

THE ARMSTRONG HALL, THORNBURY

England & Wales · Charity number 272883

Details

Other names	ARMSTRONG HALL
Status	Registered
Legal form	Other
Registered	1977-03-16
Register	View on the Charity Commission register

Contact

Address	Town Hall Old Police Station High Street Thornbury South Gloucestershire BS35 2AR
Phone	01454446872
Website	www.armstronghallthornbury.org

Activities

Objects: FOR USE AS A PUBLIC HALL OR HALLS COMMUNITY AND RECREATION CENTRE AND ANCILLARY USES FOR THE RECREATION AND LEISURE TIME OCCUPATION OF THE INHABITANTS OF THORNBURY AND THE NEIGHBOURHOOD INCLUDING USE FOR MEETINGS LECTURES AND CLASSES WITHOUT DISTINCTION OF POLITICAL RELIGIOUS OR OTHER OPINIONS WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS.

Activities: To promote the use of the Armstrong Hall in the interests of social welfare for use as a public hall, community and recreation centre with ancillary uses for the recreation and leisure time, occupation of the inhabitants of Thornbury and the neighbourhood.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Arts/culture/heritage/science, Amateur Sport, Economic/community Development/employment
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- **Area of benefit:** THORNBURY AND THE NEIGHBOUR-HOOD
- South Gloucestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£26,435	£25,328	-	-
2024-03-31	£51,075	£24,046	-	-
2023-03-31	£31,313	£40,077	-	-
2022-03-31	£3,519	£13,669	-	-
2021-03-31	£109,106	£67,536	-	-

Trustees

Name	Role	Appointed
THORNBURY TOWN COUNCIL		

THE ARMSTRONG HALL, THORNBURY

England & Wales - Charity number 272883

Accounts

THE ARMSTRONG HALL, THORNBURY (REGISTERED CHARITY NO. 272883)

ANNUAL REPORT 2024-25

The Charities (Accounts and Reports) Regulations 1995

CHARITY NAME: THE ARMSTRONG HALL, THORNBURY

ADDRESS: TOWN HALL, OLD POLICE STATION, HIGH STREET, THORNBURY,
BS35 2AR

TRUSTEE: THE SOLE TRUSTEE IS THORNBURY TOWN COUNCIL

MANAGEMENT (a) Appointed by Thornbury Town Council and served during the
year

1. Gil Gilroy (Chair of Trust)
2. Chris Rowe (Treasurer)
3. Kath Greenman (Secretary)
4. Maggie Tyrrell
5. Fiona Deas
6. Helen Ball
7. Danny Bonnett
8. Jayne Stansfield
9. Chris Bloor
10. Chris Davies
11. Chris Woodhouse
12. Christine Carter

(b) Appointed by Armstrong Hall (Users) Advisory Committee

15. Vacant

(c) Appointed by the Armstrong Trust

17. Vacant

CHARITABLE OBJECTS:

For use as a public hall or halls or community and recreation centre and ancillary uses for the recreation and leisure time occupation of the inhabitants of Thornbury and the neighbourhood including use for meetings lectures and classes without distinction of political religious or other opinions with the object of improving the conditions of life for the said inhabitants.

TRUST FUNDS:

The Charity is not endowed with funds and the Trustee holds only the buildings and the land upon which the buildings stand.

LAND & BUILDINGS:

The Charity owns the Freehold of the following buildings known collectively as the Armstrong Hall Complex:

- (i) The Armstrong Hall, Chapel Street, Thornbury
- (ii) The Cossham Hall, Chapel Street, Thornbury
- (iii) 4 Chapel Street, Thornbury
- (i)-(ii) currently closed and under review.
- (iii) Currently let to another local charity (The Thornbury and District Heritage Trust), for use as a museum.

STAFF:

All activities relating to the hall are carried out by Town Councillors as volunteers.

ARMSTRONG REDEVELOPMENT FUND:

The funds are managed by Rathbones Investment Managers

ACCOUNTS:

Income and expenditure accounts, together with balance sheet and profit and loss account are incorporated within this report.

Armstrong Hall Complex – Chair’s Report 2026–2027

Last year’s Chair’s Report marked a positive turning point in the revival of the Armstrong and Cossham Hall Complex. On 11 June 2025, both parties entered into a lease agreement (AFL), signed between the Armstrong Hall Trust (AHT) and Thornbury Community and Arts (TCA) CIO.

