

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

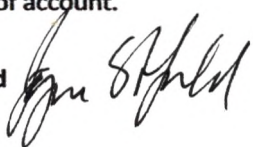
BALANCE SHEET AS AT 31 MARCH 2023

	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		£	86,062	
				£ 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		£	(2,051)	
				£ 49,231
4 Chapel Street	B/fwd	£	362	
Additions				
Disposals				
Depreciation		£	(15)	
				£ 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	-	
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	
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
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On accounts for the year
ended

31. MARCH 2023	Charity no (if any)	272 883
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Set out on pages

1 - 3	(remember to include the page numbers of additional sheets)
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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: 9. 4. 2024

Name: SAVAGE ASSOCIATES

Relevant professional
qualification(s) or body

ACCOUNTANTS

(if any):

Address:

THE COACH HOUSE,

AUST ROAD, OLKERTON

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.

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