and Repairs	2 1,618	2,300
Fixtures, Fittings and Equipment	3 1,398	- 320
Utilities	4 13,379	6,053
Staff Costs	5 10,017	10,037
Interest on Loan from Nantwich Town Council	-	36
Sundries	684	693
Total Expenditure	<u>28,686</u>	<u>20,898</u>
General Account Surplus / (Deficit) for the year	1,204	8,270

Financial Statements of the Trustees
for the year ended 31st December 2023.

Balance Sheet	Notes	2023 £	2022 £
Fixed Assets	6	88,148	88,148
Current Assets			
Debtors	7	594	-
Bank Accounts	8	56,086	55,240
Cash in Hand		53	289
Total Current Assets		<u>56,733</u>	<u>55,529</u>
Current Liabilities			
Loan repayable to Nantwich Town Council	9	-	-
Creditors	10	-	-
Total assets less Liabilities		<u><u>144,881</u></u>	<u><u>143,677</u></u>

represented by:

General Reserves	11	21,575	20,371
Property Reserve	12	88,148	88,148
Development Reserve	13	35,158	35,158
Reserves carried forward		<u><u>144,881</u></u>	<u><u>143,677</u></u>

Approved by the Trustees at an Annual General Meeting held on 18th April 2024

Signed 
.....
Rev Mark Hart
Chairman of Trustees

Signed 
.....
Bryan Coghlan
Treasurer

Notes to the Financial Statements
for the year ended 31st December 2023.

1.Accounting Policies

1a. The financial statements have been prepared in accordance with the Charities Act 2011 and Church Accounting Regulations 2006 together with applicable accounting standards and Charities Statement of Recommended Practice (SORP 2005). In previous years the Trustees accounts have been prepared on an Accruals basis. These Accounts are prepared on the same basis. This means the cost of goods and services is accounted for in the year they were supplied even if payment was not made until the next year.

1b. We are required to produce a balance sheet which includes the value of fixed assets; any assets that are considered to have a limited useful life will be depreciated. It is not considered necessary to depreciate any fixed assets this year. The purchase of all assets has, in the past been effectively written off in the year of purchase.

2. Alterations, Maintenance and Repairs.

	2023	2022
	£	£
Building Works	-	604
Electrical	23	115
Decorating	-	-
Tree removal	-	300
Fire Extinguisher Service	215	208
Lift Maintenance	550	545
Plumbing	635	415
Sundry Repairs	195	114
Total	<u>1,618</u>	<u>2,300</u>

3.Fixtures, Fittings and Equipment.

Furniture and Fittings	785	120
Equipment	613	200
Total	<u>1,398</u>	<u>320</u>

4. Utilities

Electricity	6,195	2,575
Gas	7,489	3,782
Water	760	761
Less Charge to PCC for Utility usage	(1,065)	(1,065)
Total	<u>13,379</u>	<u>6,053</u>

5. Staff and Cleaning Costs

Manager	2,105	2,105
Office cost recharge from PCC	3,000	3,000
Cleaning Services	4,737	4,737
Casual (Window Cleaner)	175	195
Total	<u>10,017</u>	<u>10,037</u>

**Financial Statements of the Trustees
for the year ended 31st December 2023.**

	2023	2022
	£	£
6. Fixed Assets	88,148	88,148

The principal fixed asset is Church House itself. Since the foundation of the Trust in 1900 it has not been valued in the Financial Statements. A conservative replacement value for insurance purposes was estimated to be £500,000 before the additions in 2012. The Trustees decided these additions of a Lift and associated enclosure be valued at cost in the Balance Sheet. No other assets owned by the Trust are valued having been effectively written off in their year of purchase.

7. Debtors

Lift Maintenance refund due	<u>594</u>	<u>-</u>
	<u>594</u>	<u>-</u>

8. Bank and Building Society Accounts

Nat West Current Account	50	50
Nat West Business Reserve Account	<u>56,036</u>	<u>55,190</u>
Total	<u>56,086</u>	<u>55,240</u>

9. Loan from Nantwich Town Council.

In 2012 the Trustees agreed to accept a loan of £30,000 from Nantwich Town Council to help fund the purchase of a lift and associated enclosure. The loan is repayable over 10 years, capital and interest at 4% being paid every six months.

Opening balance owed to NTC	-	1,799
Principal repayment during the year	<u>-</u>	<u>(1,799)</u>
Balance owing as at 31st December	<u>-</u>	<u>-</u>

10. Creditors

	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>

Notes to the Financial Statements
for the year ended 31st December 2023.