Thanks to generous donations and fundraising, together with the tireless efforts of TCA CIO and the Armstrong Hall Trust, the major refurbishment of Cossham Hall, the foyer, and front-of-house areas is now almost complete. The refurbishment has been beautifully designed and delivered to a high standard. To reflect the renewed purpose and contemporary design of the venue, TCA has renamed the complex **THE ARMSTRONG**, with an anticipated opening in March/April 2026.

The Armstrong Hall Trust has been informed by the Charity Commission that its conversion to Charitable Incorporated Organisation (CIO) status is expected in late January or early February 2026. The signing of the lease between AHT and TCA has been delayed due to this pending CIO status and because Thornbury Town Council (TTC) are currently the asset holders of the Complex.

As a non-incorporated charity, AHT is unable to hold property. Therefore, AHT must await completion of its CIO conversion before the TR1 transfer can be submitted from TTC to the AHT CIO. Once the CIO conversion is confirmed, Thornbury Town Council will transfer the asset to AHT, enabling AHT to formally sign a lease with TCA.

At the full meeting of Thornbury Town Council on 13 January 2026, it was agreed who the authorised signatories would be, and it was formally resolved that TTC would transfer the asset to the AHT CIO once the CIO is established. This decision was duly resolved and recorded in the meeting minutes.

The renamed complex, **The Armstrong**, consists of two main halls: **Cossham Hall** and **Armstrong Hall**, now renamed **The Lansdown** in recognition of a significant donation. The Lansdown has yet to be refurbished, and fundraising for this phase continues.

TCA will manage the day-to-day operations of The Armstrong, ensuring it once again thrives as a cornerstone for community gatherings and the performing arts. Under the partnership agreement:

- TCA will refurbish the Armstrong Hall Complex to meet its operational needs
- TCA will assume responsibility for the business management of the site
- The Armstrong Hall Trust (AHT) CIO will be the owner and landlord

This partnership represents a strong and promising path forward for the Armstrong Hall Complex, with the potential to restore it as a vibrant hub for performance, creativity, and community engagement.

Gil Gilroy

Chair, Armstrong Hall Trust



Section A Independent Examiner's Report

Report to the trustees

Charity Name THE ARMSTRONG HALL, THORNBURY

On accounts for the year ended

31 MARCH 2025 Charity no (if any) 272883

Set out on pages

1 - 3 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
• the accounts did not accord with the accounting records; or
• the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

* Please delete the words in the brackets if they do not apply.

Signed: Savage Associates

Date: 18.2.2026

Name: SAVAGE ASSOCIATES

Relevant professional qualification(s) or body

ACCOUNTANTS

(if any):

Address: THE COACH HOUSE
AUST ROAD, OLVESTON
BRISTOL BS 35 4DG

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

THE LAND AND BUILDINGS SHOWN ON THE BALANCE SHEET HAVE HISTORICALLY BEEN VALUED AT THEIR INSURED VALUE, HOWEVER IN 2023 IT WAS DECIDED NOT TO INCREASE THIS VALUE DUE TO THE STATE AND CLOSURE OF THESE BUILDINGS.

THE MANAGEMENT COMMITTEE HAD OBTAINED A PROFESSIONAL MARKET APPRAISAL AS AT 30 MARCH 2023 WHICH VALUED THE LAND AND BUILDINGS IN THE REGION OF £1,000,000 TO £1,250,000

ARMSTRONG HALL THORBURY REGISTERED CHARITY

BALANCE SHEET AS AT 31 MARCH 2025

	2025	2024
LONG TERM ASSETS		
Land & Buildings	£ 2,692,587	£ 2,778,649
Plant, Furniture, Equipment & Stock	£ 45,691	£ 47,595
	<u>£ 2,738,278</u>	<u>£ 2,826,244</u>
TOTAL LONG TERM ASSETS		
CURRENT ASSETS		
Trade Debtors	£ 3,590	£ 3,520
Bank Current A/C	£ 2,223	£ 2,045
Bank Instant Access A/C	£ 14,090	£ 35,564
Petty Cash	£ 43	£ 43
Investments	£ 131,557	£ 129,867
Custodian Bank	£ 104,440	£ -
VAT Control	£ 1,916	£ 593
	<u>£ 257,859</u>	<u>£ 171,632</u>
CURRENT LIABILITIES		
Sundry Creditors	-£ 2,699	-£ 3,639
	<u>£ (2,699)</u>	<u>£ (3,639)</u>
TOTAL NET CURRENT ASSETS		
	<u>£ 255,160</u>	<u>£ 167,993</u>
TOTAL ASSETS		
	<u>£ 2,993,438</u>	<u>£ 2,994,237</u>
NET ASSETS REPRESENTED BY		
Long Term Assets	£ 2,738,278	£ 2,826,244
General Fund Balance	£ 19,163	£ 38,126
Earmarked Reserves	£ 235,997	£ 129,867
	<u>£ 2,993,438</u>	<u>£ 2,994,237</u>

CERTIFICATION

The above Statement represents fairly the financial position of the Charity as at 31 March 2025 and reflects its Income & Expenditure during the year of account.

