

CROSS STREET UNITARIAN CHAPEL TRUST FUNDS HELD ICW

England & Wales · Charity number 236201

Details

Other names CROSS STREET CHAPEL TRUSTEES

Status Registered

Legal form Other

Registered 1965-11-05

Register [View on the Charity Commission register](#)

Contact

Address 8 Reynolds Mews
Wilmslow
Cheshire
SK9 2NR

Phone 07401 872137

Email mda.secretary@outlook.com

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: Provision and maintenance of accommodation for the congregation of protestant dissenters worshipping at Cross Street Chapel and support for its ministry and religious witness.

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Religious Activities
- **Who:** Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** MANCHESTER.
- Manchester City

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£73,780	£68,354	-	-
2023-12-31	£41,805	£67,747	-	-
2022-12-31	£43,141	£59,377	-	-
2021-12-31	£46,428	£79,016	-	-
2020-12-31	£43,353	£56,371	-	-

Trustees

Name	Role	Appointed
Cross Street Chapel Trustees of		
John Poskit		2018-03-29
MRS Vicki Dawson		2018-03-29
PETER GEORGE SHAW		2013-03-31
The Manchester District Association of Unitarian and Free Christian Churches		2025-03-04

Linked charities

- MINISTERS FUND (236201-1)
- BEQUEST OF ANN BROWN (236201-2)
- WORKING FUNDS (236201-3)
- BEQUEST OF HANNAH ORD (236201-4)

CROSS STREET UNITARIAN CHAPEL TRUST FUNDS HELD ICW

England & Wales - Charity number 236201

Accounts

The Trustees of Cross Street Chapel, Manchester

A Registered Charity (Registered Number 236201)

Trustees' Report for the year ended 31st December 2024

1. The address of the chapel is:
CROSS STREET CHAPEL, CROSS STREET, MANCHESTER, M2 1NL
2. The trustees' responsibilities are derived from a Trust Deed dating from the time when the first chapel was erected on the site of the present building in 1694. They were to allow the building to be used as a meeting place for Protestants dissenting from the Church of England for the exercise freely and publicly of their religious worship.
3. The names of the trustees at the date of this report and who acted as such in the year under review
Vicki Dawson
Joe Calvert (Appointed April 2024)
John Poskitt
Peter William Sampson (Resigned April 2024)
Natasha Stanley
Peter George Shaw (Acting Chairman)
Manchester District Association of Unitarian and Free Christian Churches Inc
4. The Trust's surplus funds are invested in 759,266 shares in Newton Growth and Income Fund for Charities and at 31st December had a market value of £1,345,951. The authorised corporate director of this fund is Mellon Newton Fund Managers Limited, of which Newton Investment Management Limited is a subsidiary. Newton reports the value of the fund at the end of each month and pays a dividend four times a year. It meets the Unitarian Investment Panel on which this Trust is represented three times a year.
The income received from this investment in the year was £28,875 compared with £30,366 in 2023. The market value of the investment increased by £89,518 (2023 - £70,579) in the year.
5. The Trust owns the freehold of the Cross Street site but has granted a lease to Artmax Property Limited for the remainder of 250 years from 2001. It receives a rent of 5% of the gross rentals received by Artmax less deductions permitted in the lease. In 2024 net rental income amounted to £44,905 (2023 - £11,439).
6. The Trust provides the Chapel Congregation with accommodation on the ground floor and a mezzanine floor in the eight storey building and in the year provided a cash grant as well as paying other expenses such as the renewal of carpets, fire alarms, other equipment and insurance etc. totaling £66,411 (2023 - £67,330).
7. Total net income of the Trust in the year was £5,426 (2023 expenditure £25,942).
8. The Trustees have sufficient resources to support their activities and have no need to contemplate a specific reserves policy. A loan of £40,000 from the MDA, which was repaid at the rate of £1,000 per month was redeemed in the year.
9. The Trustees have noted the Charities Commission advice with regard to the need for religious charities to exhibit recognition of the public good to which they ought to contribute. They consider that the support of the Cross Street Chapel, as a moral force in the centre of Manchester and as a meeting place for many community based activities accords with their responsibilities in that regard.

Signed on behalf of the Trustees by:

Chairman	Peter Shaw
Treasurer	Natasha Stanley

Independent Examiner's Report to
the Trustees of Cross Street Chapel, Manchester.

I report on the Financial Statements of the trusts for the year to 31st December 2024

Respective responsibilities of trustees and the examiner.

As the charity's trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 145 of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 145 (5) (b) of the Act, whether particular matters have come to my attention.

Basis of the independent examiner's report.

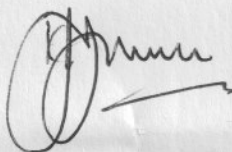
My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement.

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements
 - (a) to keep accounting records in accordance with section 130 of the Act; and
 - (b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Kenneth James Johnson FCA
Flat 2, Kennerley Court
Kennerleys Lane
Wilmslow
SK9 5E



21st June 2025

TRUSTEES OF CROSS STREET CHAPEL, MANCHESTER

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31st DECEMBER 2024

	Note	<u>2024</u>	<u>2024</u>	<u>2023</u>	<u>2023</u>
INCOMING RESOURCES					
Investment income		28,875		30,366	
Rentals		<u>44,905</u>		<u>11,439</u>	
			73,780		41,805
RESOURCES EXPENDED					
Direct charitable expenditure	5	66,411		67,330	
Administration of the charity	6	<u>1,943</u>		<u>417</u>	
			68,354		67,747
NET INCOMING / (OUTGOING) RESOURCES			<u>5,426</u>		<u>(25,942)</u>
OTHER RECOGNISED GAINS/LOSSES					
Realised gain on investment assets	7	0		575	
Unrealised gain/(loss) on investment assets	7	<u>89,518</u>	<u>89,518</u>	<u>70,004</u>	<u>70,579</u>
NET MOVEMENT IN THE YEAR			94,944		44,637
BROUGHT FORWARD 1ST JANUARY 2024			<u>1,296,171</u>		<u>1,251,534</u>
CARRIED FORWARD 31ST DECEMBER 2024			<u><u>1,391,115</u></u>		<u><u>1,296,171</u></u>

