Beasley Smith 20/4/22
S Payne 20/4/22

Annual Report of the Church House Charity for 2021
Reg. No. 263481

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 acted as honorary treasurer to the Charity.
Alan Gwyn acted as honorary secretary to the charity until 30th October 2021 when he retired.
Stuart Vaughan took over the position of honorary secretary from 1st November 2021

The Trustees met on 7 occasions and held 7 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 2021 was £92,285.47 This included:
   - The completion of replacement timbers; Lime slurry coating to brick work; Lime Wash to the timbers.
   - Internal replacement of Lime Plaster ceilings and walls and generally making good.
   - CCTV of drains and unblocking and repair to external drainage
   - Consultant's fees
   - Trace and repair for a water leak in the cellar.
   - The standard fire Extinguisher testing was carried out during the year at a cost of £67.20
2. In 2021 total grants of £25,050 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
   * Parish room refurbishment

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 lease payment holidays for the enforced closure period. As such lease payments were suspended for January to April 2021 and recommenced in May 2021. During that time insurance payments continued to be paid.

CHC Financial position

At the end of 2021 the accounts record that the financial assets of the Church House Charity were £181,023.38

Previous years:

2020 – £234,810.61

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
20/04/22

Monthly receipts and payments	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
Receipts													
Lease receipts				£3,333.34		£3,333.34	£6,666.68	£3,333.34	£3,333.34		£3,333.34	£6,666.68	£30,000.06
Insurance	£793.78	£396.89		£793.78		£396.89	£888.32	£444.16	£444.16		£444.16	£888.32	£5,490.46
Rental for stables							£150.00						£150.00
Repayment of outstanding lease amounts for Feb & March'19													
													£0.00
													£0.00
													£0.00
	793.78	396.89	0	4127.12	0	3730.23	7705	3777.5	3777.5	0	3777.5	7555	£35,640.52
Payments													
Insurance premium						£6,298.64							£6,298.64
Fire Extinguisher check									£67.20				£67.20
St Nicholas PCC Grants	£4,550.25								£10,000.00		£4,000.00	£6,300.00	£25,850.25
Maintenance work on Castle Inn (RT Mitchell)	£17,389.34	£17,764.11		£22,856.00		£21,939.60	£2,338.50						£82,287.55
All Digital TV	£390.00			£582.00									£972.00
DL Smith	£632.35												£632.35
Clearfast drains			£384.00										£384.00
Shakespear Pullen & Slade CCTV						£300.00							£300.00
SR Hall leak fix									£193.85				£193.85
PA Payne safety mirror												£41.69	£41.69
Oxley Conservation	£2,494.40		£3,125.33		£1,896.19								£7,515.92
	25456.14	17764.11	3509.33	23438	1896.19	28538.24	2338.5	0	10261.05	0	4000	6541.69	£123,743.25
balance	-24652.36	-42029.58	-45538.91	-64849.79	-66745.98	-91553.99	-86187.49	-82409.99	-88893.54	-88893.54	-89116.04	-88102.73	-£88,102.73
bank account bfwd	£18,438.68	£18,438.68	£18,776.32	£26,409.10	£22,899.77	£28,588.89	£26,692.70	£1,884.69	£7,251.19	£11,028.69	£4,545.14	£4,545.14	£4,322.64	£4,322.64
receipts		£793.78	£396.89	£0.00	£4,127.12	£0.00	£3,730.23	£7,705.00	£3,777.50	£3,777.50	£0.00	£3,777.50	£7,555.00	£35,640.52
Transfer in CCLA Investment		£25,000.00	£25,000.00		£25,000.00									£75,000.00
Transfer in CCLA Deposit Fund														£0.00
payments		£25,456.14	£17,764.11	£3,509.33	£23,438.00	£1,896.19	£28,538.24	£2,338.50	£0.00	£10,261.05	£0.00	£4,000.00	£6,541.69	£123,743.25
Book balance		£18,776.32	£26,409.10	£22,899.77	£28,588.89	£26,692.70	£1,884.69	£7,251.19	£11,028.69	£4,545.14	£4,545.14	£4,322.64	£5,335.95	£5,335.95
less unpresented cheques														£0.00
														£0.00
														£0.00
														£0.00
														£0.00
		0	0	0	0	0	0	0	0	0	0	0	0	£0.00
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**	18776.32	26409.1	22899.77	28588.89	26692.7	1884.69	7251.19	11028.69	4545.14	4545.14	4322.64	5335.95	£5,335.95

