

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

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

31st 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

The Church House, Nantwich

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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		27,858	25,677
St Mary's PCC contribution in lieu of rent		2,765	2,765
Donations		920	780
Interest		831	668
Total Income		32,374	29,890
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		23,805	28,686
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>

**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

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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.

no n/s