Annual Report of the Church House Charity for 2022
Reg. No. 263481

S. Payne
14/05/23

The trustees in office in the year were:-

- Vicar of the Benefice of Ruscombe & Twyford with Hurst Revd. Anna Harwood.
- Note: Revd Anna left the Benefice in July. The Benefice has been in vacancy since August 2022.
- Jenny Beasley Smith, Church Warden.
- Sue Payne, Church Warden.

Philip Payne acted as honorary treasurer to the Charity.
Stuart Vaughan acted as honorary secretary.

The Trustees met on 3 occasions. Plus a further three separate 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 2022 was £15,718.82 This included:
   - The replacement of the pub flat hot water system
   - Inspection and upgrade to the pub electrical wiring and fuse boards
   - Insurance excess following the fire at the pub.
   - Tree inspection report following damage caused during gales.
   - The standard fire Extinguisher test plus fire risk survey and fire alarm upgrade.

2. In 2022 total grants of £11,142.02 were made to St Nicholas PCC, which included:
   * 50% of utility costs.
   * Organist costs.
   * Organ tuning.
   * 50% of the cost of the benefice children's and family's worker
   * Parish room refurbishment

Fire at the pub

A fire at the pub started by an overheating cloths drier caused considerable but contained smoke and fire damage in late June. The cost of repair was covered by insurance other than a £350 excess.

CHC Financial position

At the end of 2022 the accounts record that the financial assets of the Church House Charity were £181,725.62

Previous years:

2021 - £181,023.38

2020 - £234,810.61

2019 - £255,979.49

2018 - £235,407.71

2017 - £237,803.61

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

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 2022	**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:**	25th Aug 2023
Name:	Maria Land		
Relevant professional qualification(s) or body (if any):	ACMA CGMA		
Address:	Cadomin, Wards Cross Hurst, Berks RG10 0DS		

Receipts and Payments account

month/year ended **Dec-22**

Receipts

Lease receipts	£36,666.74
Insurance	£5,204.78
Rental for stables	£150.00
Repayment of outstanding lease amounts for Feb & March'19	£1,310.98
	£43,682.50

Payments

Insurance premium	£7,197.77
West One Fire Ext' Fire alarm	£3,102.16
St Nicholas PCC Grants	£11,142.02
Evo Teck work on pub electrics	£1,827.00
Southern Main't Solutions pub hot water	£1,171.89
Fulford & Dobson & Canon Tree Care - work on chestnut tree	£2,070.00
PA Payne re embursement (insurance excess following fire at pub)	£350.00
unbanked cheques	£371.00
	£27,231.84

excess income over expenditure	£16,450.66

	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	£3,333.34	£3,333.34	£3,333.34	£3,333.34	£3,333.34	£3,333.34	£3,333.34	£3,333.34		£3,333.34	£36,666.74
	Insurance	£444.16	£444.16	£444.16	£444.16	£444.16	£497.33	£497.33	£497.33	£497.33	£497.33		£497.33	£5,204.78
	Rental for stables							£150.00						£150.00
	Repayment of outstanding lease amounts for Feb & March'19				£222.50	£222.50	£169.33	£19.33	£169.33	£169.33	£169.33		£169.33	£1,310.98
	C James Bricks (left over pub refurb)		£350.00											£350.00
														£0.00
														£0.00
		3777.5	4127.5	3777.5	4000	4000	4000	4000	4000	4000	4000	0	4000	£43,682.50
Payments	Insurance premium						£7,197.77							£7,197.77
	West One Fire Ext' Fire alarm		£2,740.96						£361.20					£3,102.16
	St Nicholas PCC Grants		£2,384.02	£2,058.00									£6,700.00	£11,142.02
	Evo Teck work on pub electrics						£1,500.00	£327.00						£1,827.00
	Southern Main't Solutions pub hot water											£117.00	£1,054.89	£1,171.89
	Fulford & Dobson & Canon Tree Care - work on chestnut tree											£630.00	£1,440.00	£2,070.00
	PA Payne re embursement (insurance excess following fire at pub)										£350.00			£350.00
														£0.00
		0	5124.98	2058	0	0	8697.77	327	361.2	0	350	747	9194.89	£26,860.84
	balance	**3777.5**	**2780.02**	**4499.52**	**8499.52**	**12499.52**	**7801.75**	**11474.75**	**15113.55**	**19113.55**	**22763.55**	**22016.55**	**16821.66**	**£16,821.66**

bank account	bfwd		£5,335.95	£5,335.95	£9,113.45	£8,115.97	£9,835.47	£13,835.47	£17,835.47	£13,137.70	£16,810.70	£20,449.50	£24,449.50	£28,099.50	£27,352.50	£27,352.50
	receipts			£3,777.50	£4,127.50	£3,777.50	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£0.00	£4,000.00	£43,682.50
	Transfer in	CCLA Investment														£0.00
	Transfer in	CCLA Deposit Fund														£0.00
	payments			£0.00	£5,124.98	£2,058.00	£0.00	£0.00	£8,697.77	£327.00	£361.20	£0.00	£350.00	£747.00	£9,194.89	£26,860.84
Book balance				£9,113.45	£8,115.97	£9,835.47	£13,835.47	£17,835.47	£13,137.70	£16,810.70	£20,449.50	£24,449.50	£28,099.50	£27,352.50	£22,157.61	£22,157.61
less unpresented cheques																£0.00
	MJW Pest Control Pub													£156.00	£156.00
														£215.00	£215.00
															£0.00
															£0.00
				0	0	0	0	0	0	0	0	0	0	371	£371.00
add uncredited amounts															£0.00
															£0.00
															£0.00
															£0.00
															£0.00
				0	0	0	0	0	0	0	0	0	0	0	£0.00
balance on statement	checked with statements			9113.45	8115.97	9835.47	13835.47	17835.47	13137.7	16810.7	20449.5	24449.5	28099.5	27352.5	21786.61	£21,786.61