11. General Account.	2023	2022
	£	£
Brought forward as at 1st January	20,371	18,900
Surplus / (Deficit) for the year (see page 3)	1,204	8,270
Annual repayment of Loan Principal to NTC	-	(1,799)
Transfer to Development Reserve	-	(5,000)
Carried forward as at 31st December	<u>21,575</u>	<u>20,371</u>

The trustees hold a minimum balance of £15,000 in the General Account as a precaution against emergencies

12. Property Reserve	2023	2022
	£	£
Brought forward as at 1st January	88,148	86,349
Repayment of Principal in year	-	1,799
Carried forward as at 31st December	<u>88,148</u>	<u>88,148</u>

After full repayment of the loan from NTC this reserve will equal the fixed asset value shown at note 6

13. Development Reserve	2023	2022
	£	£
Brought forward as at 1st January	35,158	30,798
Expenditure on Development	-	(640)
Transferred from General Account	-	5,000
Carried forward as at 31st December	<u>35,158</u>	<u>35,158</u>

The trustees are planning the redevelopment of the upper floor of the building to include new toilet and kitchen facilities. Prior to grant applications, funds are being put aside for this purpose as finances permit.



Section A

Independent Examiner's Report

Report to the trustees

The Church House, Nantwich

On accounts for the year
ended

31st December 2023

Charity no
(if any)

1177087

Set out on pages

03 to 07

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

The charity's gross income was £29,890 and I am qualified to undertake the examination by being a qualified member of the

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:

Date:

29/5/2024

Name:

Colin Laughlin

Relevant professional
qualification(s) or body
(if any):

CHARTERED INSTITUTE OF PUBLIC FINANCE
AND ACCOUNTANCY. (retired)

Address:

4, Brassey Way, Willaston, Nantwich, Cheshire. CW5 6RW

CHURCH HOUSE, NANTWICH

England & Wales - Charity number 1177087

Accounts

THE CHURCH HOUSE, NANTWICH
C/o St Mary's Parish Office, Church Walk, Nantwich CW5 5RG

Trustees' Report

for the year ended 31st December 2022

Registered Charity No. 1177087

The governing documents of the charity, to which the trustees have adhered, are a Trust Deed dated 19th December 1900 as amended by a Supplemental Deed dated 19th October 2017. As the charity is a Charitable Incorporated Organisation (CIO) there is also a constitution which is dated 19th October 2017.

The following Trustees served during the year, all of whom were appointed by the existing trustees:

Mr Stephen Welch
Mr Paul Everson
Rev. Dr. Mark Hart
Mrs Andrea Howell-Jones
Mrs Sarah Phipps
Mr Rob Woods
Mr Nigel Winzer.
Mr Iain Hall
Mrs Vicky Latham
Mrs Margaret Winzer #
Mr Bryan Coghlan

PCC Nominee

Officers:

Chairman	Rev. Dr. Mark Hart
Secretary	Mr Nigel Winzer
Treasurer	Mr Bryan Coghlan

The Object of the Charity is the care of the building known both as Church House, Nantwich and the Parish Hall. The Trustees manage the building and associated assets for the benefit of St Mary's Church Nantwich and the wider community.

Review of the year.

Activities

The Trust's activity continues to be the letting the Hall for the following Nantwich and District community use:- three Bridge Clubs, an Art Class, a Pilates Class, a Tai Chi Class, a Gardening Club, a Needlework Club, four Yoga Classes, a Dance School, an occasional U3A History Class, a Dementia Friendly Nantwich group, the WI, Brownies, Guides and Rainbows. The Hall is also used by a wide variety of local organisations and families on a one-off basis.

St Mary's Church continues to use the Hall as follows. Mums and Tots (pre-school children), Weekly Place of Welcome (for Coffee/Tea and a chat), Mothers Union,

Sing @ St Mary's (after-School KS1 rehearsal), Friday Night Live (FNL) a teenager group, Sunday Children's Clubs, Encounter (Café style service), after Sunday Services coffee and PCC Meetings.

A separate room is on a long term let to the Church for use as a Parish Office.

Finance

The usage of the Hall has, following the end of the Covid-19 Pandemic, gradually returned to something like normal.

Income, at £29,188, was 70% above to the previous years reduced total. Expenditure at £20,898 was 27% higher than the previous year. The trustees again continued to concentrate spending on essentials. The trust had a surplus in the year of £8,270.

The Trust completed the repayment of the Loan from Nantwich Town Council during the year.

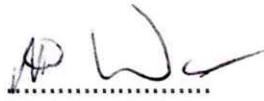
The Trustees are concerned about current high energy costs which they envisage will negatively impact costs. They consequently expect the trust to only break-even in 2023

To improve the facilities for the Church and local community, the trustees continue to plan the redevelopment of the upper floor of the building to include new toilet and kitchen facilities. Prior to grant applications, funds are being put aside for this purpose as finances permit and currently amount to £35,158.

Reserves

The trustees endeavour to retain a minimum balance of £15,000 as a reserve against contingencies and emergencies. This balance of the General Reserve at the end of 2022 was £20,371.

This report has been approved by the Trustees at a meeting held on 20th April 2022

and signed by 
.....
Mr Nigel Winzer.....
Secretary


.....
Rev Dr Mark Hart,
Chairman

The Church House, Nantwich.

FINANCIAL STATEMENTS

of the

Trustees of the Church House

for the year ended 31st December 2022

*The Charity is registered with the
Charity Commission, with the number 1177087*

The Church House, Nantwich.

