

# THE CATHEDRAL CHURCH OF CHRIST AND THE BLESSED VIRGIN MARY IN THE DIOCESE OF CHESTER

England & Wales - Charity number 1203715

## Details

---

Other names	CHESTER CATHEDRAL
Status	Registered
Legal form	Other
Registered	2023-06-23
Register	<a href="#">View on the Charity Commission register</a>

## Contact

---

Address	30 St. Werburgh Street Chester CH1 2DY
Phone	01244324756
Email	<a href="mailto:enquiries@chestercathedral.com">enquiries@chestercathedral.com</a>
Website	<a href="https://chestercathedral.com/">https://chestercathedral.com/</a>

## Activities

---

**Objects:** THE OBJECTS OF THE CHAPTER ARE?(A) TO ADVANCE THE CHRISTIAN RELIGION IN ACCORDANCE WITH THE FAITH AND PRACTICE OF THE CHURCH OF ENGLAND, IN PARTICULAR BY FURTHERING THE MISSION OF THE CHURCH OF ENGLAND;(B) TO CARE FOR AND CONSERVE THE FABRIC AND STRUCTURE OF THE CATHEDRAL CHURCH BUILDING;(C) TO ADVANCE ANY OTHER CHARITABLE PURPOSES WHICH ARE ANCILLARY TO THE FURTHERANCE OF THE PURPOSE REFERRED TO IN SUB-PARAGRAPH (A) OR (B).THE CHAPTER MUST ACT FOR THE PUBLIC BENEFIT WITHIN THE MEANING OF SECTION 4(3) OF THE CHARITIES ACT 2011.

**Activities:** Cathedral

## Classification

---

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Religious Activities
- **Who:** The General Public/mankind

## Geography

---

- Cheshire West & Chester

## Finances

---

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£4,557,977	£4,569,905	£22,102,219	62
2023-12-31	£3,982,515	£3,997,545	£21,276,650	83

## Trustees

---

Name	Role	Appointed
<b>The Very Reverend Dr TIMOTHY RICHARD STRATFORD</b>	Chair	2018-09-08
Anthony Lees-Smith		2024-07-27
Dr MARY HORBURY DR		2023-06-23
Dr SUNG YUK MAN DR		2023-06-23
IAN CHARLES WATMORE		2023-06-16
Janet Mary Carr		2024-05-17
Margaret Ruth Harrison		2025-05-13
The Reverend Canon John Richard Walker		2024-03-05
The Reverend Canon Rosemary Helen Woodall		2023-05-20

---

# Accounts

---

# **CHESTER CATHEDRAL**

**THE CATHEDRAL CHURCH OF  
CHRIST AND THE BLESSED VIRGIN MARY IN CHESTER**

**ANNUAL REPORT OF THE CHAPTER  
AND ACCOUNTS**

**YEAR ENDED 31 DECEMBER 2024**

**Charity Number: 1203715**

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FORTHEYEAR ENDED 31 DECEMBER 2024**

---

<b>CONTENTS</b>	<b>Page</b>
Annual Report of the Chapter	1 - 9
Independent Auditor's Report	10 - 13
Statement of Financial Activities	14
Consolidated Balance sheet	15
Cathedral Balance sheet	16
Statement of Cash Flows	17 - 18
Notes to the Financial Statements	19 - 40

## CHESTER CATHEDRAL

### ANNUAL REPORT AND ACCOUNTS

#### FORTHEYEAR ENDED 31 DECEMBER 2024

---

The members of Chapter, (who are the Trustees of the charity of the purposes of the Charities Act) present their annual report together with the financial statements of The Cathedral Church of Christ and the Blessed Virgin Mary in the Diocese of Chester (known as Chester Cathedral) for the year ended 31 December 2024.

The report has been prepared in accordance with Part 8 of the Charities Act 2011. The financial statements have been prepared in accordance with the accounting policies set out on pages 20 to 22 of the attached financial statements and comply with the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

#### Annual Chairman's Report 2024

##### A new way of doing things

At the end of December, the Cathedral Chapter completed its first full year operating under the Cathedrals Measure 2021. The Measure has established the Chapter as a Charity co-regulated by the Charity Commission and the Church Commissioners. During the course of 2024 the governance structure has been fully populated and includes committees for Finance and Investment, Audit and Risk, Nominations and Development, Mission and Ministry.

One of the first pieces of work that has fallen to those fulfilling roles in the new governance structures has been to review the Cathedral's strategic plan and set the direction for the next five years. During the month of May, members of the Cathedral Leadership Team and Chapter spent some time away and were able to finalise a refreshed purpose statement, strategic objectives for the next quinquennium and KPIs.

##### Discovery, Encounter and Faith, enriching the soul

###### Strategic Objectives

- Extend outward facing mission
- Share the story
- Sustainably grow resources
- Nurture a healthy culture in a safe setting
- Encourage spiritual encounter
- Cultivate partnerships with the diocese and community
- Revitalize heritage and environment

###### KPIs

###### Monthly

- Footfall and dwell time
- Net Promoter Score
- Service attendance

###### Annually

- Staff Volunteer Survey
- Financial Performance

Members of the Cathedral's leadership and management teams have established a Strategic Development Group. This has spent the second half of the year working through and prioritizing a set of development initiatives to deliver the objectives whilst also planning a review of the Cathedral's business as usual.

Important work on the Cathedral's culture is also being promoted through the strategic plan. A group of cultural influencers including staff and volunteers meets frequently to reflect on the adoption of Love, Grace, and Welcome as Cathedral values. The Cathedral's Culture and Safeguarding Officer convenes this group which

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

---

provides an opportunity to ensure that safeguarding is well embedded into the culture and values that shape how things are done around here.

**30 St Werburgh Street**

The former bank building at 30 St Werburgh Street was handed over to the Cathedral in March 2024. 40% of the building is owned by the Cathedral and 60% by the local authority, but the whole facility has been occupied by Barclays since 1960 when the King's School moved to Wrexham Road. The Cathedral has negotiated with the local authority to have benefit of the whole building, now vacated by the bank, on a 999 year agreement. Over the course of the next five years the premises will be developed for a variety of uses aimed at making Chester Cathedral more visible and present in the City Centre.

We were pleased that the Heritage Fund awarded £250k in December towards the first phase of work at 30SWS which will secure the historic fabric and create a volunteer hub on the ground floor. We hope this will be a resource to support those who volunteer and to help grow the number of volunteers on whom we increasingly depend.

**Organ Refurbishment**

The Grand Organ in the Cathedral nave is long overdue refurbishment. Instruments such as this, in use every day of the year, need a major overhaul every few decades. Such work is specialized and expensive. Fundraising to undertake a refurbishment has been in progress for many years but progress has been slow. We were pleased to have been approached by the Julia Rausing Trust in mid-2024 to submit an application for funding and delighted at the end of the year when the Trust assessed the application and awarded the Cathedral £1.425m for the organ work. The work is likely to be completed in about two years after a competitive tendering process and the lead-time for availability of the necessary crafts-persons.

**A good year**

At the year-end the Cathedral's position looks more secure than it did at the start. The financial outturn is significantly better than the budget anticipated. The challenge at the start of the year was to do better than a budgeted £339k operating deficit. By December the Cathedral had achieved a £85k operating surplus along with further grant offers, including the two above, which will enable additional work to be undertaken in the coming years. The office move from 9 Abbey Square to 30SWS at the start of 2025 will also significantly improve income generation from the Estate for years to come by releasing a valuable property and consolidating tenancies.

One of our measures of missional impact is the annual footfall. This was approximately 725k people in 2024. Whilst slightly down (6%) on the figure recorded for 2023, it represents a smaller dip in comparison to the lower overall city footfall count. In-person attendance at worship over the course of the year has been up by about 8% on 2023 figures. A new Strategic Delivery Group established to ensure good progress in delivering the Strategic Plan now watches these KPIs on a monthly basis.

This has been achieved by my colleagues at every level of Cathedral life, Governance, Leadership, Management, on-the-ground staff and volunteers across all departments. My thanks to all, looking forward in hope to the year ahead.

**Very Revd Dr Tim Stratford**  
**Dean and Chair of Chapter.**

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

---

**Financial overview**

Financial performance continued to improve as the year progressed and, despite anticipating an overall deficit, we again achieved a small surplus after revaluations.

This financial improvement was generated by our commercial activities, especially successful Summer and Christmas exhibitions, increasing the number of events and concerts and the use of our developing in-house team of skilled craftspeople to carry out work that would previously have been contracted out. The Cathedral is operating at full capacity, with the diary fully booked for the next twelve months. We currently receive many more enquiries than we can accommodate due to lack of available spaces though we expect the new building we have re-acquired to provide additional space and other opportunities for income growth in the longer-term.

Stewardship is still very much reduced from pre-pandemic levels. Our congregations no longer carry the same levels of cash they did previously. To counter this, we have added extra electronic giving points, introduced QR codes and provided additional information for donors to transfer funds electronically. This has increased giving slightly but we recognise that there is still some way to go before we reach previous years' levels. We recognise other reasons include changing demographics and pressure on disposable income. A review is to be undertaken in 2025 to try to increase an awareness of Christian Stewardship giving.

We are pleased that reports from the Church of England Pensions Board continue to show that our Defined Benefit Pension Scheme remains in surplus and so no charges are noted for 2024.

Our investment properties are continually maintained and refurbished to ensure their condition does not deteriorate. Our cash investments with CCLA continue to deliver a steady 3% income but the capital growth in 2024 was disappointing compared to previous years.

**Reserves**

It is our policy to hold sufficient cash reserves to cover the greater of: salaries and core costs for a minimum of three months and the maximum identified level of emergency costs (reviewed annually). For 2025 this figure is calculated to be £1,000,000. Of this total, £418,000 to be accessible within 30 days, £167,000 within 60 days and £415,000 within 90 days.

**Fundraising, Partnerships and Support**

With the support of partners including the Cathedrals Workshop Fellowship, Historic England, Grosvenor Estate, and Cheshire West and Chester Council, we have further developed our training programmes for heritage skills. This has enabled us to make excellent progress with our maintenance backlog despite our very small budget allocations, while at the same time providing very high-quality training for those wanting to develop a career in heritage skills.

We have also been supported by the Cathedrals Music Trust and Transforming Lives Together, which has enabled us to improve our outreach in music and welcome. These roles are not expected to generate large profits, but funds generated should cover the cost of these important aspects of our charitable mission.

The Cathedral employs a fundraiser who is supported by volunteers and advisors.

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

---

**Risks**

Changes in government policy, inflation and a competitive employment market all continue to put pressure on our financial sustainability. The latest impact is the impending loss of the Listed Places of Worship grant scheme which will increase the cost of almost all building projects by 20% from April 2025.

We are committed to adapting and innovating our offer, to ensure best value from all expenditure and increasing our income streams, but this will be an ongoing process of development over several years. Cashflow has been controllable over the past few years but payments for historic loans continue to erode our cash reserves.

We benefit from a highly committed and passionate workforce but due to our limited financial resources, we often find it difficult to offer the most competitive salaries. This can make it difficult for us to attract and retain the skills and experience we need.

The range of compliance costs we incur each year is growing and changes to legislation can have far-reaching impacts on our work. We monitor these changes closely and participate in consultation processes as fully as we can to ensure we can adapt quickly when required.

**Looking forward**

2025 and beyond offer many opportunities for us. Despite our ongoing deficit budget forecast, we are assessing a range of income generation initiatives and are monitoring new developments in software and systems which may save time and funds in the longer-term.

We start 2025 in a strong position and can see ways that our deficit budget can be improved over the course of the next five years. These plans include Project Discovery, which will require financial support to establish but which should generate substantial new income streams over time, and further development of our wider endowed estate.

**Charitable Purpose**

The Chapter are the trustees of the charity and have due regard as trustees to the guidance issued by the Charity Commission on public benefit. At the year-end date, under the new constitution and statutes, the charitable purposes of the organisation are:

- a) to advance the Christian religion in accordance with the faith and practice of the Church of England, in particular by furthering the mission of the Church of England;
- b) to care for and conserve the fabric and structure of the Cathedral Church building;
- c) to advance any other charitable purposes which are ancillary to the furtherance of the purposes referred to in sub-paragraph a) or b).

The Cathedral delivers a wide range of activities in pursuit of this purpose which during the year have included:

- A regular pattern of public worship across all 365 days of the year.
- A programme of education and life-long learning activities covering Christianity, religion, history, ethics, science and practical skills.
- A range of exhibitions and events, aimed at drawing attention to the church or wider spirituality.
- Continued development of training programmes to build the heritage skills and experience required to adequately maintain our historic buildings.
- A programme of regular maintenance and development work to the historic buildings.

The Cathedral has reported in accordance with the Charity Commission for England and Wales guidance on public benefit and the Charities Act 2011 for the year ended 31 December 2024.

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

---

**Structure, Governance and Management**

Following the introduction of the Cathedrals Measure 2021, the Cathedral was able to apply for formal charity registration and received its registered charity number, 1203715, in June 2023. The new Chapter members were appointed, and their sub-committees are now almost fully populated, supported in this process by our Nominations and Development Committee.

The Cathedral can be found on the charity commission website, and our constitution and statutes can also be found on our own website ([www.chestercathedral.com](http://www.chestercathedral.com)).

**Chapter**

It is the duty of Chapter to direct and oversee the administration of the affairs of the Cathedral.

Chapter meet at least six times each year and meetings are attended by the Senior Leadership Team and any other member of staff, office holder or volunteer, as necessary. Sub-committees of Chapter report to Chapter meetings. New Chapter members receive an internal induction and are offered formal external training from the Association of English Cathedrals.

Chapter members are recruited in line with the Church of England's Safer Recruitment Policies.

**Key Management Personnel**

The key management personnel of the Cathedral in charge of directing and controlling, running and operating the Cathedral on a day-to-day basis comprise the Cathedral Leadership Team. This group includes the residentiary Canons, Executive Director, Commercial Director, Communications Director and Director of Culture and Safeguarding Officer.

The salaries of the two senior lay members of the Cathedral Leadership Team are agreed between the Dean and Senior Non-Executive Member of Chapter. The stipends for Commissioners Canons are set nationally.

**Conflicts of Interest**

The Dean would like to declare that his spouse is the Education Officer, and that he has agreed to being removed from any decision related to this post.

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

---

**Members of the Cathedral Chapter:**

The Dean	The Very Reverend Dr Tim Stratford
The Vice Dean and Canon for Worship and Spirituality	The Reverend Canon Rosie Woodall
Canon Missioner	The Reverend Canon Dr Anthony Lees-Smith
Canon Diocesan	The Reverend Canon Richard Walker
The Senior Non-Executive Member	Janet Carr
Non-Executive Members	Dr Mary Horbury
	Dr Anna Sung
	Ian Watmore

**The College of Canons**

The Dean, suffragan bishops, archdeacons and non-residentiary canons meet as the College of Canons. Their function is to further and support the spiritual pastoral, educational, evangelistic, social and ecumenical work of the Cathedral.

**Community Rolls**

The main body of the wider Cathedral community are known as members of the Community Rolls.

Membership of the Worshipping Community Roll is open to individuals who are baptised, aged 16 or over, and are members of the church of England or of a Church in communion with it and has habitually attended public worship at the Cathedral during the preceding six months.

Membership of the Wider (Non-worshipping) Community Roll is open to anyone who is a member of the Cathedral Community but not eligible to join the worshipping roll.

**The Finance and Investment Committee**

In accordance with the revised constitution and statutes, the Finance and Investment Committee advises Chapter in connection with its responsibilities in the field of financial and investment management and the management of property and assets belonging to the Cathedral.

