

TRUSTEES' ANNUAL REPORT FOR THE YEAR TO 31ST DECEMBER 2024

for DEAN ROW CHAPEL - Charity Commission Registration 234851 THE MANSE FOR THE MINISTER - Charity Commission Registration 242950

The Charities' Principal Address is:

Unitarian Meeting House, Chapel Road, Wilmslow, SK9 2BX.

The persons legally responsible for the control and management of the Charities as trustees in the year were:

1) Appointed by deed of trust:

Peter Shaw (Chairman), Catherine Smeaton, Elizabeth Earp, Christine Wilkie, Susan Dennell, Deborah White, Anne Gemmell and Jenifer Williams.

2) Appointed as officers and committee members under the Chapel rules and serving for the year:

Christine Wilkie (Chairperson), Anne Gemmell (Secretary), Peter Shaw (Treasurer), Ian Booth (Warden), Beryl Booth, Peter Weigh, Bridget Wenham, Elizabeth Earp, Catherine Smeaton, Linzi Wood and Diana Hrynkiw.

The charities' bankers are:

Barclays Bank PLC, Leicester, LE87 2BB

The Investment Manager is:

BNY Mellon Fund Managers Limited, 160 Queen Victoria Street, London, EC4V 4LA.

Independent examiner is:

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

The Governing Documents of the Charities are:

1) Dean Row Chapel

- a) A deed of conveyance dated 5th November 1750.
- b) Rules adopted by members of the congregation dated 17th March 1980 and last amended on 21st December 1997.

2) The Manse for the Minister

- a) A deed of conveyance to trustees dated 20th October 1965.

Annual Report 2024

The Trustees present their annual report for the year ended 31st December 2024 under the Charities Act 2011 and 2022, together with the independently examined accounts for the year, and confirm that the latter comply with the requirements of the Act, the Trust Deeds and the Charities SORP (FRS102) 2019.

Objects of the Charities

The Trustees of Dean Row Chapel hold the freehold land and buildings of the Chapel and make it available for the Dissenting Congregation, which is a member of the General Assembly of Unitarian and Free Christian Churches, for their religious observance.

The Trustees of the Manse for the Minister, having sold the manse and schoolroom, with Charity Commission consent, have used the proceeds:

- 1) To build a Chapel Hall (The Tercentenary Hall) completed in 1994 to replace the schoolroom;
- 2) To purchase a manse for the accommodation of the minister.

The Congregational Committee, through its officers, administer the day to day running of the Chapel, Hall and Manse.

Any new Trustees of both Trusts are recruited from members of the congregation by the Trustees; the congregational officers and committee members are appointed at annual meetings of the members of the congregation in accordance with Chapel rules.

Chapel services take place at 11.15 am each Sunday and were held on every Sunday throughout the year. Anyone is welcome to attend these services. Average congregational attendances at these services were 45 during 2024 against 41 in the previous year. There are also meetings every Wednesday in the vestry for quiet meditation. There are currently 51 members, many of whom support the Chapel financially through planned giving, usually augmented by Gift Aid.

The Chapel is currently represented on the local ecumenical association, "Churches Together in Wilmslow".

The Chapel is a member of the General Assembly of Unitarian and Free Christian Churches and the Manchester District Association of Unitarian and Free Christian Churches.

The Chapel provides premises for the weekly meetings of the Dean Row Chapel Stroke Club and an exercise class for elderly people.

The Chapel gives financial support to a number of charities and organisations.

The Chapel benefits greatly from the generous donation of time by many members of the congregation in providing Pulpit Supply in the absence of the Minister, in the maintenance of the building and grounds and the administration for the Chapel and Hall.

The Reverend Jeffrey Lane Gould is the full-time minister of Dean Row Chapel and its sister chapel, Hale Chapel.

The two major Charities connected with the Chapel are so interlinked that the accounts are prepared to embrace both. The Trustees of both Charities and the congregational committee work harmoniously together to further what are seen as combined objectives.

Main Achievements of the Charities during the Year

The Chapel has enjoyed the services of a full-time minister for the whole of the year, together with retaining a thriving membership.

Financial Information

For the year 2024, expenditure exceeded income by £17,022. This was due in large part to an increase in our contributions for the cost of our ministry (see below). There were also far fewer weddings and baptisms than previously and we did not benefit from legacies as in past years. Utility cost for Electricity was much higher than before due to general increases in rates.

The Chapel does not directly employ any staff. The Minister, whose services are shared by the Chapel's sister Chapel in Hale is paid for by the Haldean Committee, which is a joint committee of both Chapels and to which both Chapels make financial contributions. The Haldean Committee administers the stipend and expenses of the Minister and accounts for the statutory payments to Her Majesty's Revenue and Customs.

