

MANCHESTER CATHEDRAL COUNTRY HOME

135th Annual Report

1st April 2024 to 31st March 2025



299 Longhurst Lane, Mellor, Stockport, Cheshire, SK6 5PP

Telephone: 0161 427 1893

Email: mellorcountryhou@btconnect.com

Over a century of country holidays for low income families and individuals

who would otherwise not have a holiday

REGISTERED CHARITY NUMBER 241153

MANCHESTER CATHEDRAL COUNTRY HOME

President	The Very Revd Rogers Govender Dean of Manchester
Committee of Management (Charity Trustees)	
Honorary Chair	Mr I Simpson
Honorary Secretary	Mrs P Heywood
Honorary Treasurer	Mr D Adamson
Honorary Assistant Secretary (Fabric)	Mr D Adamson
Trustees (as at 31 March 2025)	Mr I Simpson Mrs D Mather Mr M Mather Mrs S Adamson Ms S Cunningham Mrs P Heywood Ms K Clark Mr D Adamson Ms G Milligan Ms C Butler
Independent Examiner	IV Lions Accountants The Courtyard Earl Road Cheadle Hulme, Stockport, SK8 6GN
Bankers	The Royal Bank of Scotland St Ann Street Manchester, M60 2SS

MANCHESTER CATHEDRAL COUNTRY HOME

TRUSTEES REPORT YEAR ENDED 31ST MARCH 2025

Administrative details

Charity Name & Registered Charity Number

The Charity's name is the Manchester Cathedral Country Home. It is also known locally as Mellor Country House.

The Registered Charity number is 241153

Trustees

There shall be not less than two nor more than four holding Trustees.

The following individuals served as holding Trustees during the year:

Ian Simpson (Chair)

David Adamson

Structure, governance and management

The governing document of the Charity is a Deed of Trust dated 19 April 1919 as varied by a 1996 Deed of 1996 Deed in part by a Resolution dated the 20th July 1996.

The area of benefit covers the cities of Manchester and Salford.

The charitable object is for the provision of a holiday home for persons of either sex dwelling in Greater Manchester , Salford & Stockport and whether members of the Church of England or not.

The Holiday Home is under the general direction, management and control of a Committee of Management (Charity Trustees) assisted by volunteers in running fund raising events.

Reserves:

The Charity maintains a level of reserves sufficient to enable it to operate for a period of twelve months twelve months without significant income. Each year the charity trustees review the income and prepare a fund raising strategy.

MANCHESTER CATHEDRAL COUNTRY HOME

Achievement and performance - a report by the Chair

Another busy and active year in the life of Manchester Cathedral Home ("MCH").

MCH is proudly supported by a loyal and diverse bunch of Trustees - Sharon, Dave, Penny, Mark, Danielle, Sue and Katie. We offer our sincere thanks for the hard work, passion and support throughout the year. We also give thanks to our local volunteers who support our fundraisers of plant and Christmas tree sales, as well as manning the catering kiosk at Manchester City's ground.

We offer our sincere thanks for the commitment and dedication of our housekeeper, Sharon, and the unstinting loyal and unselfish support of her husband Dave. Both are celebrating their 25th year of service. What an achievement!

Throughout the open season, 1st March to 31st October, we have welcomed more than 900 guests. With a very diverse and whole range of guests, new and familiar returning friends and societies who feel 'at home' in the familiar surroundings of MCH, we are grateful and proud of their presence throughout our open seasons of Spring, Summer and Autumn.

Guests include those from: Flowery Fields Schools (Enquire Learning Trust "ELT"), Asian Women's Network, Men's Network and Police Motorcycle Club (annual fundraisers).

MCH can provide exclusivity for groups with learning difficulties and mental health requirements.

There are Men's and Ladies' weeks, as well as weeks available for independent families and individuals. There is also an easy accessible suite with an adjoining carer bedroom available.

Our fundraising carries on throughout the year, with fortnightly manning of the "Not for Profit" kiosk at Manchester City's football ground. This requires 23 volunteers on a rota basis, with 9 required per match, all organised by our secretary Carol. This activity has raised £12k during the period.

Our plant sale in May and Christmas Tree sale in November/December were a huge success and provide a real community focus. These generated a profit of £8.2k and £5.3k respectively. All trustees and volunteers come together for a week-long set up and a weekend sale.

Christmas fairs and Tropical Night add to the range of community fundraising activities to end a busy and successful year.

As we look to the new 25/26 season, we were in discussions with ELT to expand the number of beds available and a potential £100k investment for the new season to amend toilets, washrooms and showers. Unfortunately our bid did not succeed.

