Annual Report of the Church House Charity for 2020
Reg. No. 263481

S. Payne
28/4/21

The trustees in office in the year were:-

- Vicar of the Benefice of Ruscombe & Twyford with Hurst Revd. Anna Harwood.
- Jenny Beasley Smith, Church Warden.
- Sue Payne, Church Warden.

Philip Payne acts as honorary treasurer to the Charity.
Alan Gwyn acts as honorary secretary to the charity.

The Trustees met on 4 occasions plus had several business reviews with the tenants of Castle Inn

The main items of business were as follows.

1. The total cost of works on The Castle Inn paid for by the Charity in 2020 was £43,123.27 This included:
   * Refurbishment of window frames.
   * Removal of the concrete render on the front elevation and commencement of repair to the timber frame and infill brickwork.
   * Removal and re lime plaster to the gallery room and most of the upstairs accommodation.
   * Fabrication and installation of a main internal beam support.
   * Removal and re lime plaster main bar area.

   Whilst a lot of the work was completed in 2020 the current set of works are not forecast for completion before end April '21
   The standard fire and electrical PAT testing were carried out during the year at a cost of £201.60
2. In 2020 total grants of £11,532.96 were made to St Nicholas PCC, which included:
   * 50% of utility costs.
   * Organist costs.
   * Organ Service
   * 50% of the cost of the benefice children's and family's worker.

Covid-19 and the impact on CHC Finances

Due to the Pandemic and forced closure of public houses CHC granted the tenants of the Castle Inn a lease payment holiday for the enforced closure period. As such CHC lease receipts for the year of 2020 were reduced accordingly.

CHC Financial position

At the end of the 2020 the accounts record that the financial assets of the Church House Charity were £234,810.61

Previous years:

2019 - £255,979.49;

2018 - £235,407.71;

2017 - £237,803.61;

2016 - £204,841.50;

The objects of the Charity are the costs of maintaining and repairing the fabric of St Nicholas Church and advancing the religious and other charitable work of the Church of England in the ecclesiastical parish of Hurst.

Philip Payne
Honorary Treasurer to the CHC Trustees
9th[th] April 2021

Receipts and Payments account

month/year ended	Dec-20

Receipts

Lease receipts	£21,604.99
Insurance	£4,096.50
Rental for stables	£0.00
Repayment of outstanding lease amounts for Feb & March'19	£0.00
	£25,701.49

Payments

Insurance premium	£6,156.27
Fire check	£67.20
PAT Testing	£134.40
St Nicholas PCC Grants	£11,532.96
Maintenance work on Castle Inn (RT Mitchell)	£35,484.35
Oxley Conservation	£4,039.12
ERG Projects	£1,130.40
APR Services (Pub Drawings)	£2,250.00
KBO Pub Fire Alarm	£219.00
	£61,013.70

