

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

ANNUAL REPORT 2024-25

The Charities (Accounts and Reports) Regulations 1995

| | |
|----------------------|---|
| <u>CHARITY NAME:</u> | THE ARMSTRONG HALL, THORNBURY |
| <u>ADDRESS:</u> | TOWN HALL, OLD POLICE STATION, HIGH STREET, THORNBURY, BS35 2AR |
| <u>TRUSTEE:</u> | THE SOLE TRUSTEE IS THORNBURY TOWN COUNCIL |
| <u>MANAGEMENT</u> | <p>(a) Appointed by Thornbury Town Council and served during the year</p> <ol style="list-style-type: none">1. Gil Gilroy (Chair of Trust)2. Chris Rowe (Treasurer)3. Kath Greenman (Secretary)4. Maggie Tyrrell5. Fiona Deas6. Helen Ball7. Danny Bonnett8. Jayne Stansfield9. Chris Bloor10. Chris Davies11. Chris Woodhouse12. Christine Carter <p>(b) Appointed by Armstrong Hall (Users) Advisory Committee</p> <ol style="list-style-type: none">15. Vacant <p>(c) Appointed by the Armstrong Trust</p> <ol style="list-style-type: none">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 THORNBURY 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 |
| TOTAL LONG TERM ASSETS | £ 2,738,278 | £ 2,826,244 |
| 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 |
| | £ 257,859 | £ 171,632 |
| CURRENT LIABILITIES | | |
| Sundry Creditors | -£ 2,699 | -£ 3,639 |
| | £ (2,699) | £ (3,639) |
| TOTAL NET CURRENT ASSETS | £ 255,160 | £ 167,993 |
| TOTAL ASSETS | £ 2,993,438 | £ 2,994,237 |
| 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 |
| | £ 2,993,438 | £ 2,994,237 |

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 |
| | | <hr/> | |
| | | £ | 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) |
| | | | <hr/> |
| | | £ | 45,372 |
| | | | |
| 4 Chapel Street | B/fwd | £ | 333 |
| Additions | | | |
| Disposals | | | |
| Depreciation | | £ | (13) |
| | | | <hr/> |
| | | £ | 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 |