

## **TOWNSEND HALL**

### **INDEPENDENT EXAMINER'S REPORT**

#### **REPORT TO THE TRUSTEES OF THE TOWNSEND HALL ON THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025**

##### **Respective Responsibilities of Trustees and Examiner**

As the Charity's Trustees, you are responsible for the preparation of the Accounts. You consider that the audit requirement of the Charities Act 2011 "the Act" does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners, whether particular matters have come to my attention.


##### **Basis of Independent Examiner's Report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 you, as Trustees, concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently, I do not express an audit opinion on the view given by the Accounts.

##### **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 aspect the requirements to keep accounting records in accordance with Section 41 of the Act and to prepare accounts which are in accordance with the accounting records and which comply with the requirements of the 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.



J. C. HORSEMAN A.C.G.  
INDEPENDENT EXAMINER  
Mewstone,  
Exhall,  
Alcester,  
Warks.  
B49 6EA

12 June 2025

**TOWNSEND HALL**

**STATEMENT OF FINANCIAL ACTIVITIES**

**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £	2024 £
<b>INCOMING RESOURCES</b>			
Letting Income		39224	37138
Donations		839	4438
Flat Rental Income		8250	8100
Investment Income	1	215	178
150 Club		0	365
Fund Raising		4179	4217
		<u>52707</u>	<u>54436</u>
<b>RESOURCES EXPENDED</b>			
Direct Charitable Expenditure	2	38218	44640
Depreciation		3167	2980
		<u>41385</u>	<u>47620</u>
Net Incoming Resources		11322	6816
Net Expenditure			
Funds Brought Forward		<u>2171391</u>	<u>2164575</u>
		<u>2182713</u>	<u>2171391</u>

**TOWNSEND HALL**

**BALANCE SHEET  
AS AT 31 March 2025**

	Notes	2025 £	2024 £
<b>FIXED ASSETS</b>			
Tangible Assets	3	<u>2112502</u>	<u>2110819</u>
<b>CURRENT ASSETS</b>			
Debtors		6083	4030
Cash	4	<u>76623</u>	<u>69141</u>
		82706	73171
<b>CREDITORS</b>			
Amounts falling due within one year		12495	12598
<b>Net Current Assets Total</b>		<u>70211</u>	<u>60573</u>
<b>TOTAL ASSETS</b>		<u>2182713</u>	<u>2171392</u>
<b>CAPITAL</b>			
Unrestricted Funds		2182713	2171392
<b>TOTAL CAPITAL</b>		<u>2182713</u>	<u>2171392</u>

**TOWNSEND HALL**  
**NOTES TO ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

Notes	2025 £	2024 £
<b>1 INVESTMENT INCOME: Scottish Widows Account Interest</b>	<u>215</u>	<u>178</u>
<b>2 DIRECT CHARITABLE EXPENDITURE</b>		
Administration Costs inc. Telephone	5510	5722
Cleaning	8463	9305
Electricity	6993	7156
Flat Expenditure	0	0
Gas	949	631
General Rates	337	346
Health & Safety	211	525
Insurance	3018	2528
Licences	669	575
Marketing	150	356
Repairs & Maintenance	9768	15493
Sundry Expenditure	705	706
Water	<u>1445</u>	<u>1297</u>
	<u>38218</u>	<u>44640</u>
<b>3 TANGIBLE ASSETS</b>		
<b>Freehold Land &amp; Building</b>	2084000	2084000
<b>Fixtures, Fittings &amp; Equipment</b>		
Cost as @ 31 March 2024	46437	
Accumulated Depreciation up to 31 March 2024	<u>19618</u>	
	26819	
Additions during Year ending 31 March 2025	<u>4850</u>	
	31669	
Depreciation Year ending 31 March 2025	<u>3167</u>	
Net Book Value	28502	26819
<b>TANGIBLE ASSETS TOTAL</b>	<u>2112502</u>	<u>2110819</u>
<b>4 CASH</b>		
HSBC Bank Account	62156	54889
Scottish Widows Cash Investment Account	14467	14252
Petty Cash	<u>0</u>	<u>0</u>
	<u>76623</u>	<u>69141</u>