The year-end membership is made up of:

Janet Carr (Chair)

Canon Mark Mitchell DL

Dr Anna Sung

Denise Hignett

Canon Thomas David Briggs, CVO, MBE, KStJ

## CHESTER CATHEDRAL

### ANNUAL REPORT AND ACCOUNTS

#### FORTHEYEAR ENDED 31 DECEMBER 2024

---

##### **The Audit and Risk Committee**

The Audit and Risk Committee is chaired by Annesley Wright with the additional members:

Ian Watmore

Simon Parrington

Stewart Pain

##### **Nominations and Development Committee**

Professor Anna Sutton chairs the committee, with the additional members:

Norman Goodwin CBE

Canon Dr Frances Hulbert

Jo Sykes BEM DL

##### **Ministry Committee**

The Ministry Committee membership consists of:

Jacqueline Craig (Chair)

Dr Mary Horbury

Felicity Roochove

##### **The Fabric Advisory Committee**

Under the Care of Cathedrals Measure 1990, the Fabric Advisory Committee is responsible to the Cathedral's Fabric Commission for England and considers applications from Chapter regarding proposed development of, and changes to, the Cathedrals fabric. The committee meets quarterly with Canon Dr Frances Hulbert at the Chair.

##### **Chester Cathedral Enterprises Limited**

The commercial activities carried out within the Cathedral are governed by Chester Cathedral Enterprises Limited. The Board of Directors meets regularly throughout the year.

##### **The Chester Cathedral Development Trust**

The Development Trust was established to raise funds for the maintenance and development of the fabric of the Cathedral.

##### **The Chester Cathedral Education Trust**

The Education Trust was established to raise funds to support the educational work of the Cathedral. The trustees meet at least twice each year.

##### **The Chester Cathedral Music Trust**

The Music Trust was established to support the musical activity of the Cathedral. The trustees meet at least once each year with The Dean as the Chair.

##### **Statutory Post Holders and Senior Staff**

Executive Director

Commercial Director

Communications Director

Director of Culture and Safeguarding Officer

Organist and Master of the Choristers

Estate Management

Architect

Archaeologist

Auditor

Bankers

Carolyn Bruce

Jon Turley

Kevin Baxter

Sharon Scarlett

Philip Rushforth

Neil Tunks, DN Surveyors Limited

Tony Barton, Donald Insall Associates

Simon Ward

HaysMac LLP

NatWest Bank, Chester

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FORTHEYEAR ENDED 31 DECEMBER 2024**

---

**Disclosure of information to the auditors**

So far as each of the trustees is aware at the time that the report is approved:

- There is no relevant audit information of which the Charity's auditors are unaware: and
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Approved by the Chapter on **13 May 2025**

and signed as authorised on their behalf by:



---

**The Very Reverend Dr Tim Stratford – Dean of Chester**

## CHESTER CATHEDRAL

### STATEMENT OF CHAPTER'S RESPONSIBILITIES IN RELATION TO THE ACCOUNTS

#### FORTHEYEAR ENDED 31 DECEMBER 2024

---

The members of Chapter are responsible for preparing the annual report and accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practices. Under the provisions of the Cathedrals Measure 2021 and Constitution of Chester Cathedral, Chapter is required to prepare accounts for each financial year, which give a true and fair view of the state of the Cathedrals affairs and of its financial activities during the year. In preparing those accounts, members of Chapter are required to:

- select suitable accounting policies and then apply them consistently;
- comply with applicable accounting standards, namely the Charities SORP (FRS102) and in accordance with the Accounting and Reporting regulations for English Anglican Cathedrals specified by the Church Commissioner under section 30 of the Cathedrals Measure 2021, subject to any departures disclosed and explained in the accounts.
- prepare and publish an annual report and audited accounts which give a true and fair view of the financial activities for each financial year and of the assets, liabilities and funds at the end of each financial year of the cathedral and its connected entities;
- state that they have complied in all material respects with these regulations or describing which regulations have not been complied with and give reasons for the non-compliance;
- make judgements and estimates that are reasonable and prudent;
- keep proper accounting records from which the financial position of the Cathedral can be ascertained with reasonable accuracy at any time; and
- safeguard the assets of the Cathedral and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Chapter on 13 May 2025

and signed as authorised on their behalf by:



---

**The Very Reverend Dr Tim Stratford – Dean of Chester**

## CHESTER CATHEDRAL

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CATHEDRAL CHAPTER OF CHESTER

FOR THE YEAR ENDED 31 DECEMBER 2024

---

#### Opinion

We have audited the financial statements of Chester Cathedral for the year ended 31 December 2024 which comprise the Consolidated Statement of Financial Activities, the Consolidated and Cathedral Balance Sheet, the Consolidated Cash Flow statement, and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Cathedral and the group's affairs as at 31 December 2024 and their net movement in funds for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the regulations specified by the Church Commissioners under the powers given to them by section 30 of the Cathedrals Measure 2021.
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Chapter's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the cathedral's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Chapter with respect to going concern are described in the relevant sections of this report.

## **CHESTER CATHEDRAL**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CATHEDRAL CHAPTER OF CHESTER**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

---

#### **Other information**

The Chapter are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- sufficient accounting records have not been kept by the Cathedral or group;
- the Cathedral and group's financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

#### **Responsibilities of the members of Chapter**

As explained more fully in the Chapter Responsibilities statement set out on page 10, the Chapter is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Chapter determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Chapter is responsible for assessing the Cathedral's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Chapter either intends to liquidate the Cathedral or to cease operations, or have no realistic alternative but to do so.

## CHESTER CATHEDRAL

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CATHEDRAL CHAPTER OF CHESTER

FOR THE YEAR ENDED 31 DECEMBER 2024

---

#### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the group and its circumstances, we identified that the principal risks of non-compliance with laws and regulations related to the requirements of the Charities Act 2011 and Cathedrals Measure 2021, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as income tax, payroll tax and sales tax.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to management bias in accounting estimates and to manual accounting journals. Audit procedures performed by the engagement team included:

- Inspecting correspondence with tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted with unusual account combinations, postings by unusual users or with unusual descriptions; and
- Challenging assumptions and judgements made by management in their critical accounting estimate

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**CHESTER CATHEDRAL**

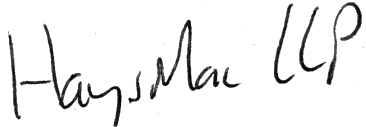
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CATHEDRAL CHAPTER  
OF CHESTER**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

---

**Use of our report**

This report is made solely to the Chapter, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Chapter those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Cathedral and the Cathedral Chapter as a body, for our audit work, for this report, or for the opinions we have formed.



HaysMac LLP  
Statutory Auditor

10 Queen Street Place  
London  
EC4R 1AG

Date: 25 June 2025

**CHESTER CATHEDRAL**

**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES**

**FORTHEYEAR ENDED 31 DECEMBER 2024**

	<b>Note</b>	<b>Unrestricted 2024 £</b>	<b>Restricted 2024 £</b>	<b>Endowed 2024 £</b>	<b>TOTAL 2024 £</b>	<b>TOTAL 2023 £</b>
<b>Income and endowments from:</b>						
Donations, grants and legacies	2	789,980	576,279	-	1,366,259	1,176,740
Other trading activities	3	2,161,367	-	-	2,161,367	1,857,416
Investments	4	-	-	969,729	969,729	948,359
Other income	5	60,622	-	-	60,622	28,421
<b>Total:</b>		<b>3,011,969</b>	<b>576,279</b>	<b>969,729</b>	<b>4,557,977</b>	<b>4,010,936</b>
<b>Expenditure on:</b>						
Raising funds	7	1,756,742	42,784	431,132	2,230,658	2,029,178
Ministry	8	534,691	132,388	-	667,079	579,211
Music	9	322,845	117,806	-	440,651	382,464
Cathedral and precincts upkeep	10	821,722	332,219	-	1,153,941	944,596
Education and outreach	11	75,530	1,766	-	77,296	61,197
Other expenditure	12	-	280	-	280	899
<b>Total:</b>		<b>3,511,530</b>	<b>627,243</b>	<b>431,132</b>	<b>4,569,905</b>	<b>3,997,545</b>
Net income before gains/(losses)		(499,561)	(50,964)	538,597	(11,928)	13,391
Net gains (losses on listed investments)	16	-	15,130	21,462	36,592	116,567
Unrealised Pension Gain	21	-	-	-	-	-
Net gains on investment property	15	-	-	800,905	800,905	714,285
<b>Net income</b>		<b>(499,561)</b>	<b>(35,834)</b>	<b>1,360,964</b>	<b>825,569</b>	<b>844,243</b>
Transfers between funds		538,597	-	(538,597)	-	-
<b>Net Movement in funds</b>		<b>39,036</b>	<b>(35,834)</b>	<b>822,367</b>	<b>825,569</b>	<b>844,243</b>
Funds brought forward		<b>1,028,140</b>	<b>633,440</b>	<b>19,615,070</b>	<b>21,276,650</b>	<b>20,432,407</b>
<b>Funds carried forward</b>		<b>1,067,176</b>	<b>597,606</b>	<b>20,437,437</b>	<b>22,102,219</b>	<b>21,276,650</b>

The accompanying notes form part of the financial statements.

**CHESTER CATHEDRAL**  
**CONSOLIDATED BALANCE SHEET**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

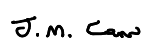
	Notes	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	14	1,522,958	1,525,867
Investment properties	15	19,588,142	18,787,237
Other investments	16	1,311,550	1,274,958
<b>Total fixed assets</b>		<u>22,422,650</u>	<u>21,588,062</u>
<b>Current assets</b>			
Stocks		83,279	61,979
Debtors	17	259,383	384,201
Bank and cash		749,062	949,700
<b>Total current assets</b>		<u>1,091,724</u>	<u>1,395,880</u>
Creditors: amounts falling due within one year	18	(687,246)	(808,047)
<b>Net current assets</b>		<b>404,478</b>	<b>587,833</b>
<b>Total assets less current liabilities</b>		<b>22,827,128</b>	<b>22,175,895</b>
Creditors: amounts falling due after one year	19	(724,909)	(899,245)
<b>Total net assets</b>		<u>22,102,219</u>	<u>21,276,650</u>
<b>The funds of the cathedral</b>			
Endowment funds	23	20,437,437	19,615,070
Restricted funds	22	597,606	633,482
Unrestricted funds		1,067,176	1,028,098
<b>Total net assets</b>		<u>22,102,219</u>	<u>21,276,650</u>

Approved by Chapter on 13 May 2025



Dean

and signed on their behalf by:



Member of Chapter

# CHESTER CATHEDRAL

## BALANCE SHEET

FOR THE YEAR ENDED 31 DECEMBER 2024

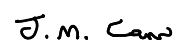
	Notes	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	14	1,464,244	1,464,251
Investment properties	15	19,588,142	18,787,237
Other investments	16	963,709	942,247
<b>Total fixed assets</b>		<u>22,016,095</u>	<u>21,193,735</u>
<b>Current assets</b>			
Stocks			-
Debtors	17	462,181	530,440
Bank and cash		455,258	696,498
<b>Total current assets</b>		<u>917,439</u>	<u>1,226,938</u>
Creditors: amounts falling due within one year	18	(602,748)	(726,046)
<b>Net current assets/liabilities</b>		<b>314,691</b>	<b>500,892</b>
<b>Total assets less current liabilities</b>		<b>22,330,786</b>	<b>21,694,627</b>
Creditors: amounts falling due after one year	19	(724,909)	(899,245)
<b>Total net assets</b>		<u>21,605,877</u>	<u>20,795,382</u>
<b>The funds of the cathedral</b>			
Endowment funds	23	20,437,437	19,615,070
Restricted funds	22	101,264	152,173
Unrestricted funds		1,067,176	1,028,139
<b>Total net assets</b>		<u>21,605,877</u>	<u>20,795,382</u>

Approved by Chapter on 13 May 2025



Dean

and signed on their behalf by:



Member of Chapter

**CHESTER CATHEDRAL**  
**CONSOLIDATED CASHFLOW STATEMENT**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

	<b>2024</b>	<b>2023</b>
	<b>Total</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
<b>Cash flows from operating activities (note A)</b>		
Net cash (used in) operating activities	(967,406)	(891,104)
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	(28,114)	(6,891)
Investment income	969,729	948,359
<b>Net cash provided by investing activities</b>	<u>(25,791)</u>	<u>50,364</u>
Movement of bank loans	(174,848)	(116,785)
<b>Net cash (used in) financing activities</b>	<u>(174,848)</u>	<u>(116,785)</u>
Change in cash and cash equivalents in the year	(200,639)	(66,421)
Cash and cash equivalents at the beginning of the year	949,701	1,016,121
Cash and cash equivalents at the end of the year	<u>749,062</u>	<u>949,700</u>
<b>Note A</b>		
Reconciliation of net income to net cash outflow from operating activities	<b>2024</b>	<b>2023</b>
	<b>Total</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
Net income as per the Statement of Financial Activities	825,569	844,243
Gains on investment property	(800,905)	(714,285)
Investment income	(969,729)	(948,359)
Gain on investments	(36,592)	(116,567)
Depreciation charges	31,023	31,391
Disposal of fixed assets	-	1,047
(Increase) stock	(21,300)	(701)
Decrease/(increase) in debtors	124,818	(159,513)
(Decrease)/increase in creditors	(120,290)	171,640
Net cash (outflow) from operations	<u>(967,406)</u>	<u>(891,104)</u>

**CHESTER CATHEDRAL**  
**CONSOLIDATED CASHFLOW STATEMENT**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**Analysis of changes in net debt**

	<b>I January 2024</b>	<b>Cash flows</b>	<b>Other non Cash changes</b>	<b>As at 31 December 2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Cash	949,700	(200,639)	-	749,061
Loans due in less than one year	(177,327)	174,848	(174,336)	(176,815)
Loans due in more than one year	(899,245)	-	174,336	(724,909)
<b>Total</b>	<u>(126,872)</u>	<u>(25,791)</u>	<u>-</u>	<u>(152,663)</u>

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS

#### FOR THE YEAR ENDED 31 DECEMBER 2024

---

The principal accounting policies adopted in the preparation of the accounts are set out below.

#### **I Accounting policies**

##### **I.1 Accounting convention**

The financial statements have been prepared in under the historical cost convention, with items recognised at cost or transaction value except for the revaluation of investment properties and other investments. They have been prepared in accordance with:

- The accounting and reporting Regulations for English Anglican Cathedrals dated December 2018 as specified by the Church Commissioners under Section 30 of the Cathedrals Measure 2021; and
- The Charities SORP (FRS102) and the Charities Act 2011.

The Cathedral constitutes a public benefit entity as defined by FRS102.

##### **Total Returns Adoption**

In July 2019, the Chapter of Chester Cathedral agreed to adopt a Total Return policy on investments. The Chapter used 1952 as the base house price. Applying the lower of CPI/RPI to this figure confirms the current base value as £5,850,000. Chapter agreed that funds equivalent to £11.4m should be moved from endowment property and £0.8m from endowment investments to unapplied total return and will decide annually how much of this fund, if any, can be transferred to the income and expenditure account. However, since the assets within the fund are principally held as property, the expectation is that any transfers will only be for major changes in the Cathedral's strategy or operations.

The value of the Permanent Endowment Fund will increase at the lower of the change in the CPI or RPI rate each year.

##### **I.2 Going concern**

The financial statements have been prepared on a going concern basis as the Chapter believe that no material uncertainties exist in connection with the Cathedral's ability to operate for the foreseeable future. The Chapter has considered the level of funds held and the expected level of income for twelve months from authorising these financial statements.

##### **I.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the Members of Chapter in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Permanent Endowment funds are subject to specific conditions by donors that the capital must be maintained by the chapter.

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2024

---

##### **1.4 Income**

Income from collections and other donations is recognised when received by or on behalf of the Cathedral. Income from grants and legacies is recognised when notified in writing, any conditions related to the entitlement have been met and the amount can be measured reliably. Grant income includes a grant from the Church Commissioners to fund the stipend costs of The Dean and canons, the costs of which are shown in staff costs.

Income from investments is recognised when receivable. Investment income from common investment funds managed by CCLA Investment Managers Ltd is considered receivable when dividends are declared. Net gains and losses on investments are recognised when investments are sold and on revaluation.

##### **1.5 Donated assets and services**

Offers of gifts or books to the Cathedral Library are considered by the Canon for Worship and Spirituality and Vice Dean and the Cathedral Librarian. Books on the Cathedral itself or the Diocese and their respective histories, or books written by authors, past and present, associated either with the Cathedral or Diocese are especially welcomed. Offers of other kinds of gifts are considered by Chapter and where appropriate by the Cathedral's Fabric Advisory Committee (FAC).