Donations to various charities and other Unitarian causes were made amounting to £3,365 (2023 - £2,934).

The Trustees are responsible for keeping accounting records which are such as to disclose, with reasonable accuracy, the financial position of the Charities at any time, and to enable them as Trustees to ensure that the accounts comply with Charities Law. The Trustees are also responsible for safeguarding the Charities' assets and ensure their proper application in accordance with Charity Law, and hence for taking reasonable steps for the prevention and detection of error, fraud and other irregularities.

Following a quinquennial survey of the chapel building in the early part of the year it became apparent that the bellcote on the western end of the chapel has developed a significant lean and is in a dangerous condition. After an aborted planning application because English Heritage and others were most concerned that we carry out the repairs in sympathy with the heritage of our building, we have appointed Mark Pearce,

our architect to manage the project. We have now organized a Heritage Statement and full survey to pass to specialist contractors for firm quotations.

The project is expected to be quite costly and we will be making applications to various bodies for grant aid, notably the Heritage Lottery Fund. In the meantime, we have set up a Project Reserve for donations. This had reached the sum of £14,502 by year end, helped significantly by a specific donation of £5,000 from the late Michael Heale as well as money from fund raising activities including a concert.

Reserves Policy

The Trustees are aware of the need to have available sufficient funds to finance the Charities adequately for the foreseeable future.

Dean Row Schoolroom and Manse and the R & L Milnes Memorial Funds

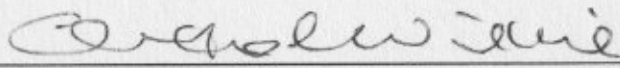
The share of any unrealized investment gains or losses on these funds are accounted for within the General Fund, which also benefits from their income.

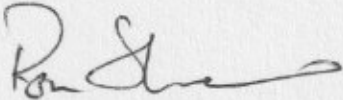
Public Benefit

The Trustees have noted the advice provided by the Charities Commission in amplifying the requirements of the Charities Act 2011 regarding Public Benefit. The Trustees believe that their Charities comply with that guidance by benefitting the moral aspects of public life and in supporting the institutions of marriage and in providing financial support for other charities.

Declaration

At their meeting held on 1st March 2025, the Trustees have approved the above report which is signed on their behalf by:

Christine Wilkie 
(Trustee & Chairman of the Congregational Committee)


Peter Shaw
(Trustee & Treasurer)

Date: 1st March 2025

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES AND MEMBERS OF DEAN ROW CHAPEL AND ASSOCIATED CHARITIES

I report on the accounts of the Charities set out on pages 6 to 12 for the year ended 31st December 2024.

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 145 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- a) examine the accounts under section 145 of the Charities Act;
- b) 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
- c) to state whether particular matters have come to my attention.

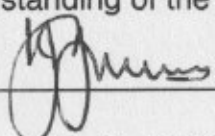
Basis of independent examiner's statement

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 Charities 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:

- (i) 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 Charities Act; and
 - b) to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- (ii) to which in my opinion attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:  Date: 1 March 2025

K.J. Johnson FCA, Flat 2 Kennerley Court, Kennerleys Lane, Wilmslow, SK9 5EQ.

Dean Row Chapel
Statement of Financial Activities
for the year ended 31 December 2024

	Note	2024 £	2023 £
Incoming Resources			
Donations, Grants and Legacies	2	24,874.12	28,868.12
Fees and Charges	3	3,820.00	6,862.00
Sales	4	822.35	703.40
Investment Income		10,544.91	10,726.75
		<u>40,061.38</u>	<u>47,160.27</u>
Resources Expended			
Cost of providing Ministry	5	21,749.00	17,236.00
Cost of Running Manse	5	3,146.51	3,656.22
Maintenance of the Chapel, Hall and Grounds	6	10,353.76	8,353.60
Utility Costs	7	8,025.83	3,853.36
Administrative Costs	8	5,273.96	4,494.98
General Assembly Quota		1,592.50	1,680.00
Delegate Costs to attend GA		370.00	350.00
Donations and Subscriptions	9	3,624.90	2,974.00
Other Costs		5.76	6.25
Depreciation	10	2,941.00	2,941.00
		<u>57,083.22</u>	<u>45,545.41</u>
Surplus/(Deficit) of Income over Expenditure		(17,021.84)	1,614.86
Unrealised Surplus on Investments	12	<u>32,780.42</u>	<u>25,634.90</u>
Increase in Funds		15,758.58	27,249.76
Transfer to Bellcote Project Reserve		11,535.40	1,212.05
Accumulated Funds at 1st January 2024		955,757.85	927,296.04
Accumulated Funds at 31st December 2024		<u>983,051.83</u>	<u>955,757.85</u>