Signed 

Chair Gil Gilroy, 19/02/2026

Treasurer to the Trust 

Christopher Rowe, 18/02/2026

ARMSTRONG HALL THORNBURY REGISTERED CHARITY

MOVEMENT OF LONG TERM ASSETS AS AT 31 MARCH 2025

		2025	
LAND & BUILDINGS (At Insurance Valuations)			
Armstrong Hall		£ 2,458,984	
4 Chapel Street		£ 233,603	
			£ 2,692,587
Insured Value 31.3.24			£ 2,778,649
Sale of Miss Saises Cottage			-£ 86,062
PLANT FURNITURE & EQUIPMENT			
Armstrong Hall	B/fwd	£ 47,262	
Additions			
Disposals			
Depreciation		£ (1,890)	
			£ 45,372
4 Chapel Street	B/fwd	£ 333	
Additions			
Disposals			
Depreciation		£ (13)	
			£ 320
			£ 45,692
TOTAL LONG TERM ASSETS			£ 2,738,278

ARMSTRONG HALL THORNBURY REGISTERED CHARITY**INCOME & EXPENDITURE FOR THE YEAR ENDED 31 MARCH 2025**

	2025	2024
INCOME		
Rent 4 Chapel Street	3,590	6,970
Dividends Received	2,961	2,575
Interest Received	1,965	544
Donations/Grants Received	-	-
Gain on valuation of Investments	-	6,915
Gain on sale of property	17,919	-
Town Council Grant	-	34,071
	<hr/>	<hr/>
TOTAL INCOME	26,435	51,075
EXPENDITURE		
Rates & Water	786	867
Insurance	17,605	17,156
Telephone	-	-
Heat & Light	489	87
Accountancy	1,850	800
Repairs & Maintenance	-	2,106
Loss on valuation of Investments	204	-
Professional Fees	3,681	2,878
Bank Charges	71	72
Sundry Expenses	642	63
	<hr/>	<hr/>
TOTAL EXPENDITURE	25,328	24,029
EXCESS OF INCOME OVER EXPENDITURE	1,107	27,046

THE ARMSTRONG HALL, THORNBURY

England & Wales - Charity number 272883

Accounts

Armstrong Hall Complex Chair's Report 2023 -2024

As with the previous chair's report the Armstrong Hall complex remained permanently closed while efforts are being made to resolve the situation.

The Trust had recently undergone changes in personnel, as a result agreed a different path to the previous Trust in that, it was agreed to engage with the public in an open Consultations process followed by public meetings.

Interest from a local performing arts charitable group Thornbury Community Arts (TCA) voiced an interest in managing the AH complex as a Performing Arts Theatre and Community Centre.

The two parties agree to enter into further discussions to explore the possibility that TCA become tenants of the AH Trust with the ultimate objective that TCA renovate the venue and start a new charitable business. These discussions are ongoing and positive.

During this time the complex continues to be insured and maintained.

Gil Gilroy

Gil Gilroy

Chair, Armstrong Hall Trust

ARMSTRONG HALL THORBURY REGISTERED CHARITY

BALANCE SHEET AS AT 31 MARCH 2024

	2024	2023
LONG TERM ASSETS		
Land & Buildings	£ 2,778,649	£ 2,778,649
Plant, Furniture, Equipment & Stock	£ 47,595	£ 49,578
TOTAL LONG TERM ASSETS	£ 2,826,244	£ 2,828,227
CURRENT ASSETS		
Trade Debtors	£ 3,520	£ -00
Bank Current A/C	£ 2,045	£ 10,967
Bank Instant Access A/C	£ 35,564	£ 10,078
Petty Cash	£ 43	£ 43
Investments	£ 129,867	£ 121,352
VAT Control	£ 593	£ 207
	£ 171,632	£ 142,647
CURRENT LIABILITIES		
Sundry Creditors	-£ 3,639	-£ 1,699
	£ (3,639)	£ (1,699)
TOTAL NET CURRENT ASSETS	£ 167,993	£ 140,948
TOTAL ASSETS	£ 2,994,237	£ 2,969,175
NET ASSETS REPRESENTED BY		
Long Term Assets	£ 2,826,244	£ 2,828,227
General Fund Balance	£ 38,126	£ 19,596
Earmarked Reserves	£ 129,867	£ 121,352
	£ 2,994,237	£ 2,969,175

CERTIFICATION

The above Statement represents fairly the financial position of the Charity as at 31 March 2024 and reflects its Income & Expenditure during the year of account.