TRUSTEES OF CROSS STREET CHAPEL, MANCHESTER

A Registered Charity - No 236201

Balance Sheet 31st December 2024

	Note	<u>2024</u>	<u>2024</u>	<u>2023</u>	<u>2023</u>
FIXED ASSETS					
Investments	1 & 7		1,345,951		1,256,433
CURRENT ASSETS					
Debtors	2	16,200		8,008	
Cash at bank		<u>31,387</u>		<u>43,598</u>	
		47,588		51,606	
CURRENT LIABILITIES					
Amount falling due within a year	3	<u>(2,424)</u>	<u>45,164</u>	<u>(11,868)</u>	<u>39,738</u>
NET ASSETS			<u>1,391,115</u>		<u>1,296,171</u>
UNRESTRICTED FUNDS			<u>1,391,115</u>		<u>1,296,171</u>

P G Shaw - Chairman

N Stanley - Treasurer

TRUSTEES OF CROSS STREET CHAPEL MANCHESTER

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31st DECEMBER 2024

1. The investments are stated at market value.

Newton Investment Managers Limited assists the trustees in managing the investments. The Custodian is the Bank of New York Inc

	<u>2024</u>	<u>2023</u>
<u>2. Debtors</u>		
Rentals due	15,403	7,302
Payments in advance	797	706
	<u>£ 16,200</u>	<u>£ 8,008</u>

3. Liabilities

Rental refunds	2,424	11,868
Administration	-	-
	<u>£ 2,424</u>	<u>£ 11,868</u>

4. It is not possible to place a meaningful valuation on the investment interest which the trustees have in the office building of which the chapel is a part. The chapel is occupied free of rent, and an income at the rate of 5% of the net rental income of the adjoining office block is payable to the Trustees. The Trustees own the freehold subject to a long lease.

5. Charitable expenditure

Grants to Cross Street Congregation	65,358	68,686
Building insurance	0	(1,907)
Service Charges	1,053	551
	<u>66,411</u>	<u>67,330</u>

6. Administration of the trust

Contents, Employers and Public Liability Ins.	372	329
Legal Fees	900	0
Bookkeeping	208	0
Computer Software	403	0
Bank Charges	60	82
	<u>1,943</u>	<u>411</u>

7. Investment gains

	<u>2024</u>	<u>2023</u>
Market Value at 31st December 2023	1,256,433	1,245,854
Proceeds of sale of Stock	-	60,000
	<u>1,256,433</u>	<u>1,185,854</u>
Realised gain on the sale	-	575
Unrealised gain/(loss) for the year	89,518	70,004
Market Value at 31st December 2024	<u>£ 1,345,951</u>	<u>£ 1,256,433</u>

8. Rental income.

The Trustees are entitled to receive 5% of the rents collected by their lessee on the adjoining office block after deducting certain charges set out in the lease.

CROSS STREET UNITARIAN CHAPEL TRUST FUNDS HELD ICW

England & Wales - Charity number 236201

Accounts

The Trustees of Cross Street Chapel, Manchester

A Registered Charity (Registered Number 236201)

Trustees' Report for the year ended 31st December 2022

1. The address of the chapel is:
CROSS STREET CHAPEL, CROSS STREET, MANCHESTER, M2 1NL
2. The trustees' responsibilities are derived from a Trust Deed dating from the time when the first chapel was erected on the site of the present building in 1694. They were to allow the building to be used as a meeting place for Protestants dissenting from the Church of England for the exercise freely and publicly of their religious worship.
3. The names of the trustees at the date of this report and who acted as such in the year under review
Vicki Dawson
John Poskitt
Peter William Sampson
Natasha Stanley
Peter George Shaw (Acting Chairman)
Manchester District Association of Unitarian and Free Christian Churches Inc
4. The Trust's surplus funds are invested in 797,352 shares in Newton Growth and Income Fund for Charities and at 31st December had a market value of £1,245,854. The authorised corporate director of this fund is Mellon Newton Fund Managers Limited, of which Newton Investment Management Limited is a subsidiary. Newton reports the value of the fund at the end of each month and pays a dividend four times a year. It meets the Unitarian Investment Panel on which this Trust is represented three times a year.
The income received from this investment in the year was £27,984 compared with £228,891 in 2021. The market value of the investment fell by £97,589 in the year. In 2021 there was an increase in value of £188,726.
The period of volatility reflects the effects of the War in Ukraine, the world energy crisis and the fateful mini-budget in September 2022.
5. The Trust owns the freehold of the Cross Street site but has granted a lease to Artmax Property Limited for the remainder of 250 years from 2001. It receives a rent of 5% of the gross rentals received by Artmax less deductions permitted in the lease. In 2022 net rental income amounted to £15,157 (2021 - £17,537).
6. The Trust provides the Chapel Congregation with accommodation on the ground floor and a mezzanine floor in the eight storey building
7. Total net expenditure of the Trust in the year was £16,236 (2021 £32,588).
8. The Trustees have sufficient resources to support their activities and have no need to contemplate a specific reserves policy. It did, however, receive a loan of £40,000 from the MDA, which it is repaying at the rate of £1,000 per month.
9. The Trustees have noted the Charities Commission advice with regard to the need for religious charities to exhibit recognition of the public good to which they ought to contribute. They consider that the support of the Cross Street Chapel, as a moral force in the centre of Manchester and as a meeting place for many community based activities accords with their responsibilities in that regard.

Signed on behalf of the Trustees by:

Chairman Peter Shaw

Treasurer Natasha Stanley

TRUSTEES OF CROSS STREET CHAPEL, MANCHESTER

A Registered Charity - No 236201

Balance Sheet 31st December 2023

	Note	<u>2023</u>	<u>2023</u>	<u>2022</u>	<u>2022</u>
FIXED ASSETS					
Investments	1 & 7		1,256,433		1,245,854
LIABILITIES					
Loan provided by MDA			0		-9,000
CURRENT ASSETS					
Debtors	2	8,008		6,190	
Cash at bank		<u>43,598</u>		<u>29,064</u>	
		51,606		35,254	
CURRENT LIABILITIES					
Amount falling due within a year	3	<u>-11,868</u>	<u>39,738</u>	<u>-20,574</u>	<u>14,680</u>
NET ASSETS			<u>1,296,171</u>		<u>1,251,534</u>
UNRESTRICTED FUNDS			<u>1,296,171</u>		<u>1,251,534</u>

P G Shaw - Chairman

N Stanley - Treasurer

INDEPENDENT EXAMINER'S REPORT ON THE FINANCIAL ACCOUNTS OF THE TRUSTEES OF CROSS STREET CHAPEL MANCHESTER FOR THE YEAR ENDING 31ST DECEMBER 2023

I report on the financial accounts of the Trustees of Cross Street Chapel for the year ending 31st December 2023.