Maintenance has continued on the external fabric of the Home with the upper elevation being rendered with K Rend, which has a 30 year guarantee.

As we look forward towards another year, we hope we are able to attract and support those in need of respite and care, to offer them some peace and a safe space and a little bit of time to think in their busy and stressful lives.

Ian Simpson
Chair

20 October 2025

MANCHESTER CATHEDRAL COUNTRY HOME

Statement of Receipts and Payments for the Year Ended 31st March 2025

01/04/23 to 31/03/24		01/04/24 to 31/03/25	
<u>Receipts</u>			
£		£	£
7,950.39	Subscriptions & Donations	5,283.79	
9,457.00	Fees for use of Home	8,088.00	
2,498.29	Investment Income	2,499.53	
325.46	Telephone 0161 484 5028	349.56	
<u>20,231.14</u>			16,220.88
	<u>Fund Raising Events - (Gross)</u>		
24,847.16	Plant Sale	22,867.52	
11,448.25	Christmas Trees	13,052.53	
2,600.00	Golf Day	3,243.00	
1,415.00	Fashion Show	1,044.00	
-	Christmas Delights event	984.12	
150.00	Compensation	-	
18.41	Sundry income	-	
20,500.09	Fab Fan Fayre (inc tips £70; 2024: £149.59)	11,950.54	
<u>60,978.91</u>			53,141.71
<u>81,210.05</u>	<u>Total Receipts</u>		<u>69,362.59</u>

MANCHESTER CATHEDRAL COUNTRY HOME

01/04/23 to 31/03/24		01/04/24 to 31/03/25	
<u>Payments</u>			
£		£	£
202.80	Nest (Employer pension contributions)	202.80	
13,000.00	Salary (includes NEST contribs £270.40 (2023: £270.40)	13,232.14	
5,775.34	Heat & Light	9,434.57	
2,446.03	Water & sewerage	2,952.06	
1,841.77	Council Tax	1,907.48	
2,662.21	Insurance	2,926.95	
1,513.89	Telephone & internet	1,711.58	
496.53	Invoiced Petty Cash expenses	507.64	
6,950.97	Repairs & renewals miscellaneous	5,271.97	
300.00	Independent Examiner	300.00	
-	Travel expenses	1,165.95	
-	New bunk beds	1,842.85	
-	New website	2,640.00	
166.56	Home Cover (Heating, Plumbing & Drains)	168.00	
768.91	Card machine lease payments	578.71	
12,516.00	Rendering/plastering of house	21,720.00	
3,505.20	New washing machine	-	
1,038.24	Electrical repairs	-	
365.00	Uniforms	-	
<u>Equipment funded by specific donations:-</u>		-	
-		-	
£53,549.45			66,562.70
<u>Event Expenses</u>			
16,661.46	Plant Sale	14,693.10	
6,515.43	Christmas Trees	7,740.54	
23,176.89			22,433.64
76,726.34	<u>Total Payments</u>		88,996.34
4,483.71	Net Receipts/(Payments) for the year		-19,633.75
94,282.16	Cash Funds last year end		98,765.87
98,765.87			79,132.12
98,765.87	Cash Funds this year end		79,132.12

MANCHESTER CATHEDRAL COUNTRY HOME

Statement of Assets & Liabilities at 31st March 2025

31/3/2024		31/3/2025	
	Monetary Assets		
81,365.26	Bank Balance per statements	69,519.44	
829.86	Add receipt not credited	797.34	
<u>82,195.12</u>		<u>70,316.78</u>	
	Less unrepresented cheques/accrued expenses		
2,662.21	Insurance	2,926.95	
(1.12)	NEST overpayment	(19.32)	
375.91	Water/general maintenance	-	
300.00	Independent examiner's fees	300.00	
243.54	HMRC & wages for prior years	620.68	
	Gas	7,000.00	
<u>3,580.54</u>		<u>10,828.31</u>	
78,614.58	Bank Balance	59,488.47	
681.29	Petty Cash Balance	173.65	
<u>79,295.87</u>	Cash Funds this year end	<u>59,662.12</u>	
	Investment Assets		
	Government stocks:		
49.71	3.5% Consolidated	nv	49.71
945.93	3.5% War Stock	nv	945.93
	Shares:		
	1970 (2024: 1970) Land Securities PLC £0.10		
12,962.60	Ord Shares £5.50 ps (2024: £6.58 ps)		10,835.00
3,639.67	356 Central Board of Finance Investment Fund		3,639.67
917.13	593 Central Board of Finance Fixed Interest Securities		917.13
	<u>NON-MONETARY ASSETS</u>		
-	Land (3 acres) and buildings occupied by the Manchester Cathedral Country Home at 299 Longhurst Lane, Mellor since 1907 (Not Valued)	-	
<u>97,810.91</u>	Total Assets	<u>76,049.56</u>	
74,963.04	<u>Assets less liabilities</u>	<u>76,049.56</u>	
92,602.24	Accumulated Surplus brought forward	97,810.91	
4,483.71	Net Receipts/(Payments) for the year	(19,633.75)	
724.96	Movement in Share Values during the year	(2,127.60)	
<u>97,810.91</u>	Accumulated Surplus carried forward	<u>76,049.56</u>	
-	Restricted funds	0.00	
<u>97,810.91</u>	Non Restricted Funds	<u>76,049.56</u>	
<u>97,810.91</u>	Accumulated Surplus carried forward	<u>76,049.56</u>	