**Financial Statements of the Trustees
For the year ended 31st December 2022.**

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Independent examiner's report to the trustees of The Church House, Nantwich

I report on the accounts of the Trust for the year ended 31st December 2022, which are set out on pages 03 to 07.

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 examination 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 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 statement below.

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 2011 Act; 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.

Colin Laughlin.....

Date..... June 2nd 2023

4, Brassey Way, Willaston, Nantwich, Cheshire. CW5 6RW

**Financial Statements of the Trustees
for the year ended 31st December 2022.**

General Account

Income	2022	2021
	£	£
Lettings		
Church Office	6,970	6,970
Other users	19,320	7,367
Total Lettings	<u>26,290</u>	<u>14,337</u>
St Mary's PCC contribution in lieu of rent	2,765	2,765
Donations	-	-
Government Covid-19 Recovery Grant	-	10,289
Interest	114	4
Total Income	<u>29,168</u>	<u>27,395</u>
Expenditure		
Insurance	1,459	1,490
Professional Fees	-	-
Alterations, Maintenance and Repairs	2 2,300	1,433
Fixtures, Fittings and Equipment	3 320	1,222
Utilities	4 6,053	1,481
Staff Costs	5 10,037	9,902
Stationery/ Postage/Photocopy	-	68
Interest on Loan from Nantwich Town Council	36	177
Sundries	693	662
Total Expenditure	<u>20,898</u>	<u>16,437</u>
General Account Surplus / (Deficit) for the year	8,270	10,959

**Financial Statements of the Trustees
for the year ended 31st December 2022.**

Balance Sheet	Notes	2022 £	2021 £
Fixed Assets	6	88,148	88,148
Current Assets			
Debtors	7	-	-
Bank and Building Society Accounts	8	55,240	51,977
Cash in Hand		289	100
Total Current Assets		<u>55,529</u>	<u>52,077</u>
Current Liabilities			
Loan repayable to Nantwich Town Council	9	-	1,799
Creditors	10	-	2,379
Total assets less Liabilities		<u>143,677</u>	<u>136,047</u>

represented by:

General Reserves	11	20,371	18,900
Property Reserve	12	88,148	86,349
Development Reserve	13	35,158	30,798
Reserves carried forward		<u>143,677</u>	<u>136,047</u>

Approved by the Trustees at an Annual General Meeting held on2023

Signed 
Rev Mark Hart
Chairman of Trustees

Signed 
Bryan Coghlan
Treasurer

Notes to the Financial Statements
for the year ended 31st December 2022.

1.Accounting Policies

1a. The financial statements have been prepared in accordance with the Charities Act 2011 and Church Accounting Regulations 2006 together with applicable accounting standards and Charities Statement of Recommended Practice (SORP 2005). In previous years the Trustees accounts have been prepared on an Accruals basis. These Accounts are prepared on the same basis. This means the cost of goods and services is accounted for in the year they were supplied even if payment was not made until the next year.

1b. We are required to produce a balance sheet which includes the value of fixed assets; any assets that are considered to have a limited useful life will be depreciated. It is not considered necessary to depreciate any fixed assets this year. The purchase of all assets has, in the past been effectively written off in the year of purchase.

2. Alterations, Maintenance and Repairs.

	2022	2021
	£	£
Building Works	604	139
Electrical	115	851
Decorating	-	-
Tree removal	300	
Fire Extinguisher Service	208	106
Lift Maintenance	545	56
Plumbing	415	201
Sundry Repairs	114	81
Total	<u>2,300</u>	<u>1,433</u>

3.Fixtures, Fittings and Equipment.

Furniture and Fittings	120	669
Equipment	200	553
Total	<u>320</u>	<u>1,222</u>

4. Utilities

Electricity	2,575	619
Gas	3,782	1,673
Water	761	254
Less Charge to PCC for Utility usage	(1,065)	(1,065)
Total	<u>6,053</u>	<u>1,481</u>

5. Staff and Cleaning Costs

Manager	2,105	2,105
Office cost recharge from PCC	3,000	3,000
Cleaning Services	4,737	4,737
Casual (Window Cleaner)	195	60
Total	<u>10,037</u>	<u>9,902</u>

**Financial Statements of the Trustees
for the year ended 31st December 2022.**

	2022	2021
	£	£
6. Fixed Assets	88,148.00	88,148

The principal fixed asset is Church House itself. Since the foundation of the Trust in 1900 it has not been valued in the Financial Statements. A conservative replacement value for insurance purposes was estimated to be £500,000 before the additions in 2012. The Trustees decided these additions of a Lift and associated enclosure be valued at cost in the Balance Sheet. No other assets owned by the Trust are valued having been effectively written off in their year of purchase.