The disposal of donated assets which are deemed to have outlived their usefulness is carefully considered by the FAC and where appropriate, proposals are submitted to the Cathedral's Fabric Commission for England (CFCE). No items are disposed of without the agreement of the FAC and decisions of the CFCE are always complied with.

In the case of such items once donated by individuals or families, surviving relatives are always informed when a decision is made in favour of disposal.

Where services are provided to the Chapter as a donation that would normally be purchased, the contribution is included in the financial statements at an estimate based on the value of the contribution to the Chapter.

##### **1.6 Expenditure**

Expenditure (including depreciation and pension costs and the costs of repairs, restoration and maintenance of the Cathedral) is accounted for on the accruals basis and is allocated under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Support costs have been allocated on the assumption that they arise in proportion to direct expenditure of the charitable activity.

##### **1.7 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Nil
Fixtures and fittings	10% or 25% straight line
IT equipment	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset and is recognised in net income/(expenditure) for the year.

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2024

---

##### **1.7 Tangible fixed assets (continued)**

No depreciation is provided on freehold property because Members of Chapter are of the opinion that the properties are maintained to such a high standard that any depreciation charged would be negligible.

##### **1.8 Investment properties**

Investment property is held at fair value. The valuation is considered annually and any gain or loss arising from revaluation is reflected in the Statement of Financial Activities.

##### **1.9 Fixed asset investments**

Fixed asset investments are initially measured at transaction price excluding transaction costs and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

A subsidiary is an entity controlled by the Chapter. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

##### **1.10 Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

##### **1.11 Stocks**

All stock is recognised at the lower of cost and net realisable value.

##### **1.12 Cash at bank and in hand**

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### **1.13 Liabilities**

Provisions are recognised when the Cathedral has an obligation at the reporting dates as a result of a past event which it is probable will result in the transfer of economic benefits and the obligation can be estimated reliably. Provisions are measured at the best estimate of the amounts required to settle the obligation.

##### **1.14 Financial instruments**

The Cathedral only holds basic financial instruments as defined in FRS102. The financial assets and financial liabilities of the Cathedral and their measurement bases are as follows:

- Financial assets – trader and other debtors are basic financial instruments and are debt instruments measured at amortised costs. Prepayments are not financial instruments.
- Cash at bank is classified as a basic financial instrument and is measured at face value.
- Financial liabilities – trade creditors, accruals and other creditors are financial instruments and are measured at amortised costs. Taxation and social security are not included in the financial instruments' disclosure definition. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

##### **1.15 Employee benefits**

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when Chapter is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2024

#### 1.16 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight-line basis over the term of the relevant lease.

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2024	Total Funds 2023
	£	£	£	£	£
<b>2 Donations and legacies</b>					
Donations & Gifts	641,100	162,407	-	803,507	571,850
Legacies	3,000	-	-	3,000	4,500
<b>Grants</b>					
Church Commissioners	-	247,593	-	247,593	213,908
Other grants					
- Education	14,282	700	-	14,982	4,574
- Worship	18,205	52,924	-	71,129	65,140
- Music	579	3,500	-	4,079	27,500
- Capital grants	112,814	109,155	-	221,969	289,268
<b>Total</b>	<u>789,980</u>	<u>576,279</u>	<u>-</u>	<u>1,366,259</u>	<u>1,176,740</u>

Capital Grants includes projects such as the new Pilgrim Porch, Abbey Gateway renovation and other funded maintenance work. The Church Commissioner Grants include grants towards Canon stipends

“Donations and Gifts” includes worship service offerings, congregational income, and visitor donations.

Church commissioners’ income covers grants relating to stipends along with other items such as grants for energy costs.

	Unrestrict ed Funds	Restricted Funds	Endowment Funds	Total Funds 2024	Total Funds 2023
	£	£	£	£	£
<b>3 Other Trading Activities</b>					
Trading income	1,230,933	-	-	1,230,933	1,101,053
Events	657,187	-	-	657,187	501,671
Visitor income	273,247	-	-	273,247	254,692
<b>Total</b>	<u>2,161,367</u>	<u>-</u>	<u>-</u>	<u>2,161,367</u>	<u>1,857,416</u>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Endowment Funds</b>	<b>Total Funds 2024</b>	<b>Total Funds 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>4 Investment income</b>					
Income from investment property	-	-	941,745	941,745	918,997
Income from other investments	-	-	27,984	27,984	29,362
<b>Total</b>	<u>-</u>	<u>-</u>	<u>969,729</u>	<u>969,729</u>	<u>948,359</u>
<b>5 Other income</b>					
Insurance claims	52,822	-	-	52,822	28,421
Other	7,800	-	-	7,800	-
<b>Total</b>	<u>60,622</u>	<u>-</u>	<u>-</u>	<u>60,622</u>	<u>28,421</u>

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2024

#### 6 Staff costs and employee information

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Salaries and stipends and related costs		
Wages, salaries	1,494,603	1,341,468
Social security	129,043	109,546
Pension	132,168	140,031
	<u>1,755,814</u>	<u>1,591,045</u>

The average monthly number of staff during the year was:

	<b>2024</b>	<b>2023</b>
	<b>Number</b>	<b>Number</b>
Clergy - costs borne by the Church Commissioners	3	3
Full time employees	34	32
Part time employees	49	48
	<u>86</u>	<u>83</u>

The average full time equivalent staff was 62 (2023: 58)

The above costs include the remuneration of the Dean and Residentiary Canons which is disclosed in the table below.

These costs are borne by the Church Commissions and an equal amount of income is recognised in the financial statements.

The number of staff with remuneration excluding employer pension contribution of £60,000 or above was:

	<b>2024</b>	<b>2023</b>
	<b>Number</b>	<b>Number</b>
£60,001 to £70,000	2	-
£70,001 to £80,000	-	-

Key management personnel comprise of the Executive Director, Commercial Director, Communications Director, Director of Culture and Safeguarding and the Organist and Master of Choristers. The total remuneration of the Senior Management Team £316,815(2023: £295,081)

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2024

#### 6 Staff costs and employee information (continued)

Included within staff costs are payments to the members of Chapter. The remuneration of and pension provision for clerical members of the Chapter, are paid in accordance with scales laid down annually by the Church Commissioners, Archbishops Council, and the Church of England Pensions Board. These payments are set out in the table below. No other members of Chapter are remunerated.

	Stipend/ salary £	Apprentice- ship levy £	Social security £	Pension contributions £	Total 2024 £
Dean (The Very Reverend Dr Tim Stratford)	41,751	178	3,727	8,513	54,169
Vice Dean and Canon Missioner (The Reverend Jane Brooke)	2,456	12	234	615	3,317
The Canon for Worship and Spirituality (The Reverend Canon Rosemary Woodall)	32,049	149	2,849	6,810	41,857
Canon Missioner (The Reverend Canon Dr Anthony Lees-Smith)	14,014	55	965	-	15,034
	<u>90,270</u>	<u>394</u>	<u>7,775</u>	<u>15,938</u>	<u>114,377</u>
	Stipend/ salary £	Apprentice -ship levy £	Social security £	Pension contributions £	Total 2023 £
Dean (The Very Reverend Dr Tim Stratford)	39,477	197	4,177	8,463	52,314
Vice Dean and Canon Missioner (The Reverend Jane Brooke)	29,950	150	2,878	4,389	37,367
Canon Precentor (The Reverend Jeremy Dussek)	3,123	14	184	4,001	7,322
The Canon for Worship and Spirituality (The Reverend Canon Rosemary Woodall)	18,745	84	1,487	4,397	24,713
	<u>91,295</u>	<u>445</u>	<u>8,726</u>	<u>21,250</u>	<u>121,716</u>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2024	Total Funds 2023
	£	£	£	£	£
<b>7 Raising funds</b>					
Fundraising and publicity - staff	547,680	-	-	547,680	477,173
Trading costs - other trading activities	1,208,921	30,544	-	1,239,466	1,080,172
Investment management <sup>1</sup>	-	12,240	356,843	369,083	388,739
Financing costs	-	-	74,289	74,289	82,985
Support Costs	140	-	-	140	109
<b>Total</b>	<u>1,756,741</u>	<u>42,784</u>	<u>431,132</u>	<u>2,230,658</u>	<u>2,029,178</u>

Investment management includes grant funded refurbishment of investment properties.

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2024	Total Funds 2023
	£	£	£	£	£
<b>8 Ministry</b>					
Staff costs	210,410	-	-	210,410	184,682
Clergy stipends and working expenses	-	114,377	-	114,377	121,674
Clergy housing costs	46,420	-	-	46,420	57,070
Clergy support costs	11,086	-	-	11,086	4,574
Rates, utilities and water	16,006	-	-	16,006	15,373
General expenses	59,756	-	-	59,756	32,847
Support Costs	191,013	18,011	-	209,024	162,991
<b>Total</b>	<u>534,691</u>	<u>132,388</u>	<u>-</u>	<u>667,079</u>	<u>579,211</u>

<sup>1</sup> This figure contains maintenance costs of the endowed estate including externally funded capital works.

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Endowment Funds</b>	<b>Total Funds 2024</b>	<b>Total Funds 2023</b>
	£	£	£	£	£
<b>9 Music</b>					
Staff costs	156,897	71,271	-	228,168	182,280
Direct Music expenses	20,829	29,969	-	50,798	54,790
Recitalist fees	4,805	-	-	4,805	7,699
Maintenance	12,243	-	-	12,243	20,260
General expenses	701	4,555	-	5,256	8,750
Support costs	127,370	12,011	-	139,381	108,685
	<u>322,845</u>	<u>117,806</u>	<u>-</u>	<u>440,651</u>	<u>382,464</u>

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Endowment Funds</b>	<b>Total Funds 2024</b>	<b>Total Funds 2023</b>
	£	£	£	£	£
<b>10 Cathedral and precincts upkeep</b>					
Staff costs	155,004	176,963	-	331,967	220,512
Refuse & recycling	12,704	-	-	12,704	13,909
Insurance	88,486	-	-	88,486	88,812
Rates, utilities and water	106,131	-	-	106,131	123,642
Maintenance and interior upkeep	176,512	139,346	-	315,858	262,734
Irrecoverable VAT	37,997	-	-	37,997	42,661
General expenses	76,174	-	-	76,174	48,361
Support costs	168,714	15,910	-	184,624	143,965
	<u>821,722</u>	<u>332,219</u>	<u>-</u>	<u>1,153,941</u>	<u>944,596</u>

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Endowment Funds</b>	<b>Total Funds 2024</b>	<b>Total Funds 2023</b>
	£	£	£	£	£
<b>11 Education and outreach</b>					
Staff costs	51,567	-	-	51,567	40,025
General expenses	5,237	-	-	5,237	5,193
Support costs	18,726	1,766	-	20,492	15,979
	<u>75,530</u>	<u>1,766</u>	<u>-</u>	<u>77,296</u>	<u>61,197</u>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

	Unrestricted Funds £	Restrict ed Funds £	Endowment Funds £	Total Funds 2024 £	Total Funds 2023 £
<b>12 Other expenditure</b>					
Pension deficit (decrease) /increase	-	-	-	-	-
Other	-	280	-	280	899
<b>Total</b>	<u>-</u>	<u>280</u>	<u>-</u>	<u>280</u>	<u>899</u>
<b>13 Analysis of support costs including governance</b>				<b>2024</b> £	<b>2023</b> £
<b>Support Costs</b>					
Staff costs				327,079	274,408
Depreciation				10,417	15,885
Telephone				7,789	5,430
Postage and stationery				4,039	6,035
Office equipment				6,720	4,958
Legal and professional				21,617	11,374
Bank charges				8,303	13,496
IT & IT projects				96,434	55,008
General expenses				21,757	12,096
<b>Governance costs</b>					
Audit fees				23,213	12,300
Chapter Expenses				26,153	20,631
				<u>553,521</u>	<u>431,621</u>
<b>Allocated as follows:</b>				<b>£</b>	<b>£</b>
Ministry				209,024	162,992
Music				139,381	108,685
Cathedral and precincts upkeep				184,624	143,965
Education and Outreach				20,492	15,979
				<u>553,521</u>	<u>431,621</u>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**14 Tangible Fixed Assets Group**

	<b>Freehold land &amp; Buildings</b>	<b>Plant and equipment</b>	<b>Fixtures &amp; Fittings</b>	<b>IT Equipment</b>	<b>Total</b>
<b>Cost of Valuation</b>					
At 1 January 2024	1,415,143	216,724	338,473	2,961	1,973,301
Additions	-	28,114	-	-	28,114
<b>At 31 December 2024</b>	<b>1,415,143</b>	<b>244,838</b>	<b>338,473</b>	<b>2,961</b>	<b>2,001,415</b>
	=====	=====	=====	=====	=====
<b>Depreciation</b>					
At 1 January 2024	-	155,109	289,365	2,961	447,435
Charge	-	16,136	14,886	-	31,022
<b>At 31 December 2024</b>	<b>-</b>	<b>171,245</b>	<b>304,251</b>	<b>2,961</b>	<b>478,457</b>
	=====	=====	=====	=====	=====
<b>Net Book Value at 31 December 2024</b>	<b>1,415,143</b>	<b>73,593</b>	<b>34,222</b>	<b>-</b>	<b>1,522,958</b>
<b>Net Book Value at 31 December 2023</b>	1,415,143	61,616	49,108	-	1,525,867

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**14 Tangible Fixed Assets  
Cathedral Only**

	<b>Freehold land &amp; Buildings</b>	<b>Fixtures &amp; Fittings</b>	<b>IT Equipment</b>	<b>Total</b>
<b>Cost of Valuation</b>				
At 1 January 2024	1,415,143	338,473	2,961	1,756,577
Additions	-	14,879	-	14,879
Revaluation	-	-	-	-
<b>At 31 December 2024</b>	<u>1,415,143</u>	<u>353,352</u>	<u>2,961</u>	<u>1,771,456</u>
<b>Depreciation</b>				
At 1 January 2024	-	289,365	2,961	292,326
Charge	-	14,886	-	14,886
<b>At 31 December 2024</b>	<u>-</u>	<u>304,251</u>	<u>2,961</u>	<u>307,212</u>
<b>Net Book Value at 31 December 2024</b>	<b>1,415,143</b>	<b>49,101</b>	<b>-</b>	<b>1,464,244</b>
<b>Net Book Value at 31 December 2023</b>	1,415,143	49,108	-	1,464,251

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**15 Investment Property  
Group and Cathedral**

<b>Fair value</b>	<b>£</b>
<b>At 1 January 2024</b>	18,787,237
Revaluation	800,905
	<hr/>
<b>At 31 December 2024</b>	<b>19,588,142</b>

Investment properties are held at fair value which is assessed annually by the Chapter. A revaluation exercise was undertaken as at 31st December 2024, following a full property revaluation, by our Managing Agent, Neil Tunks of DN Surveyors Ltd, on the basis of open market and an increase in the valuation has been reflected in the financial statements as shown above. The historic cost of the properties is not known.