Signed *Gil Gilroy*

Chair Gil Gilroy

Signed *Chris Rowe*

Treasurer to the Trust Christopher Rowe

ARMSTRONG HALL THORNBURY REGISTERED CHARITY

MOVEMENT OF LONG TERM ASSETS AS AT 31 MARCH 2024

		2024	
LAND & BUILDINGS (At Insurance Valuations)			
Armstrong Hall		£ 2,458,984	
4 Chapel Street		£ 233,603	
Miss Saises Cottage		<u>£ 86,062</u>	
			£ 2,778,649
Insured Value 31.3.23			£ 2,778,649
Increase in Value during 2023-24			£ -
 PLANT FURNITURE & EQUIPMENT			
Armstrong Hall	B/fwd	£ 49,231	
Additions			
Disposals			
Depreciation		<u>£ (1,969)</u>	
			£ 47,262
 4 Chapel Street	 B/fwd	 £ 347	
Additions			
Disposals			
Depreciation		<u>£ (14)</u>	
			£ 333
			£ 47,595
 TOTAL LONG TERM ASSETS			 £ 2,826,244

ARMSTRONG HALL THORNBURY REGISTERED CHARITY

INCOME & EXPENDITURE FOR THE YEAR ENDED 31 MARCH 2024

	2024	2023
INCOME		
Rent 4 Chapel Street	6,970	3,450
Dividends Received	2,575	1,821
Interest Received	544	113
Donations/Grants Received	-	-
Gain on valuation of Investments	6,915	-
Town Council Grant	<u>34,071</u>	<u>25,929</u>
TOTAL INCOME	51,075	31,313
EXPENDITURE		
Rates & Water	867	761
Insurance	17,156	10,838
Telephone	-	113
Heat & Light	87	552
Accountancy	800	700
Repairs & Maintenance	2,106	634
Loss on valuation of Investments	-	2,930
Professional Fees	2,878	23,247
Bank Charges	72	78
Sundry Expenses	<u>63</u>	<u>224</u>
TOTAL EXPENDITURE	24,029	40,077
EXCESS OF INCOME OVER EXPENDITURE	<u>27,046</u>	<u>(8,764)</u>



Section A

Independent Examiner's Report

Report to the trustees

Charity Name

THE ARMSTRONG HALL, THORNBURY

On accounts for the year ended

31 MARCH 2024

Charity no
(if any)

272 883

Set out on pages

1 - 3

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

* Please delete the words in the brackets if they do not apply.

Signed:

Savage Associates

Date:

7. 2. 2025

Name:

SAVAGE ASSOCIATES

Relevant professional qualification(s) or body

ACCOUNTANTS

(if any):

Address:

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

THE LAND AND BUILDINGS SHOWN ON THE BALANCE SHEET HAVE HISTORICALLY BEEN VALUED AT THEIR INSURED VALUE, HOWEVER IN 2023 IT WAS DECIDED NOT TO INCREASE THIS VALUE DUE TO THE STATE AND CLOSURE OF THESE BUILDINGS.

THE MANAGEMENT COMMITTEE HAD OBTAINED A PROFESSIONAL MARKET APPRAISAL AS AT 30 MARCH 2023 WHICH VALUED THE LAND AND BUILDINGS IN THE REGION OF £1,000,000 TO £1,250,000.

THE ARMSTRONG HALL, THORNBURY

England & Wales - Charity number 272883

Accounts

ARMSTRONG HALL, THORNBURY (REGISTERED CHARITY NO. 272883)

ANNUAL REPORT 2022-23

The Charities (Accounts and Reports) Regulations 1995

CHARITY NAME: ARMSTRONG HALL, THORNBURY

ADDRESS: TOWN HALL, OLD POLICE STATION, HIGH STREET, THORNBURY, BS35 2AR

TRUSTEE: THE SOLE TRUSTEE IS THORNBURY TOWN COUNCIL

MANAGEMENT COMMITTEE: (a) Appointed by Thornbury Town Council and served during the year

1. Jayne Stansfield (Chair of Trust)
2. Chris Davies (Vice Chair)
3. Clive Parkinson (Secretary)
4. Guy Rawlinson (Treasurer)
5. Angela Symonds
6. Maggie Tyrrell
7. Fiona Deas
8. James Murray
9. Shirley Holloway

(b) Appointed by Armstrong Hall (Users) Advisory Committee

10. Gill Dunkley
11. Barbara Ray

(c) Appointed by the Armstrong Trust

12. Vacant

CHARITABLE OBJECTS:

For use as a public hall or halls or community and recreation centre and ancillary uses for the recreation and leisure time occupation of the inhabitants of Thornbury and the neighbourhood including use for meetings lectures and classes without distinction of political religious or other opinions with the object of improving the conditions of life for the said inhabitants.