RESPECTIVE RESPONSIBILITIES OF THE COMMITTEE AND THE EXAMINER

The Treasurer of the Trustees of Cross Street Chapel Manchester is responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year and that an independent examination is needed.

It is my responsibility to examine the accounts in accordance with standard accounting practices and to state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S STATEMENT

My examination was carried out in accordance with standard accounting practices and included:

- a review of the accounting records kept by the Trustees;
- a comparison of the accounts presented with those accounts; and
- consideration of any unusual items or disclosures in the accounts and seeking explanations from the Treasurer concerning any such items.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no matter has come to my attention:

- (i) which gives me reasonable cause to believe that in, any material respect, the requirements:
- to keep accounting records in accordance with standard accountancy practice; and
 - to prepare accounts which accord with the accounting records have not been met.
- (ii) to which in my opinion attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: Leonard Elias Date: 28th May 2024

Len Elias, MA, IPFA, 19, Lancaster Close, Hazel Grove, Stockport, SK7 5LJ.

CROSS STREET UNITARIAN CHAPEL TRUST FUNDS HELD ICW

England & Wales - Charity number 236201

Accounts

THE RIVER MANCHESTER
A CHARITABLE INCORPORATED ORGANISATION
(CHARITY No. 1153700)
Annual Report & Accounts
For the year ending MARCH 2023

THE RIVER MANCHESTER
SIGNIFICANT INFORMATION

Registered Name
Charity Incorporated Organisation
The River Manchester
Registration no. 1153700

Trustees
Terence Carthy, Chairman
Sefadzi Kofi Amesu, Treasurer
Deborah Fuller, Secretary

Registered Office
3 Pepperhill Road
Moss Side
Manchester M16 7PD

Independent Examiners
Rana & Co
P O Box 145
Manchester M19 IUY

Bankers
The Co-operative Bank
Delf House, Southway,
Skelmersdale, Lancashire WN8 6NY

**The River Manchester
Trustees Annual Report
YEAR ENDED 31ST March 2023**

Charity Incorporated Organisation registered with The Charity Commission on 6th September 2013.

The Trustees, present their report and the audited financial statements of the charity for the year ended 31st March 2023.

The Trustees throughout the Year and to the date of this report and their advisors are set out on the accompanying Information Page.

Structure, Governance and Management

The management and administration is carried out by the Chief Executive, Mrs Lydia Chan who reports to the board of trustees on a quarterly basis. She is assisted in the day to day operation by 2 core staff members Project Co-ordinator, Donna Barber and Café & Charity Shop Manager, Carol Dalton and a core of 10 volunteers.

The board of Trustees meet quarterly, also regularly at other times to review progress, and to plan for the future development of the Charity. At present they are actively seeking to recruit additional trustees. The volunteers and trustees are incredible, we could not have achieved what we have done over the year without our volunteers.

Trustees Statement - Public benefit

Our objectives, as outlined below, have been designed with the Charity Commission's guidance on public benefit in mind. Throughout this year we have pursued these objectives as we have reviewed our activities both informally and in our official trustees meetings. At all times we have had regard to the Commissions guidance on the public benefit requirement.

Risk Management

The Trustees are responsible for the management of the risks faced by the charity as they provide controls that provide reasonable although not absolute assurance against material misstatement, loss or exposure to risk. Risk reviews are undertaken regularly to ensure internal risks are minimised through the implementation of policy and procedure.

Objectives and Activities

The Charity has the following objectives which are:

The relief and support of persons who have suffered or are in danger or suffering, from social and emotional difficulties, whether fleeing domestic violence from sex related violence or abuse, their children and dependants by the provision of food, clothing, furniture, friendship, training and other assistance.

Activities

Fundamental to the work of the charity is our faith in Jesus Christ; our Christian faith brings hope and change where we demonstrate our faith in practical ways in being able to offer a safe place for connections to be made, a place where practical provision of food, clothing, furniture and practical training is made available to help people move on in their lives and most importantly prayer is offered.

Activities in the year

Fundraising

We see a financial growth secured by voluntary donations and grants giving an increase in our revenue by 33% from £138,330 to £183,638. The new income levels are single grants and not repeat grants. The grants helped us provide emergency food parcels, helped move 53 families to safety and to grow our team to fund 8 short term temporary employees from our beneficiaries to build their confidence to become employable.

The income helped us developed further the charity's intervention programme providing 1-2-1 emotional wrap around support when referrals for moves to safety were made and increased the provision in mental health workshops.

Retail and cafe:

The charity operates two enterprises i.e. the charity shop and a cafe. With the café opening, this offered opportunity for training and empowerment for our women to gain skills and employment. In May 2022, we received funding from SSE to employ a café and charity shop manager to improve the services in this area. We managed to source a supplier for new single mattresses and linked with the local recycler to obtain sources of furniture for our clients and widen our support for the local community.

Removal service

With a relatively dedicated team of volunteers via our volunteer/paid drivers and 2 assistants, we were able to provide an emergency moving service. We were able to secure funding to provide this as a low cost/free service to 53 direct referrals for women and children.

Training and skills

Our project co-ordinator who is also our specialist domestic abuser worker was able to deliver 1-2-1 emotional support and recruited 67 trainees to train in our retail areas. They were offered pre-employment course, help with their c.v.s and mentoring on a 1-2-1 to assist them back to work. We ran training in Living Life to the full, which is a cognitive behaviour therapy to help our clients who suffer with their mental health improve their mood and coping skills. We also delivered two five weeks courses on mindfulness and doodle art workshops with significant improvement in client's mental health.