7. Debtors

-	-
<u>-</u>	<u>-</u>

8. Bank and Building Society Accounts

Nat West Current Account	50	50
Nat West Business Reserve Account	55,190	51,927
Total	<u>55,240</u>	<u>51,977</u>

9. Loan from Nantwich Town Council.

In 2012 the Trustees agreed to accept a loan of £30,000 from Nantwich Town Council to help fund the purchase of a lift and associated enclosure. The loan is repayable over 10 years, capital and interest at 4% being paid every six months.

Opening balance owed to NTC	1,799	5,291
Principal repayment during the year	<u>(1,799)</u>	<u>(3,492)</u>
Balance owing as at 31st December	<u>-</u>	<u>1,799</u>

10. Creditors

Electrical	-	486
Building Works	-	139
Gas	-	1,673
Repairs	<u>-</u>	<u>81</u>
	<u>-</u>	<u>2,379</u>

Notes to the Financial Statements
for the year ended 31st December 2022.

11. General Account.	2022	2021
	£	£
Brought forward as at 1st January	18,900	21,434
Surplus / (Deficit) for the year (see page 3)	8,270	10,959
Annual repayment of Loan Principal to NTC	(1,799)	(3,492)
Transfer to Development Reserve	(5,000)	(10,000)
Carried forward as at 31st December	<u>20,371</u>	<u>18,900</u>

The trustees hold a minimum balance of £15,000 in the General Account as a precaution against emergencies

12. Property Reserve	2022	2021
	£	£
Brought forward as at 1st January	86,349	82,857
Repayment of Principal in year	1,799	3,492
Carried forward as at 31st December	<u>88,148</u>	<u>86,349</u>

After full repayment of the loan from NTC this reserve will equal the fixed asset value shown at note 6

13. Development Reserve	2022	2021
	£	£
Brought forward as at 1st January	30,798	20,798
Expenditure on Development	(640)	-
Transferred from General Account	5,000	10,000
Carried forward as at 31st December	<u>35,158</u>	<u>30,798</u>

The trustees are planning the redevelopment of the upper floor of the building to include new toilet and kitchen facilities. Prior to grant applications, funds are being put aside for this purpose as finances permit.

Independent examiner's report to the trustees of The Church House, Nantwich

I report on the accounts of the Trust for the year ended 31st December 2022, which are set out on pages 03 to 07.

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 examination 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 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 statement below.

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 2011 Act; 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.

Colin Laughlin.....

Date..... June 2nd 2023

4, Brassey Way, Willaston, Nantwich, Cheshire. CW5 6RW

CHURCH HOUSE, NANTWICH

England & Wales - Charity number 1177087

Accounts

Independent examiner's report to the trustees of The Church House, Nantwich

I report on the accounts of the Trust for the year ended 31st December 2021, which are set out on pages 03 to 07.

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 examination is needed.

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- to keep accounting records in accordance with section 130 of the 2011 Act; 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.

Colin Laughlin.....

Date... 30/6/2022

4, Brassey Way, Willaston, Nantwich, Cheshire. CW5 6RW

The Church House, Nantwich.

FINANCIAL STATEMENTS

of the

Trustees of the Church House

for the year ended 31st December 2021

*The Charity is registered with the
Charity Commission, with the number 1177087*

The Church House, Nantwich.

**Financial Statements of the Trustees
For the year ended 31st December 2021.**

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Independent examiner's report to the trustees of The Church House, Nantwich

I report on the accounts of the Trust for the year ended 31st December 2021, which are set out on pages 03 to 07.

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 examination is needed.

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- 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 statement below.

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 2011 Act; 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.

Colin Laughlin.....

Date... 30/6/2022

4, Brassey Way, Willaston, Nantwich, Cheshire. CW5 6RW

Financial Statements of the Trustees
for the year ended 31st December 2021.

General Account

Income	2021 £	2020 £
Lettings		
Church Office	6,970	6,970
Other users	7,367	7,294
Total Lettings	<u>14,337</u>	<u>14,264</u>
St Mary's PCC contribution in lieu of rent	2,765	575
Donations	-	150
Government Covid-19 Recovery Grant	10,289	-
Interest	4	41
Total Income	<u>27,395</u>	<u>15,031</u>
Expenditure		
Insurance	1,490	1,451
Professional Fees	-	-
Alterations, Maintenance and Repairs	2 1,433	1,290
Fixtures, Fittings and Equipment	3 1,222	101
Utilities	4 1,481	2,814
Staff Costs	5 9,902	7,976
Stationery/ Postage/Photocopy	68	15
Interest on Loan from Nantwich Town Council	177	313
Sundries	662	606
Total Expenditure	<u>16,437</u>	<u>14,566</u>
General Account Surplus / (Deficit) for the year	10,959	464

**Financial Statements of the Trustees
for the year ended 31st December 2021.**

Balance Sheet	Notes	2021 £	2020 £
Fixed Assets	6	88,148	88,148
Current Assets			
Debtors	7	-	7,516
Bank and Building Society Accounts	8	51,977	37,261
Cash in Hand		100	109
Total Current Assets		<u>52,077</u>	<u>44,886</u>
Current Liabilities			
Loan repayable to Nantwich Town Council	9	1,799	5,291
Creditors	10	2,379	2,655
Total assets less Liabilities		<u>136,047</u>	<u>125,088</u>

represented by:

General Reserves	11	18,900	21,434
Property Reserve	12	86,349	82,857
Development Reserve	13	30,798	20,798
Reserves carried forward		<u>136,047</u>	<u>125,088</u>

Approved by the Trustees at an Annual General Meeting held on 10th May 2022

Signed 
.....
Rev Mark Hart
Chairman of Trustees

Signed 
.....
Bryan Coghlan
Treasurer

**Notes to the Financial Statements
for the year ended 31st December 2021.**

1.Accounting Policies

1a. The financial statements have been prepared in accordance with the Charities Act 2011 and Church Accounting Regulations 2006 together with applicable accounting standards and Charities Statement of Recommended Practice (SORP 2005). In previous years the Trustees accounts have been prepared on an Accruals basis. These Accounts are prepared on the same basis. This means the cost of goods and services is accounted for in the year they were supplied even if payment was not made until the next year.

1b. We are required to produce a balance sheet which includes the value of fixed assets; any assets that are considered to have a limited useful life will be depreciated. It is not considered necessary to depreciate any fixed assets this year. The purchase of all assets has, in the past been effectively written off in the year of purchase.

2. Alterations, Maintenance and Repairs.	2021	2020
	£	£
Building Works	139	-
Electrical	851	32
Decorating	-	-
Fire Extinguisher Service	106	200
Lift Maintenance	56	900
Plumbing	201	150
Sundry Repairs	81	8
Total	<u>1,433</u>	<u>1,290</u>

3.Fixtures, Fittings and Equipment.

Furniture and Fittings	669	101
Equipment	553	-
Total	<u>1,222</u>	<u>101</u>

4. Utitlites

Electricity	619	2,202
Gas	1,673	1,455
Water	254	223
Less Charge to PCC for Utility usage	(1,065)	(1,065)
Total	<u>1,481</u>	<u>2,814</u>

5. Staff and Cleaning Costs

Manager	2,105	2,105
Office cost recharge from PCC	3,000	1,000
Cleaning Services	4,737	4,737
Casual (Window Cleaner)	60	134
Total	<u>9,902</u>	<u>7,976</u>

**Financial Statements of the Trustees
for the year ended 31st December 2021.**

	2021 £	2020 £
6. Fixed Assets	88,147.69	88,148

The principal fixed asset is Church House itself. Since the foundation of the Trust in 1900 it has not been valued in the Financial Statements. A conservative replacement value for insurance purposes was estimated to be £500,000 before the recent additions. The Trustees decided the recent addition of a Lift and associated enclosure be valued at cost in the Balance Sheet. No other assets owned by the Trust are valued having been effectively written off in their year of purchase.

7. Debtors

St Mary's PCC	-	7,266
Soup Lunch usage	-	250
	<u>-</u>	<u>7,516</u>

8. Bank and Building Society Accounts

Nat West Current Account	50	50
Nat West Business Reserve Account	51,927	37,211
Total	<u>51,977</u>	<u>37,261</u>

9. Loan from Nantwich Town Council.

In 2012 the Trustees agreed to accept a loan of £30,000 from Nantwich Town Council to help fund the purchase of a lift and associated enclosure. The loan is repayable over 10 years, capital and interest at 4% being paid every six months.

Opening balance owed to NTC	5,291	8,648
Principal repayment during the year	(3,492)	(3,357)
Balance owing as at 31st December	<u>1,799</u>	<u>5,291</u>

10. Creditors

St Mary's PCC - Office	-	1,000
Electrical	486	-
Building Works	139	-
Gas	1,673	1,455
Repairs	81	-
Fire Extinguisher Service	-	200
	<u>2,379</u>	<u>2,655</u>

Notes to the Financial Statements
for the year ended 31st December 2021.

11. General Account.	2021 £	2020 £
Brought forward as at 1st January	21,434	24,326
Surplus / (Deficit) for the year (see page 3)	10,959	464
Annual repayment of Loan Principal to NTC	(3,492)	(3,357)
Transfer to Development Reserve	(10,000)	-
Carried forward as at 31st December	<u>18,900</u>	<u>21,434</u>

The trustees hold a minimum balance of £15,000 in the General Account as a precaution against emergencies

12. Property Reserve	2021 £	2020 £
Brought forward as at 1st January	82,857	79,500
Repayment of Principal in year	3,492	3,357
Carried forward as at 31st December	<u>86,349</u>	<u>82,857</u>

After full repayment of the loan from NTC this reserve will equal the fixed asset value shown at note 6

13. Development Reserve	2021 £	2020 £
Brought forward as at 1st January	20,798	20,798
Exploratory Expenditure on Development	-	-
Transferred from General Account	10,000	-
Carried forward as at 31st December	<u>30,798</u>	<u>20,798</u>

The trustees are planning the redevelopment of the upper floor of the building to include new toilet and kitchen facilities. Prior to grant applications, funds are being put aside for this purpose as finances permit.