TRUST FUNDS:

The Charity is not endowed with funds and the Trustee holds only the buildings and the land upon which the buildings stand.

LAND & BUILDINGS: The Charity owns the Freehold of the following buildings known collectively as the Armstrong Hall Complex:

- (i) The Armstrong Hall, Chapel Street, Thornbury

- (ii) The Cossham Hall, Chapel Street, Thornbury
 - (iii) Miss Saise's Cottage, adjoining 67 High Street, Thornbury
 - (iv) 4 Chapel Street, Thornbury
-
- (i)-(ii) currently closed and under review.
 - (iii) currently empty and under review.
 - (iv) Currently let to another local charity (The Thornbury and District Heritage Trust), for use as a museum.

STAFF:

All activities relating to the hall are carried out by Town Councillors as volunteers.

ARMSTRONG
REDEVELOPMENT
FUND:

The funds are managed by Rathbones Investment Managers

ACCOUNTS:

Income and expenditure accounts, together with balance sheet and profit and loss account are incorporated within this report.

Armstrong Hall Chair's Report 2022-23

As of March 31st 2023, the situation is much as reported in the Chair's Report 2021-22.

The Armstrong Hall remains permanently closed, while efforts are made to resolve the situation, which is exacerbated by the cost of insuring an empty building.

The Trust has continued to explore the possibility of working with South Gloucestershire Council and the Thornbury Community Building Trust, who respectively own and run Turnberries Community Building to seek alternative premises to build a community hall to replace the current buildings.

To generate the necessary fund base, it would require selling the current Armstrong Hall Complex. The Trust will, before any final decision is made regarding the future of the site, consult with past user groups and Thornbury residents.

Jayne Stansfield

A handwritten signature in black ink, appearing to read 'Jayne Stansfield', written in a cursive style.

Chair, Armstrong Hall Trust

ARMSTRONG HALL THORNBURY REGISTERED CHARIT

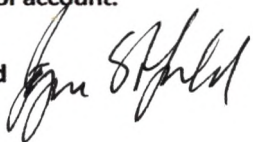
BALANCE SHEET AS AT 31 MARCH 2023

	2023	2022
LONG TERM ASSETS		
Land & Buildings	£ 2,778,649	£ 2,778,649
Plant, Furniture, Equipment & Stock	£ 49,578	£ 51,644
TOTAL LONG TERM ASSETS	£ 2,828,227	£ 2,830,293
CURRENT ASSETS		
Trade Debtors	£ -	£ -
Bank Current A/C	£ 10,967	£ 28,818
Bank Instant Access A/C	£ 10,078	£ 29
Petty Cash	£ 43	£ 79
Investments	£ 121,352	£ 123,333
VAT Control	£ 207	£ 543
	£ 142,647	£ 152,802
CURRENT LIABILITIES		
Sundry Creditors	-£ 1,699	-£ 3,094
	£ (1,699)	£ (3,094)
TOTAL NET CURRENT ASSETS	£ 140,948	£ 149,708
TOTAL ASSETS	£ 2,969,175	£ 2,980,001
NET ASSETS REPRESENTED BY		
Long Term Assets	£ 2,828,227	£ 2,830,293
General Fund Balance	£ 19,596	£ 26,346
Earmarked Reserves	£ 121,352	£ 123,362
	£ 2,969,175	£ 2,980,001

CERTIFICATION

The above Statement represents fairly the financial position of the Charity as at 31 March 2023 and reflects its Income & Expenditure during the year of account.

