

CHARITABLE INSTITUTION HOUSE

England & Wales · Charity number 232909

Details

Other names	THE GLADSTONE TRUST, THE UPPER ROOM, TREE OF LIFE CHRISTIAN BOOKSHOP & CAFE
Status	Registered
Legal form	Trust
Registered	1965-02-01
Register	View on the Charity Commission register

Contact

Address Charitable Institution House
18 Slater Street
Liverpool
L1 4BS

Phone 01517097169

Email admin@livercm.org.uk

Activities

Objects: THE PROVISION OF A BUILDING FOR USE BY ALL CHARITABLE INSTITUTIONS CALCULATED TO PROMOTE EITHER THE RELIGIOUS OR MORAL IMPROVEMENT OF THEIR FELLOW CREATURE WITHOUT REGARD TO ANY DISTINCTION OF SECT OR DENOMINATION. TO ADVANCE THE CHRISTIAN FAITH IN SUCH WAYS AS THE TRUSTEES THINK FIT. THE LAND IDENTIFIED IN PART 1 OF THE SCHEDULE TO THIS SCHEME MUST BE RETAINED BY THE TRUSTEES FOR USE FOR THE OBJECTS OF THE CHARITY

Activities: The object of the charity is the propagation of Christian Faith and Education and therelief of persons in need.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Education/training, The Prevention Or Relief Of Poverty, Religious Activities, Other Charitable Purposes
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** LIVERPOOL AND MERSEYSIDE
- Liverpool City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£23,246	£3,299	-	-
2024-12-31	£18,255	£3,037	-	-
2023-12-31	£8,337	£9,294	-	-
2022-12-31	£33,908	£34,410	-	-
2021-12-31	£57,219	£55,755	-	-

Trustees

Name	Role	Appointed
ROBERT ALEXANDER WATSON	Chair	2022-08-18
PHILIPP GEORGE SMITH		2022-08-18

CHARITABLE INSTITUTION HOUSE

England & Wales - Charity number 232909

Accounts

CHARITABLE INSTITUTION HOUSE (GLADSTONE TRUST)

SIGNIFICANT INFORMATION AS AT 31ST DECEMBER 2022

Registered Charity Number	232909
Trading Names	Gladstones (Café and Bookshop) Tree of Life Christian Bookshop & Café
Chair	Mrs R W Nuttall (resigned 18 08 2022) Mr Robert Watson (appointed 18 08 2022)
Other Trustees	Mr P D Gray (resigned 31 05 2022) Mr P Buckley (resigned 18 08 2022) Dr Ayo Akinsanya (resigned 18 08 2022) Mrs M Manwell (resigned 18 08 2022) Mr P Elks (resigned 18 08 2022) Mr J Boyle (appointed 18 08 2022) Mr P Smith (appointed 18 08 2022)

New Trustees are appointed by existing trustees at a special meeting called under clause 14 of the Scheme. Trustees must be members of a recognised Christian organisation within the Merseyside area.

Staff (paid)	Mrs Q Zemblaku Cook (to 29 06 2022) Miss I Ho Administrator (to 30 09 2022)
Staff (voluntary)	Mr M Chesterman Manager (resigned 29 06 2022)
Registered Office	18 Slater Street Liverpool L1 4BS
Solicitors	Fiona Bruce 3 Grappenhall Road Stockton Heath Warrington WA4 2AH
Independent Examiner	Pam Dodd LJMU Accounting Clinic
Bankers	Barclays Bank 4 Water Street Liverpool L69 2DU

CHARITABLE INSTITUTION HOUSE (GLADSTONE TRUST)
YEAR ENDED 31ST DECEMBER 2022
TRUSTEES REPORT

The Trust is constituted by an indenture dated 12th February 1820 and is a registered charity No: 232909. The trust trades as "Tree of Life Christian Bookshop & Cafe".

The Trustees throughout the year 2022 and to the date of this report and the Trust's advisors are set out on the accompanying information page.

Aims and Organisation

Our Mission Statement is as follows: "The Gladstone Trust – an effective and faithful witness to the Christian Gospel in the heart of the city of Liverpool"

The object of the charity is "the provision of a building for use by all Charitable Institutions calculated to promote either the religious or moral improvement of their fellow creature without regard to any distinction of sect or denomination. To advance the Christian Faith in such ways as the Trustees think fit."