excess income over expenditure	-£35,312.21

2012	2013	2014	2015	2016	2017	2019
£97,577.02	£39,114.18	£19,014.27	£7,472.60	£13,359.37	£22,226.67	£29,253.56
-£13,462.84	-£15,066.44	-£44,464.50	£9,294.46	£8,867.30	£9,580.06	-£28,910.36
-£45,000.00	-£5,000.00	-£77.17	£0.00			
			-£3,407.69			
	-£33.47	£33,000.00	£0.00			
£39,114.18	£19,014.27	£7,472.60	£13,359.37	£22,226.67	£31,806.73	£343.20
£10,006.68	£10,170.67	£9,540.94	£6,590.12	£10,000.52	£10,004.69	£10,015.04
	-£712.61	-£3,000.00				
			£3,407.69			
£163.99	£82.88	£49.18	£2.71	£4.17	£1.58	£20.04
£10,170.67	£9,540.94	£6,590.12	£10,000.52	£10,004.69	£10,006.27	£10,035.08
£93,855.08	£112,583.41	£136,537.40	£148,946.24	£156,653.50	£179,207.14	£202,746.46
£5,000.00	£5,000.00					
£0.00						
£13,728.33	£18,953.99	£12,408.84	£7,707.26	£22,553.64	£22,330.05	£43,885.82
£112,583.41	£136,537.40	£148,946.24	£156,653.50	£179,207.14	£201,537.19	£246,632.28
£86,907.64	£127,938.06	£35,409.64	£5,478.40	£5,503.09	£5,526.52	£5,564.56
£40,000.00	-£93,000.00	-£30,000.00				
£1,030.42	£471.58	£68.76	£24.69	£23.43	£12.88	£31.68
£127,938.06	£35,409.64	£5,478.40	£5,503.09	£5,526.52	£5,539.40	£5,596.24
£289,806.32	**£200,502.25**	**£168,487.36**	**£185,516.48**	**£216,965.02**	**£248,889.59**	**£262,606.80**
£33.47	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
£39,003.54	£18,937.10	£7,472.60	£16,767.06	£25,634.36	£35,214.42	£3,750.89
£0.00	£0.00	£0.00	£10,000.52	£10,004.69	£10,006.27	£10,035.08
£127,938.10	£136,537.40	£148,946.24	£156,653.50	£179,207.14	£201,537.19	£246,632.28
£112,583.40	£35,409.64	£5,478.40	£5,503.09			£5,596.24
£78.00	£78.00				£1,050.00	
£279,636.51	**£190,962.14**	**£161,897.24**	**£188,924.17**	**£214,846.19**	**£247,807.88**	**£266,014.49**
#REF!	**#REF!**	**#REF!**	**£178,923.65**	**£204,841.50**	**£237,801.61**	**£255,979.41**

2020 **31/12/2020**

	2020	
Church House Charity - General Account		
Balance brought forward	£3,750.89	
Income and expenditure- Excess/defecit	-£35,312.21	
transfer to tenants deposit account		
transfers from reserves		
Balance carried forward	-£31,561.32	
Tenant's Deposit Account		
Balance brought forward	£10,035.08	
Initial payment		
transfer from general account		
interest received	£8.83	
Balance carried forward	£10,043.91	
Charities Official Investment Fund (Hurst Church Extraordinary Repair Fund)		
Balance brought forward	£246,632.28	
Transfers into fund		
Transfers from fund	-£45,000.00	
Increase(decrease) in stock value	-£23,376.28	Note: because of unit value increase (positive stock market)
Balance carried forward 31/12	£223,256.00	the 45k transfer had a net cost of 23.376k from start of year
Charities Official Investment Fund (Deposit)		
Balance brought forward	£5,596.24	
Transfers into/(from) fund	-£5,000.00	
Interest received	£14.09	
Balance carried forward	£610.33	
Total Assets	**£202,348.92**	
Made up as follows		
Cash	£0.00	
Current Account (NatWest)	£13,438.68	
Business Reserve Account (NatWest) Tenants Deposit	£10,043.91	Reclassified as Business Reserve A/C from Bonus Saver A/C
Investment Fund-Extraordinary Repair Fund (COIF)	£223,256.00	
Investment Fund-Deposit (COIF)	£610.33	
Payments not cleared	-£2,494.40	
Total Assets	**£244,854.52**	
Assets Less Tenants Deposit	**£234,810.61**	