THE CHURCH HOUSE, NANTWICH
C/o St Mary's Parish Office, Church Walk, Nantwich CW5 5RG

Trustees' Report

for the year ended 31st December 2021

Registered Charity No. 1177087

The governing documents of the charity, to which the trustees have adhered, are a Trust Deed dated 19th December 1900 as amended by a Supplemental Deed dated 19th October 2017. As the charity is a Charitable Incorporated Organisation (CIO) there is also a constitution which is dated 19th October 2017.

The following Trustees served during the year, all of whom were appointed by the existing trustees:

Mr Stephen Welch
Mr Paul Everson
Mrs Jill Oakes (deceased 22nd February 2021)
Rev. Dr. Mark Hart
Mrs Andrea Howell-Jones
Mrs Sarah Phipps
Mr Rob Woods
Mr Nigel Winzer.
Mr Iain Hall
Mrs Vicky Latham
Mrs Margaret Winzer # (from 21st October 2021)
Mr Bryan Coghlan

PCC Nominee

Officers:

Chairman	Rev. Dr. Mark Hart
Secretary	Mr Nigel Winzer (appointed 11 th March 2021)
Treasurer	Mr Bryan Coghlan

The Object of the Charity is the care of the building known both as Church House, Nantwich and the Parish Hall. The Trustees manage the building and associated assets for the benefit of St Mary's Church Nantwich and the wider community.

Review of the year.

Activities

The Trust's activity continues to be the letting the Hall for the following Nantwich and District community use:- two Bridge Clubs, an Art Class, a Pilates Class, a Tai Chi Class, a Gardening Club, a Needlework Club, five Yoga Classes, a Dance School, a U3A History Class, a Dementia Friendly Nantwich group, the WI, Brownies, Guides and Rainbows. The Hall is also used by a wide variety of local organisations and families on a one-off basis.

St Mary's Church continues to use the Hall as follows. Mums and Tots (pre-school children), Weekly Place of Welcome, Mothers Union, Sing @ St Mary's (after-School KS1 rehearsal), Sunday Children's Clubs, Encounter (Café style service), after Sunday Services coffee and PCC Meetings.
A separate room is on a long term let to the Church for use as a Parish Office.

Finance

The Covid-19 Pandemic continued to disrupt the use of the Hall. Ongoing restrictions meant the Hall was only partially used from September onwards which continued to impact income. During the year we applied for and received a Covid Recovery Grant of £10,000. This has helped the trust move forward with some confidence.

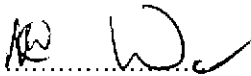
Income, before the grant, was at £17,106, 14% above to the previous years reduced total. Expenditure at £16,436 was 13% higher than the previous year. The trustees continued to concentrate spending on essentials. Including the grant received the trust had a surplus in the year of £10,959


To improve the facilities for the Church and local community, the trustees are planning the redevelopment of the upper floor of the building to include new toilet and kitchen facilities. Prior to grant applications, funds are being put aside for this purpose as finances permit and currently amount to £30,797

Reserves

The trustees endeavour to retain a minimum balance of £15,000 as a reserve against contingencies and emergencies. This balance of the General Reserve at the end of 2021 was £18,900.

This report has been approved by the Trustees at a meeting held on 10th May 2022

and signed by 
Mr Nigel Winzer
Secretary


Rev Dr Mark Hart,
Chairman

CHURCH HOUSE, NANTWICH

England & Wales - Charity number 1177087

Accounts

THE CHURCH HOUSE, NANTWICH
C/o St Mary's Parish Office, Church Walk, Nantwich CW5 5RG

Trustees' Report

for the year ended 31st December 2020

Registered Charity No. 1177087

The governing documents of the charity, to which the trustees have adhered, are a Trust Deed dated 19th December 1900 as amended by a Supplemental Deed dated 19th October 2017. As the charity is a Charitable Incorporated Organisation (CIO) there is also a Constitution which is dated 19th October 2017.

The following Trustees served during the year, all of whom were appointed by the existing trustees:

Mr Stephen Welch
Mr Paul Everson
Mrs Jill Oakes (deceased 22nd February 2021)
Rev. Dr. Mark Hart
Mrs Andrea Howell-Jones
Mrs Sarah Phipps
Mr Rob Woods
Mr Nigel Winzer.
Mr Iain Hall
Mrs Vicky Latham
Mr Bryan Coghlan

Officers:

Chairman	Rev. Dr. Mark Hart
Secretary	Mr Nigel Winzer (appointed 11 th March 2021)
Treasurer	Mr Bryan Coghlan

The Object of the Charity is the care of the building known both as Church House, Nantwich and the Parish Hall. The Trustees manage the building and associated assets for the benefit of St Mary's Church Nantwich and the wider community.

Review of the year.