Review of Activities – January to April 2022

The Trustees constantly review the aims and objectives of the Trust and would believe that it is self-evident that it fulfils the requirements in this regard by the following activities of the charity:

- **Christian Bookshop and Tree of Life Cafe:** After an extended Christmas closure during which time staff, Trustees and volunteers spent time in prayer and worship, the bookshop re-opened on 25th January providing not only meals, but also free takeaway hot drinks for the homeless and people in need during opening hours, with a dedicated "drop in" service for the homeless one day per week when meals and support were offered, free of charge. The cafe served as a hub for social gatherings with quality food, providing hope for the community, especially those who have been isolated and alone.

However, the on-going challenges of reduced numbers of volunteers, shift leaders and the volunteer manager's limited availability necessitated reduced opening hours and culminated in the closure of the bookshop and café on 16th April 2022. The volunteer manager resigned in June 2022 and a suitable replacement had not been secured.

- **Use of Venue January to October 2022:** The use of the premises as a venue for meeting for Christian organisations has continued throughout the years. Various organisations involved in work among the homeless, substance abusers, asylum seekers and more have made use of the large room on the first floor and the cafe area. These include but are not limited to:

Liverpool Homeless Outreach – reaching out to those in need sleeping rough. Seeking to meet the physical, mental and spiritual needs to restore hope and offer them a new life in Christ.

Steps of Hope – meeting physical and social needs that has led to one on one mentoring, as well as finding accommodation and work opportunities for those in need. The organisation works towards providing a good support group to manage addictive behaviour once out of hospital or prison.

Gladness Christian Fellowship – a Christian church for the Chinese community in and throughout Liverpool meets on the premises each Sunday. Apart from the Mandarin speaking meeting, a Cantonese speaking meeting has started since September, meeting the needs of Hong Kong new migrants who have recently come to the UK.

Youth with a Mission – restoring hope, dignity and value in Liverpool to impact the nations for Christ through prayer and worship, as well as meeting with those on the street and building relationships to help walk others through pain and trauma.

Coates First Aid Training – providing first aid training to working professionals as well as other courses for the community.

Haven Project Liverpool – hosting a monthly creative art group, as one of their services, to support women in public care proceedings in Liverpool.

In addition there are numerous occasional uses of the upper room by various other organisations.

- **The provision of the building of 18 Slater Street, Liverpool L1 4BS**
“The provision of a building for use by all charitable institutions calculated to promote either the religious or moral improvement of their fellow creature without regard to any distinction of sect or denomination” is part of the objectives of the Trust.

Appointment of New Trustees

Liverpool City Mission (LCM) and Charitable Institution House (CIH) were both founded in the City of Liverpool in the early 1800's and were connected at that time. James Cropper was part of both charities at the outset and LCM held meetings at 18 Slater Street over 200 years ago.

Since then, both charities have been active in the City of Liverpool, seeking to win the lost and share the love of Jesus, in word and deed, with a particular emphasis on relieving poverty but a focus on not just meeting a physical or social need but on making disciples. Working and walking in parallel.

The Board of Charitable Institution House commenced discussions with Liverpool City Mission in June 2022. Every meeting was marked by God's Presence, His timing and the leading of His Spirit.

A proposal from LCM was approved and adopted by the Board of Trustees of CIH and on 18th August 2022 new Trustees were appointed as detailed in the significant information.

Following the smooth transition of Trustees, the Board undertook a review of the whole operation of CIH, with initial steps taken to reduce the ongoing monthly deficit which was putting enormous pressure of the charity, thus threatening the viability of being able to continue effectively. The use of the building by a number of external users was draining the resources and could not continue.

The Trustees have honoured the wishes of the previous Board to make the building facilities wholly available to Liverpool City Mission (LCM) as the principal user, with freedom to partner with another user, or users, in order to build on the platform established over many years. The building will function as the Headquarters and Resource Centre for LCM, giving priority to the liberal promotion and distribution of the Word of God, saturated in prayer, and promoting the gospel of Jesus Christ through the city-wide ministries of LCM, seeing in time, lives transformed, renewal in church life and a Christian revival in Liverpool and beyond.

Risk Assessment

In line with Charity Commission recommendations, the Trustees review some procedures periodically and a full review took place on 7th August 2019.