D A Adamson -Treasurer

Mr I Simpson --- Chairperson

MANCHESTER CATHEDRAL COUNTRY HOME

DONATIONS TO THE HOME DURING THE YEAR TO 31st MARCH 2025

	£
Ann Jarvis	40.00
Blue Knights	300.00
Brabyns Prep School	126.00
C Butler	10.00
Charitable Aid Foundation	150.00
Citibank Online Giving	0.09
D Adamson	168.00
D&C Church Wardens	3.10
Donation from SOS Shop Ltd	340.00
George	20.00
High Lane Primary School	70.00
HF & PG Wiles	600.00
JE Daines	65.00
Macnair Trust	1,500.00
Mr & Mrs Denner	250.00
Mrs EM Sutton (t/a The Local Shopper)	500.00
Mrs P Mackenzie	100.00
Mrs P A Vernon	250.00
Ms Jane A Michael	50.00
Patricia Morris	40.00
Rachael Robinson	50.00
Romiley & Marple Lions	200.00
Rotary Eclub of Great Britain	56.60
S A Coverley	40.00
The PCC of the ECC	150.00
Vernon Building Society 50:50 Club	155.00
Wayne Jones	50.00
	<hr/>
	£5,283.79



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Mellor Country House

21st January 2026

Dear David,

RE: Independent examiner's report to the trustees of Mellor Country House

I report to the trustees on my examination of the accounts of Mellor Country House for the year ended 31 March 2025.

I have completed my independent examination and confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept as required by section 130 of the Charities Act 2011; or
2. the accounts do not accord with those records.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read "N. Shearman".

Nick Shearman
IV Lions Accountants
0161 485 7449

MANCHESTER CATHEDRAL COUNTRY HOME

Could you help by making a donation?

The charity depends entirely on voluntary donations, no regular funding is forthcoming from church or state. Considering the low tariff and the escalating expenses incurred in running the Home, any donation, **however small**, is always very welcome.

If you are a UK taxpayer and eligible to Gift Aid your donation please complete the declaration below. This will increase your gift by 25p for every £1 given at no extra cost to you or us. Thank you.

Name of Charity: Manchester Cathedral Country Home

Details of Donor:-

Full name: _____
address: _____

I would like the charity to treat the enclosed donation of £----- as a Gift Aid donation. You must pay an amount of income tax and/or capital gains tax at least equal to the tax that the charity reclaims on your donation in the tax year. (currently £2.50 for every £10.00 donated)

Signature: _____ Date: _____

Please send any donations to the Hon Treasurer, Mr D Adamson c/o Mellor Country House, 299 Longhurst Lane, Mellor, Stockport, SK6 5PP.

THANK YOU

Charity Commission registered title
MANCHESTER CATHEDRAL COUNTRY HOME
BANKER'S ORDER

A Banker's Order saves time and cost. If you prefer this method of payment, please fill in your Bank's your bank's details.

Please send the completed form to The Honorary Treasurer, Mr D Adamson, c/o Mellor Country House, Mellor, Stockport, Cheshire, SK6 5PP.

BLOCK LETTERS please :-

NAME (S)

(Title, Mr, Mrs, Miss)

.....

.....

.....Postcode

BANK'S NAME

Bank's Address

..... Postcode

Bank's sorting code

Your Account No

Account name

Please pay to the Account of Mellor Country House (the official registered working name for the Trust known as The Manchester Cathedral Country Home) with the Royal Bank of Scotland plc, St Ann Street, Manchester, M60 2SS, sort code 16-00-02, Account number 11840463 the sum of £ ----- **now and every successive year** on the same day until further notice.

Signed: -----

Date: -----

Registered Charity Number: 241153