

**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 19<sup>th</sup> December 1900 as amended by a Supplemental Deed dated 19<sup>th</sup> October 2017. As the charity is a Charitable Incorporated Organisation (CIO) there is also a Constitution which is dated 19<sup>th</sup> 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 22<sup>nd</sup> 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:**

<b>Chairman</b>	Rev. Dr. Mark Hart
<b>Secretary</b>	Mr Nigel Winzer (appointed 11 <sup>th</sup> March 2021)
<b>Treasurer</b>	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 23<sup>rd</sup> 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 9<sup>th</sup> 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 31<sup>st</sup> December 2020.**

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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 31<sup>st</sup> 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	14,264.24	28,670.50
St Mary's PCC contribution in lieu of rent	575.00	2,765.00
Donations	150.00	-
Interest	41.30	89.52
<b>Total Income</b>	<b>15,030.54</b>	<b>31,525.02</b>
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
<b>Total Expenditure</b>	<b>14,566.45</b>	<b>19,094.86</b>
<b>General Account Surplus / (Deficit) for the year</b>	<b>464.09</b>	<b>12,430.16</b>



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

Balance Sheet	Notes	2020 £:p	2019 £
<b>Fixed Assets</b>	<b>6</b>	88,147.92	88,148
<b>Current Assets</b>			
Debtors	<b>7</b>	7,516.00	3,836
Bank and Building Society Accounts	<b>8</b>	37,260.55	46,486
Cash in Hand		109.42	95
<b>Total Current Assets</b>		<u>44,885.97</u>	<u>50,417</u>
<b>Current Liabilities</b>			
Loan repayable to Nantwich Town Council	<b>9</b>	5,291.06	8,648
Creditors	<b>10</b>	2,654.82	5,293
<b>Total assets less Liabilities</b>		<u><b>125,088.01</b></u>	<u><b>124,624</b></u>

### represented by:

General Reserves	<b>11</b>	21,433.64	24,326
Property Reserve	<b>12</b>	82,856.87	79,500
Development Reserve	<b>13</b>	20,797.50	20,798
<b>Reserves carried forward</b>		<u><b>125,088.01</b></u>	<u><b>124,624</b></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.**

	<b>2020</b>	<b>2019</b>
	<b>£:p</b>	<b>£</b>
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
<b>Total</b>	<b><u>1,290.15</u></b>	<b><u>1,347</u></b>

**3.Fixtures, Fittings and Equipment.**

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

**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)
<b>Total</b>	<b><u>2,814.35</u></b>	<b><u>3,312</u></b>

**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
<b>Total</b>	<b><u>7,976.40</u></b>	<b><u>10,099</u></b>



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

	<b>2020 £:p</b>	<b>2019 £</b>
<b>6. Fixed Assets</b>	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	250.00	1,100
	<u><b>7,516.00</b></u>	<u><b>3,836</b></u>

**8. Bank and Building Society Accounts**

Nat West Current Account	50.00	50
Nat West Business Reserve Account	37,210.55	46,436
<b>Total</b>	<u><b>37,260.55</b></u>	<u><b>46,486</b></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	(3,356.73)	(3,226)
Balance owing as at 31st December	<u><b>5,291.06</b></u>	<u><b>8,648</b></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	200.00	207
	<u><b>2,654.82</b></u>	<u><b>5,293</b></u>

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

<b>11.General Account.</b>	<b>2020 £:p</b>	<b>2019 £</b>
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><b>21,433.64</b></u>	<u><b>24,326</b></u>

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

<b>12. Property Reserve</b>	<b>2020 £:p</b>	<b>2019 £</b>
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><b>82,856.87</b></u>	<u><b>79,500</b></u>

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

<b>13. Development Reserve</b>	<b>2020 £:p</b>	<b>2019 £</b>
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><b>20,797.50</b></u>	<u><b>20,798</b></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.