Signed



Chair



Treasurer to the Trust

ARMSTRONG HALL THORNBURY REGISTERED CHARITY

MOVEMENT OF LONG TERM ASSETS AS AT 31 MARCH 2023

		2023	
LAND & BUILDINGS (At Insurance Valuations)			
Armstrong Hall		£ 2,458,984	
4 Chapel Street		£ 233,603	
Miss Saises Cottage		<u>£ 86,062</u>	
			£ 2,778,649
Insured Value 31.3.22			£ 2,778,649
Increase in Value during 2022-23			£ -
 PLANT FURNITURE & EQUIPMENT			
Armstrong Hall	B/fwd	£ 51,282	
Additions			
Disposals			
Depreciation		<u>£ (2,051)</u>	
			£ 49,231
 4 Chapel Street	 B/fwd	 £ 362	
Additions			
Disposals			
Depreciation		<u>£ (15)</u>	
			£ 347
			£ 49,578
 TOTAL LONG TERM ASSETS			 £ 2,828,227

ARMSTRONG HALL THORNBURY REGISTERED CHARITY

INCOME & EXPENDITURE FOR THE YEAR ENDED 31 MARCH 2023

	2023	2022
INCOME		
Rent 4 Chapel Street	3,450	3,450
Dividends Received	1,821	-
Interest Received	113	37
Donations/Grants Received	-	32
Town Council Grant	25,929	-
	<hr/>	<hr/>
TOTAL INCOME	31,313	3,519
EXPENDITURE		
Rates & Water	761	759
Insurance	10,838	3,815
Telephone	113	-
Heat & Light	552	3,093
Accountancy	700	600
Repairs & Maintenance	634	836
Loss on valuation of Investments	2,930	-
Professional Fees	23,247	4,407
Bank Charges	78	55
Sundry Expenses	224	104
	<hr/>	<hr/>
TOTAL EXPENDITURE	40,077	13,669
EXCESS OF EXPENDITURE OVER INCOME	(8,764)	(10,150)



Section A

Independent Examiner's Report

Report to the trustees

Charity Name

THE ARMSTRONG HALL, THORNBURY

On accounts for the year ended

31. MARCH 2023

Charity no (if any)

272 883

Set out on pages

1 - 3

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and basis of report

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I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

~~The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]. Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
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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.

* Please delete the words in the brackets if they do not apply.

Signed:

Savage Associates

Date:

9. 4. 2024

Name:

SAVAGE ASSOCIATES

Relevant professional qualification(s) or body

ACCOUNTANTS

(if any):

Address:

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

THE LAND AND BUILDINGS SHOWN ON THE BALANCE SHEET HAVE HISTORICALLY BEEN VALUED AT THEIR INSURED VALUE, HOWEVER IN 2023 IT WAS DECIDED NOT TO INCREASE THIS VALUE DUE TO THE STATE AND CLOSURE OF THESE BUILDINGS.

THE MANAGEMENT COMMITTEE HAS OBTAINED A PROFESSIONAL MARKET APPRAISAL AS AT 30 MARCH 2023 WHICH VALUES THE LAND AND BUILDINGS IN THE REGION OF £1,000,000 TO £1,250,000

THE ARMSTRONG HALL, THORNBURY

England & Wales - Charity number 272883

Accounts

ARMSTRONG HALL, THORNBURY (REGISTERED CHARITY NO. 272883)

ANNUAL REPORT 2020-21

The Charities (Accounts and Reports) Regulations 1995

CHARITY NAME: ARMSTRONG HALL, THORNBURY

ADDRESS: TOWN HALL, OLD POLICE STATION, HIGH STREET, THORNBURY, BS35 2AR

TRUSTEE: THE SOLE TRUSTEE IS THORNBURY TOWN COUNCIL

MANAGEMENT COMMITTEE: (a) Appointed by Thornbury Town Council

1. Jayne Stansfield (Chair)
2. Chris Davies (Vice Chair of Trust)
3. Clive Parkinson (Secretary)
4. Guy Rawlinson (Treasurer)
5. Ashley Bijster
6. Angela Symonds
7. Shirley Holloway
8. Maggie Tyrrell

(b) Appointed by Armstrong Hall (Users) Advisory Committee

9. Gill Dunkley
10. Barbara Ray

(c) Appointed by the Armstrong Trust

11. Vacant

AIMS & OBJECTS: To promote the use of the Armstrong Hall in the interest of social welfare for use as a public hall, community and recreation centre with ancillary uses for the recreation and leisure time, occupation of the inhabitants of Thornbury and the neighbourhood. This use to include meetings, lectures and classes without distinction on Political, Religious, or other opinions with the object of improving the condition of life of the said inhabitants.

TRUST FUNDS: The Charity is not endowed with funds and the Trustee holds only the buildings and the land upon which they stand.