Trustee - Mrs Jill Oakes. Since the year end our dear friend and fellow trustee, Jill, passed away after courageously battling cancer to the end. May she *Rest in Peace and Rise in Glory.*

Activities

The Trust's activity continues to be the letting the Hall for the following Nantwich and District community use:- three Bridge Clubs, three different Painting Classes, a Pilates Class, two Tai Chi Classes, a Gardening Club, a Needlework Club, two Yoga Classes, a Choir Rehearsal, two Zumba Classes, Ballroom Dancing, a Dancing School, the WI, Brownies, Guides, Rainbows, and weekly community Coffee Mornings. The Hall is also used by a wide variety of local organisations and families on a one-off basis.

St Mary's Church continues to use the Hall for the following:- Mums and Tots (pre-school children), Weekly Soup Lunches, Mothers Union, Sing @ St Mary's (after-School KS1 rehearsal), Open House (bereavement support), Sunday Children's Clubs, Encounter (Café style service), after Sunday Services coffee and PCC Meetings.

A separate room is on a long term let to the Church for use as a Parish Office.

However the Covid-19 Pandemic resulted in the Hall being closed on 23rd March 2020. The use of the premises by the community and the Church was unfortunately largely curtailed for the remainder of the year.

We have improved the gardens around the hall including, better access to our "Tree of Light", with the support of Nantwich in Bloom and installed an external tap to assist them with watering. We hope to continue this development with further support from the community, including the Rainbows.

Finance

Due to the Government lockdowns Income fell by £16,494 (52%) to £15,031. However, expenditure also fell by £4,528 (24%) to £14,566 as the trustees concentrated spending on essentials. This resulted in a small surplus of £464.

To improve the facilities for the Church and local community, the trustees are planning the redevelopment of the upper floor of the building to include new toilet and kitchen facilities. Funds are being put aside for this purpose as finances permit and currently amount to £20,797. Clearly no funds were available to transfer in this year.

Reserves


The trustees endeavour to retain a minimum balance of £15,000 as a reserve against contingencies and emergencies. This balance of the General Reserve at the end of 2020 was £21,444..

This report has been approved by the Trustees at a meeting that due to Covid-19 was held by email on 9th September 2021

and signed on their behalf by



Mr Nigel Winzer
Secretary



Rev Dr Mark Hart,
Chairman

The Church House, Nantwich.

FINANCIAL STATEMENTS

of the

Trustees of the Church House

for the year ended 31st December 2020

*The Charity is registered with the
Charity Commission, with the number 1177087*

The Church House, Nantwich.

**Financial Statements of the Trustees
For the year ended 31st December 2020.**

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Notes to the Financial Statements.	5 and 7.

Independent examiner's report to the trustees of The Church House, Nantwich

I report on the accounts of the Trust for the year ended 31st December 2020, which are set out on pages 03 to 07.

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 examination 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 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 statement below.

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 2011 Act; 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.

Colin Laughlin.....

Date 16th April 2021.....

4, Brassey Way, Willaston, Nantwich, Cheshire. CW5 6RW

The Church House, Nantwich

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Financial Statements of the Trustees for the year ended 31st December 2020.

General Account

Income	2020 £:p	2019 £
Lettings		
Church Office	6,970.00	6,970.00
Other users	7,294.24	21,700.50
Total Lettings	<u>14,264.24</u>	<u>28,670.50</u>
St Mary's PCC contribution in lieu of rent	575.00	2,765.00
Donations	150.00	-
Interest	41.30	89.52
Total Income	<u>15,030.54</u>	<u>31,525.02</u>
Expenditure		
Insurance	1,450.64	1,725.84
Professional Fees	-	1,402.00
Alterations, Maintenance and Repairs	2 1,290.15	1,347.39
Fixtures, Fittings and Equipment	3 100.80	-
Utilities	4 2,814.35	3,311.93
Staff Costs	5 7,976.40	10,098.90
Stationery/ Postage/Photocopy	15.12	36.24
Interest on Loan from Nantwich Town Council	312.67	443.02
Sundries	606.32	729.54
Total Expenditure	<u>14,566.45</u>	<u>19,094.86</u>
General Account Surplus / (Deficit) for the year	464.09	12,430.16

**Financial Statements of the Trustees
for the year ended 31st December 2020.**

Balance Sheet	Notes	2020 £:p	2019 £
Fixed Assets	6	88,147.92	88,148
Current Assets			
Debtors	7	7,516.00	3,836
Bank and Building Society Accounts	8	37,260.55	46,486
Cash in Hand		109.42	95
Total Current Assets		<u>44,885.97</u>	<u>50,417</u>
Current Liabilities			
Loan repayable to Nantwich Town Council	9	5,291.06	8,648
Creditors	10	2,654.82	5,293
Total assets less Liabilities		<u>125,088.01</u>	<u>124,624</u>
 represented by:			
General Reserves	11	21,433.64	24,326
Property Reserve	12	82,856.87	79,500
Development Reserve	13	20,797.50	20,798
Reserves carried forward		<u>125,088.01</u>	<u>124,624</u>

Approved by the Trustees at an Annual General Meeting held on 11th March 2021

Signed 
Rev Mark Hart
Chairman of Trustees

Signed 
Bryan Coghlan
Treasurer

**Notes to the Financial Statements
for the year ended 31st December 2020.**

1.Accounting Policies

1a. The financial statements have been prepared in accordance with the Charities Act 2011 and Church Accounting Regulations 2006 together with applicable accounting standards and Charities Statement of Recommended Practice (SORP 2005). In previous years the Trustees accounts have been prepared on an Accruals basis. These Accounts are prepared on the same basis. This means the cost of goods and services is accounted for in the year they were supplied even if payment was not made until the next year.