**16**

**Group**

	<b>Listed Investments</b>	<b>Other investments</b>	<b>Total</b>
<b>Cost or valuation</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>At 1 January 2024</b>	1,274,958	-	1,274,958
Revaluation	36,592		36,592
	<hr/>	<hr/>	<hr/>
<b>At 31 December 2024</b>	<b>1,311,550</b>	<b>-</b>	<b>1,311,550</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**Cathedral only**

	<b>Listed investments</b>	<b>Other investments</b>	<b>Total</b>
<b>Cost or valuation</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>At 1 January 2024</b>	942,147	100	942,247
Revaluation	21,462		21,462
	<hr/>	<hr/>	<hr/>
<b>At 31 December 2024</b>	<b>963,609</b>	<b>100</b>	<b>963,709</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**CHESTER CATHEDRAL****NOTES TO THE FINANCIAL STATEMENTS (continued)****FOR THE YEAR ENDED 31 DECEMBER 2024**

---

<b>17</b>	<b>Debtors: amount falling due within one year</b>	<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
	<b>Group</b>		
	Trade debtors	241,713	361,113
	Chester Cathedral Enterprises Ltd	-	-
	Prepayments and accrued income	17,670	23,088
		<u>259,383</u>	<u>384,201</u>
		<u><u>259,383</u></u>	<u><u>384,201</u></u>
	<b>Cathedral only</b>		
	Trade debtors	186,494	265,869
	Chester Cathedral Enterprises Ltd	258,014	242,371
	Prepayments and accrued income	17,673	22,200
		<u>462,181</u>	<u>530,440</u>
		<u><u>462,181</u></u>	<u><u>530,440</u></u>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

<b>18</b>	<b>Creditors: amounts falling due within one year</b>	<b>2024</b>	<b>2023</b>
	<b>Group</b>	<b>£</b>	<b>£</b>
	Banks loans	176,815	177,327
	Trade creditors	126,721	67,970
	Other taxation and social security	100,040	113,613
	Accruals and deferred income	236,834	332,391
	Other creditors	46,836	116,746
		<u>687,246</u>	<u>808,047</u>
	<b>Deferred income</b>		
	Opening position	229,131	137,290
	Resources deferred during the year	173,490	229,131
	Amounts released from prior periods	(229,131)	(137,290)
		<u>173,490</u>	<u>229,131</u>

Deferred income relates to monies received in rental income received in advance for the following financial year.

<b>18</b>	<b>Creditors: amounts falling due within one year</b>	<b>2024</b>	<b>2023</b>
	<b>Cathedral only</b>	<b>£</b>	<b>£</b>
	Banks loans	176,815	176,815
	Trade creditors	98,903	42,911
	Other taxation and social security	51,084	80,825
	Accruals and deferred income	229,110	331,461
	Pension deficit	-	-
	Other creditors	46,836	94,034
		<u>602,748</u>	<u>726,046</u>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**18 Creditors: amounts falling due within one year (continued)**  
**Cathedral only**

<b>Deferred income</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Opening position	229,131	137,290
Resources deferred during the year	173,490	229,131
Amounts released from prior periods	(229,131)	(137,290)
	<u>173,490</u>	<u>229,131</u>

Deferred income relates to monies received in rental income received in advance for the following financial year.

<b>19 Creditors: amounts falling due after one year</b>	<b>2024</b>	<b>2023</b>
<b>Group and Cathedral only</b>	<b>£</b>	<b>£</b>
Bank loans	724,909	899,245
Pension deficit	-	-
	<u>724,909</u>	<u>899,245</u>
	<u><u>724,909</u></u>	<u><u>899,245</u></u>

<b>20 Bank loans and overdraft</b>	<b>2024</b>	<b>2023</b>
<b>Group</b>	<b>£</b>	<b>£</b>
Payable within one year	176,815	177,327
Payable after one year	724,909	899,245
	<u>901,724</u>	<u>1,076,572</u>
	<u><u>901,724</u></u>	<u><u>1,076,572</u></u>
<b>Cathedral only</b>		
Payable within one year	176,815	176,815
Payable after one year	724,909	899,245
	<u>901,724</u>	<u>1,076,060</u>
	<u><u>901,724</u></u>	<u><u>1,076,060</u></u>

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2024

---

#### 20 Bank loans and overdraft (continued)

Included in loans figures are five loans

- Loan of £513,000 provided at 2% over base rate, over 15 years and is repayable at £49,505 per annum, maturity date February 2027.
- Loan of £481,000 provided at 2.65% over base rate, over 13 years and is repayable at £54,535 per annum, maturity date October 2036.
- Loan of £75,000 provided at 2.65% over base rate, over 5 years, refinancing in 2024 and is repayable at £8,195 per annum, maturity date is September 2033.
- CBIL loan of £150,000 provided at 3% over base rate, over 5 years and is repayable at £30,000 per annum, maturity date is August 2026.
- Bank Loan of £305,000 provided at 2.65% over base rate, over 15 years and is repayable at £34,580 per annum, maturity is December 2038.

#### 21 Pension commitments

Chester Cathedral (DBS) participates in the Defined Benefits Scheme section of CWPF for lay staff. The Scheme is administered by the Church of England Pensions Board, which holds the assets of the scheme separately from those of the Employer and the other participating employers.

CWPF has two sections:

1. Defined Benefits Scheme
2. Pension Builder Scheme, which has two subsections;
  - a. deferred annuity section known as Pension Builder Classic, and,
  - b. cash balance section known as Pension Builder 2014.

#### Defined Benefits Scheme

The Defined Benefits Scheme ("DBS") section of the Church Workers Pension Fund provides benefits for lay staff based on final pensionable salaries.

For funding purposes, DBS is divided into sub-pools in respect of each participating employer as well as a further sub-pool, known as the Life Risk Pool. The Life Risk Pool exists to share certain risks between employers, including those relating to mortality and post-retirement investment returns.

The division of the DBS into sub-pools is notional and is for the purpose of calculating ongoing contributions. They do not alter the fact that the assets of the DBS are held as a single trust fund out of which all the benefits are to be provided. From time to time, a notional premium is transferred from employers' sub-pools to the Life Risk Pool and all pensions and death benefits are paid from the Life Risk Pool.

The scheme is a multi-employer scheme as described in Section 28 of FRS 102. It is not possible to attribute DBS assets and liabilities to specific employers, since each employer, through the Life Risk Section, is exposed to actuarial risks associated with the current and former employees of other entities participating in DBS. This means that contributions are accounted for as if DBS were a defined contribution scheme. Payments made to the scheme in year were £Nil (2023: £Nil) which includes contributions in respect of deficits arising in earlier years and administrative costs. The SoFA credit or charge arising from past deficits is shown in the table below.

If, following an actuarial valuation of the Life Risk Pool, there is a surplus or deficit in the pool, further transfers may be made from the Life Risk Pool to the employers' sub-pools, or vice versa. The amounts to be transferred (and their allocation between the sub-pools) will be settled by the Church of England Pensions Board on the advice of the Actuary.

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2024

---

#### 21 Pension commitments (Continued)

A valuation of the DBS scheme is carried out once every three years. The most recent valuation as at December 2024 showed the scheme was in an overall surplus and thus no payments into the scheme will be made going forwards while this remains the case.

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. The movement in the provision is set out below:

	2024 £	2023 £
Balance sheet liability at 1 January	-	-
Unrealised gain on pension assets	-	-
Remaining change to the balance sheet liability* (recognised in SoFA)	-	-
Interest costs	-	-
Deficit contribution paid	-	-
	<hr/>	<hr/>
Balance sheet liability at 31 December	-	-
	<hr/> <hr/>	<hr/> <hr/>

The legal structure of the scheme is such that if another employer fails, the employer could become responsible for paying a share of that employer's pension liabilities.

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2024

##### 22 Restricted funds Cathedral only and group

	B/f	Income	Expenditure	Transfers/Gains	C/f
Bellringers Fund	17,525	300	(14,448)	-	3,377
Grand Organ Fund	46,532	3,900	-	-	50,432
Education from Mission	7,816	-	(464)	-	7,352
Church Commissioners Grants	14,326	180,262	(194,588)	-	-
Cathedral Music Grant	25,000	-	(25,000)	-	-
Scientists in Congregation	5,832	-	(812)	-	5,020
All Churches	7,770	19,543	(18,813)	(8,500)	-
Other restricted grants	27,373	359,810	(360,599)	8,500	35,084
<b>Total: Cathedral Only</b>	<b>152,174</b>	<b>563,815</b>	<b>(614,724)</b>	<b>-</b>	<b>101,265</b>
Subsidiary charities	481,266	12,464	(12,519)	15,130	496,341
<b>Total group</b>	<b>633,440</b>	<b>576,279</b>	<b>(627,243)</b>	<b>15,130</b>	<b>597,606</b>

##### Prior year comparative - Cathedral only and group

	B/f	Income	Expenditure	Transfers	C/f
Bellringers Fund	22,565	560	(59)	(5,541)	17,525
Grand Organ Fund	44,997	1,891	(381)	25	46,532
Education from Mission	6,695	1,232	(111)	-	7,816
Church Commissioners Grants	(136,690)	242,280	(225,560)	134,295	14,326
Stonemasons	21,326	26,329	(26,329)	(21,326)	-
Cathedral Music Grant	-	25,000	-	-	25,000
Scientists in Congregation	7,793	-	(1,961)	-	5,832
All Churches	-	30,375	(22,605)	-	7,770
Solar Panels	12,160	-	-	(12,160)	-
Nave Furniture	12,000	-	-	(12,000)	-
Other restricted grants	38,209	97,377	(128,076)	19,863	27,373
<b>Total: Cathedral Only</b>	<b>29,055</b>	<b>425,044</b>	<b>(405,082)</b>	<b>103,156</b>	<b>152,174</b>
Subsidiary charities	433,473	14,703	(2,367)	35,457	481,266
<b>Total group</b>	<b>462,528</b>	<b>439,747</b>	<b>(407,449)</b>	<b>138,613</b>	<b>633,440</b>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**23 Endowment fund**

	Clergy-Use property	Trust for investment	Unapplied total return	Total endowment
<b>At 1 January 2024</b>				
Gift component	1,415,143	2,784,053	-	<b>4,199,196</b>
Unapplied total return	-	-	15,415,874	<b>15,415,874</b>
	<b>1,415,143</b>	<b>2,784,053</b>	<b>15,415,874</b>	<b>19,615,070</b>
<b>Movement in reporting period</b>				
Investment return - net income	-	-	969,729	969,729
Investment return - net gains	-	-	822,367	822,367
Less investment management costs	-	-	(356,843)	(356,843)
Less: financing costs	-	-	(74,289)	(74,289)
CPI increase	-	71,602	(71,602)	-
	-	71,602	1,289,362	1,360,964
Unapplied total return allocated to income	-	-	(538,597)	(538,597)
<b>Net movement in the period</b>	<b>-</b>	<b>71,602</b>	<b>750,765</b>	<b>822,367</b>
<b>At 31 December 2024</b>				
Gift component	1,415,143	2,855,655	-	4,270,798
Unapplied total return	-	-	16,166,639	16,166,639
	<b>1,415,143</b>	<b>2,855,655</b>	<b>16,166,639</b>	<b>20,437,437</b>
<b>Endowment represented by</b>				
Tangible fixed assets				1,415,143
Investments				963,709
Investment property				19,588,142
Net current assets				(804,648)
Loans				(724,909)
				<b>20,437,437</b>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**24 Analysis of net asset between funds - Group**

	<b>Unrestricted funds 2024 £</b>	<b>Restricted funds 2024 £</b>	<b>Endowment funds 2024 £</b>	<b>Total 2024 £</b>
Tangible fixed assets	107,814	-	1,415,143	1,522,957
Investment property	-	-	19,588,142	19,588,142
Investments	-	347,841	963,709	1,311,550
Net current assets	959,362	249,765	(804,648)	404,479
Long term liabilities	-	-	(724,909)	(724,909)
	<u>1,067,176</u>	<u>597,606</u>	<u>20,437,437</u>	<u>22,102,219</u>

	<b>Unrestricted funds 2023 £</b>	<b>Restricted funds 2023 £</b>	<b>Endowment funds 2023 £</b>	<b>Total 2023 £</b>
Tangible fixed assets	110,723	-	1,415,143	1,525,866
Investment property	-	-	18,787,237	18,787,237
Investments	-	332,711	942,247	1,274,958
Net current assets	917,375	300,771	(630,312)	587,834
Long term liabilities	-	-	(899,245)	(899,245)
	<u>1,028,098</u>	<u>633,482</u>	<u>19,615,070</u>	<u>21,276,650</u>

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2024

#### 24 Analysis of net asset between funds – Cathedral Only

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £
Tangible fixed assets	49,101	-	1,415,143	1,464,244
Investment property	-	-	19,588,142	19,588,142
Investments	-	-	963,709	963,709
Net current assets	1,018,075	101,264	(804,648)	314,691
Long term liabilities	-	-	(724,909)	(724,909)
	<u>1,018,075</u>	<u>101,264</u>	<u>20,437,437</u>	<u>21,605,877</u>

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total 2023 £
Tangible fixed assets	49,108	-	1,415,143	1,464,251
Investment property	-	-	18,787,237	18,787,237
Investments	-	-	942,247	942,247
Net current assets	979,031	152,173	(630,312)	500,892
Long term liabilities	-	-	(899,245)	(899,245)
	<u>1,028,139</u>	<u>152,173</u>	<u>19,615,070</u>	<u>20,795,382</u>

#### 25. Subsidiary company

The Cathedral owns 100% of the share capital of Chester Cathedral Enterprises Limited, a company registered in England (registered company number 01382905).

The Cathedral controls three charitable trusts which are wholly for the benefit of the Cathedral: The Chester Cathedral Education Trust (registered charity number 1147915), The Chester Cathedral Development Trust (registered charity number 257123) and the Chester Cathedral Music Trust (registered charity number 115457).

#### 26. Related party transactions

Four members of Chapter receive stipends within the Church of England structure. Details are provided in note 6.

The Dean's spouse is employed as an Educational Officer within the Cathedral.

---

# Accounts

---

# **CHESTER CATHEDRAL**

**THE CATHEDRAL CHURCH OF  
CHRIST AND THE BLESSED VIRGIN MARY IN CHESTER**

**ANNUAL REPORT OF THE CHAPTER  
AND ACCOUNTS**

**YEAR ENDED 31 DECEMBER 2023**

**Charity Number: 1203715**

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**CONTENTS**

	<b>Page</b>
Annual Report of the Chapter	1 - 11
Independent Auditor's Report	12 - 14
Statement of Financial Activities	15
Consolidated Balance sheet	16
Cathedral Balance sheet	17
Statement of Cash Flows	18
Notes to the Financial Statements	20 - 43

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

The members of Chapter, (who are the Trustees of the charity of the purposes of the Charities Act) present their annual report together with the financial statements of The Cathedral Church of Christ and the Blessed Virgin Mary in the Diocese of Chester (known as Chester Cathedral) for the year ended 31 December 2023.

The report has been prepared in accordance with Part 8 of the Charities Act 2011. The financial statements have been prepared in accordance with the accounting policies set out on pages 20 to 22 of the attached financial statements and comply with the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

**Annual Chairman's Report 2023**

**Exceeding Expectations**

Setting a realistic and sustainable budget at the beginning of 2023 was by no means an easy feat. Even with a challenging target to stretch and grow income generation whilst maintaining tight cost controls, the early forecasts suggested a significant deficit. This was based on similar customer sentiment to 2022 and on increased costs due to both inflation and the Cathedral's commitment to maintaining the real living wage as a minimum for all employees. The story at the end of the year is missionally and financially very much better than the best start-of-year scenarios. The numbers of people accessing the building for worship, events, exhibitions, and as general visitors grew larger than anticipated and their financial contribution was better.

The Cathedral's intention to be a free-to-enter space for those who are intrigued by the sacred space, heritage and architecture remains strong. There is long history of this being valued at Chester Cathedral stretching back to former Dean Frank Bennett (1920-1937) who was a pioneer in arguing for Cathedrals to be open without fee or fence. It is led by the Chapter's purpose statement establishing the Cathedral as a place for DISCOVERY, ENCOUNTER and FAITH. Whilst making an entry charge constrains the number of people who access the site, operating without a fee gives a greater number of visitors insight into the Cathedral's significance and relevance, promotes more donations, and increases shop / refectory spending as well as other commercial income. Total footfall over the course of the year was almost 800,000 about half of whom were general visitors. This sets Chester Cathedral very much in the top set of places to visit, encouraging many people to step into a living Christian Church and explore what it is about.

The good financial outcomes for the year are the result of very good performances from the commercial teams and good management across all departments. Property values and rental incomes continued to steadily increase year-on-year which encourages the Chapter to maintain its investment in the quality and condition of the estate.

The large array of solar panels installed at the end of 2022 was dedicated by Bishop and Dean at the start of the year which led to much fun on social media with pictures of two fully robed clerics on the nave roof. Over the course of 2023 the panels generated 34MWh of electricity, significantly cutting bills and improving the Cathedral's environmental performance. The Cathedral also hope this will act as an exemplar installation encouraging others to do the same no matter how challenging the building. Few settings are more challenging than this. Expansion of the solar panel array in the coming years remains one of the most technically and financially viable options for the Cathedral to make further progress towards being net carbon zero by 2030.

