

**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 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  
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:**

<b>Chairman</b>	Rev. Dr. Mark Hart
<b>Secretary</b>	Mr Nigel Winzer
<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.**

**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**

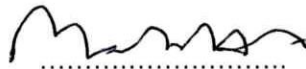
The trustees endeavour to retain a minimum balance of £15,000 as a reserve against contingencies and emergencies. This balance on the General Reserve at the end of 2023 was £21,575.

This report has been approved by the Trustees at a meeting held on 18<sup>th</sup> 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 31<sup>st</sup> 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

31<sup>st</sup> 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

# The Church House, Nantwich

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## 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
<b>Total Income</b>		<b><u>29,890</u></b>	<b><u>29,168</u></b>
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
<b>Total Expenditure</b>		<b><u>28,686</u></b>	<b><u>20,898</u></b>
<b>General Account Surplus / (Deficit) for the year</b>		<b>1,204</b>	<b>8,270</b>

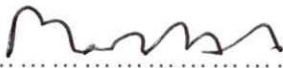
## Financial Statements of the Trustees for the year ended 31st December 2023.


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

### represented by:

General Reserves	<b>11</b>	21,575	20,371
Property Reserve	<b>12</b>	88,148	88,148
Development Reserve	<b>13</b>	35,158	35,158
<b>Reserves carried forward</b>		<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.

<b>2. Alterations, Maintenance and Repairs.</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
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
<b>Total</b>	<b>1,618</b>	<b>2,300</b>

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

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

**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)
<b>Total</b>	<b>13,379</b>	<b>6,053</b>

**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
<b>Total</b>	<b>10,017</b>	<b>10,037</b>



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

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>6. Fixed Assets</b>	<b>88,148</b>	<b>88,148</b>

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>
	<b>594</b>	<b>-</b>

**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>
<b>Total</b>	<b>56,086</b>	<b>55,240</b>

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

<b>11.General Account.</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
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><b>21,575</b></u>	<u><b>20,371</b></u>

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

<b>12. Property Reserve</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Brought forward as at 1st January	88,148	86,349
Repayment of Principal in year	-	1,799
Carried forward as at 31st December	<u><b>88,148</b></u>	<u><b>88,148</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>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
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><b>35,158</b></u>	<u><b>35,158</b></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

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