



UNION HALL

Evangelical Church

UNION HALL EVANGELICAL CHURCH CIO

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2023

Prepared by:

**David R S Welch FCA, DChA.
Chartered Accountant.**

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UNION HALL EVANGELICAL CHURCH CIO

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2023

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Re:- Income
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*****This page does not form part of the report on page 1, hence my report is in respect of Pages 2 to 6.***

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PERIOD ENDED 31ST DECEMBER 2023

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PERIOD ENDED 31ST DECEMBER 2023

YEAR ENDED 31ST DECEMBER 2023

INFORMATION ON THE CHURCH, ITS BUSINESS & PERSONEL

Date Founded: **1894**

*"Call unto me, and I will answer thee and show thee great and mighty things which thou knowest not",
Jeremiah 33:3.*

Church Personnel

Pastor	Adam Beattie
Elders	Shalom Srirangam, Adam Beattie {Pastor}
Trustees	Adam Beattie, Matt Blake Shalom Srirangam, Courtney Owens
Treasurer	Courtney Owens
Church Secretary	Matt Blake
Church Email & Postal Addresses	<u>office@unionhall.co.uk</u> Stretford Road, Hulme, Manchester, M15 6DY
Legal Status	The UHEC trust became a C.I.O. on 19th April 2022. Charity Number 1198660
Church Website Address	<u>www.unionhall.org.uk</u> Find out more about the Church, its support of Mission, & access sermons.
Reporting Accountant	David R S Welch FCA, DChA. Chartered Accountant <u>david@welchfca.co.uk</u>
Salary Administrator {since 2018}	Karen Macintyre, MAAT, Licensed Practitioner 95 Nangreave Road, Stockport, Cheshire, SK2 6DQ
Bankers	CAF Bank

**UNION HALL EVANGELICAL CHURCH CIO
STATEMENT OF FINANCIAL ACTIVITIES**

INCOME AND EXPENDITURE ACCOUNT			31 st Dec. 2023	31 st Dec. 2022
	UNRESTRICTED FUNDS	RESTRICTED FUNDS	TOTAL FUNDS	TOTAL FUNDS
INCOMING RESOURCES	£	£	£	£
<i>Main Objectives of Church</i>				
<i>Offerings & Donations Received</i>	121,010	0	121,010	103,652
<i>Investment Income</i>				
Income from Hire of Rooms	1,625	0	1,625	2,285
Interest Received & Loyalty Payments	60	0	60	44
<i>Other Income</i>				
Miscellaneous Income	0	0	0	20
INCOMING RESOURCES { Appendix 1 }	£122,695	£ 0	£122,695	£106,001
LESS: RESOURCES EXPENDED				
<i>Direct Charitable Expenditure</i>				
Pulpit Supply and Visiting Speakers	420	0	420	863
Pastoral Employment Costs {App'x 2}	42,501	0	42,501	39,046
Utility & Property Expenses {App'x 3}	13,610	0	13,610	12,850
Christian Mission,	13,307	0	13,307	14,145
Poor Relief and Foreign Aid	3,248	0	3,248	2,894
Outreach Exp's, Gifts & Sundries	2,723	0	2,723	4,363
DIRECT CHARITABLE EXPENDITURE	75,809	0	75,809	74,161
<i>Administration Costs {Appendix 4}</i>	7,569	0	7,569	2,945
<i>Governance Costs – {Appendix 4}</i>	5,388	0	5,388	5,763
<i>Depreciation of fixed assets {Note 3}</i>	14,419	0	14,419	9,682
TOTAL RESOURCES EXPENDED	103,185	0	103,185	92,551
NET INCOMING RESOURCES FOR YEAR	£ 19,510	0	£ 19,510	£ 13,450
Inter Fund Transfers				
NET INCOMING RESOURCES FOR YEAR	£ 19,510	0	£ 19,510	£ 13,450
TRUSTEE FUNDS AT 1st JAN'Y 2023 b/f	£ 262,938	£ 0	£ 262,938	£ 249,488
TRUSTEE FUNDS AT 31ST DEC. 2023 c/f	£ 282,448	£ 0	£ 282,448	£ 262,938

This page does not form part of the report.