**Cathedrals Measure 2021**

The Church Commissioners gave their certification early in the year to the Cathedral's revised Constitution and Statutes and, in compliance with the Cathedrals Measure 2021, these came into force on 1st February 2023. The Cathedral became a registered charity under the co-regulation of Charity Commissioners and Church Commissioners on 30 June 2023, registered charity number 1203715. Through its newly formed Nominations Committee, the Chapter began the process of repopulating its membership and its committees at the start of the year. This was partially completed by December. Along with changes in personnel among the clergy, who are ex-officio executive members of the Chapter, this led to changes in three of the four executive members

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**Cathedrals Measure 2021 (continued)**

and three of the four non-executive members in the first twelve months of the new constitution. There have been no other changes in the Cathedral Leadership Team, however, whose non-clergy members form the executive non-voting voices at Chapter meetings. At the start of 2024, Martin Smith, who has been the new Chapter's first SNEM (Senior Non-Executive Member), will also step down having previously served nine years on the predecessor body. Chapter has consequently given a great deal of time to induction of new personnel. The full repopulation of Chapter and its committee should be complete by mid-2024. This will enable the new Chapter, including its new SNEM, to play a full part in preparation of the Cathedral's next five-year strategic plan due to be published next autumn.

Whilst the College of Canons is no longer a part of the corporation as a consequence of the new Cathedrals Measure, it remains an important constituent part of the Cathedral's embodiment as "Mother Church of the Diocese". The composition of the College has been significantly revised during the re-writing of the new Constitution and Statutes. Most importantly the number of ordained Honorary Canons has been reduced and the number of Lay Canons has been increased so that they both stand at fourteen. Repopulation of the College will be complete in mid-2024. At a time when the Church of England is showing the strain of disagreement, it is proving very helpful for the Cathedral to include a non-decision-making body, of leading figures from across the diocese, who can demonstrate fellowship together without having to make compromises by having responsibility to agree particular resolutions.

**Culture and Safeguarding**

In line with learning from across the Church of England, the Cathedral Leadership Team has been working to develop good safeguarding practice to a higher level by further promoting a good safeguarding culture. There is a growing degree of security across all departments in dealing with issues as they arrive. Mostly this involves providing the right sort of response to vulnerable people when they present with a variety of day-to-day concerns to front-facing colleagues in the Cathedral such as Retail, Food & Beverage, Admissions, Guides, Vergers. Serious cases that reach the threshold of formal safeguarding practice guidance are less common, and although they are handled by the CSO (Cathedral Safeguarding Officer) in the first instance, they are always referred to the Diocesan Safeguarding Team and public authorities.

The Cathedral Safeguarding Advisory Group has continued to work well under its independent chair over the course of the year. Its Quality Assurance subgroup has provided invaluable assistance to the CSO and has also led the way in independently reviewing over 100 Cathedral cases that were not part of the PCR2 (Past Cases Review number two) audit. All these cases have now been discussed and the vast majority closed. The CSO continues to work closely with the Diocesan safeguarding team also to bring the PCR2 cases to a closure and to capture all recommendations and themes. It is expected that this work will be completed during 2024.

Over the period of the last five-year strategic planning period the Leadership Team and Chapter have struggled to find a way of articulating culture more generally in the Cathedral. There have been several attempts, but none gained the traction they needed to be adopted across the Cathedral community. In the course of 2023 three words have emerged from the safeguarding work that are proving to be quite powerful in coalescing assent across the wider institution to describe the culture in a way that reflects the Cathedral's values: GRACE, LOVE, and WELCOME. A cultural influencers group has been established to help promote these values and they will form the starting point for the next iteration of the Strategic Plan along with DISCOVERY, ENCOUNTER, and FAITH as the basis of the Cathedral's purpose.

**Project Discovery**

Final agreement with Barclays Bank and Cheshire West & Chester Council to return the use of 30 St. Werburgh Street to the Cathedral was signed in May. By the time of publication, the Cathedral will have begun to occupy the building and re-animate it. This is primarily intended to help the Cathedral be more visible and present on the high street having been hidden behind a building branded and used as a retail bank for the past sixty years. It will occupy a large amount of leadership capacity in the coming years. Whilst the instant impact of the deal will

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**Project Discovery (continued)**

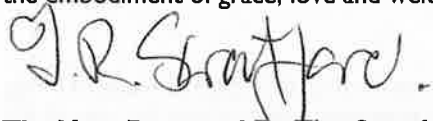
create an uplift in the Cathedral's balance sheet of several £millions, the total project is likely to cost many more £millions. It will only reach its fullest potential benefit to the city if it achieves the support of some large grant making bodies such as NLHF (National Lottery Heritage Fund). The project's primary benefits are currently understood in the way it will improve visitor readability of the City Centre, make better use of the beautiful 19th century former King's School buildings, improve interpretation and orientation inside and outside of the Cathedral, provide better cultural amenity and gallery space, the possibility of a secure Treasury, community use and conferencing spaces, volunteering hub, education rooms, and not least toilets. This project will pose the challenge in the course of 2024 to achieve sufficient funding to develop a high quality, attractive and well researched proposal. This will rely on the Cathedral's existing supporters who more readily understand its value to raise a relatively small sum with the prospect that it will, in turn, lever much more funding.

**The Public Square**

Chester Cathedral's most important work is not done in its daily business meetings but in its contribution to society, the diocese and city. Sometimes this is through hosting worship, civic events, graduations, concerts, and dinners. It is also done through the intentional and prophetic spaces that the Cathedral curates to speak into the public square. Over the course of the last year Chester Cathedral has, for example:

- provided opportunities for the people of Chester to lament the murders and harm of babies in the city's hospital by an individual working there as a nurse;
- made provision for people to gather and celebrate the coronation of a new king;
- hosted the Gaia installation giving a chance for visitors to sit under a globe and reflect on the wonder and fragility of the creation we inhabit;
- supported the Chester Mystery Plays Company to stage the largest community theatre event in Europe and a most vivid sell-out presentation of the Christian Gospel in the nave and quire;
- offered a full programme of worship marking key moments in the civic calendar;
- produced the worship and liturgy for BBC TV and radio Easter Day broadcasts;
- continued to host "Making Tracks" as both a commercial activity and installation that widens access and celebrates local engineering prowess;
- inaugurated ASSEMBLE as a forum for public debate including large scale discussions about UK imperial legacies and Just Stop Oil tactics.

All of this is supported by a growing and able team of staff and volunteer colleagues who make this cathedral the inspirational and vibrant place it is. Every member, whether supporting the Cathedral strategically in governance meetings or operationally in the entrances and corridors, plays an important part in a community that aspires to the embodiment of grace, love and welcome. My thanks to each and every one.



**The Very Reverend Dr. Tim Stratford**  
**Dean and Chair of Chapter.**

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**Financial overview**

Financial performance during 2023 improved considerably as the year progressed and, despite anticipating an overall deficit, we achieved a small operating surplus before revaluations.

This financial improvement was generated by increasing income from our commercial activities, particularly from very successful Summer and Christmas exhibitions, the very popular Gaia installation, greater numbers of visitors from overseas, and an increase in the number of events and concerts. In 2024, we have planned an exciting programme of exhibitions and events which we hope will generate income as well as being thought-provoking for our visitors and continue to diversify the Cathedral's audience. The Cathedral is now operating at full capacity, with the diary fully booked for more than twelve months in advance. We currently receive many more enquiries than we can accommodate due to lack of available spaces though we expect the new building we have re-acquired to provide further income growth in the longer-term.

One area requiring further consideration is stewardship giving. This has significantly reduced from pre-pandemic levels. One reason is our congregations no longer carry the same levels of cash they did previously. To counter this, we have added extra electronic giving points, introduced QR codes and provided additional information for donors to transfer funds electronically. This has increased giving slightly but we recognise that there is still some way to go before we reach previous years' levels.

We are pleased that reports from the Church of England Pensions Board continue to show that our Defined Benefit Pension Scheme remains in surplus and so no charges are noted for 2023.

Our investment properties are revalued annually by our Managing Agent, DN Surveyors Ltd, and the capital value of our investments held with CCLA at the end of 2023 has improved from the 2022 figure.

**Reserves**

It is our policy to hold sufficient cash reserves to cover salaries, utilities and borrowing costs for between six and twelve months, plus a sum of between £330,000 and £550,000 for regular and emergency maintenance work. We will also hold cash reserves for the purpose of funding planned development work that is undertaken over more than one calendar year. At the year-end an amount of £949,700 was held in unrestricted cash reserves.

**Fundraising, Partnerships and Support**

With the support of partners including the Cathedrals Workshop Fellowship, Historic England and Cheshire West and Chester Council, we have further developed our training programmes for heritage skills. This has enabled us to make excellent progress with our maintenance backlog despite our very small budget allocations, while at the same time providing very high-quality training for those wanting to develop a career in heritage skills.

We have also been supported by the Cathedrals Music Trust, which has enabled us to appoint a Head of Music outreach. While this role is not expected to generate large profits, funds generated should cover the cost of this important aspect of our charitable mission.

The Cathedral employs two part-time fundraising staff who are supported by volunteers.

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**Risks**

Inflation remains one of our primary risks. While recent decreases in the rate go some way to alleviate our concerns, we have seen huge increases in our core costs over the last few years which will put immense pressure on our finances for a long time to come. We are committed to adapting and innovating our offer, to minimise costs and increase income streams, but this will be an ongoing process of development over several years.

We benefit from a highly committed and passionate workforce but due to our limited financial resources, we often find it difficult to offer the most competitive salaries. This can make it difficult for us to attract and retain the skills and experience we need.

The range of compliance costs we incur each year is growing and changes to legislation can have far-reaching impacts on our work. We monitor these changes closely and participate in consultation processes as fully as we can to ensure we can adapt quickly when required.

**Looking forward**

2024 and beyond offers many opportunities for us. Despite our ongoing deficit budget forecast, we are assessing a range of income generation initiatives and are monitoring new developments in software and systems which may save time and funds in the longer-term.

We start 2024 in a strong position and can see ways that our deficit budget can be improved over the course of the next five years. These plans include Project Discovery, which will require financial support to establish but which should generate substantial new income streams over time, and further development of our wider endowed estate.

**Charitable Purpose**

The Chapter are the trustees of the charity and have due regard as trustees to the guidance issued by the Charity Commission on public benefit. At the year-end date, under the new constitution and statutes, the charitable purposes of the organisation are:

- a) to advance the Christian religion in accordance with the faith and practice of the Church of England, in particular by furthering the mission of the Church of England;
- b) to care for and conserve the fabric and structure of the Cathedral Church building;
- c) to advance any other charitable purposes which are ancillary to the furtherance of the purposes referred to in sub-paragraph a) or b).

The Cathedral delivers a wide range of activities in pursuit of this purpose which during the year have included:

- A regular pattern of public worship across all 365 days of the year.
- A programme of education and life-long learning activities covering Christianity, religion, history, ethics, science and practical skills.
- A range of exhibitions and events, aimed at drawing attention to the church or wider spirituality.
- Continued development of training programmes to build the heritage skills and experience required to adequately maintain our historic buildings.
- A programme of regular maintenance and development work to the historic buildings.

The Cathedral has reported in accordance with the Charity Commission for England and Wales guidance on public benefit and the Charities Act 2011 for the year ended 31 December 2023.

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**Structure, Governance and Management**

Following the introduction of the Cathedrals Measure 2021, the Cathedral was able to apply for formal charity registration and received its registered charity number, 1203715, in June 2023. The new Chapter members were appointed, and their sub-committees are gradually being populated, supported in this process by our newly created Nominations and Development Committee.

The Cathedral can now be found on the charity commission website, and our constitution and statutes can also be found on our own website ([www.chestercathedral.com](http://www.chestercathedral.com)).

**Chapter**

It is the duty of Chapter to direct and oversee the administration of the affairs of the cathedral<sup>1</sup>

Chapter meet at least six times each year and meetings are attended by the Senior Leadership Team and any other member of staff, office holder or volunteer, as necessary. Sub-committees of Chapter report to Chapter meetings. New Chapter members receive an internal induction and are offered formal external training from the Association of English Cathedrals.

Chapter members are recruited in line with the Church of England's Safer Recruitment Policies.

**Key Management Personnel**

The key management personnel of the Cathedral in charge of directing and controlling, running and operating the Cathedral on a day-to-day basis comprise the Cathedral Leadership Team. This group includes the residentiary Canons, Executive Director, Commercial Director, Communications Director and Safeguarding Officer and Director of Culture.

The salaries of the two senior lay members of the Cathedral Leadership Team are agreed between the Dean and Senior Non-Executive Member of Chapter. The stipends for Commissioners Canons are set nationally.

---

<sup>1</sup> Cathedrals Measure 2021 section 11

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**Members of the Cathedral Chapter:**

The Dean	The Very Reverend Dr Tim Stratford
The Vice Dean and Canon Missioner	The Reverend Canon Dr Jane Brooke
The Canon for Worship and Spirituality	The Reverend Canon Rosemary Woodall (from 20th of May 2023)
The Precentor	The Reverend Canon Jeremy Dussek (to 9th February 2023)
The Senior Non-Executive Member	Dr Martin Smith
Non-Executive Members	Dr Mary Horbury (from 30th June 2023) Dr Anna Sung (from 30th June 2023) Mr Ian Watmore (from 30th June 2023) Mr Simon Parrington (to 1st February 2023) Ms Bedelia Brett Rooks (to 1st February 2023) The Venerable Dr Michael Gilbertson (to 1st February 2023)

**The College of Canons**

The Dean, suffragan bishops, archdeacons and non-residentiary canons meet as the College of Canons. Their function is to further and support the spiritual pastoral, educational, evangelistic, social and ecumenical work of the Cathedral, reviewing and advising upon the direction and oversight of that work by the Chapter.

**Community Rolls**

The main body of the wider Cathedral community are known as members of the Community Rolls. Membership of the Worshipping Community Roll is open to individuals who are baptised, aged 16 or over, and are members of the church of England or of a Church in communion with it and has habitually attended public worship at the Cathedral during the preceding six months. Membership of the Non-worshipping Community Roll is open to anyone who is a member of the Cathedral Community but not eligible to join the worshipping roll.

**The Finance and Investment Committee**

In accordance with the revised constitution and statutes, the Finance and Investment Committee advises Chapter in connection with its responsibilities in the field of financial and investment management and the management of property and assets belonging to the Cathedral.

The year-end membership is made up of:

Dr Martin Smith (Chair)

Mr Mark Mitchell

Mr Thomas David Briggs, CVO, MBE, KStJ

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**The Audit and Risk Committee**

The Audit and Risk Committee is chaired by Mr Annesley Wright with Mr Simon Parrington in attendance. The Nominations and Development Committee is overseeing the recruitment of additional members during 2024.

**Nominations and Development Committee**

Mrs Jo Sykes chairs the committee, with the additional members:

Mr Norman Goodwin CBE  
Canon Dr Frances Hulbert  
Mr John de Newtown

**Ministry Committee**

The Ministry Committee has been re-formed and appointments overseen by the Nominations and Development Committee. The committee will meet for the first time in early 2024 following the recent appointment of:

Dr Mary Horbury  
Jacqueline Craig  
Felicity Roochove

**The Fabric Advisory Committee**

Under the Care of Cathedrals Measure 1990, the Fabric Advisory Committee is responsible to the Cathedral's Fabric Commission for England and considers applications from Chapter regarding proposed development of, and changes to, the Cathedrals fabric. The committee meets quarterly with Canon Dr Frances Hulbert at the Chair.

**Chester Cathedral Enterprises Limited**

The commercial activities carried out within the Cathedral are governed by Chester Cathedral Enterprises Limited. The Board of Directors meets regularly throughout the year.

**The Chester Cathedral Development Trust**

The Development Trust was established to raise funds for the maintenance and development of the fabric of the Cathedral with Mr David Briggs, CVO, MBE, LStJ as the Chair.

**The Chester Cathedral Education Trust**

The Education Trust was established to raise funds to support the educational work of the Cathedral. The trustees meet at least twice each year.