£22,157.61 take out uncredited cheques
agrees with bank statement

2012	2013	2014	2015	2016	2017	2020	2021
£97,577.02	£39,114.18	£19,014.27	£7,472.60	£13,359.37	£22,226.67	£3,750.89	£18,438.68
-£13,462.84	-£15,066.44	-£44,464.50	£9,294.46	£8,867.30	£9,580.06	-£35,312.21	-£88,102.73
-£45,000.00	-£5,000.00	-£77.17	£0.00				
			-£3,407.69				£0.00
	-£33.47	£33,000.00	£0.00				£0.00
£39,114.18	£19,014.27	£7,472.60	£13,359.37	£22,226.67	£31,806.73	-£31,561.32	-£69,664.05
£10,006.68	£10,170.67	£9,540.94	£6,590.12	£10,000.52	£10,004.69	£10,035.08	£10,043.91
	-£712.61	-£3,000.00					£0.00
			£3,407.69				£0.00
£163.99	£82.88	£49.18	£2.71	£4.17	£1.58	£8.83	£1.00
£10,170.67	£9,540.94	£6,590.12	£10,000.52	£10,004.69	£10,006.27	£10,043.91	£10,044.91
£93,855.08	£112,583.41	£136,537.40	£148,946.24	£156,653.50	£179,207.14	£246,632.28	£223,256.00
£5,000.00	£5,000.00						£0.00
£0.00						-£45,000.00	-£75,000.00
£13,728.33	£18,953.99	£12,408.84	£7,707.26	£22,553.64	£22,330.05	-£23,376.28	-£48,179.01
£112,583.41	£136,537.40	£148,946.24	£156,653.50	£179,207.14	£201,537.19	£223,256.00	£175,076.99
£86,907.64	£127,938.06	£35,409.64	£5,478.40	£5,503.09	£5,526.52	£5,596.24	£610.33
£40,000.00	-£93,000.00	-£30,000.00				-£5,000.00	£0.00
£1,030.42	£471.58	£68.76	£24.69	£23.43	£12.88	£14.09	£0.11
£127,938.06	£35,409.64	£5,478.40	£5,503.09	£5,526.52	£5,539.40	£610.33	£610.44
£289,806.32	**£200,502.25**	**£168,487.36**	**£185,516.48**	**£216,965.02**	**£248,889.59**	**£202,348.92**	**£116,068.29**
£33.47	£0.00	£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	£18,438.68	£5,335.95
£0.00	£0.00	£0.00	£10,000.52	£10,004.69	£10,006.27	£10,043.91	£10,044.91
£127,938.10	£136,537.40	£148,946.24	£156,653.50	£179,207.14	£201,537.19	£223,256.00	£175,076.99
£112,583.40	£35,409.64	£5,478.40	£5,503.09			£610.33	£610.44
£78.00	£78.00				£1,050.00	-£2,494.40	£0.00
£279,636.51	**£190,962.14**	**£161,897.24**	**£188,924.17**	**£214,846.19**	**£247,807.88**	**£249,854.52**	**£191,068.29**
£279,636.51	**£190,962.14**	**£161,897.24**	**£178,923.65**	**£204,841.50**	**£237,801.61**	**£239,810.61**	**£181,023.38**

2022 **31/12/2022**

	2022	
Church House Charity - General Account		
Balance brought forward	£5,335.95	
Income and expenditure- Excess/defecit	£16,450.66	including unbanked cheques
transfer to tenants deposit account	£0.00	
transfers from reserves	£0.00	
Balance carried forward	£21,786.61	
Tenant's Deposit Account		
Balance brought forward	£10,044.91	
Initial payment	£0.00	
transfer from general account	£0.00	
interest received	£21.85	
Balance carried forward	£10,066.76	
Charities Official Investment Fund (Hurst Church Extraordinary Repair Fund)		
Balance brought forward	£175,076.99	
Transfers into fund	£0.00	
Transfers from fund	£0.00	
Increase(decrease) in stock value	-£15,754.38	**See Note**
Balance carried forward 31/12/22	£159,322.61	
Charities Official Investment Fund (Deposit)		
Balance brought forward	£610.44	
Transfers into/(from) fund	£0.00	
Interest received	£5.96	
Balance carried forward	£616.40	
Total Assets	**£191,792.38**	
Made up as follows		
Cash	£0.00	
Current Account (NatWest)	£22,157.61	
Business Reserve Account (NatWest) Tenants Deposit	£10,066.76	
Investment Fund-Extraordinary Repair Fund (COIF)	£159,322.61	
Investment Fund-Deposit (COIF)	£616.40	
Payments not cleared	-£371.00	
Total Assets	**£191,792.38**	
Assets Less Tenants Deposit	**£181,725.62**	

Note: **Due to unit value decrease (Negative stock market)**