UNION HALL EVANGELICAL CHURCH CIO
BALANCE SHEET
AS AT 31ST DECEMBER 2023

	31 st Dec. 2023		31 st Dec. 2022	
	£	£	£	£
FIXED ASSETS { Note 3 }				
Freehold Property	180,222		152,835	
Furniture & Equipment	800		973	
Office and Electronic Equipment	6,481		0	
Worship and Library Books	0	187,503	0	153,808
CURRENT ASSETS				
Prepayments & Sundry Debtor	2,942		3,185	
Gift Aid Debtor	9,187		7,408	
Cash at Bank, and in hand	87,334		106,117	
	99,463		116,710	
Less: CREDITORS due within one year	4,518		7,580	
NET CURRENT ASSETS		94,945		109,130
TOTAL NET ASSETS		<u>£ 282,448</u>		<u>£ 262,938</u>
REPRESENTED BY:				
TRUSTEE FUNDS				
Unrestricted Funds brought forward	262,938		249,488	
Restricted Funds brought forward	0	262,938	0	249,488
SURPLUS (DEFICIT) FOR YEAR		19,510		13,450
TOTAL TRUSTEE FUNDS		<u>£ 282,448</u>		<u>£ 262,938</u>
Unrestricted Funds		£ 282,448		£ 262,938
Restricted Funds		0		0
		<u>£ 282,448</u>		<u>£ 262,938</u>

Financial Statements approved by Authorised Officers

..... Courtney Owens {Treasurer & Trustee}

..... Matt Blake {Secretary & Trustee}

Date: - October 17th 2024

UNION HALL EVANGELICAL CHURCH CIO
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2023

1. ACCOUNTING POLICIES

- (a) **The Financial Statements** are prepared on a historical accounts basis, taking into account accruals and depreciation where relevant, in order to ensure consistency.
 Gifts to Restricted Funds are accounted for upon receipt, though Restricted Tax Refunds are included when claim is received in respect of the accounting period.
- (b) **All restricted gifts** are separately recorded when received, though expenditure is not separately analysed when made, outstanding amounts being noted at the year end.
- (c) **Gifts in kind** are only recorded and included if material, and then are included as income in the year given.
- (d) **Rents and Grants** are recorded as income only when received. Income Tax recoverable from Deeds of Covenant & Gift Aid donations is included at the date net donations are received, & where appropriate included as a debtor at the Balance Sheet date. Accruals and prepayments are included if material.
- (e) **Reimbursements of expenditure** are netted off against such and not counted as income
- (f) **Centre expenses** are not wholly directly charitable in nature; properties held are partly of an investment nature, since rents are received and certain administrative functions are performed there.
- (g) **Assets are capitalised**, irrespective of finance sources and methods, provided such are permanently intended to be used by the Trust.
- (h) **Properties** are not annually re-valued unless, in the opinion of the Trustees, previous valuations are misleading. No depreciation is provided on such, since this would be misleading.
 An Asset valuation is in process, otherwise only additions in the year have been depreciated.
- (i) **Current Assets** are shown at the lower of cost and net realisable value.
- (j) **Current Liabilities** are shown at settlement value.

2. DEPRECIATION OF FIXED ASSETS

This is provided other than on Properties, on a reducing balance method (unless otherwise shown), based on expected useful lives, at the following rates:-

Building & Improvements	4% on cost
Furniture & Equipment	15% on Net Book Value
Worship & Library Books	25% on Net Book Value
Office & Electronic Equipment	33.3% on Net Book Value

UNION HALL EVANGELICAL CHURCH CIO
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2023

3. FIXED ASSET SCHEDULE

	FREEHOLD	FURNITURE	OFFICE & MUSIC	LIBRARY	TOTAL FIXED
	PROPERTIES	& EQUIP'T	EQUIPMENT	BOOKS	ASSETS
COST	£	£	£	£	£
Balance b/fwd at 1.1.2023	237,743	10,562	12,538	£139	260,982
Additions in Period	37,392	0	9,722	0	47,114
Disposals in Period	0	0	0	0	0
Balance c/fwd at 31.12.2023	275,135	10,562	22,260	139	308,096
DEPRECIATION	£	£	£	£	£
Balance b/fwd at 1.1.2023	83,908	9,589	12,538	139	106,174
Charge in Period	11,005	173	3,241	0	14,419
Eliminated on Disposals in Period	0	0	0	0	0
Balance c/fwd at 31.12.2023	94,913	9,762	15,779	139	118,688
NET BOOK VALUES- 31.12.2023	£ 180,222	£ 800	£ 6,481	£ 0	£ 187,503
NET BOOK VALUES- 31.12.2022	£ 153,835	£ 973	£ 0	£ 0	£ 154,808

The church building and contents are adequately insured – see note 7.

4. RESTRICTED FUNDS & FUND TRANSFERS

- Missionary Fund supports several charities to advance the Christian Gospel and bring relief to the poor.
- The General Missionary Fund seeks to distribute approx. 15% of the churches Income.
- The restricted funds at the period end were **£0 (2022 £0)** .