LAND & BUILDINGS: The Charity owns the Freehold of the following buildings known collectively as the Armstrong Hall Complex:

- (i) The Armstrong Hall, Chapel Street, Thornbury
- (ii) The Cossham Hall, Chapel Street, Thornbury
- (iii) Miss Saise's Cottage, adjoining 67 High Street, Thornbury
- (iv) 4 Chapel Street, Thornbury

- (i)-(ii) are fully used for the purposes of the charity.
- (iii) is a storage space only which is surplus to requirements and is under review
- (iv.) was purchased with future development and expansion of the complex in mind. It is currently let to another local charity (The Thornbury and District Heritage Trust), for use as a museum. This building is currently closed.

STAFF:

Due to covid-19 restrictions the Hall Complex closed in March 2020. In May 2020 the Trust conducted a review of the Complex and its situation and concluded that the complex would not be able to reopen for the reasonably foreseeable future. The staff employed solely at the Hall and their employer, the Town Council, were informed of this decision. The Town Council therefore started redundancy consultations with these members of staff. The consultation concluded that there was no reasonable alternative work to offer them and consequently they were declared redundant and left their employment during the summer 2020. This situation did not affect the Town Hall based staff, who performed Armstrong Hall duties, but whose main role was for the Town Council.

In addition, following a review in early 2020 by Town Council auditors of the relationship between the Town Council and the Armstrong Hall Complex, the Town Council was advised that they could no longer support the AH Trust. This separation was completed on 31st March 2021 and there no employed staff supporting the AH Complex. The complex is now run by Town Councillors on a voluntary basis.

OPERATIONS:

The Charity's aims and objects are to provide a facility for use as a public hall for recreation and leisure time occupation for the inhabitants of Thornbury and the neighbourhood with the object of improving the conditions of life for the said inhabitants.

ANCILLARY
OPERATIONS:

The various ancillary operations have ceased due to the closure of the Hall.

ARMSTRONG:
HALL
REDEVELOPMENT
FUND:

The fund is currently kept in the bank account and earning no interest. It has agreed by the Trust that the Redevelopment Fund should be appropriately invested in accordance with Charity Commission guidelines for managing such funds. At the time of submitting the accounts suitable investment companies are being considered.

ACCOUNTS:

Income and expenditure accounts, together with balance sheet and profit and loss account are incorporated within this report.

Chairs Statement

This year has been a challenging one for the Trust and all those involved with the Armstrong Hall Community Complex.

Following the national lockdown at the end of March 2020, the start of the year was challenging for the whole nation. The Armstrong Hall faced the same issues all community facilities faced. With the Hall being closed, all revenue ceased, whilst the costs of running the Hall continued.

When it became clear that the Hall would not be able to reopen for some considerable time, the Trust decided that it was not possible to employ the staff. All the staff were employed by the Town Council and engaged by the Hall on an agency basis. Consequently, the Trust made the decision to inform the Clerk. In turn the staff were informed that their roles were at risk of redundancy. As the Town Council were not able to offer comparable roles to them, they were made redundant in August.

In addition, in the early part of 2020, the Trust was informed by the Town Council that the arrangement of the Council staff providing administrative support, would not continue beyond the end of the accounting year. This was deemed necessary by external auditors who had concluded that the Town Council had to separate themselves in all respects from the Trust.

During the year the Trust made the decision to conduct several condition surveys to ascertain what would be required to reopen the Hall complex safely. The surveys, conducted by Chartered Surveyors, Health and Safety Surveyors and Electrical Surveys highlighted significant issues. The estimates provided showed significant costs to conduct the work required to bring the Hall up to the level of being safe to reopen. The Trust reviewed the surveys and together with the prospect of receiving no income, either from hire or receiving the Town Council grant and a diminishing bank balance, made the extremely difficult decision in March to close the Hall permanently.

Finally, all administrative activities, Treasurer, Secretary and related activities are now being conducted by Town Councillors who are responsible for the Armstrong Hall Complex Trust and all its activities.

However, there is some light at the end of the tunnel. The Trust has begun discussions with South Gloucestershire Council and the Thornbury Community Trust, who run the Turnberries community buildings, to explore the possibility of a new building extension to accommodate a performance space.

Jayne Stansfield



Chair, The Armstrong Hall Trust



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name THE ARMSTRONG HALL, THORNBURY

On accounts for the year ended

31 MARCH 2021 Charity no (if any) 272883

Set out on pages

1 - 3 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD/MM/YYYY.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

* Please delete the words in the brackets if they do not apply.