**The Chester Cathedral Music Trust**

The Music Trust was established to support the musical activity of the Cathedral. The trustees meet at least once each year with The Dean as the Chair.

**Statutory Post Holders and Senior Staff**

Executive Director	Carolyn Bruce
Commercial Director	Jon Turley
Communications Director	Kevin Baxter
Safeguarding Officer & Director of Culture	Sharon Scarlett
Organist and Master of the Choristers	Philip Rushforth
Estate Management	Neil Tunks, DN Surveyors Limited
Architect	Tony Barton, Donald Insall Associates
Archaeologist	Simon Ward
Auditor	Haysmacintyre LLP
Bankers	NatWest Bank, Chester

**CHESTER CATHEDRAL**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**Conflicts of Interest**

The Dean would like to declare that his spouse is the Education Officer, and that he has agreed to being removed from any decision related to this post.

Approved by the Chapter on *25 May* 2024 and signed as authorised on their behalf by:

*T. R. Stratford*

---

**The Very Reverend Dr Tim Stratford – Dean of Chester**

## CHESTER CATHEDRAL

### STATEMENT OF CHAPTER'S RESPONSIBILITIES IN RELATION TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023

---

The members of Chapter are responsible for preparing the annual report and accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practise. Under the provisions of the Cathedrals Measure 2021 and Constitution of Chester Cathedral, Chapter is required to prepare accounts for each financial year, which give a true and fair view of the state of the Cathedrals affairs and of its financial activities during the year. In preparing those accounts members of Chapter are required to:

- select suitable accounting policies and then applying them consistently;
- comply with applicable accounting standards, namely the Charities SORP (FRS102) and in accordance with the Accounting and Reporting regulations for English Anglican Cathedrals specified by the Church Commissioner under section 30 of the Cathedrals Measure 2021, subject to any departures disclosed and explained in the accounts.
- prepare and publish an annual report and audited accounts which give a true and fair view of the financial activities for each financial year and of the assets, liabilities and funds at the end of each financial year of the cathedral and its connected entities;
- state that they have complied in all material respects with these regulations or describing which regulations have not been complied with and giving reasons for the non-compliance;
- make judgements and estimates that are reasonable and prudent;
- keep proper accounting records from which, the financial position of the cathedral can be ascertained with reasonable accuracy at any time; and
- safeguard the assets of the cathedral and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Chapter on 25 May 2024 and signed as authorised on their behalf by:



**The Very Reverend Dr Tim Stratford – Dean of Chester**

## CHESTER CATHEDRAL

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CATHEDRAL CHAPTER OF CHESTER

FOR THE YEAR ENDED 31 DECEMBER 2023

---

#### Opinion

We have audited the financial statements of Chester Cathedral for the year ended 31 December 2023 which comprise the Consolidated Statement of Financial Activities, the Consolidated and Cathedral Balance Sheet, the Consolidated Cash Flow statement, and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Cathedral and the group's affairs as at 31 December 2023 and their net movement in funds for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the regulations specified by the Church Commissioners under the powers given to them by section 30 of the Cathedrals Measure 2021.
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Chapter's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the cathedral's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Chapter with respect to going concern are described in the relevant sections of this report.

## **CHESTER CATHEDRAL**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CATHEDRAL CHAPTER OF CHESTER**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

#### **Other information**

The Chapter are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- sufficient accounting records have not been kept by the Cathedral or group;
- the Cathedral and group's financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

#### **Responsibilities of the members of Chapter**

As explained more fully in the Chapter Responsibilities statement set out on page 10, the Chapter is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Chapter determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Chapter is responsible for assessing the Cathedral's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Chapter either intends to liquidate the Cathedral or to cease operations, or have no realistic alternative but to do so.

## CHESTER CATHEDRAL

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CATHEDRAL CHAPTER OF CHESTER

FOR THE YEAR ENDED 31 DECEMBER 2023

---

#### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the group and its circumstances, we identified that the principal risks of non-compliance with laws and regulations related to the requirements of the Charities Act 2011 and Cathedrals Measure 2021 and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as income tax, payroll tax and sales tax.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to management bias in accounting estimates and to manual accounting journals. Audit procedures performed by the engagement team included:

- Inspecting correspondence with tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted with unusual account combinations, postings by unusual users or with unusual descriptions; and
- Challenging assumptions and judgements made by management in their critical accounting estimate

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**CHESTER CATHEDRAL**

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CATHEDRAL CHAPTER  
OF CHESTER**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

---

**Use of our report**

This report is made solely to the Chapter, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Chapter those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Cathedral and the Cathedral Chapter as a body, for our audit work, for this report, or for the opinions we have formed.



Haysmacintyre LLP  
Statutory Auditor

31 July 2024

10 Queen Street Place  
London  
EC4R 1AG

**CHESTER CATHEDRAL**

**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES**

**FORTHE YEAR ENDED 31 DECEMBER 2023**

		As restated				
	Note	Unrestricted 2023 £	Restricted 2023 £	Endowed 2023 £	TOTAL 2023 £	TOTAL 2022 £
<b>Income and endowments from:</b>						
Donations, grants and legacies	2	746,581	430,159	-	1,176,740	1,757,272
Other trading activities	3	1,849,634	7,782	-	1,857,416	1,385,609
Investments	4	-	1,806	946,553	948,359	936,303
Other income	5	28,421	-	-	28,421	459
<b>Total:</b>		<b>2,624,636</b>	<b>439,747</b>	<b>946,553</b>	<b>4,010,936</b>	<b>4,079,643</b>
<b>Expenditure on:</b>						
Raising funds	7	1,548,601	10,362	470,215	2,029,178	2,171,807
Ministry	8	374,518	204,693	-	579,211	698,205
Music	9	367,634	14,830	-	382,464	370,564
Cathedral and precincts upkeep	10	794,835	149,761	-	944,596	1,134,410
Education and outreach	11	34,253	26,944	-	61,197	53,431
Other expenditure	12	-	899	-	899	716
<b>Total:</b>		<b>3,119,841</b>	<b>407,489</b>	<b>470,215</b>	<b>3,997,545</b>	<b>4,429,133</b>
Net income before gains/(losses)		(495,205)	32,258	476,338	13,391	(349,490)
Net gains (losses on listed investments)	16	-	35,457	81,110	116,567	(146,853)
Unrealised Pension Gain	21	-	-	-	-	150,609
Net gains on investment property	15	-	-	714,285	714,285	1,222,631
<b>Net income</b>		<b>(495,205)</b>	<b>67,715</b>	<b>1,271,733</b>	<b>844,243</b>	<b>876,896</b>
Transfers between funds		373,182	103,156	(476,338)	-	-
<b>Net Movement in funds</b>		<b>(122,023)</b>	<b>170,871</b>	<b>795,395</b>	<b>844,243</b>	<b>876,896</b>
Funds brought forward as previously stated		1,150,121	462,611	19,419,675	21,032,047	19,555,510
Prior year adjustment	25	-	-	(600,000)	(600,000)	-
<b>Funds brought forward as restated</b>		<b>1,150,121</b>	<b>462,611</b>	<b>18,819,675</b>	<b>20,432,407</b>	<b>19,555,510</b>
<b>Funds carried forward</b>		<b>1,028,098</b>	<b>633,482</b>	<b>19,615,070</b>	<b>21,276,650</b>	<b>21,032,047</b>

The accompanying notes form part of the financial statements.

**CHESTER CATHEDRAL**

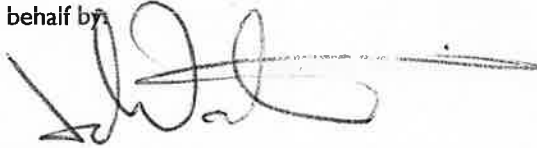
**CONSOLIDATED BALANCE SHEET**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

		<b>2023</b>	<b>As restated 2022</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>Fixed assets</b>			
Tangible assets	14	1,525,867	1,551,414
Investment properties	15	18,787,237	18,072,952
Other investments	16	1,274,958	1,158,391
<b>Total fixed assets</b>		<u>21,588,062</u>	<u>20,782,757</u>
<b>Current assets</b>			
Stocks		61,979	61,278
Debtors	17	384,201	224,688
Bank and cash		949,700	1,016,121
<b>Total current assets</b>		<u>1,395,880</u>	<u>1,302,087</u>
Creditors: amounts falling due within one year	18	(808,047)	(1,366,587)
<b>Net current assets</b>		<b>587,833</b>	<b>(64,500)</b>
<b>Total assets less current liabilities</b>		<b>22,175,895</b>	<b>20,718,257</b>
Creditors: amounts falling due after one year	19	(899,245)	(285,850)
<b>Total net assets</b>		<u>21,276,650</u>	<u>20,432,407</u>
<b>The funds of the cathedral</b>			
Endowment funds	23	19,615,070	18,819,675
Restricted funds	22	633,482	462,611
Unrestricted funds		1,028,098	1,150,121
<b>Total net assets</b>		<u>21,276,650</u>	<u>20,432,407</u>

Approved by Chapter on *25 May* 2024 and signed on their behalf by

Dean 

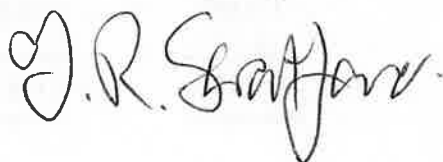
  
Member of Chapter

**CHESTER CATHEDRAL**  
**BALANCE SHEET**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

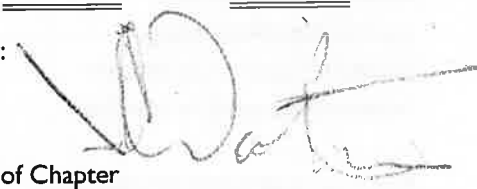
		<b>2023</b>	<b>As restated</b>
	<b>Notes</b>	<b>£</b>	<b>2022</b>
		<b>£</b>	<b>£</b>
<b>Fixed assets</b>			
Tangible assets	14	1,464,251	1,481,372
Investment properties	15	18,787,237	18,072,952
Other investments	16	942,247	861,137
<b>Total fixed assets</b>		<u>21,193,735</u>	<u>20,415,461</u>
<b>Current assets</b>			
Stocks		-	-
Debtors	17	530,440	456,942
Bank and cash		696,498	709,623
<b>Total current assets</b>		<u>1,226,938</u>	<u>1,166,565</u>
Creditors: amounts falling due within one year	18	(726,046)	(1,298,258)
<b>Net current assets/liabilities</b>		<b>500,892</b>	<b>(131,693)</b>
<b>Total assets less current liabilities</b>		<b>21,694,927</b>	<b>20,283,768</b>
Creditors: amounts falling due after one year	19	(899,245)	(285,850)
<b>Total net assets</b>		<u>20,795,382</u>	<u>19,997,918</u>
<b>The funds of the cathedral</b>			
Endowment funds	23	19,615,070	18,819,675
Restricted funds	22	152,215	29,096
Unrestricted funds		1,028,097	1,149,147
<b>Total net assets</b>		<u>20,795,382</u>	<u>19,997,918</u>

Approved by Chapter on 25 May 2024 and signed on their behalf by:

Dean



Member of Chapter



**CHESTER CATHEDRAL**  
**CONSOLIDATED CASHFLOW STATEMENT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

	<b>2023</b>	<b>As restated</b>
	<b>Total</b>	<b>2022</b>
	<b>£</b>	<b>Total</b>
		<b>£</b>
<b>Cash flows from operating activities (note A)</b>		
Net cash (used in) operating activities	(891,104)	(1,196,854)
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	(6,891)	-
Purchase of investments	-	-
Proceeds from disposal of investments	-	705,000
Investment income	948,359	936,303
<b>Net cash provided by investing activities</b>	<u>50,364</u>	<u>444,449</u>
Movement of bank loans	(116,785)	(102,819)
<b>Net cash (used in) financing activities</b>	<u>(116,785)</u>	<u>(102,819)</u>
Change in cash and cash equivalents in the year	(66,421)	341,630
Cash and cash equivalents at the beginning of the year	1,016,121	674,491
Cash and cash equivalents at the end of the year	<u>949,700</u>	<u>1,016,121</u>
<b>Note A</b>		
Reconciliation of net income to net cash outflow from operating activities	<b>2023</b>	<b>2022</b>
	<b>Total</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
Net income as per the Statement of Financial Activities	844,243	876,896
Gains on investment property	(714,285)	(1,222,632)
Investment income	(948,359)	(936,303)
Gain on investments	(116,567)	146,854
Depreciation charges	31,391	35,051
Disposal of fixed assets	1,047	-
(Increase)/decrease stock	(701)	4,169
(Increase)/decrease in debtors	(159,513)	174,987
Increase/(decrease) in creditors	171,640	(275,876)
<b>Net cash (outflow) from operations</b>	<u>(891,104)</u>	<u>(1,196,854)</u>

**CHESTER CATHEDRAL****CONSOLIDATED CASHFLOW STATEMENT****FOR THE YEAR ENDED 31 DECEMBER 2023****Analysis of changes in net debt**

	<b>1 January 2023</b>	<b>Cash flows</b>	<b>Other non Cash changes</b>	<b>As at 31 December 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Cash	709,623	(13,125)	-	696,498
Loans due in less than one year	(902,446)	902,446	(177,327)	(177,327)
Loans due in more than one year	(285,850)	(790,722)	177,327	(899,245)
	<u>(1,188,296)</u>	<u>111,724</u>	<u>-</u>	<u>(1,076,572)</u>
<b>Total</b>	<u><u>(478,673)</u></u>	<u><u>98,599</u></u>	<u><u>-</u></u>	<u><u>(380,074)</u></u>

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS

#### FOR THE YEAR ENDED 31 DECEMBER 2023

---

The principal accounting policies adopted in the preparation of the accounts are set out below.

#### **I Accounting policies**

##### **I.1 Accounting convention**

The financial statements have been prepared in under the historical cost convention, with items recognised at cost or transaction value except for the revaluation of investment properties and other investments. They have been prepared in accordance with:

- The accounting and reporting Regulations for English Anglican Cathedrals dated December 2018 as specified by the Church Commissioners under Section 30 of the Cathedrals Measure 2021; and
- The Charities SORP (FRS102) and the Charities Act 2011.

The Cathedral constitutes a public benefit entity as defined by FRS102.

##### **Total Returns Adoption**

In July 2019, the Chapter of Chester Cathedral agreed to adopt a Total Return policy on investments. The Chapter used 1952 as the base house price. Applying the lower of CPI/RPI to this figure confirms the current base value as £5,850,000. Chapter agreed that funds equivalent to £11.4m should be moved from endowment property and £0.8m from endowment investments to unapplied total return and will decide annually how much of this fund, if any, can be transferred to the income and expenditure account. However, since the assets within the fund are principally held as property, the expectation is that any transfers will only be for major changes in the Cathedral's strategy or operations.

The value of the Permanent Endowment Fund will increase at the lower of the change in the CPI or RPI rate each year.

##### **I.2 Going concern**

The financial statements have been prepared on a going concern basis as the Chapter believe that no material uncertainties exist in connection with the Cathedral's ability to operate for the foreseeable future. The Chapter has considered the level of funds held and the expected level of income for twelve months from authorising these financial statements.

##### **I.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the Members of Chapter in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Permanent Endowment funds are subject to specific conditions by donors that the capital must be maintained by the chapter.

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2023

---

##### 1.4 Income

Income from collections and other donations is recognised when received by or on behalf of the Cathedral. Income from grants and legacies is recognised when notified in writing, any conditions related to the entitlement have been met and the amount can be measured reliably. Grant income includes a grant from the Church Commissioners to fund the stipend costs of The Dean and canons, the costs of which are shown in staff costs.

Income from investments is recognised when receivable. Investment income from common investment funds managed by CCLA Investment Managers Ltd is considered receivable when dividends are declared. Net gains and losses on investments are recognised when investments are sold and on revaluation.

##### 1.5 Donated assets and services

Offers of gifts or books to the Cathedral Library are considered by the Canon Missioner and Vice Dean and the Cathedral Librarian. Books on the Cathedral itself or the Diocese and their respective histories, or books written by authors, past and present, associated either with the Cathedral or Diocese are especially welcomed. Offers of other kinds of gifts are considered by Chapter and where appropriate by the Cathedral's Fabric Advisory Committee (FAC).