Mara Land 6/9/22 ✓ML
ACMA

Land & Scales Ltd
Cadomin, Wards Cross
Hurst, Berks. RG10 0DS
tel: 01189341815

2012	2013	2014	2015	2016	2017	2020
£97,577.02	£35,114.38	£19,014.27	£7,472.60	£13,359.37	£22,225.67	£1,750.83
-£13,462.84	-£15,086.44	-£44,464.50	£3,294.46	£8,867.30	£9,580.05	-£35,312.21
-£48,000.00	-£5,000.00	-£77.17	£0.00			
			-£3,407.69			
	-£33.47	£31,000.00	£0.00			
£39,114.18	£19,014.27	£7,472.60	£13,359.37	£22,226.67	£31,805.73	-£33,561.38
£10,006.68	£10,170.67	£9,540.94	£6,590.12	£10,000.52	£10,004.69	£10,005.08
	-£712.61	-£3,000.00				
			£3,407.69			
£163.99	£82.88	£49.18	£2.71	£4.17	£1.58	£8.83
£10,170.67	£9,540.94	£6,590.12	£10,000.52	£10,004.69	£10,006.27	£10,043.91
£93,855.08	£112,585.41	£136,537.40	£148,945.24	£156,653.50	£179,207.14	£241,632.28
£5,000.00	£5,000.00					
£0.00						-£45,000.00
£13,728.33	£18,951.99	£12,408.84	£7,707.26	£22,553.64	£22,330.05	-£23,375.28
£112,583.41	£135,537.40	£148,945.24	£156,653.50	£179,207.14	£201,537.19	£223,256.00
£86,907.64	£127,938.05	£35,409.64	£5,478.40	£5,503.09	£5,526.52	£5,596.24
£40,000.00	-£93,000.00	-£30,000.00				-£5,000.00
£1,030.42	£471.58	£68.76	£24.69	£23.43	£12.88	£14.09
£127,938.06	£35,409.64	£5,478.40	£5,503.09	£5,526.52	£5,539.40	£610.33
£289,806.32	£200,502.25	£368,467.36	£185,536.48	£216,065.02	£248,889.59	£232,348.52
£33.47	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
£35,003.54	£36,937.30	£7,472.60	£16,767.06	£25,834.36	£35,214.42	£18,438.68
£0.00	£0.00	£0.00	£10,000.52	£10,004.69	£10,026.27	£10,043.91
£127,938.10	£135,537.40	£148,945.24	£156,653.50	£179,207.14	£201,537.19	£223,256.00
£112,583.40	£35,409.64	£5,478.40	£5,503.09			£610.33
£78.00	£78.00				£1,050.00	-£2,494.40
£278,636.51	£190,962.14	£161,897.24	£188,924.17	£214,846.19	£247,807.88	£249,854.52
#REF!	#REF!	#REF!	£178,923.65	£204,841.50	£237,801.61	£239,810.61

2021 31/12/2021

	2021	
Church House Charity - General Account		
Balance brought forward	£38,436.68	
Income and expenditure- Excess/defect	-£86,169.71	
Transfer to tenants deposit account	£0.00	
Transfers from reserves	£0.00	
Balance carried forward	-£59,054.03	
Tenant's Deposit Account		
Balance brought forward	£10,043.91	
Initial payment	£0.00	
Transfer from general account	£0.00	
Interest received	£1.00	
Balance carried forward	£10,044.91	✓ML
Charities Official Investment Fund (Hurst Church Extraordinary Repair Fund)		
Balance brought forward	£223,256.00	
Transfers into fund	£0.00	
Transfers from fund	-£75,000.00	
Increase/(decrease) in stock value	-£48,179.01	Note: because of unit value increase (positive stock market)
Balance carried forward 31/12	£175,076.99	the 75k transfer had a net cost of 48.179k from start of year
Charities Official Investment Fund (Deposit)		
Balance brought forward	£610.33	
Transfers into/(from) fund	£0.00	
Interest received	£0.11	
Balance carried forward	£610.44	
Total Assets	£316,068.29	
Made up as follows		
Cash	£0.00	
Current Account (NatWest)	£5,335.95	✓
Business Reserve Account (NatWest) Tenants Deposit	£10,044.91	✓ Reclassified as Business Reserve A/C from Bonus Saver A/C
Investment Fund-Extraordinary Repair Fund (COIF)	£175,076.99	✓
Investment Fund-Deposit (COIF)	£610.44	✓
Payments not cleared	£0.00	
Total Assets	£191,068.29	✓ML
Assets Less Tenants Deposit	£181,023.38	

Mavis Lend
Land & Estates Ltd
Cadoxton, Wards Cross
Hurst, Berks, RG10 0DS
tel: 01189[illegible]
ACMA 6/9/22

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of Church House Charity Hurst

On accounts for the year ended 31st December 2021 | **Charity no (if any)** 263481

Set out on pages 1-4

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:** 06/09/2022

Name: Maria Land

Relevant professional qualification(s) or body (if any): ACMA CGMA

Land & Scales Ltd
Cadomin, Wards Cross
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