We ran the following events:

- The International Women's day with celebrating different cultures, craft activities, painting, card making
- On December 10, a 16 days of action against gender violence themed on "fleeing with shoes" with over 70 persons in attendance to commemorate those who were killed due to domestic abuse.
- We also created 6 part-time jobs in our café and shop to enable our client to progress further to work and empower them.
- Winter hub for people struggling by creating a warm hub and meals for 30 clients

Impact and achievements

The pandemic from March 2020-2021 highlighted the need for our frontline key services and gave a validation for our services. Our objectives to tackle food, furniture and financial poverty and supporting those who have fled domestic abuse had the following impact:

1. provision of emergency food parcels. In 2022, we had 1700 referrals, in 2023 there was 1435 referrals.
2. furniture and collections and deliveries of furniture and starter packs for electrical items i.e. washing machines, beds, clothing. We were able to tackle furniture poverty by gifting over £8380 worth of furniture from our charity shop.
3. work experience and training and a safe place to connect –We took on 10 young people from 14-18 years old doing work experience who had been through domestic abuse to give them a safe place to be empowered. In addition, we took on 67 trainees and 18 moved on into jobs!
4. Move to safety –supporting 53 moves for single mothers and their children to move on to a safe place of tenancy.
5. There were also 490 referrals for other services which include domestic abuse workshops, 121 support, emotional counselling, advice and signposting.

We continue to have an impact supporting people to recover from their wounds into people who are safe, connected and confident to become independent people who can realise their dreams, move into jobs, feel secure and improved well-being. Beneficiaries felt connected, found 1-2-1 support, were confident, happier and found their own voice and improved outcomes in mental health and job aspirations. Our referrals are mainly from high risk beneficiaries referred from Women's Aid, Independent Domestic Advisors, Early Help, Children's Services, Social Services and WAST.

Testimony S: "I left school after my GCSEs and got married. My husband didn't let me have a job. After many years of abuse, I escaped with my children. Being at The River, gave me hope. They helped me move into my new place, provided food parcels as I was struggling without benefits and later on, they took me on as a volunteer and then created a temporary job for me. It helped me mentally to believe that I am capable and not the lies my ex-husband said that no one would want me. I believe that my children and I am in a much better place because of the River. Thank you so much for having faith in me."

Plans for the future and challenges

The charity's plan is to continue empowering people through its services and build stronger relationships with other referral agencies and recruit more trainees to participate in our training programme. The charity continues to operate from a limited space and would like to refurbish the shop floor in the following year. The plan for the next year will be to improve our level of services and to engage with agencies, churches, the corporate sector and local communities.

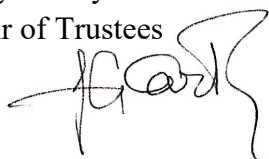
Financial review

We are as with many charities, derive our income from voluntary donations and our charity shop, so we remain greatly dependent on the generosity of our donors and grant givers to continue in operation. Any reduction in donation income will impact on our ability to maintain operations and in the worst case scenario, could result in us ceasing to be a going concern. The charity currently has been able to build a 6 months reserve (£60,000) to cover 6 months operating costs, objectives and risks that it might face as well as plans for growth and expansion. The charity has also set aside £20,000 for plans to get a van with the carbon emission strategy implementation in the city of Manchester. Our current fundraising strategies and reserves policy provide adequate protection against this eventuality.

Independent Examiner

Rana & Co has been appointed as independent examiner for the year.

Terry Carthy
Chair of Trustees



THE RIVER MANCHESTER
A Charitable Incorporated Organisation
(CHARITY No. 1153700)

ANNUAL REPORT & ACCOUNTS

for the year ending 31/03/2023

Independent Examiner's Report on the Trustees of The River Manchester

I wish to report of the accounts of the River Manchester for the year ended 31 March 2023, which are set out on pages 1 to 6

Respective responsibilities of trustees and examiner:

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the charities Act) and that an independent examination is needed.

It is my responsibility to:

examine the accounts under section 145 of the Charities Act,
to follow the procedures laid down in the general Directions given by the Charity
commission (under section 145(5)(b) of the Charities Act), and
to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in, any material respect, the requirements:
to keep accounting records in accordance with section 130 of the 2011 Charities Act;

to prepare accounts which accord with the accounting records and comply with the accounting
requirements of the 2011 Charities Act have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the
accounts to be reached.

Rana & Co



Independent Examiner
PO Box 145,
Manchester
M19 1UY.

THE RIVER MANCHESTER

Statement of financial activities
for the year ended 31 March 2023

	Notes	2023			2022		
		Unrestricted Fund	Restricted Fund	Total	Unrestricted Fund	Restricted Fund	Total
		£	£	£	£	£	£
Incoming Resources							
Incoming resources from generated fun	3						
Voluntary Income	3.1	12943	108618	121561	25228	63609	88837
Activities in generating Incom	3.2	62076		62076	49493		49493
Investment Income	3.3	-	-		-	-	
Incoming Resources from charitable activities			-			-	
Total Incoming Resources		75020	108618	183638	74721	63609	138330
Resources Expended							
Cost of generating Funds	4						
Charitable Activities	4.1	55675	114452	170127	57763	45589	103353
Other Resources expended		814	-	814	1018	-	1018
Gains/Losses Asset-Loss on Disposal		-			-		
Total Resource Expended		56489	114452	170941	58781	45589	104371
Net Movements in Funds		18531	-5834	12697	15940	18020	33959
Reconciliation of Funds							
Total funds brought forward from previous year		80522	34778	115299	64582	16758	81340
Total Funds carried forward		99052	28944	127996	80522	34778	115299

THE RIVER MANCHESTER

Balance Sheet
as at 31 March 2023

	2023			2022		
	Unrestricted	Restricted		Unrestricted	Restricted	
	Funds	Funds	Total	Funds	Funds	Total
Fixed Assets	3,256	-	3,256	4,070	-	4,070
Currents Assets						
Debtors	2,600	-	2,600	2,600	-	2,600
Bank Current Account	98,033	27,949	125,981	79,336	34,447	113,783
Cash in hand	140	-	140	23	-	23
	100,773	27,949	128,722	81,959	34,447	116,406
Current Liabilities						
Accrual	3,982		3,982	5,097	80	5,177
Net Current Asset	96,791	27,949	124,740	76,862	34,367	111,229
Total Net Asset	100,047	27,949	127,996	80,932	34,367	115,299
less current liabilities						
Funds of the Charity						
Unrestricted Fund	100,047	-	100,047	80,522	-	80,522
Restricted Fund		27,949	27,949		34,778	34,778
Total Funds	100,047	27,949	127,996	80,522	34,778	115,299

THE RIVER MANCHESTER

Notes to financial statements
for the year ended 31 March 2023

1. Basis of preparation

1.1 Basis of accounting

These accounts have been prepared on the basis of historic cost (except that investments are shown at market value) in accordance with:

* Accounting and reporting by Charities - statement of Recommended Practice (SORP 2015);

* and with*

 accounting standards;
or

--

 Financial Reporting Standards for Smaller Enterprises (FRSSE);

* and with the Charities Act.