The disposal of donated assets which are deemed to have outlived their usefulness is carefully considered by the FAC and where appropriate, proposals are submitted to the Cathedral's Fabric Commission for England (CFCE). No items are disposed of without the agreement of the FAC and decisions of the CFCE are always complied with.

In the case of such items once donated by individuals or families, surviving relatives are always informed when a decision is made in favour of disposal.

Where services are provided to the Chapter as a donation that would normally be purchased, the contribution is included in the financial statements at an estimate based on the value of the contribution to the Chapter.

##### 1.6 Expenditure

Expenditure (including depreciation and pension costs and the costs of repairs, restoration and maintenance of the Cathedral) is accounted for on the accruals basis and is allocated under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Support costs have been allocated on the assumption that they arise in proportion to direct expenditure of the charitable activity.

##### 1.7 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Nil
Fixtures and fittings	10% or 25% straight line
IT equipment	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset and is recognised in net income/(expenditure) for the year.

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2023

---

##### **1.7 Tangible fixed assets (continued)**

No depreciation is provided on freehold property because Members of Chapter are of the opinion that the properties are maintained to such a high standard that any depreciation charged would be negligible.

##### **1.8 Investment properties**

Investment property is held at fair value. The valuation is considered annually and any gain or loss arising from revaluation is reflected in the Statement of Financial Activities.

##### **1.9 Fixed asset investments**

Fixed asset investments are initially measured at transaction price excluding transaction costs and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

A subsidiary is an entity controlled by the Chapter. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

##### **1.10 Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

##### **1.11 Stocks**

All stock is recognised at the lower of cost and net realisable value.

##### **1.12 Cash at bank and in hand**

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition of opening of the deposit or similar account.

##### **1.13 Liabilities**

Provisions are recognised when the Cathedral has an obligation at the reporting dates as a result of a past event which it is probable will result in the transfer of economic benefits and the obligation can be estimated reliably. Provisions are measured at the best estimate of the amounts required to settle the obligation.

##### **1.14 Financial instruments**

The Cathedral only holds basic financial instruments as defined in FRS102. The financial assets and financial liabilities of the Cathedral and their measurement bases are as follows:

- Financial assets – trader and other debtors are basic financial instruments and are debt instruments measured at amortised costs. Prepayments are not financial instruments.
- Cash at bank is classified as a basic financial instrument and is measured at face value.
- Financial liabilities – trade creditors, accruals and other creditors are financial instruments and are measured at amortised costs. Taxation and social security are not included in the financial instruments' disclosure definition. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

##### **1.15 Employee benefits**

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when Chapter is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2023

#### 1.16 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight-line basis over the term of the relevant lease.

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2023	Total Funds 2022
	£	£	£	£	£
<b>2 Donations and legacies</b>					
Donations & Gifts	550,586	21,264	-	571,850	595,928
Legacies	4,500	-	-	4,500	-
<b>Grants</b>					
Church Commissioners	(37,597)	251,505	-	213,908	241,614
Other grants					
- Education	3,974	600	-	4,574	3,735
- Worship	1,727	63,413	-	65,140	206,385
- Music	2,000	25,500	-	27,500	750
- Capital grants	221,391	67,877	-	289,268	708,860
<b>Total</b>	<u>746,581</u>	<u>430,159</u>	<u>-</u>	<u>1,176,740</u>	<u>1,757,272</u>

Capital Grants includes projects such as the new Pilgrim Porch, Abbey Gateway renovation and other funded maintenance work. The Church Commissioner Grants include grants towards Canon stipends

“Donations and Gifts” includes worship service offerings, congregational income, and visitor donations.

Church commissioners’ income covers grants relating to stipends along with other items such as grants for energy costs.

#### 3 Other trading activities

Fundraising events	1,849,634	7,782	-	1,857,416	1,385,609
<b>Total</b>	<u>1,849,634</u>	<u>7,782</u>	<u>-</u>	<u>1,857,416</u>	<u>1,385,609</u>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds 2023	Total Funds 2022
	£	£	£	£	£
<b>4 Investment income</b>					
Income from investment property	-	-	918,997	918,997	907,103
Income from other investments	-	1,806	27,556	29,362	29,200
<b>Total</b>	<u>-</u>	<u>1,806</u>	<u>946,553</u>	<u>948,359</u>	<u>936,303</u>
<b>5 Other income</b>					
Insurance claims	28,421	-	-	28,421	459
<b>Total</b>	<u>28,421</u>	<u>-</u>	<u>-</u>	<u>28,421</u>	<u>459</u>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**6 Staff costs and employee information**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<i>Salaries and stipends and related costs</i>		
Wages, salaries	1,341,468	1,379,553
Social security	109,546	110,925
Pension	140,031	87,349
	<u>1,591,045</u>	<u>1,577,827</u>

The average monthly number of staff during the year was:

	<b>2023</b>	<b>2022</b>
	<b>Number</b>	<b>Number</b>
Clergy - costs borne by the Church		
Commissioners	3	3
Full time employees	32	35
Part time employees	48	34
	<u>83</u>	<u>72</u>

The average full time equivalent staff was 58 (2022: 57)

The above costs include the remuneration of the Dean and Residentiary Canons which is disclosed in the table below.

These costs are borne by the Church Commissions and an equal amount of income is recognised in the financial statements.

No employees were paid more than £60,000 in 2023.

	<b>Stipend/ salary</b>	<b>Apprentice -ship levy</b>	<b>Social security</b>	<b>Pension contributions</b>	<b>Total</b>
	<b>2023</b>	<b>2023</b>	<b>2023</b>	<b>2023</b>	<b>2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Dean (The Very Reverend Dr Tim Stratford)	39,477	197	4,177	8,463	52,314
Vice Dean and Canon Missioner (The Reverend Jane Brooke)	29,950	150	2,878	4,389	37,367
Canon Precentor (The Reverend Jeremy Dussek)	3,123	14	184	4,001	7,322
The Canon for Worship and Spirituality (The Reverend Canon Rosemary Woodall)	18,745	84	1,487	4,397	24,713
	<u>91,295</u>	<u>445</u>	<u>8,726</u>	<u>21,250</u>	<u>121,716</u>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**6 Staff costs and employee information (continued)**

	<b>Stipend/ salary 2022</b>	<b>Apprentice- ship levy 2022</b>	<b>Social security 2022</b>	<b>Pension contributions 2022</b>	<b>Total 2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Dean (The Very Reverend Dr Tim Stratford)	37,955	171	3,700	11,677	53,503
Vice Dean and Canon Missioner (The Reverend Jane Brooke)	28,308	142	2,801	9,342	40,593
Canon Precentor (The Reverend Jeremy Dussek)	28,308	129	2,420	9,342	40,199
	<u>94,571</u>	<u>442</u>	<u>8,921</u>	<u>30,361</u>	<u>134,295</u>

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Endowment Funds</b>	<b>2023 Total Funds</b>	<b>2022 Total Funds</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>7. Raising funds</b>					
Fundraising and publicity - staff	476,174	999	-	477,173	360,359
Trading costs - other trading activities	1,072,318	7,854	-	1,080,172	854,201
Investment management <sup>1</sup>	-	1,509	387,230	388,739	913,191
Financing costs	-	-	82,985	82,985	43,884
Support Costs	109	-	-	109	172
<b>Total</b>	<u>1,548,601</u>	<u>10,362</u>	<u>470,215</u>	<u>2,029,178</u>	<u>2,171,807</u>

Investment management includes grant funded refurbishment of investment properties.

<sup>1</sup> This figure contains maintenance costs of the endowed estate including externally funded capital works.

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**8. Ministry**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Endowment Funds</b>	<b>2023 Total Funds</b>	<b>2022 Total Funds</b>
	£	£	£	£	£
Staff costs	118,858	65,824	-	184,682	150,555
Clergy stipends and working expenses	-	121,674	-	121,674	134,295
Clergy housing costs	56,880	190	-	57,070	22,286
Clergy support costs	4,574	-	-	4,574	6,184
Rates, utilities and water	15,373	-	-	15,373	20,064
General expenses	23,834	9,013	-	32,847	197,651
Support Costs	154,999	7,992	-	162,991	167,170
<b>Total</b>	<b>374,518</b>	<b>204,693</b>	<b>-</b>	<b>579,211</b>	<b>698,205</b>

**9. Music**

Staff costs	182,280	-	-	182,280	164,115
Direct Music expenses	53,851	939	-	54,790	55,625
Recitalist fees	7,699	-	-	7,699	8,606
Maintenance	20,260	-	-	20,260	12,042
General expenses	187	8,563	-	8,750	18,704
Support costs	103,357	5,328	-	108,685	111,472
<b>Total</b>	<b>367,634</b>	<b>14,830</b>	<b>-</b>	<b>382,464</b>	<b>370,564</b>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	2023 Total Funds £	2022 Total Funds £
<b>10. Cathedral and precincts upkeep</b>					
Staff costs	191,962	28,550	-	220,512	248,373
Refuse & recycling	13,909	-	-	13,909	14,313
Insurance	88,812	-	-	88,812	72,590
Rates, utilities and water	19,798	103,844	-	123,642	95,667
Maintenance and interior upkeep	257,715	5,019	-	262,734	422,013
Irrecoverable VAT	42,661	-	-	42,661	65,108
General expenses	43,071	5,290	-	48,361	68,689
Support costs	136,907	7,058	-	143,965	147,657
<b>Total</b>	<b>794,835</b>	<b>149,761</b>	<b>-</b>	<b>944,596</b>	<b>1,134,410</b>
<b>11. Education and outreach</b>					
Staff costs	18,150	21,875	-	40,025	31,713
Maintenance	-	-	-	-	-
General expenses	907	4,286	-	5,193	5,329
Support costs	15,196	783	-	15,979	16,389
<b>Total</b>	<b>34,253</b>	<b>26,944</b>	<b>-</b>	<b>61,197</b>	<b>53,431</b>
<b>12. Other expenditure</b>					
Pension deficit (decrease) /increase	-	-	-	-	-
Other	-	899	-	899	716
<b>Total</b>	<b>-</b>	<b>899</b>	<b>-</b>	<b>899</b>	<b>716</b>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

<b>13. Analysis of support costs including governance</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Support Costs</b>		
Staff costs	274,408	256,141
Depreciation	15,885	16,085
Telephone	5,430	-
Postage and stationery	6,035	10,726
Office equipment	4,958	4,121
Legal and professional	11,374	10,359
Bank charges	13,496	7,896
IT & IT projects	55,008	89,913
General expenses	12,096	24,954
<b>Governance costs</b>		
Audit fees	12,300	8,743
Chapter Expenses	20,631	13,750
	<u>431,621</u>	<u>442,688</u>
	<u><u>431,621</u></u>	<u><u>442,688</u></u>
<b>Allocated as follows:</b>	<b>£</b>	<b>£</b>
Ministry	162,992	167,170
Music	108,685	111,472
Cathedral and precincts upkeep	143,965	147,657
Education and Outreach	15,979	16,389
	<u>431,621</u>	<u>442,688</u>
	<u><u>431,621</u></u>	<u><u>442,688</u></u>

CHESTER CATHEDRAL

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2023

**14 Tangible Fixed Assets Group**

	<b>As restated Freehold land &amp; Buildings</b>	<b>Plant and equipment</b>	<b>Fixtures &amp; Fittings</b>	<b>IT Equipment</b>	<b>Total</b>
<b>Cost of Valuation</b>					
At 1 January 2023	1,415,143	226,640	338,473	2,961	1,983,217
Additions	-	6,891	-	-	6,891
Revaluation	-	(16,807)	-	-	(16,807)
<b>At 31 December 2023</b>	<b><u>1,415,143</u></b>	<b><u>216,724</u></b>	<b><u>338,473</u></b>	<b><u>2,961</u></b>	<b><u>1,973,301</u></b>
<b>Depreciation</b>					
At 1 January 2023	-	156,599	272,244	2,961	431,804
Charge	-	14,270	17,121	-	31,391
Disposal	-	(15,760)	-	-	(15,760)
<b>At 31 December 2023</b>	<b><u>-</u></b>	<b><u>155,109</u></b>	<b><u>289,365</u></b>	<b><u>2,961</u></b>	<b><u>447,435</u></b>
<b>Net Book Value at 31 December 2023</b>	<b>1,415,143</b>	<b>61,616</b>	<b>49,108</b>	<b>-</b>	<b>1,525,867</b>
<b>Net Book Value at 31 December 2022</b>	<b>1,415,143</b>	<b>70,041</b>	<b>66,229</b>	<b>-</b>	<b>1,551,414</b>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**14. Tangible Fixed Assets  
Cathedral Only**

	<b>As restated Freehold land &amp; Buildings</b>	<b>Fixtures &amp; Fittings</b>	<b>IT Equipment</b>	<b>Total</b>
<b>Cost of Valuation</b>				
At 1 January 2023	1,415,143	338,473	2,961	1,756,577
Additions	-	-	-	-
Revaluation	-	-	-	-
<b>At 31 December 2023</b>	<u>1,415,143</u>	<u>338,473</u>	<u>2,961</u>	<u>1,756,577</u>
<b>Depreciation</b>				
At 1 January 2023	-	272,244	2,961	275,205
Charge	-	17,121	-	17,121
<b>At 31 December 2023</b>	<u>-</u>	<u>289,365</u>	<u>2,961</u>	<u>292,326</u>
<b>Net Book Value at 31 December 2023</b>	<b>1,415,143</b>	<b>49,108</b>	<b>-</b>	<b>1,464,251</b>
<b>Net Book Value at 31 December 2022</b>	<b>1,415,143</b>	<b>66,229</b>	<b>-</b>	<b>1,481,372</b>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**15. Investment Property  
Group and Cathedral**

	<b>As restated</b>
<b>Fair value</b>	<b>£</b>
<b>At 1 January 2023</b>	18,072,952
Disposals	-
Revaluation	714,285
	<hr/>
<b>At 31 December 2023</b>	<b>18,787,237</b>

Investment properties are held at fair value which is assessed annually by the Chapter. A revaluation exercise was undertaken as at 31st December 2023, following a full property revaluation, by our Managing Agent, Neil Tunks of DN Surveyors Ltd, on the basis of open market and an increase in the valuation has been reflected in the financial statements as shown above. The historic cost of the properties is not known.

**16.**

**Group**

	<b>Listed Investments</b>	<b>Other investments</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost or valuation At 1 January 2023</b>	1,158,391	-	1,158,391
Additions	-	-	-
Disposals	-	-	-
Revaluation	116,567	-	116,567
	<hr/>	<hr/>	<hr/>
<b>At 31 December 2023</b>	<b>1,274,958</b>	<b>-</b>	<b>1,274,958</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**Cathedral only**

	<b>Listed investments</b>	<b>Other investments</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost or valuation At 1 January 2022</b>	861,037	100	861,137
Additions	-	-	-
Disposals	-	-	-
Revaluation	81,110	-	81,110
	<hr/>	<hr/>	<hr/>
<b>At 31 December 2023</b>	<b>942,147</b>	<b>100</b>	<b>942,247</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2023

17.	Debtors: amount falling due within one year	2023 £	2022 £
	<b>Group</b>		
	Trade debtors	361,113	197,473
	Chester Cathedral Enterprises Ltd	-	-
	Prepayments and accrued income	23,088	27,140
	Other debtor (VAT)	-	75
		<u>384,201</u>	<u>224,688</u>
	<b>Cathedral only</b>		
	Trade debtors	265,869	204,358
	Chester Cathedral Enterprises Ltd	242,371	226,082
	Prepayments and accrued income	22,200	26,427
	Other debtor (VAT)	-	75
		<u>530,440</u>	<u>456,942</u>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

<b>18</b>	<b>Creditors: amounts falling due within one year</b>	<b>2023</b>	<b>2022</b>
	<b>Group</b>	<b>£</b>	<b>£</b>
	Banks loans	177,327	907,507
	Trade creditors	67,970	80,417
	Other taxation and social security	113,613	51,163
	Accruals and deferred income	332,391	265,375
	Pension deficit	-	-
	Other creditors	116,746	62,125
		<u>808,047</u>	<u>1,366,587</u>
	<b>Deferred income</b>		
	Opening position	137,290	99,643
	Resources deferred during the year	229,131	137,290
	Amounts released from prior periods	(137,290)	(99,643)
		<u>229,131</u>	<u>137,290</u>

Deferred income relates to monies received in rental income received in advance for the following financial year.