.....
Mr R Watson
9th October 2022

CHARITABLE INSTITUTION HOUSE (GLADSTONE TRUST)

**RECEIPTS AND PAYMENTS ACCOUNTS
YEAR ENDED 31ST DECEMBER 2022**

INCOME & EXPENDITURE	Notes	Year to 31st December 2022			Year to
		Unrestricted	Restricted	Total	31/12/21
		£	£	£	Total
					£
INCOME RESOURCES					
Offerings & Donations Received		14,789	-	14,789	21,806
Bookshop & Café Takings		15,109	-	15,109	29,786
Other Income		4,010	-	4,010	5,627
TOTAL INCOMING RESOURCES		33,908	-	33,908	57,219
<hr/>					
Less: RESOURCES EXPENDED					
<i>Direct Charitable Expenditure</i>					
Bookshop & Café Cost of Sales		5,360	-	5,360	10,901
		5,360	-	5,360	10,901
<hr/>					
<i>Administration</i>					
Bookshop & Café		6,495	-	6,495	8,276
Outreach		989	-	989	1,658
General		6,958	-	6,958	6,989
Wages & Salaries		14,607	-	14,607	26,381
Governance	2	-	-	-	1,550
TOTAL RESOURCES EXPENDED		34,410	-	34,410	55,755
<hr/>					
NET (OUTGOING)/INCOMING RESOURCES for the year		(502)	-	(502)	1,464
<hr/>					
CASH FUNDS LAST YEAR END		5,014	-	5,014	3,550
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CASH FUNDS THIS YEAR END		4,512	-	4,512	5,014
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CHARITABLE INSTITUTION HOUSE (GLADSTONE TRUST)

**STATEMENT OF ASSETS and LIABILITIES
AS AT 31ST DECEMBER 2022**

	Notes	Unrestricted funds £	Restricted funds £	Endowment funds £
CASH FUNDS				
Cash at Bank		5,014	-	-
TOTAL CASH FUNDS		<hr/> 5,014 <hr/>	-	-
		Fund to which asset belongs £	Cost £	Current Value £
ASSETS RETAINED FOR CHARITY'S OWN USE				
Freehold Property	1	Unrestricted	850	539,815
Fixtures and Fittings	1	Unrestricted	28,128	-
Café and Kitchen Equipment	1	Unrestricted	24,906	-
Bookshop Equipment	1	Unrestricted	2,026	-
Office and Other Equipment	1	Unrestricted	5,712	-
 LIABILITIES			-	-

Approved by the Trustees

Mr R Watson

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Section A Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name Charitable Institution House (Gladstone Trust)
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**On accounts for the year
ended**

31 st December 2022	Charity no (if any)	232909
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Set out on pages

7-9

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/ 12 / 2022**.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

**Responsibilities and basis
of report**

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

29/09/23

Name:

Pam Dodd

Relevant professional qualification(s) or body

Address:

LJMU Accounting Clinic

Redmond Building

Brownlow Hill Liverpool L3 5UG

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

CHARITABLE INSTITUTION HOUSE (GLADSTONE TRUST)

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31ST DECEMBER 2022

1. FIXED ASSETS

The original cost of the Property was £850 (circa 1819) and improvements have been capitalised from the 1980's. The last property insurance value was £538,815.

It is the Trustee's opinion that the remaining assets available for the use of the Charity have a net realisable value of £0 and this is reflected in these accounts. It is the intention of the Trustee's in the year ended 31st December 2023 to donate as many of the remaining assets as possible.

2. INDEPENDENT EXAMINER'S FEE

There has been no fee for the preparation of the Accounts and the completion of the Independent Examination for the year to 31st December 2022. The preparation and examination were performed on a pro-bono basis by Pam Dodd on behalf of the LJMU Accounting Clinic.

CHARITABLE INSTITUTION HOUSE

England & Wales - Charity number 232909

Accounts

CHARITABLE INSTITUTION HOUSE (GLADSTONE TRUST)

SIGNIFICANT INFORMATION AS AT 31ST DECEMBER 2021

Registered Charity Number	232909
Trading Names	Gladstones (Café and Bookshop) Tree of Life Christian Bookshop & Café
Chair	Mrs R W Nuttall (appointed 22 01 2021)
Other Trustees	Mr P D Gray (resigned 30 04 2022) Mr J Greaves (resigned 31 05 2021) Mr P Buckley Dr Ayo Akinsanya Mrs M Manwell Mr P Elks (appointed 15 10 2021)

New Trustees are appointed by existing trustees at a special meeting called under clause 14 of the Scheme. Trustees must be members of a recognised Christian organisation within the Merseyside area.