1.2 Change in basis of accounting

This set of accounts represent The River Manchester second year financial reporting.

2. Accounting policies

This standard list of accounting policies has been applied by the charity except for those deleted. Where a difference or additional policy has been adopted then this is detailed in the box below.

INCOMING RESOURCES

Recognition of Incoming resources	These are included in the Statement of Financial Activities (Sofa) When: <ul style="list-style-type: none">* the charity becomes entitled to the resources;* the trustees are virtually certain they will receive the resources; and* the monetary value can be measured with sufficient reliability.
Incoming resources with related expenditure	Where incoming resources have related expenditure (as with fundraising or contract income) the incoming resources and related expenditure are reported gross in the SOFA.
Grants and donations	Grants and donations are only included in the SOFA at the same time as the gift to which they relate.
Gifts in kind	Gifts in kind are accounted for at a reasonable estimate of their value to the charity or the amount actually realised. Gifts in kind for sale or distribution are included in the accounts as gifts only when sold or distributed by the charity. Gifts in kind for use by the charity are included in the SOFA as incoming resources when receivable.
Donated services and facilities	These are only included in incoming resources (with an equivalent amount in resources expended) where the benefit to the charity is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value to the charity of the service or facility received.
Volunteer help	The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report.
Investment Income	This is included in the accounts when receivable.
Expenditure and Liabilities Liability recognition	Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.
Governance costs	Include costs of the preparation and examination of statutory accounts, the costs of trustee meetings and cost of any legal advice to trustees on governance or constitutional matters.
Support Costs	Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.
Assets Tangible fixed assets for use by charity	Van YH63FML Depreciated £814 for 12 months to 31 March 2023.

3. Analysis of Incoming resources

3.1 Voluntary Income	2023 Total	2022 Total
	<u>£</u>	<u>£</u>
Donation from Sponsors/ individuals	6313	22690
Gift Aid Tax Claimed	-	3828
Grants	<u>115248</u>	<u>62319</u>
	<u>121561</u>	<u>88837</u>
3.2 Activities for generating funds	Unrestricted funds	Unrestricted funds
	<u>£</u>	<u>£</u>
Sponsorship -HMRC 80% Job Retention Grant	-	770
Sales of Donated Goods	<u>62076</u>	<u>48723</u>
	<u>62076</u>	<u>49493</u>
3.3 Investment Income	Unrestricted funds	Unrestricted funds
	<u>£</u>	<u>£</u>
Bank Interest Received	-	-
	<u>0</u>	<u>0</u>
3.4 Charitable Activities Income		
Van Donation Received	-	-
	<u>0</u>	<u>0</u>

4. Analysis of resources expended

4.1 Cost of Charitable activities	2023	2022
	Total	Total
	£	£
Fundraising cost	-	-
Salaries and wages	90486	47587
PAYE/Employer & Employee NI	21046	11493
Pension Contribution	5358	2509
Staff Training Cost	663	27
Volunteers Training Cost	1369	805
Vehicle Repair/Hire Cost	834	973
Vehicle Petrol Expenses	1309	1314
Volunteer Travel Expenses	2000	1787
Volunteer Expenses	1657	2303
Project Cost	4571	4056
Heat & Light	8991	3945
Rent	12840	15908
Business/Water Rates	970	471
Insurances	1999	1031
Caretaking	654	533
Repairs & Maintenance	1250	881
Postage & Stationery/printing	849	510
Phone & Internet	799	772
Publicity Cost	-	162
IT Cost	678	-
Equipment Purchase	845	734
Materials Cost	-	-
Cafeteria Purchase	1666	192
Cafeteria Equipment	1022	296
	<u>161858</u>	<u>98289</u>
4.2 Governance Cost	Unrestricted	Unrestricted
	funds	funds
	£	£
Audit & Accountancy Cost	6150	3750
Trustee Meeting Expenses	112	
Bank Charges	997	600
Fees Paid	1010	714
	<u>8269</u>	<u>5064</u>
Other Resources Cost		
Depreciation Motor Vehicle	<u>814</u>	<u>1018</u>
Gains and Losses		
Asset Write off Van	<u>-</u>	<u>-</u>

Independent Examiner's Report on the Trustees of The River Manchester

I wish to report of the accounts of the River Manchester for the year ended 31 March 2023, which are set out on pages 1 to 6

Respective responsibilities of trustees and examiner:

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the charities Act) and that an independent examination is needed.

It is my responsibility to:

examine the accounts under section 145 of the Charities Act,
to follow the procedures laid down in the general Directions given by the Charity
commission (under section 145(5)(b) of the Charities Act), and
to state whether particular matters have come to my attention.

Basis of Independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in, any material respect, the requirements:
to keep accounting records in accordance with section 130 of the 2011 Charities Act;

to prepare accounts which accord with the accounting records and comply with the accounting
requirements of the 2011 Charities Act have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the
accounts to be reached.

Rana & Co



Independent Examiner
PO Box 145,
Manchester
M19 1UY.

