

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

The Church House, Nantwich

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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	2,300	1,433

3.Fixtures, Fittings and Equipment.

Furniture and Fittings	120	669
Equipment	200	553
Total	320	1,222

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	6,053	1,481

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	10,037	9,902

**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

-	-
-	-

8. Bank and Building Society Accounts

Nat West Current Account	50	50
Nat West Business Reserve Account	55,190	51,927
Total	55,240	51,977

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	(1,799)	(3,492)
Balance owing as at 31st December	-	1,799

10. Creditors

Electrical	-	486
Building Works	-	139
Gas	-	1,673
Repairs	-	81
	-	2,379

**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>

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