Signed: Savage Associates Date: 8. 11. 2021

Name: SAVAGE ASSOCIATES

Relevant professional qualification(s) or body

ACCOUNTANTS

(if any):

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Address:

THE COACH HOUSE,
AUST ROAD, OLVESTON
BRISTOL BS 35 4DE

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

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ARMSTRONG HALL THORNBURY REGISTERED CHARITY

BALANCE SHEET AS AT 31 MARCH 2021

	2021	2020
LONG TERM ASSETS		
Land & Buildings	£ 2,697,718	£ 2,619,143
Plant, Furniture, Equipment & Stock	£ 53,795	£ 56,036
TOTAL LONG TERM ASSETS	£ 2,751,513	£ 2,675,179
CURRENT ASSETS		
Trade Debtors	£ -	£ 2,388
Bank Current A/C	£ 35,357	£ 23,724
Bank Misc A/C	£ -	£ 248
Bank Instant Access A/C	£ 123,293	£ 123,766
Petty Cash	£ 107	£ 61
Cash Floats	£ -	£ 400
VAT Control	£ 1,101	£ 913
	£ 159,858	£ 151,500
CURRENT LIABILITIES		
Trade Creditors	£ -	£ (1,002)
Sundry Creditors	£ -	£ (560)
Agency Wages Due to Town Council	£ -	£ (31,177)
	£ 0	£ (32,739)
TOTAL NET CURRENT ASSETS	£ 159,858	£ 118,761
TOTAL ASSETS	£ 2,911,371	£ 2,793,940
NET ASSETS REPRESENTED BY		
Long Term Assets	£ 2,751,513	£ 2,675,179
General Fund Balance	£ 36,565	£ (5,005)
Earmarked Reserves	£ 123,293	£ 123,766
	£ 2,911,371	£ 2,793,940

CERTIFICATION

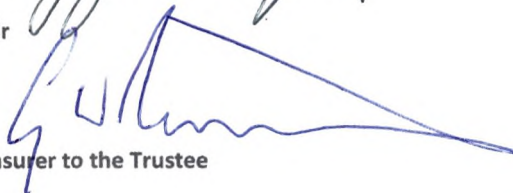
The above Statement represents fairly the financial position of the Charity as at 31 March 2021 and reflects its Income & Expenditure during the year of account.

Signed



Chair

Treasurer to the Trustee



ARMSTRONG HALL THORNBURY REGISTERED CHARITY

MOVEMENT OF LONG TERM ASSETS AS AT 31 MARCH 2021

		2021	
LAND & BUILDINGS (At Insurance Valuations)			
Armstrong Hall		£ 2,387,364	
4 Chapel Street		£ 226,799	
Miss Saises Cottage		<u>£ 83,555</u>	
			£ 2,697,718
Insured Value 31.3.20			£ 2,619,144
Increase in Value during 2020-21			£ 78,574
 PLANT FURNITURE & EQUIPMENT			
Armstrong Hall	B/fwd	£ 55,644	
Additions			
Disposals			
Depreciation		<u>£ (2,226)</u>	
			£ 53,418
 4 Chapel Street	 B/fwd	 £ 392	
Additions			
Disposals			
Depreciation		<u>£ (15)</u>	
			£ 377
			£ 53,795
 TOTAL LONG TERM ASSETS			 £ 2,751,513

ARMSTRONG HALL THORNBURY REGISTERED CHARITY

INCOME & EXPENDITURE FOR THE YEAR ENDED 31 MARCH 2021

	2021	2020
INCOME		
Complex Hire	533	47,424
Raised Seating Hire	-	2,822
Rent		
4 Chapel Street	3,450	3,450
4-7 Chapel Street	-	3,120
Bank Interest	123	422
Donations/Grants Received	25,000	7,106
CIL Grant	-	32,391
Bar Sales	-	17,155
Bar Purchases and Expenses	-	(8,559)
Town Council Grant	<u>80,000</u>	<u>80,000</u>
TOTAL INCOME	109,106	185,331
EXPENDITURE		
Rates & Water	1,339	2,693
Insurance	2,966	3,380
Telephone	518	1,445
Heat & Light	1,411	20,731
Cleaning	125	980
Health and Safety	1,426	4,230
Licences & Fees	(20)	1,940
Accountancy	1,295	1,275
Trade Refuse	817	2,807
Repairs & Maintenance	4,542	13,140
Printing & Stationery	22	93
Wages & Superannuation	45,507	131,766
Professional Fees	4,194	11,874
Equipment Purchased	-	3,689
Bank Charges	185	233
Sundry Expenses	<u>3,209</u>	<u>373</u>
TOTAL EXPENDITURE	67,536	200,649
EXCESS OF INCOME OVER EXPENDITURE	41,570	(15,318)