TRUSTEES OF CROSS STREET CHAPEL, MANCHESTER

A Registered Charity - No 236201

Balance Sheet 31st December 2022

	Note	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>
FIXED ASSETS					
Investments	1 & 7		1,245,854		1,343,443
LIABILITIES					
Loan provided by MDA			-9,000		-21,000
CURRENT ASSETS					
Debtors	2	6,190		1,910	
Cash at bank		<u>29,064</u>		<u>52,337</u>	
		35,254		54,247	
CURRENT LIABILITIES					
Amount falling due within a year	3	<u>-20,574</u>	<u>14,680</u>	<u>-11,332</u>	<u>42,915</u>
NET ASSETS			<u>1,251,534</u>		<u>1,365,358</u>
UNRESTRICTED FUNDS			<u>1,251,533</u>		<u>1,365,358</u>

P G Shaw - Chairman

N Stanley - Treasurer

INDEPENDENT EXAMINER'S REPORT ON THE FINANCIAL ACCOUNTS OF THE TRUSTEES OF CROSS STREET CHAPEL MANCHESTER FOR THE YEAR ENDING 31ST DECEMBER 2022

I report on the financial accounts of the Trustees of Cross Street Chapel for the year ending 31st December 2022.

RESPECTIVE RESPONSIBILITIES OF THE COMMITTEE AND THE EXAMINER

The Treasurer of the Trustees of Cross Street Chapel Manchester is responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year and that an independent examination is needed.

It is my responsibility to examine the accounts in accordance with standard accounting practices and to state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S STATEMENT

My examination was carried out in accordance with standard accounting practices and included:

- a review of the accounting records kept by the Trustees;
- a comparison of the accounts presented with those accounts; and
- consideration of any unusual items or disclosures in the accounts and seeking explanations from the Treasurer concerning any such items.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no matter has come to my attention:

- (i) which gives me reasonable cause to believe that in, any material respect, the requirements:
- to keep accounting records in accordance with standard accountancy practice; and
 - to prepare accounts which accord with the accounting records have not been met.
- (ii) to which in my opinion attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: Leonard Elias Date: 31/10/23

Len Elias, MA, IPFA, 19, Lancaster Close, Hazel Grove, Stockport, SK7 5LJ.

CROSS STREET UNITARIAN CHAPEL TRUST FUNDS HELD ICW

England & Wales - Charity number 236201

Accounts

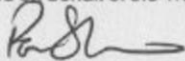
The Trustees of Cross Street Chapel, Manchester

A Registered Charity (Registered Number 236201)

Trustees' Report for the year ended 31st December 2021

1. The address of the chapel is:
CROSS STREET CHAPEL, CROSS STREET, MANCHESTER, M2 1NL
Telephone number for contact 01625 584881
2. The trustees' responsibilities are derived from a Trust Deed dating from the time when the first chapel was erected on the site of the present building in 1694. They were to allow the building to be used as a meeting place for Protestants dissenting from the Church of England for the exercise freely and publicly of their religious worship.
3. The names of the trustees at the date of this report and who acted as such in the year under review
James Bradshaw
Vicki Dawson
Kenneth James Johnson
Aled Wyn Jones (Secretary)
John Poskitt
Peter William Sampson
Peter George Shaw (Chairman & Acting Treasurer)
Manchester District Association of Unitarian and Free Christian Churches Inc
4. The Trust's surplus funds are invested in 797,352 shares in Newton Growth and Income Fund for Charities and at 31st December had a market value of £1,343,443. The authorised corporate director of this fund is Mellon Newton Fund Managers Limited, of which Newton Investment Management Limited is a subsidiary. Newton reports the value of the fund at the end of each month and pays a dividend four times a year. It meets the Unitarian Investment Panel on which this Trust is represented three times a year.
The income received from this investment in the year was £28,891 compared with £24,160 in 2020. The market value of the investment increased by £188,726 in the year. In 2020 there was a decline in value of £6,600.
The return on the investment marks a recovery from the effects of the Covid 19 virus on World Economies.
5. The Trust owns the freehold of the Cross Street site but has granted a lease to Artmax Property Limited for the remainder of 250 years from 2001. It receives a rent of 5% of the gross rentals received by Artmax less deductions permitted in the lease. In 2021 net rental income amounted to £17,537 (2020 - £19,193).
6. The Trust provides the Chapel Congregation with accommodation on the ground floor and a mezzanine floor in the eight storey building and in the year provided a cash grant of £75,500 as well as paying other expenses such as building insurance etc. (2020 - £52,000).
7. Total net expenditure of the Trust in the year was £32,588 (2020 £13,018).
8. The Trustees have sufficient resources to support their activities and have no need to contemplate a specific reserves policy. It did, however, receive a loan of £40,000 from the MDA, which it is repaying at the rate of £1,000 per month.
9. The Trustees have noted the Charities Commission advice with regard to the need for religious charities to exhibit recognition of the public good to which they ought to contribute. They consider that the support of the Cross Street Chapel, as a moral force in the centre of Manchester and as a meeting place for many community based activities accords with their responsibilities in that regard.

Signed on behalf of the Trustees by:



Chairman

Treasurer

TRUSTEES OF CROSS STREET CHAPEL, MANCHESTER

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31st DECEMBER 2021

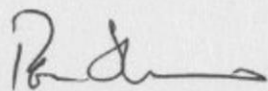
	Note	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>
INCOMING RESOURCES					
Investment income		28,891		24,160	
Rentals		<u>17,537</u>		<u>19,193</u>	
			46,428		43,353
RESOURCES EXPENDED					
Direct charitable expenditure	5	78,540		56,011	
Administration of the charity	6	<u>476</u>		<u>360</u>	
			79,016		56,371
NET INCOMING / (OUTGOING) RESOURCES			(32,588)		(13,018)
OTHER RECOGNISED GAINS/LOSSES					
Realised gain on investment assets	7	3,995		0	
Unrealised gain/(loss) on investment assets	7	<u>184,731</u>	<u>188,726</u>	<u>(6,600)</u>	<u>(6,600)</u>
NET MOVEMENT IN THE YEAR			156,138		(19,618)
BROUGHT FORWARD 1ST JANUARY 2021			<u>1,209,220</u>		<u>1,228,838</u>
CARRIED FORWARD 31ST DECEMBER 2021			<u><u>1,365,358</u></u>		<u><u>1,209,220</u></u>