	Monthly receipts and payments	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
Receipts	Lease receipts	£1,641.58	£4,641.58	£1,141.58	£0.00	£0.00	£0.00	£0.00	£3,783.34	£7,063.57	£0.00	£3,333.34	£0.00	£21,604.99
	Insurance	£358.42	£358.42	£358.42	£0.00	£0.00	£0.00	£0.00	£1,830.57	£396.89	£0.00	£396.89	£396.89	£4,096.50
	Rental for stables													£0.00
	Repayment of outstanding lease amounts for Feb & March'19	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
														£0.00
														£0.00
														£0.00
		2000	5000	1500	0	0	0	0	5613.91	7460.46	0	3730.23	396.89	£25,701.49
Payments	Insurance premium						£5,758.83		£397.44					£6,156.27
	Fire check											£67.20		£67.20
	PAT Testing												£134.40	£134.40
	St Nicholas PCC Grants										£11,532.96			£11,532.96
	Maintenance work on Castle Inn (RT Mitchell)							£10,887.60	£8,632.58			£15,964.17		£35,484.35
	Oxley Conservation										£4,039.12			£4,039.12
	ERG Projects						£960.00		£170.40					£1,130.40
	APR Services (Pub Drawings)								£2,250.00					£2,250.00
	KBO Pub Fire Alarm												£219.00	£219.00
		0	0	0	0	0	6718.83	10887.6	11450.42	0	15572.08	16031.37	353.4	£61,013.70
	balance	**2000**	**7000**	**8500**	**8500**	**8500**	**1781.17**	**-9106.43**	**-14942.94**	**-7482.48**	**-23054.56**	**-35355.7**	**-35312.21**	**-£35,312.21**
bank account	bfwd	**£3,750.89**	£3,750.89	£5,750.89	£10,750.89	£12,250.89	£12,250.89	£12,250.89	£5,532.06	£14,644.46	£8,807.95	£16,268.41	£696.33	£13,395.19	£13,395.19
	receipts		£2,000.00	£5,000.00	£1,500.00	£0.00	£0.00	£0.00	£0.00	£5,613.91	£7,460.46	£0.00	£3,730.23	£396.89	£25,701.49
	Transfer in CCLA Investment								£20,000.00				£25,000.00		£45,000.00
	Transfer in CCLA Deposit Fund								£5,000.00						£5,000.00
	payments		£0.00	£0.00	£0.00	£0.00	£0.00	£6,718.83	£10,887.60	£11,450.42	£0.00	£15,572.08	£16,031.37	£353.40	£61,013.70
Book balance			£5,750.89	£10,750.89	£12,250.89	£12,250.89	£12,250.89	£5,532.06	£14,644.46	£8,807.95	£16,268.41	£696.33	£13,395.19	£13,438.68	£13,438.68
less unpresented cheques	Oxley Conservation													£2,494.40	£2,494.40
															£0.00
															£0.00
															£0.00
															£0.00
			0	0	0	0	0	0	0	0	0	0	0	2494.4	£2,494.40
add uncredited amounts															£0.00
															£0.00
															£0.00
															£0.00
															£0.00
			0	0	0	0	0	0	0	0	0	0	0	0	£0.00
balance on statement	checked with statements		5750.89	10750.89	12250.89	12250.89	12250.89	5532.06	14644.46	8807.95		696.33	13395.19	10944.28	£10,944.28

Cheques	Date	Recipient	Amount	To Cover
200	06/06/2020	ERG Projects	£960.00	Removal of dead cherry tree & replacement
201	20/06/2020	Alan & Thomas Insurance	£568.83	Pun & Barn 2020 insurance
202	22/07/2020	RT Mitchell & Sons	£10,887.60	Pub paint garden side + part payment window frames refurb.
203	01/08/2020	ERG Projects	£170.40	Trellis for pub fence
204	11/08/2020	RT Mitchell & Sons	£8,632.58	Interrim payment front elivation
205	18/08/2020	APR Services	£2,250.00	Technical drawings for planning application front elivation of pub
206	Scrap	Scrap		
207	25/08/2020	Alan & Thomas Insurance	£397.44	Additional pub insurance follwing a re valustion
208	20/10/2020	Oxley Conservation	£4,039.12	Professional Services for pub front elivation
209	27/10/2020	Hurst PCC	£11,532.96	Grant for utilities, organ, organist, childrens worker
210	16/11/2020	RT Mitchell & Sons	£15,964.17	Interrim payment front elivation
211	19/11/2020	West One Fire Protection	£67.20	Servicing Pub Fire Extinguishers
212	07/12/2020	B&G Electrical	£134.40	PAT Test for Pub
			£55,604.70	

Paid in

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name: **Church House Charity Hurst**
On accounts for the year ended	31st December 2020 — **Charity no (if any)** **263481**
Set out on pages	1-4 (remember to include the page numbers of additional sheets)

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 Charities Act; and
   - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 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.

Signed:	Maria Land — **Date:** 25/06/2021
Name:	Maria Land
Relevant professional qualification(s) or body (if any):	ACMA CGMA
Address:	Cadomin, Wards Cross Hurst, Berks RG10 0DS

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