Dean Row Chapel
Balance Sheet
as at 31 December 2024

	Note	2024 £	2023 £
Fixed Assets			
Freehold Buildings at Cost less Depreciation	10	129,948.20	132,889.20
Manse Cost	11	346,479.87	346,479.87
Investments at Market Value	12	492,874.00	460,093.58
	(a)	969,302.07	939,462.65
Current Assets			
Current Account with Barclays Bank		18,694.72	16,036.17
Deposit Account with Virgin Money		514.48	5,476.03
Debtors and Prepayments	13	4,867.31	5,071.41
	(b)	24,076.51	26,583.61
Current Liabilities			
Creditors and Receipts in Advance	14	781.39	1,700.00
Chapel Social Group		9,545.36	8,588.41
	©	10,326.75	10,288.41
Net Current Assets	(b)-(c)=(d)	13,749.76	16,295.20
Total Assets	(a) + (d)	983,051.83	955,757.85
Representing the Accumulated Funds			
Dean Row School Room and Manse Fund	15	486,213.87	486,213.87
R and L Milnes Memorial Fund	15	126,603.84	118,010.30
General Fund	15	357,486.67	350,321.63
Bellcote Reserve	15	12,747.45	1,212.05
		983,051.83	955,757.85

Dean Row Chapel
Notes to the Accounts
for the year ended 31 December 2024

Note 1 - Accounting Policies

General - These accounts have been prepared under the historic cost convention, except for investments, which have been accounted for at current market value.

Depreciation - The Tercentenary Hall and the Toilet Block and holding tank will be written off over a period of 75 years from the year of development by equal annual amounts. All other assets of the chapel are fully depreciated.

It is not anticipated that the manse property will depreciate and it will therefore be held at original purchase cost.

Note 2 - Donations, Legacies and Grants

	2024	2023
	£	£
Sunday Offertories	5,451.98	4,556.29
Pledged Offerings	11,678.25	11,272.90
Chapel Membership	1,575.00	1,662.50
Bequests	-	2,000.00
HMRC refund of Gift Aid *	4,551.59	4,538.13
Donations and Collections	1,617.30	4,838.30
	<u>24,874.12</u>	<u>28,868.12</u>

The total amount of Gift Aid recovery was £5,674 of which £1,122 was transferred to the Bellcote Project Reserve.

Note 3 - Fees and Charges

	2024	2023
	£	£
Wedding and Funeral Fees	1,025.00	3,275.00
Baptism Fees	300.00	300.00
Use of the Hall	2,495.00	3,287.00
	<u>3,820.00</u>	<u>6,862.00</u>

Note 4 - Sales

	2024	2023
	£	£
Sales of coffee after services	782.35	662.20
Contributions to Newsletter	-	41.20
Memorial Wall	40.00	-
	<u>822.35</u>	<u>703.40</u>

Dean Row Chapel
Notes to the Accounts
for the year ended 31 December 2024

Note 5 - Costs of Ministry

	2024	2023
	£	£
Contribution to Haldean Committee	26,609.00	21,996.00
Cash Contribution from Hale Chapel regarding the Manse	(4,860.00)	(4,760.00)
	<u>21,749.00</u>	<u>17,236.00</u>

Cost of Running Manse

	2024	2023
	£	£
Council Tax	1,974.00	1,857.90
Water Rate	409.83	392.47
Insurance	312.42	278.81
Gas Safe Certificate & Boiler Service	334.26	214.80
Electrical - Repairs	-	135.00
Plumbing Repairs	-	197.24
Costs re Flood	-	834.68
Insurance Claim re Flood	-	(254.68)
Cleaning Gutters	116.00	-
	<u>3,146.51</u>	<u>3,656.22</u>

Note 6 - Maintenance of Chapel, Hall and Grounds

	2024	2023
	£	£
Gardener's Fees	3,675.00	2,737.96
Repairs and Maintenance	1,797.94	276.61
Organ Repairs and Tuning	456.00	-
Cleaning and Caretaking	3,039.28	2,915.54
Window cleaning	270.00	315.00
Holding tank emptying	252.00	732.00
Alarm system	99.71	678.26
Fire alarms and extinguishers	563.83	698.23
Flower Group	200.00	-
	<u>10,353.76</u>	<u>8,353.60</u>

Note 7 - Utility Costs

	2024	2023
	£	£
Electricity	6,342.86	1,590.53
Gas	1,575.38	2,152.12
Water	107.59	110.71
	<u>8,025.83</u>	<u>3,853.36</u>

Dean Row Chapel
Notes to the Accounts
for the year ended 31 December 2024

Note 8 - Administrative Costs

	2024	2023
	£	£
Insurances	3,506.05	3,459.31
Licences	348.23	331.16
Telephone and internet	1,041.88	629.93
Postage, Printing and Stationery	355.80	52.58
Books, periodicals and pamphlets	22.00	22.00
	<u>5,273.96</u>	<u>4,494.98</u>