TRUSTEES OF CROSS STREET CHAPEL, MANCHESTER

A Registered Charity - No 236201

Balance Sheet 31st December 2021

	Note	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>
FIXED ASSETS					
Investments	1 & 7		1,343,443		1,229,717
LIABILITIES					
Loan provided by MDA			(21,000)		(33,000)
CURRENT ASSETS					
Debtors	2	1,910		1,408	
Cash at bank		<u>52,337</u>		<u>23,784</u>	
		54,247		25,192	
CURRENT LIABILITIES					
Amount falling due within a year	3	<u>(11,332)</u>	42,915	<u>12,689</u>	<u>12,503</u>
NET ASSETS			<u>1,365,358</u>		<u>1,209,220</u>
UNRESTRICTED FUNDS			<u>1,365,358</u>		<u>1,209,220</u>



P G Shaw - Chairman

A W Jones - Secretary

TRUSTEES OF CROSS STREET CHAPEL MANCHESTER
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31st DECEMBER 2021

1. The investments are stated at market value.

Newton Investment Managers Limited assists the trustees in managing the investments. The Custodian is the Bank of New York Inc

	<u>2021</u>	<u>2020</u>
<u>2. Debtors</u>		
Rentals due	-	-
Payments in advance	1,910	1,408
	<u>£ 1,910</u>	<u>£ 1,408</u>

3. Liabilities

Rental refunds	11,332	12,669
Administration	-	20
	<u>£ 11,332</u>	<u>£ 12,689</u>

4. It is not possible to place a meaningful valuation on the investment interest which the trustees have in the office building of which the chapel is a part. The chapel is occupied free of rent, and an income at the rate of 5% of the net rental income of the adjoining office block is payable to the Trustees. The Trustees own the freehold subject to a long lease.

5. Charitable expenditure

Grants to Cross Street Congregation	75,500	52,000
Building insurance	3,389	2,075
Service Charges	(349)	1,936
	<u>78,540</u>	<u>56,011</u>

6. Administration of the trust

Contents, Employers and Public Liability Ins.	286	269
Bank charges	120	60
Sundry Charges	70	15
	<u>476</u>	<u>344</u>

7. Investment gains

	<u>2021</u>
Market Value at 31st December 2020	1,229,717
Proceeds of sale of Stock	75,000
	<u>1,154,717</u>
Realised gain on the sale	3,995
Unrealised gain for the year	184,731
Market Value at 31st December 2021	<u>£ 1,343,443</u>

8. Rental income.

The Trustees are entitled to receive 5% of the rents collected by their lessee on the adjoining office block after deducting certain charges set out in the lease.

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CROSS STREET CHAPEL, MANCHESTER

I report on the Financial Statements of the Trust for the year ending 31st December 2021.

RESPECTIVE RESPONSIBILITIES OF THE COMMITTEE AND THE EXAMINER

As the Charity's Trustees, you are responsible for the preparation of the accounts. You consider that the audit requirement of Section 145 of the Charities Act (2011) (The Act) does not apply.

It is my responsibility to state, on the procedures specified in the general directions given by the Charity Commissioners under Section 145 (5)(b) whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

My examination was carried out in accordance with standard accounting practices and included:

- a review of the accounting records kept by the Charity;
- a comparison of the accounts presented with those records; and
- consideration of any unusual items or disclosures in the accounts and seeking explanations from the Treasurer concerning any such items.

The procedures undertaken do not provide all the evidence that would be required in an audit, and I do not express an audit opinion on the view given by the accounts.

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no matter has come to my attention:

- (i) which gives me reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with standard accountancy practice; and
 - to prepare accounts which accord with the accounting records have not been met.
- (ii) to which in my opinion attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: Leonard Elias Date: 25/06/22

Leonard Elias M.A., I.P.F.A. 19, Lancaster Close, Hazel Grove, Stockport, SK7 5LJ.

CROSS STREET UNITARIAN CHAPEL TRUST FUNDS HELD ICW

England & Wales - Charity number 236201

Accounts

The Trustees of Cross Street Chapel, Manchester

A Registered Charity (Registered Number 236201)

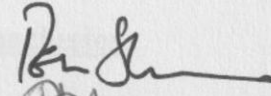
Trustees' Report for the year ended 31st December 2020

1. The address of the chapel is:
CROSS STREET CHAPEL, CROSS STREET, MANCHESTER, M2 1NL
Telephone number for contact 01625 404174
2. The trustees' responsibilities are derived from a Trust Deed dating from the time when the first chapel was erected on the site of the present building in 1694. They were to allow the building to be used as a meeting place for Protestants dissenting from the Church of England for the exercise freely and publicly of their religious worship.
3. The names of the trustees at the date of this report and who acted as such in the year under review
James Bradshaw
Vicki Dawson
Kenneth James Johnson (Treasurer)
Aled Wyn Jones (Secretary)
John Poskitt
Peter William Sampson
Peter George Shaw (Chairman)
Peter Weigh
Manchester District Association of Unitarian and Free Christian Churches Inc
4. The Trust's surplus funds are invested in 846,213 shares in Newton Growth and Income Fund for Charities and at 31st December had a market value of £1,229,716.88. The authorised corporate director of this Fund is Mellon Fund Managers Limited, of which Newton Investment Management is a subsidiary. Newton reports the value of the Fund at the end of each month and pays a dividend four times a year. It meets the Unitarian Investment Panel, on which this Trust is represented, three times a year. The income received from this investment in the year was £24,160 compared with £33,707 in 2019. The market value of the investment declined by £6,600 compared with a gain in value of £169,158 in 2019. The poorer return on the investment can be largely attributed to the effect on the world economy of the Corvid 19 virus.
5. The Trust owns the freehold of the Cross Street site but has granted a lease to Artmax Property Limited for the remainder of 250 years from 2021. It receives a rent of 5% of the gross rentals received by Artmax less deductions permitted in the lease. In 2019 the permitted deductions exceeded the rental income from the subtenants so that no rental was available. In 2020 the rental received was £19,193.
6. The Trust provides the Chapel Congregation with accommodation on the ground floor and a mezzanine floor in the eight storey building and in the year provided a cash grant of £52,000 as well paying other expenses such the building insurance. (2019 - £69,200)
7. Total net expenditure of the Trust in the year was £13,018 (2019 £46,221)
8. The Trustees have sufficient resources to support their activities and have no need to contemplate a specific reserves policy. It did, however, receive a loan of £40,000 from the MDA, which it is repaying at the rate of £1,000 per month. It is grateful to the MDA for also paying some charges for legal advice over the permitted deductions from the rental receivable from Artmax.
9. The Trustees have noted the Charities Commission advice with regard to the need for religious charities to exhibit recognition of the public good to which they ought to contribute. They

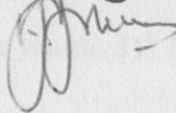
consider that the support of the Cross Street Chapel, as a moral force in the centre of Manchester and as a meeting place for many community based activities, accords with their responsibilities in that regard.