Staff (paid)	Mrs Q Zemblaku Cook (to 29 06 2022) Miss I Ho Administrator
Staff (voluntary)	Mrs M Farrington Front of House (resigned 04 10 2021) Mr J Greaves Manager (resigned 31 05 2021) Mr M Chesterman Manager (resigned 29 06 2022)
Registered Office	18 Slater Street Liverpool L1 4BS
Solicitors	Graham Pearce 60 Colebank Road Pearcelegal Hall Green, BIRMINGHAM W Midlands, B28 8EY
Independent Examiner	Pam Dodd Liverpool John Moores University
Bankers	Barclays Bank 4 Water Street Liverpool L69 2DU

CHARITABLE INSTITUTION HOUSE (GLADSTONE TRUST)
YEAR ENDED 31ST DECEMBER 2021
TRUSTEES REPORT

The Trust is constituted by an indenture dated 12th February 1820 and is a registered charity No: 232909. The trust trades as "Tree of Life Christian Bookshop & Cafe".

The Trustees throughout the year 2021 and to the date of this report and the Trust's advisors are set out on the accompanying information page.

Aims and Organisation

Our Mission Statement is as follows: "The Gladstone Trust – an effective and faithful witness to the Christian Gospel in the heart of the city of Liverpool"

The object of the charity is the propagation of the Christian faith and education and the relief of persons in need. These objects are pursued through evangelism and teaching, the distribution of Bibles, Christian Literature, and media resources, pastoral care and counselling of persons through meetings, seminars and other activities.

Review of Activities

The Trustees constantly review the aims and objectives of the Trust and would believe that it is self-evident that it fulfils the requirements in this regard by the following activities of the charity:

- **Christian Bookshop:** Despite a difficult climate for bookshops nationally due to the growing trend for online purchasing, as well as the pandemic that has hurt many businesses, the role of Tree of Life Christian Bookshop and Café was maintained the end of 2021. The bookshop offers services to individual customers, churches, schools and Christian organisations, providing Bibles, Christian Literature, Sunday school materials, cards and media products. The second-hand book area continues to expand as donations of books are received. The lower cost of second-hand books has benefited a wider group of customers, e.g. Theology students. We continue to offer refreshments and food providing an incentive for the public to come in for a visit and utilise our resources.

The bookshop has been supporting up to 10 local independent Christian artists in 2021 by displaying, promoting and selling their books, CDs, cards, crafts, and artwork.

Since Tree of Life is known in the city as a Christian organisation, members of the public frequently seek help regarding spiritual and social problems, and visit the bookshop to receive guidance and help. Aware of the serious drug and alcohol problem in Liverpool, the bookshop continues to provide free literature seeking to inform the public about drug and alcohol abuse, and its danger for all age groups. It is also a referral point to statutory and non- statutory support bodies.

- **Tree of Life Café:** This continues to be a very useful ancillary aid and point of contact with the public for the bookshop and trust. Although we have had some struggles throughout the pandemic being closed as a café, we have still been able to continue the work of evangelism through various partnerships. When it was fully reopened we saw our regular customers return as well as many new faces.

It provides not only meals, but also free takeaway food and hot drink for the homeless and people in need during opening hours. It serves as a hub for social gatherings with quality food, providing hope for the community, especially those who have been isolated and alone.

- **Use of Venue:** The use of the premises as a venue for meeting for Christian organisations has continued throughout the years, and even throughout the pandemic as restrictions permitted. Various organisations involved in work among the homeless, substance abusers, asylum seekers and more have made use of the large room on the first floor and the cafe area. These include but not limited to:

Liverpool Homeless Outreach – reaching out to those in need sleeping rough. Seeking to meet the physical, mental and spiritual needs to restore hope and offer them a new life in Christ.

Steps of Hope – meeting physical and social needs that has led to one on one mentoring, as well as finding accommodation and work opportunities for those in need. The organisation works towards providing a good support group to manage addictive behaviour once out of hospital or prison.

Gladness Christian Fellowship – a Christian church for the Chinese community in and throughout Liverpool meets on the premises each Sunday. Apart from the Mandarin speaking meeting, a Cantonese speaking meeting has started since September, meeting the needs of Hong Kong new migrants who have recently come to the UK.