1b. We are required to produce a balance sheet which includes the value of fixed assets; any assets that are considered to have a limited useful life will be depreciated. It is not considered necessary to depreciate any fixed assets this year. The purchase of all assets has, in the past been effectively written off in the year of purchase.

2. Alterations, Maintenance and Repairs.

	2020	2019
	£:p	£
Building Works	-	624
Electrical	32.26	215
Decorating	-	71
Fire Extinguisher Service	200.00	207
Lift Maintenance	900.00	(394)
Plumbing	150.00	379
Sundry Repairs	7.89	246
Total	<u>1,290.15</u>	<u>1,347</u>

3.Fixtures, Fittings and Equipment.

Furniture and Fittings	100.80	-
Equipment	-	-
Total	<u>100.80</u>	<u>-</u>

4. Utilities

Electricity	2,202.00	1,785
Gas	1,454.82	1,885
Water	222.53	707
Less Charge to PCC for Utility usage	(1,065.00)	(1,065)
Total	<u>2,814.35</u>	<u>3,312</u>

5. Staff and Cleaning Costs

Manager	2,105.40	2,105
Office cost recharge from PCC	1,000.00	3,000
Cleaning Services	4,737.00	4,737
Casual (Window Cleaner)	134.00	257
Total	<u>7,976.40</u>	<u>10,099</u>

**Financial Statements of the Trustees
for the year ended 31st December 2020.**

	2020	2019
	£:p	£
6. Fixed Assets	88,147.92	88,148

The principal fixed asset is Church House itself. Since the foundation of the Trust in 1900 it has not been valued in the Financial Statements. A conservative replacement value for insurance purposes was estimated to be £500,000 before the recent additions. The Trustees decided the recent addition of a Lift and associated enclosure be valued at cost in the Balance Sheet. No other assets owned by the Trust are valued having been effectively written off in their year of purchase.

7. Debtors

St Mary's PCC	7,266.00	2,736
Soup Lunch usage	<u>250.00</u>	<u>1,100</u>
	<u>7,516.00</u>	<u>3,836</u>

8. Bank and Building Society Accounts

Nat West Current Account	50.00	50
Nat West Business Reserve Account	<u>37,210.55</u>	<u>46,436</u>
Total	<u>37,260.55</u>	<u>46,486</u>

9. Loan from Nantwich Town Council.

In 2012 the Trustees agreed to accept a loan of £30,000 from Nantwich Town Council to help fund the purchase of a lift and associated enclosure. The loan is repayable over 10 years, capital and interest at 4% being paid every six months.

Opening balance owed to NTC	8,647.79	11,874
Principal repayment during the year	<u>(3,356.73)</u>	<u>(3,226)</u>
Balance owing as at 31st December	<u>5,291.06</u>	<u>8,648</u>

10. Creditors

St Mary's PCC - Office	1,000.00	3,000
Plumbing	-	100
Repairs	-	101
Gas	1,454.82	1,885
Fire Extinguisher Service	<u>200.00</u>	<u>207</u>
	<u>2,654.82</u>	<u>5,293</u>

**Notes to the Financial Statements
for the year ended 31st December 2020.**

11. General Account.	2020 £:p	2019 £
Brought forward as at 1st January	24,326.28	15,123
Surplus/(deficit for the year (see page 3))	464.09	12,430
Annual repayment of Loan Principal to NTC	(3,356.73)	(3,226)
Transfer to Development Reserve	-	-
Carried forward as at 31st December	<u>21,433.64</u>	<u>24,326</u>

The trustees will hold a balance of £15,000 in the General Account as a precaution against an emergency

12. Property Reserve	2020 £:p	2019 £
Brought forward as at 1st January	79,500.14	76,274
Repayment of Principal in year	3,356.73	3,226
Carried forward as at 31st December	<u>82,856.87</u>	<u>79,500</u>

After full repayment of the loan from NTC this reserve will equal the fixed asset value shown at note 6

13. Development Reserve	2020 £:p	2019 £
Brought forward as at 1st January	20,797.50	24,000
Exploratory Expenditure on Development	-	(3,202.50)
Transferred from General Account	-	-
Carried forward as at 31st December	<u>20,797.50</u>	<u>20,798</u>

The trustees are planning the redevelopment of the upper floor of the building to include new toilet and kitchen facilities. Funds are being put aside for this purpose as finances permit.