Signed on behalf of the Trustees by:

Chairman



Treasurer



Respective responsibilities of trustees and the examiner.
As the charity's trustees you are responsible for the preparation of the accounts. You consider that the audit requirement of section 143 of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the general directions given by the charity Commission under section 143 (3) of the Act, whether particular matters have come to my attention.

Notes of the independent examiner's report.
My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination included a review of the accounting records kept by the charity and a comparison of the of the accounts prepared with those records. It also included consideration of any of those items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required as an audit and I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement.
In connection with my examination, no matter has come to my attention:
(1) which gives me reasonable cause to believe that there is a material breach of the requirements:
(a) to keep accounting records in accordance with section 126 of the Act, and
(b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act and the Commission or
(2) in which, in my opinion, attention should be drawn in order to enable proper understanding of the accounts to be reached.

Lionel James Elias
19 Lancaster Close
Hazel Grove
Stockport
SK7 5LR

Lionel James Elias

3rd June 2021

TRUSTEES OF CROSS STREET CHAPEL, MANCHESTER

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR
ENDED 31st DECEMBER 2020

	Note	<u>2020</u>	<u>2020</u>	<u>2019</u>	<u>2019</u>
INCOMING RESOURCES					
Investment income		24,160		33,707	
Rentals		<u>19,193</u>		-	
			43,353		33,307
RESOURCES EXPENDED					
Direct charitable expenditure	5	56,011		79,584	
Administration of the charity	6	<u>360</u>		<u>344</u>	
			56,371		79,928
NET INCOMING / OUTGOING (-) RESOURCES			- 13,018		- 46,221
OTHER RECOGNISED GAINS/LOSSES					
Realised gain on investment assets	7	-		2,454	
Unrealised gain / loss(-) on investment assets	7	- 6,600	- 6,600	166,704	169,158
NET MOVEMENT IN THE YEAR			- 19,618		122,937
BROUGHT FORWARD 1ST JANUARY 2020			<u>1,228,838</u>		<u>1,105,901</u>
CARRIED FORWARD 31ST DECEMBER 2020			<u><u>£ 1,209,220</u></u>		<u><u>£ 1,228,838</u></u>

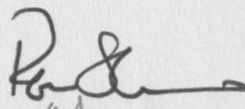
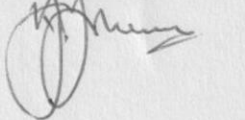
TRUSTEES OF CROSS STREET CHAPEL, MANCHESTER

A Registered Charity - No 236201

Balance Sheet 31st December 2020

	Note	<u>2020</u>	<u>2020</u>	<u>2019</u>	<u>2019</u>
FIXED ASSETS					
Investments	1 & 7		1,229,717		1,236,317
LIABILITY					
Loan provided by MDA			- 33,000		
CURRENT ASSETS					
Debtors	2	1,408		12,232	
Cash at bank		<u>23,784</u>		<u>17,647</u>	
		25,192		29,879	
CURRENT LIABILITIES					
Amount falling due within a year	3	<u>12,689</u>	<u>12,503</u>	<u>37,358</u>	<u>- 7,479</u>
NET ASSETS			<u>£ 1,209,220</u>		<u>£ 1,228,838</u>
UNRESTRICTED FUNDS			<u>£ 1,209,220</u>		<u>£ 1,228,838</u>

P G Shaw - Chairman

K J Johnson - Treasurer

TRUSTEES OF CROSS STREET CHAPEL MANCHESTER
NOTES TO THE ACCOUNTS

1. The investments are stated at market value.

Newton Investment Managers Limited assists the trustees in managing the investments. The Custodian is the Bank of New York Inc

	<u>2020</u>	<u>2019</u>
<u>2. Debtors</u>		
Rentals due		9,285
Payments in advance	1,408	2,947
	£ 1,408	£ 12,232

3. Liabilities

Rental refunds	12,669	37,358
Administration	20	-
	£ 12,689	£ 37,358

4. It is not possible to place a meaningful valuation on the investment interest which the trustees have in the office building of which the chapel is a part.

The chapel is occupied free of rent, and an income at the rate of 5% of the net rental income of the adjoining office block is payable to the Trustees. The Trustees own the freehold subject to a long lease.

5. Charitable expenditure

Grants to Cross Street Congregation	52,000	69,200
General Chapel Maintenance	-	8,100
Contract for electric door maintenance & reps	-	69
Building insurance	2,075	1,903
Service Charges	1,936	312
	56,011	£ 79,584

6. Administration of the trust

Contents, Employer's and Public Liability Ins.	280	269
Bank charges	60	60
Postage and stationery	20	15
	360	£ 344

7. Investment gains

	<u>2020</u>	<u>2019</u>	<u>2019</u>
Market Value at 31st December 2019	1,236,317		1,097,159
Proceeds of sale of Stock	-		30,000
	1,236,317		1,067,159
Realised gain on the sale	-	2,454	
Unrealised gain (-) loss for the year	- 6,600	166,704	169,158
Market Value at 31st December 2020	£ 1,229,717		£ 1,236,317

8. Rental income.

The Trustees are entitled to receive 5% of the rents collected by their lessee on the adjoining office block after deducting certain charges set out in the lease.

Independent Examiner's Report to

The Trustees of Cross Street Chapel, Manchester

I report on the Financial Statements of the trust for the year to 31st December 2020

Respective responsibilities of trustees and the examiner.

As the charity's trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 145 of the charities Act 2011 (The Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the general directions given by the charity Commissioners under section 145 (5)(b) whether particular matters have come to my attention.

Basis of the independent examiner's report.

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the of the accounts presented with those records. It also includes consideration of any of those items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement.

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements
 - (a) to keep accounting records in accordance with section 130 of the Act; and
 - (b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Leonard James Elias
19 Lancaster Close
Hazel Grove
Stockport
SK7 5LJ

Leonard Elias

3rd June 2021