Note 9 - Donations and Subscriptions

	2024	2023
	£	£
Donations		
General Assembly Student Fund	100.00	100.00
Unitarian College	200.00	200.00
St Ann's Hospice	500.00	500.00
East Cheshire Hospice	500.00	500.00
The Send a Child to Hucklow Fund	500.00	500.00
Disasters Emergency Committee	200.00	200.00
Shelter Box	600.00	590.00
Francis House	200.00	200.00
Wilmslow Wells for Africa	409.50	-
Mission to Seafarers	155.40	144.00
	<u>3,364.90</u>	<u>2,934.00</u>
Subscriptions		
Unitarian Christian Association	40.00	40.00
Unitarian Music Society	20.00	-
Manchester District Association	200.00	-
	<u>3,624.90</u>	<u>2,974.00</u>

During December 2024 special collections allowed the chapel to donate £500 each to St Ann's Hospice and East Cheshire Hospice. Earlier in the year special collections raised £209.50 for Wilmslow Wells for Africa and Missions for Seafarers £155.40

Dean Row Chapel
Notes to the Accounts
for the year ended 31 December 2024

Note 10 - Freehold Assets at Cost less Depreciation

	Cost £	Depreciation £	Net £
Tercentenary Hall			
As at 1st January 2024	199,373.74	(79,748.70)	119,625.04
Depreciation for the year		(2,658.29)	(2,658.29)
Balance as at 31st December 2024	<u>199,373.74</u>	<u>(82,406.99)</u>	<u>116,966.75</u>
Toilet Block and Holding Tank			
As at 1st January 2024	21,202.36	(7,938.20)	13,264.16
Depreciation for the year		(282.71)	(282.71)
Balance as at 31st December 2024	<u>21,202.36</u>	<u>(8,220.91)</u>	<u>12,981.45</u>
TOTAL	<u>220,576.10</u>	<u>(90,627.90)</u>	<u>129,948.20</u>

Note 11 - Manse Cost - 9, Sandringham Way, Wilmslow

The manse is held at its purchase cost including initial repairs and improvements in February 2021.

Note 12 - Investments

278035.759 Shares in Newton Growth & Income Fund for Charities	£
Market Value at 1st January 2024	460,093.58
Unrealised Gain in the year	32,780.42
Market Value at 31st December 2024	<u>492,874.00</u>

Dean Row Chapel
Notes to the Accounts
for the year ended 31 December 2024

Note 13- Debtors and Prepayments

	2024	2023
	£	£
Rentokil Policy 2023	165.14	160.33
Congregational & General	883.37	860.74
HMRC Gift Aid Refund	1,586.30	1,133.73
Hale Haldean Contribution	1,240.00	2,280.00
Telephone	0.00	86.61
Gas	992.50	550.00
	<u>4,867.31</u>	<u>5,071.41</u>

Note 14 - Creditors and Receipts in Advance

	2024	2023
	£	£
Electricity	316.03	500.00
Grant from MDA re Survey	0.00	780.00
Broadband	62.86	0.00
General Assembly Quota	402.50	420.00
	<u>781.39</u>	<u>1,700.00</u>

Note 15 - Accumulated Funds

	Accumulated Fund as at 1st January 2024	Net Resources	Investment Gains	Accumulated Fund as at 31st December 2024
	£	£	£	£
Dean Row School Room and Manse Fund	486,213.87			486,213.87
R and L Milnes Memorial Fund	118,010.30		8,593.54	126,603.84
General Fund	350,321.63	(17,021.84)	24,186.88	357,486.68
Chapel Bellcote Repair Reserve	1,212.05	11,535.40		12,747.45
	<u>954,545.80</u>	<u>(5,486.44)</u>	<u>32,780.42</u>	<u>981,839.79</u>

Note 16 - Chapel Bellcote Repair Reserve

In April 2024 WML Consulting carried out a survey on the chapel building following an earlier inspection by our Architect, Mr Mark Pearce. This identified a serious defect in the chapel Bellcote. Having applied for Planning Permission to repair this, the local Planning Conservation officer received submissions from English Heritage and the Society for the Protection of Ancient Buildings. This led to our withdrawing the original application, commissioning a Heritage Statement and appointing Mark Pearce and a surveying firm, Christians Limited to produce survey drawings by laser.

The reserve has been built up as follows: –

	£	£
Balance at 1st January 2024		1,212.05
General Donations Received	5,751.25	
Contribution by MDA	780.00	
Legacy	5,000.00	
Proceeds of Sale Male Voice Choir Concert	634.40	
Gift Aid	1,124.75	13,290.40
		<u>14,502.45</u>
Less: Cost of Survey and Heritage Statement		1,755.00
		<u>£12,747.45</u>