<b>18.</b>	<b>Creditors: amounts falling due within one year</b>	<b>2023</b>	<b>2022</b>
	<b>Cathedral only</b>	<b>£</b>	<b>£</b>
	Banks loans	176,815	902,446
	Trade creditors	42,911	50,418
	Other taxation and social security	80,825	28,654
	Accruals and deferred income	331,461	265,375
	Pension deficit	-	-
	Other creditors	94,034	51,365
		<u>726,046</u>	<u>1,298,258</u>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**18 Creditors: amounts falling due within one year (continued)**  
**Cathedral only**

<b>Deferred income</b>		
Opening position	137,290	99,643
Resources deferred during the year	229,131	137,290
Amounts released from prior periods	(137,290)	(99,643)
	<u>229,131</u>	<u>137,290</u>

Deferred income relates to monies received in rental income received in advance for the following financial year.

<b>19 Creditors: amounts falling due after one year</b>	<b>2023</b>	<b>2022</b>
<b>Group and Cathedral only</b>	<b>£</b>	<b>£</b>
Bank loans	899,245	285,850
Pension deficit	-	-
	<u>899,245</u>	<u>285,850</u>
	<u><u>285,850</u></u>	<u><u>285,850</u></u>

<b>20 Bank loans and overdraft</b>	<b>2023</b>	<b>2022</b>
<b>Group</b>	<b>£</b>	<b>£</b>
Payable within one year	177,327	907,507
Payable after one year	899,245	285,850
	<u>1,076,572</u>	<u>1,193,357</u>
	<u><u>1,076,572</u></u>	<u><u>1,193,357</u></u>
<b>Cathedral only</b>		
Payable within one year	176,815	902,446
Payable after one year	899,245	285,850
	<u>1,076,060</u>	<u>1,188,296</u>
	<u><u>1,076,060</u></u>	<u><u>1,188,296</u></u>

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2023

---

#### 20 Bank loans and overdraft (continued)

Included in loans figures are five loans

- Loan of £513,000 provided at 2% over base rate, over 15 years and is repayable at £49,505 per annum, maturity date February 2027.
- Loan of £481,000 provided at 2.65% over base rate, over 13 years and is repayable at £54,535 per annum, maturity date October 2036.
- Loan of £75,000 provided at 2.65% over base rate, over 5 years, refinancing in 2024 and is repayable at £8,195 per annum, maturity date is September 2033.
- CBIL loan of £150,000 provided at 3% over base rate, over 5 years and is repayable at £30,000 per annum, maturity date is August 2026.
- Bank Loan of £305,000 provided at 2.65% over base rate, over 15 years and is repayable at £34,580 per annum, maturity is December 2038.

#### 21 Pension commitments

Chester Cathedral (DBS) participates in the Defined Benefits Scheme section of CWPF for lay staff. The Scheme is administered by the Church of England Pensions Board, which holds the assets of the scheme separately from those of the Employer and the other participating employers.

CWPF has two sections:

1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections;
  - a. a deferred annuity section known as Pension Builder Classic, and,
  - b. a cash balance section known as Pension Builder 2014.

#### Defined Benefits Scheme

The Defined Benefits Scheme ("DBS") section of the Church Workers Pension Fund provides benefits for lay staff based on final pensionable salaries.

For funding purposes, DBS is divided into sub-pools in respect of each participating employer as well as a further sub-pool, known as the Life Risk Pool. The Life Risk Pool exists to share certain risks between employers, including those relating to mortality and post-retirement investment returns.

The division of the DBS into sub-pools is notional and is for the purpose of calculating ongoing contributions. They do not alter the fact that the assets of the DBS are held as a single trust fund out of which all the benefits are to be provided. From time to time, a notional premium is transferred from employers' sub-pools to the Life Risk Pool and all pensions and death benefits are paid from the Life Risk Pool.

The scheme is a multi-employer scheme as described in Section 28 of FRS 102. It is not possible to attribute DBS assets and liabilities to specific employers, since each employer, through the Life Risk Section, is exposed to actuarial risks associated with the current and former employees of other entities participating in DBS. This means that contributions are accounted for as if DBS were a defined contribution scheme. Payments made to the scheme in year were £Nil (2022: £41,392) which includes contributions in respect of deficits arising in earlier years and administrative costs. The SoFA credit or charge arising from past deficits is shown in the table below.

If, following an actuarial valuation of the Life Risk Pool, there is a surplus or deficit in the pool, further transfers may be made from the Life Risk Pool to the employers' sub-pools, or vice versa. The amounts to be transferred (and their allocation between the sub-pools) will be settled by the Church of England Pensions Board on the advice of the Actuary.

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2023

#### 21 Pension commitments (Continued)

A valuation of the DBS scheme is carried out once every three years. The most recent valuation as at December 2023 showed the scheme was in an overall surplus and thus no payments into the scheme will be made going forwards while this remains the case.

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. The movement in the provision is set out below:

	2023 £	2022 £
Balance sheet liability at 1 January	-	192,000
Unrealised gain on pension assets	-	(150,609)
Remaining change to the balance sheet liability* (recognised in SoFA)	-	-
Interest costs	-	-
Deficit contribution paid	-	(41,391)
	<hr/>	<hr/>
Balance sheet liability at 31 December	-	-
	<hr/> <hr/>	<hr/> <hr/>

The legal structure of the scheme is such that if another employer fails, the employer could become responsible for paying a share of that employer's pension liabilities.

# CHESTER CATHEDRAL

## NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 22. Restricted funds Cathedral only and group

	B/f	Income	Expenditure	Transfers	C/f
West doors	-	3,935	(3,935)	-	-
CAB Debt	2,138	3,138	(3,138)	-	2,138
Chorister Friends Grant	-	9,225	(12,300)	-	(3,075)
Bellringers Fund	22,565	560	(59)	(5,541)	17,525
G McPhate Fund	4,618	-	(313)	-	4,305
Grand Organ Fund	44,997	1,891	(381)	25	46,532
Canon Chancellor Award Fund	3,340	-	(370)	-	2,970
Needlework Fund	4,255	-	(109)	-	4,146
Education from Mission	6,695	1,232	(111)	-	7,816
Music Soloists Fund	12,093	-	(8,183)	-	3,910
Vice Dean Fund	683	3,785	(1,757)	(333)	2,378
Hardship Fund 2020	1,100	-	(1,000)	-	100
Anon. gift 2019	1	-	(1)	-	-
Church Commissioners Grants	(136,690)	242,280	(225,560)	134,295	14,325
Stonemasons	21,326	26,329	(26,329)	(21,326)	-
Transforming Lives together	-	37,225	(37,374)	-	(149)
All Churches	2,600	2,600	(2,600)	-	2,600
JB Diversity	993	-	(993)	-	-
Cathedral Music Grant	-	25,000	-	-	25,000
Oldfield Choir	-	500	(500)	-	-
Education Lunches project	2,019	600	(1,829)	-	790
Scientists in Congregation	7,793	-	(1,961)	-	5,832
Dean's Breakfast	-	2,820	-	992	3,812
All Churches	-	30,375	(22,605)	-	7,770
AHF PVG Grant	4,373	-	(4,373)	-	-
Solar Panels	12,160	-	-	(12,160)	-
Nave Furniture	12,000	-	-	(12,000)	-
Other	36	-	-	(36)	-
Nave Choir Fund	-	1,220	-	164	1,384
Gaia 2023	-	-	(16,076)	16,076	-
CC Dig Assistant S23	-	26,188	(28,558)	-	(2,370)
Icon Fund	-	-	(1,000)	3,000	2,000
Deaf Support Fund	-	900	(320)	-	580
Saving Planet	-	2,741	(2,684)	-	57
Works Recharge City Walls	-	-	(214)	-	(214)
Trena Cox	-	2,000	(10)	-	1,990
CCCSG	-	500	(439)	-	61
<b>Total: Cathedral Only</b>	<b>29,095</b>	<b>425,044</b>	<b>(405,082)</b>	<b>103,156</b>	<b>152,213</b>
<b>Subsidiary charities</b>	<b>433,516</b>	<b>14,703</b>	<b>(2,367)</b>	<b>35,457</b>	<b>481,309</b>
<b>Total group</b>	<b>462,611</b>	<b>439,747</b>	<b>(407,489)</b>	<b>138,613</b>	<b>633,482</b>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**22. Restricted funds**

**Prior year comparative - Cathedral only and group**

	B/f	Income	Expenditure	Transfers	C/f
CAB Debt	2,138	-	-	-	2,138
Bellringers Fund	18,763	3,802	-	-	22,565
G McPhate Fund	4,757	-	(139)	-	4,618
Grand Organ Fund	22,041	26,501	(3,545)	-	44,997
Canon Chancellor Award Fund	4,002	-	(662)	-	3,340
Needlework Fund	4,255	-	-	-	4,255
Education from Mission	6,174	1,057	(536)	-	6,695
Music Soloists Fund	16,374	-	(4,281)	-	12,093
Vice Dean Fund	683	-	-	-	683
Hardship Fund 2020	1,100	-	-	-	1,100
Anon. gift 2019	1	-	-	-	1
Church Commissioners Grants	-	71,350	(208,040)	-	(136,690)
Stonemasons	21,326	-	-	-	21,326
All Churches	2,600	-	-	-	2,600
JB Diversity	414	1,461	(882)	-	993
Education Lunches project	898	3,735	(2,614)	-	2,019
Scientists in Congregation	8,215	-	(422)	-	7,793
AHF PVG Grant	3,943	19,860	(19,430)	-	4,373
Solar Panels	12,160	-	-	-	12,160
Nave Furniture	12,000	-	-	-	12,000
Other	36	-	-	-	36
<b>Total: Cathedral Only</b>	<b>141,880</b>	<b>127,766</b>	<b>(240,551)</b>	<b>-</b>	<b>29,095</b>
<b>Subsidiary charities</b>	<b>357,857</b>	<b>108,347</b>	<b>(32,688)</b>	<b>-</b>	<b>433,516</b>
<b>Total group</b>	<b>499,737</b>	<b>236,113</b>	<b>(273,239)</b>	<b>-</b>	<b>462,611</b>

Transfers in the year follow a detailed review of restrictions.

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FORTHE YEAR ENDED 31 DECEMBER 2023**

**23 Endowment fund**

	<b>Clergy-Use property</b>	<b>Trust for investment</b>	<b>Unapplied total return</b>	<b>Total endowment</b>
<b>At 1 January 2023</b>				
Gift component	1,415,143	2,678,756	-	4,093,899
Unapplied total return	-	-	14,725,776	14,725,776
	<b>1,415,143</b>	<b>2,678,756</b>	<b>14,725,776</b>	<b>18,819,675</b>
<b>Movement in reporting period</b>				
Investment return - net income	-	-	946,553	946,553
Investment return - net gains	-	-	765,395	765,395
Less investment management costs	-	-	(387,230)	(387,230)
Less: financing costs	-	-	(82,985)	(82,985)
CPI increase	-	105,297	(105,297)	-
	-	<b>105,297</b>	<b>1,166,436</b>	<b>1,271,733</b>
Unapplied total return allocated to income	-	-	(476,638)	(476,638)
<b>Net movement in the period</b>	-	<b>105,297</b>	<b>690,098</b>	<b>795,395</b>
<b>At 31 December 2023</b>				
Gift component	1,415,143	2,784,053	-	4,199,196
Unapplied total return	-	-	15,415,874	15,415,874
	<b>1,415,143</b>	<b>2,784,053</b>	<b>15,415,874</b>	<b>19,615,070</b>
<b>Endowment represented by</b>				
Tangible fixed assets				1,415,143
Investments				942,247
Investment property				18,787,237
Net current assets				(630,312)
Loans				(889,245)
				<b>19,615,070</b>

**CHESTER CATHEDRAL**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**24. Analysis of net asset between funds - Group**

	<b>Unrestricted funds 2023 £</b>	<b>Restricted funds 2023 £</b>	<b>Endowment funds 2023 £</b>	<b>Total 2023 £</b>
Tangible fixed assets	110,723	-	1,415,143	1,525,866
Investment property	-	-	18,787,237	18,787,237
Investments	-	332,711	942,247	1,274,958
Net current assets	917,375	300,771	(630,312)	587,834
Long term liabilities	-	-	(899,245)	(899,245)
	<u>1,028,098</u>	<u>633,482</u>	<u>19,615,070</u>	<u>21,276,650</u>

	<b>Unrestricted funds 2022 £</b>	<b>Restricted funds 2022 £</b>	<b>Endowment funds 2022 £</b>	<b>Total 2022 £</b>
Tangible fixed assets	136,271	-	1,415,143	1,551,414
Investment property	-	-	18,072,952	18,072,952
Investments	-	297,254	861,137	1,158,391
Net current assets	1,013,850	165,357	(1,243,707)	(64,500)
Long term liabilities	-	-	(285,850)	(285,850)
	<u>1,150,121</u>	<u>462,611</u>	<u>18,819,675</u>	<u>20,432,407</u>

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2023

#### 24. Analysis of net asset between funds – Cathedral Only

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total 2023 £
Tangible fixed assets	49,108	-	1,415,143	1,464,251
Investment property	-	-	18,787,237	18,787,237
Investments	-	-	942,247	942,247
Net current assets	978,989	152,215	(500,892)	293,361
Long term liabilities	-	-	(899,245)	(899,245)
	<u>1,028,097</u>	<u>152,215</u>	<u>20,795,382</u>	<u>20,587,851</u>

	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total 2022 £
Tangible fixed assets	66,229	-	1,415,143	1,481,372
Investment property	-	-	18,072,952	18,072,952
Investments	-	-	861,137	861,137
Net current assets	1,082,919	29,096	(1,243,707)	(183,538)
Long term liabilities	-	-	(285,850)	(285,850)
	<u>1,149,148</u>	<u>29,096</u>	<u>18,819,675</u>	<u>19,997,919</u>

#### 25. Subsidiary company

The Cathedral owns 100% of the share capital of Chester Cathedral Enterprises Limited, a company registered in England (registered company number 01382905).

The Cathedral controls three charitable trusts which are wholly for the benefit of the Cathedral: The Chester Cathedral Education Trust (registered charity number 1147915), The Chester Cathedral Development Trust (registered charity number 257123) and the Chester Cathedral Music Trust (registered charity number 115457).

#### 26. Related party transactions

Four members of Chapter receive stipends within the Church of England structure. Details are provided in note 6.

The Dean's spouse is employed as an Educational Officer within the Cathedral.

## CHESTER CATHEDRAL

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 DECEMBER 2023

---

#### 27. Prior period adjustment

Following a review of the properties, it was found that due to a re-categorisation error, one property had been included in functional and investment properties in the financial statements for the year ended 31 December 2022. A full review has been undertaken of the properties following the findings and the error has been reversed, by way of prior period adjustment. There is no impact on the periods prior to 2022 therefore the adjustment is solely to unrealised gains in 2022. There is no impact on the figures reported in the 2023-year end.

#### Summary of the prior year accounting impact

	Previously Reported 2022	Transfers	Prior period Adjustment 2022	Restated 2022
	£	£	£	£
Tangible fixed assets	2,045,143	(630,000)	-	1,415,143
Investment property	18,042,592	630,000	(600,000)	18,072,592
Gains on investments	(1,822,631)	-	600,000	(1,222,631)

Department of the Interior, Bureau of Land Management

Office of the Chief of Surveyors

Washington, D. C.

Approved for publication by the Chief of Surveyors, Bureau of Land Management, Department of the Interior, on this 15th day of August, 1917.

Very truly yours,

Section	Township	Range	County	State
36	10 N.	10 E.	Lincoln	Nebraska
37	10 N.	10 E.	Lincoln	Nebraska
38	10 N.	10 E.	Lincoln	Nebraska