Youth with a Mission – restoring hope, dignity and value in Liverpool to impact the nations for Christ through prayer and worship, as well as meeting with those on the street and building relationships to help walk others through pain and trauma.

Coates First Aid Training – providing first aid training to working professionals as well as other courses for the community.

Haven Project Liverpool – hosting a monthly creative art group, as one of their services, to support women in public care proceedings in Liverpool.

In addition there are numerous occasional uses of the upper room by various other organisations.

- **Community Support:** While we have a bookshop and café function, we found it necessary during the period of National restrictions due to Covid-19, to assist those in rough conditions. The aim being to help people rely less on government support by providing volunteer opportunities to help build up confidence and provide life skills training. We assist with filling out forms, paperwork, compiling CVs and provide references for those who volunteer with us.
- **The provision of the building of 18 Slater Street, Liverpool L1 4BS**
“The provision of a building for use by all charitable institutions calculated to promote either the religious or moral improvement of their fellow creature without regard to any distinction of sect or denomination” is part of the objectives of the Trust.

In 2021 the trustees authorised essential repairs such as those to the oven and microwave in the kitchen. Whilst functional there are further improvements to the building required.

Risk Assessment

In line with Charity Commission recommendations, the Trustees review some procedures periodically and a full review took place on 7th August 2019.



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Mrs R Nuttall
9th August 2022

CHARITABLE INSTITUTION HOUSE (GLADSTONE TRUST)

STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31ST DECEMBER 2021

INCOME & EXPENDITURE


	Notes	Year to 31 st December 2021			Year to
		Unrestricted £	Restricted £	Total £	31/12/20 Total £
INCOME RESOURCES					
Offerings & Donations Received		20,328	1,478	21,806	22,693
Bookshop & Café Takings		29,786	-	29,786	34,417
Other Income		5,627	-	5,627	4,721
TOTAL INCOMING RESOURCES		55,741	1,478	57,219	61,831
Less: RESOURCES EXPENDED					
<i>Direct Charitable Expenditure</i>					
Poor Relief		-	-	-	2,255
Bookshop & Café Cost of Sales		10,901	-	10,901	31,837
		10,901	-	10,901	34,092
<i>Administration</i>					
Bookshop & Café		8,276	-	8,276	11,255
Evening Bible School		-	-	-	2
Outreach		1,658	-	1,658	4
General		7,014	-	7,014	18,523
Wages & Salaries		26,381	-	26,381	
Governance	2	1,550	-	1,550	317
TOTAL RESOURCES EXPENDED		55,755	-	55,755	64,193
NET (OUTGOING)/INCOMING RESOURCES for the year		(14)	1,478	1,464	(2,362)

CHARITABLE INSTITUTION HOUSE (GLADSTONE TRUST)

STATEMENT OF ASSETS and LIABILITIES
AS AT 31ST DECEMBER 2021

	Notes	Unrestricted funds £	Restricted funds £	Endowment funds £
CASH FUNDS				
Cash at Bank		5,014	-	-
TOTAL CASH FUNDS		5,014	-	-
		Fund to		
		which asset		
		belongs	Cost	Current Value
ASSETS RETAINED FOR CHARITY'S OWN USE				
Freehold Property	1	Unrestricted	850	492,981
Fixtures and Fittings	1	Unrestricted		20,164
Café and Kitchen Equipment	1	Unrestricted		18,120
Bookshop Equipment	1	Unrestricted		1,667
Office and Other Equipment	1	Unrestricted		4,516
LIABILITIES		-	-	-

Approved by the Trustees


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18/8/22

Mrs R Nuttall



Section A Independent Examiner's Report

**Report to the trustees/
members of**

Charitable Institution House (Gladstone Trust)

**On accounts for the year
ended**

31 st December 2021	Charity no (if any)	232909
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Set out on pages

7 to 9

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

**Responsibilities and basis
of report**

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Pam Dodd

Date:

10/08/22

Name:

Pam Dodd

Relevant professional qualification(s) or body

Address:

LJMU

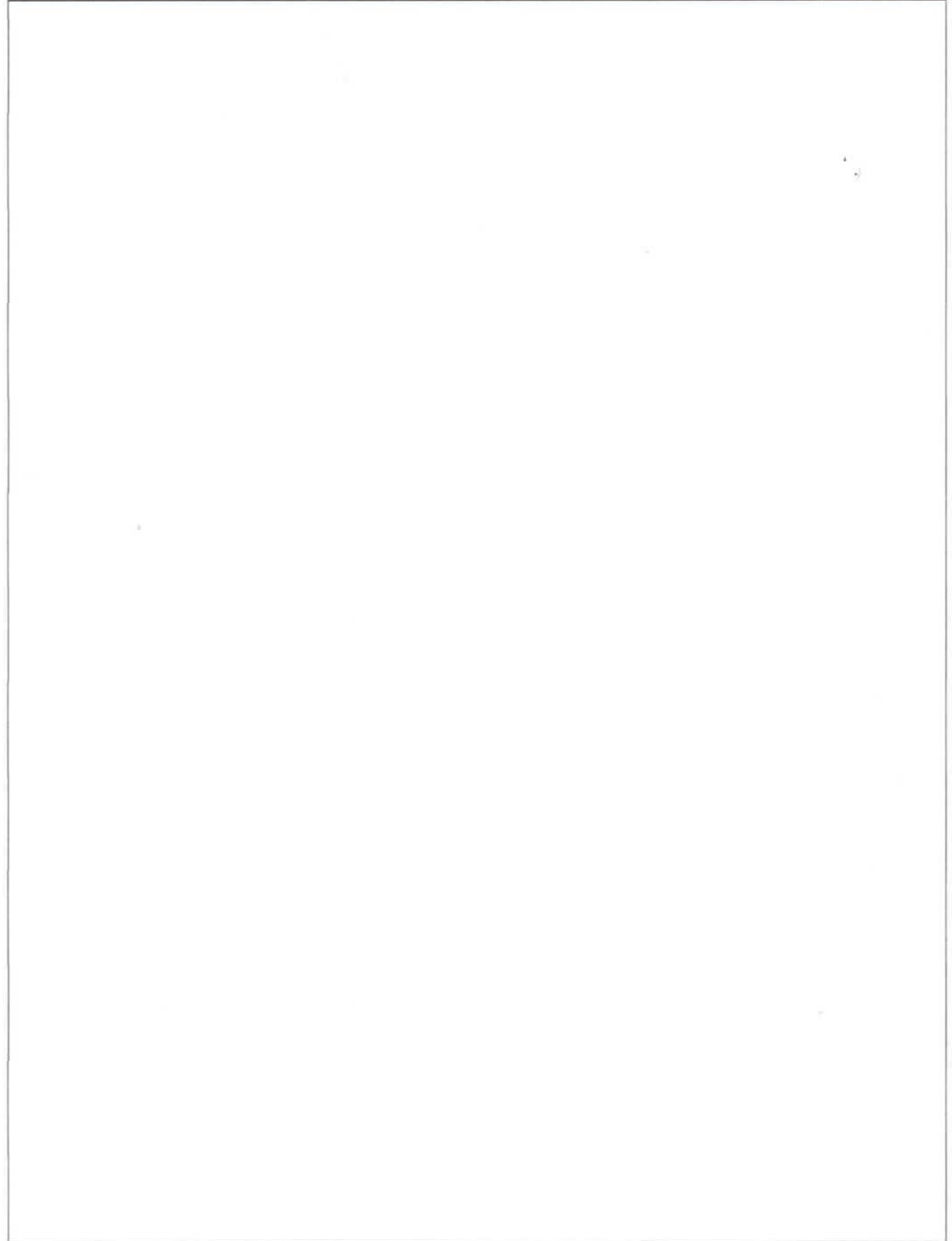
Redmond Building

Brownlow Hill Liverpool L3 5UG

Section B**Disclosure**

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Give here brief details of any items that the examiner wishes to disclose.



CHARITABLE INSTITUTION HOUSE (GLADSTONE TRUST)
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2021

1. FIXED ASSETS

The original cost of the Property was £850 (circa 1819) and improvements have been capitalised from the 1980's. The past property insurance value was £492,981.

Depreciation of 15% has been deducted for all assets, except Property, in order to be consistent with the previous year's accounts.

2. INDEPENDENT EXAMINER'S FEE

The Independent Examiner's fee shown is for the year to 31st December 2019 and the year to 31st December 2020.

There has been no fee for the preparation of the Accounts and the independent examination for the year to 31st December 2021. The preparation and examination were performed on a pro-bono basis by Katie Hall and Pam Dodd on behalf of the LJMU Accounting Clinic.