5. ANALYSIS OF NET ASSETS BY FUND

	Unrestricted Purposes	Restricted Purposes	Total Net Assets
	£	£	£
Fixed Assets	187,503	0	187,503
Current Assets	99,463	0	99,463
Creditors {all under one year}	(4,518)	0	(4,518)
Trustees Fund at 31st DECEMBER 2023	£ 282,448	£0	£ 282,448

**UNION HALL EVANGELICAL CHURCH CIO
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2023**

6. TRUSTEES & CONNECTED PERSONS CONTRACTS & EXPENSES

No expenses have been reclaimed by Trustees as Trustees, nor has there been any transactions with Connected Persons.

7. INSURED VALUES OF FIXED ASSETS

The church has used Congregational Insurance to insure the church building and its contents, over many years. In Note 3, the Fixed Assets show the church building and its contents, bought and improved at the cost incurred by the church over many and in recent years. Accounts policy is to write off the assets over their useful life to the church.

- **The Church building**, including the recent improvement costs are written off at 4% on cost, or over 25 years. **The book value of the church stands at just under £154k. However, the insured value of the church building is £3,609,824 {2022:-£2,561,167}.** This does not mean the church building is worth this amount, as insured values reflect the cost of having to rebuild the church, if it were destroyed and any related costs. Current building costs are far greater than they were 30-40 years ago. **The title deeds were held as a Custodian Asset by The Evangelical Trust Limited, as the Church has been a Trust. Now the legal status has changed to a CIO {Charitable Incorporated Organisation}, the trustees were able to confirm that on 31st December 2023, the year- end date, the CIO have the title deeds in the name of UNION HALL EC CIO. The trustees believe the value of the church and land to be around £1 million and its insured value is over £3.5 million – see Note 7. A professional valuation still needs to be obtained before incorporating accurately the land and building at valuation.**
- **The Contents** within the church building, per note 3 are largely written off. **The NBV is small**, because they are being written off over 5 to 6 years. Also, items costing less than £1000 have been written off in the Income and Expenditure Account. **The Church contents are insured for a value of £114,243 {2022:- £86,817}.** It is hoped in the future the CIO will reflect a fairer value for the Church fixtures and equipment based on a Fixed Asset Register that was taken in May 2023 in preparation for the Fixtures to be acquired by the CIO from the UHEC church trust. When properly valued, the revalued amount will be included in Fixed Assets and any surplus accounted for as a Revaluation Reserve. Future depreciation will then be charged against any revaluation surplus arising.

UNION HALL EVANGELICAL CHURCH CIO

APPENDIX TO THE FINANCIAL STATEMENTS YEAR ENDED 31ST DECEMBER 2023

ANALYSIS OF MAIN INCOME & EXPENSES

{*all expenses are unrestricted;*

there are no expenses for restricted purposes}

	UHEC CIO 12 months		UHEC CIO 12 months	
	31 st Dec. 2023	31 st Dec. 2023	31 st Dec. 2023	31 st Dec. 2022
	Unrestricted	Restricted	Total	Total
	£	£	£	£
1. OFFERINGS & DONATIONS				
Covenanted Giving	76,065	0	76,065	68,552
General Offerings, Missionary & Other	25,409	0	25,409	18,009
Gift Aided Tax Recovered/Recoverable				
re 2023/2022 Gift Aided Donations	19,536	0	19,536	16,358
Gift Aid underclaim from earlier year	0	0	0	780
Café International & Other Hire	1,625	0	1,625	2,285
Bank Deposit Interest Received	60	0	60	17
PER INCOME & EXPENDITURE ACCOUNT	£122,695	£ 0	£ 122,695	£106,001
2. PASTORAL SALARIES & COSTS	31st Dec. 2023		31st Dec. 2022	
	£		£	
Pastoral Salary	36,055		33,952	
National Insurance – {net of NIC allowance}	0		0	
Pension Provision	2,866		2,459	
FIEC Membership	1,476		1,286	
Conferences, Books & Training	604		1,349	
Northwest Partnership	1,500		0	
IT & Computer allowance	0		0	
PER INCOME & EXPENDITURE ACCOUNT	£42,501		£39,046	
3. PROPERTY EXPENSES	31st Dec. 2023		31st Dec. 2022	
	£		£	
Water, Light and Heat	5,492		4,374	
Repairs, & Assets below £1k	4,687		4,625	
Insurance	3,431		3,851	
Lease of Office Equipment	0		0	
PER INCOME & EXPENDITURE ACCOUNT	£13,610		£12,850	

UNION HALL EVANGELICAL CHURCH CIO
APPENDIX TO THE FINANCIAL STATEMENTS
PERIOD ENDED 31st DECEMBER 2023

4. ADMIN, MANAGEMENT & GOVERNANCE

	12 months 31st Dec. 2023	12 months 31st Dec. 2022
Admin Expenses £ 7,569 {2022:-£ 2,945 }	£	£
Website, Licenses, & Office Supplies	4,503	1,933
Phone	898	811
Bank Charges	248	201
Fellowship Weekend in Keswick Costs	1,920	0
 Governance Costs £ 5,388 { 2022:- £5,763}		
Legal re C.I.O	3,318	3,718
Salary Preparation Fees	420	420
Charity Accounts & Independent Examination	1,650	1,625
 PER INCOME & EXPENDITURE ACCOUNT	 £ 12,957	 £ 8,708

UNION HALL EVANGELICAL CHURCH CIO
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
UNION HALL EVANGELICAL CHURCH CIO

I report on the accounts of the UNION HALL EVANGELICAL CHURCH CIO for the Year Ended to 31st DECEMBER 2023, as shown on pages 2 – 6 attached.

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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is my responsibility to:-

- examine the accounts under section 145 of the Charities Act*
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities 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 Commissioners. 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 the 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 Charities Act and*
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities 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.

DAVID R S WELCH FCA, DChA.
CHARTERED ACCOUNTANT

3 ALVINGTON GROVE, HAZEL GROVE,
STOCKPORT, CHESHIRE, SK7 5LS

Date: October 17th 2024



UNION HALL

Evangelical Church

UNION HALL EVANGELICAL CHURCH CIO
Registered Charity 1198660

REPORT OF THE TRUSTEES YEAR ENDED 31ST DECEMBER 2023

Introduction

Union Hall Evangelical church was started in 1894 with a mission to reach the inner-city area of Hulme in Manchester with the good news of Jesus Christ. The church became well established and from early days served not only Hulme but further afield sending missionaries to various parts of the world. Over the last 129 years a lot has changed in Hulme, but the church still stands with the same purpose to make Jesus known in Hulme, Manchester and beyond. In line with the latest charity legislation, Union Hall became a registered charity (CIO) in April 2022.

Activities and performance for year ended December 2023

Over the past year Union Hall has sought to advance the Christian faith primarily through our regular meetings and activities.

Regular services and meetings

Our Sunday morning services are attended by around 100 people each week, plus others via zoom. Our congregation is made up of many ages, ethnicities and nationalities. Our numbers have been growing on a Sunday morning, with new families and students joining us over the past year. We currently have a keen core group of students and Sunday school has over 30 children registered who are regularly taught about the Christian faith.

Our Sunday evening service is smaller in number, but a faithful group regularly attend and enjoy fellowship and teaching together.

We have a weekly midweek meeting on a Wednesday evening that consists of Bible Study and prayer. This is attended both in person at our building and via Zoom.

The key times of Christmas and Easter were encouraging with services well attended as visitors joined with us to celebrate and to learn about Jesus Christ. Our Good Friday service was a joint service with Grace Church Manchester, with who we also shared several mid-week events.

Outreach

In term time we run something called "Coffee and Chat" where we seek to engage with people in our community. We have had many great conversations through this, given out many drinks, Bibles and leaflets, and seen people coming along to church we wouldn't otherwise have met.

We also host an international Cafe at our building, which is run by Friends international. This regular meeting seeks to help internationals with language and cultural challenges as well as engaging them with the Christian faith. During the month of July, Manchester International Outreach (MIO), takes place and is based at our building. A number of our members were part of the core team for MIO.

We seek to engage local schools with the gospel through regular assemblies at nearby primary schools and special events that school children are invited to.

Our building has also been used by local students to run a week long mission sharing the Christian faith across the campus' of Manchester.

We have also hosted occasional events like walks, quiz nights, music evenings, with the intention of inviting people along to get to know them, to share our lives and the Christian faith.

World Mission

We have committed to a target of 15% of our budget going to mission further afield. Through our mission partners we support the training of Bible teachers in Brazil, the Christian education and support of abandoned girls in Zimbabwe, gospel outreach in West Africa, and ministry to internationals within the UK.

Finances

Despite high inflation and a cost-of-living crisis, Union Hall has been wonderfully provided for over the past year as reflected in our financial report.

Risk Assessment:

Child Protection procedures have been reviewed and updated.

Church insurance policy has been reviewed and updated.

The gas appliances have been serviced and checked.

Fire protection appliances have been serviced and checked.

Financial reserves are held in a no-notice savings account.

Looking ahead

In the latter half of 2023 the church advertised (and has since appointed) an Assistant Pastor. Church members agreed to replace the church pews with new chairs and upgrade the sound system within the main church in the coming year.