

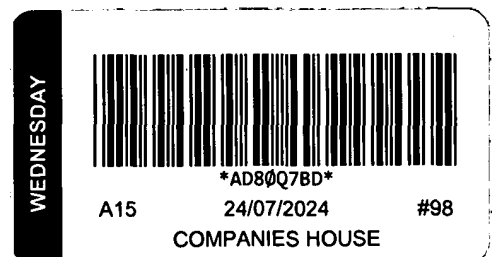
**THE CHRISTADELPHIAN HALL & BUILDINGS SOCIETY,  
BIRMINGHAM**

**TRUSTEES' AND DIRECTORS' REPORT  
AND AUDITED FINANCIAL STATEMENTS**

**31 DECEMBER 2023**

(Registered Company Number: 00113912)

(Registered Charity Number: 702637)



## REFERENCE AND ADMINISTRATIVE INFORMATION

<b>Charity name</b>	The Christadelphian Hall & Buildings Society, Birmingham, also known as CHBS
<b>Charity registration number</b>	702637 (England and Wales)
<b>Company registration number</b>	00113912 (England and Wales)
<b>Registered and principal office</b>	15 Church Close Dunston Stafford ST18 9AF
<b>Trustees and Directors</b>	A S Firth – Secretary D C Gouldingay – Treasurer S J Ashton M G Green S P Griffiths K H Rawlings J Thompson
<b>Bankers</b>	HSBC plc 130 New Street Birmingham B2 4JU
<b>Solicitors</b>	Shakespeare Martineau LLP 1 Colmore Square Birmingham B4 6AA
<b>Investment adviser</b>	Portcullis Financial Planning Limited Office 10 GreenBox Westonhall Road Stoke Prior Bromsgrove B60 4AL  R C Brown Investment Management PLC 1 The Square Temple Quay, Temple Back E Redcliffe, Bristol BS1 6DG
<b>Auditor</b>	BK Plus Audit Limited Azzurri House Business Park Walsall Road Walsall WS9 0RB

## **TRUSTEES' AND DIRECTORS' REPORT**

The Directors have pleasure in presenting their annual report and the financial statements of The Christadelphian Hall & Buildings Society, Birmingham for the year ended 31 December 2023.

All Directors of the Society are also Trustees for the purposes of charity law; accordingly, in this report and in the financial statements "Trustees" means both Trustees and Directors.

This report and the accompanying financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the Society's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland, Charities SORP (FRS 102) (second edition).

### **Structure, Governance and Management**

The Christadelphian Hall & Buildings Society, Birmingham is a company limited by shares with charitable status. It has a Board of seven Trustees who are responsible for the governance of the charity in accordance with the Charities Act 2011 and under the Society's governing document, Articles of Association, prepared in accordance with the Companies Act 2006. The governing document was last amended on 15 February 2021.

Trustees are typically elected for a three-year period by the Society's members having regard to their professional skills and experience. When a vacancy on the Board arises, nominations for a replacement may be made either by the other Trustees or by members for election at the next Annual General Meeting.

By way of training, all Trustees are encouraged to read relevant available literature on charity law, practices and accounting including updates published by the Charity Commission on its website. New Trustees are additionally encouraged to attend Trustee meetings as observers before taking office. Relevant training courses are also encouraged and occasionally arranged in-house.

Day to day running of the charity is delegated by the Trustees to the Secretary, Alistair Firth, who is assisted in overseeing the charity's operations and finances by the Treasurer, David Gouldingay, and Simon Griffiths, who takes the lead in property acquisitions and disposals. Internal controls appropriate to the size of the charity are exercised, including division of duties (to the extent feasible) and an internal audit is undertaken annually by one of the Trustees.

The principal risks to which the charity is exposed, as identified by the Trustees, have been reviewed and systems or procedures have been established to manage those risks. These risks are primarily financial risks arising from the management of the charity's properties, loan book and treasury operations.

The Trustees meet online at least four times a year and, between regular meetings, remain in regular email or telephone communication with the Secretary and Treasurer over new loan and grant applications and any other business arising.

### **Objectives and Activities**

The objects of the charity are to promote and advance the religious work of the Christadelphian community for the public benefit, in particular through the provision or purchase of properties, and the lending (where legally permissible) or granting of funds, mainly towards the cost of purchasing, building or maintaining premises and land, in each case for the use of the Christadelphian community in providing access for the public to worship and Bible-based preaching and teaching. Grant support for the running costs of Christadelphian ecclesias may also be provided.

## **TRUSTEES' AND DIRECTORS' REPORT – continued**

The Trustees review activities each year to ensure the charity remains focused upon delivering its stated objects for the public benefit.

### **Public Benefit Compliance Statement**

In the exercise of their powers and duties for the Society's charitable objectives the Trustees have reviewed and had regard to the Charity Commission general guidance on public benefit.

The grants, concessionary loans and rent-free property provided by the charity continue to benefit the access of the general public, regardless of race, religion, gender, ethnic or social background, to the Bible-based worship, teachings and Christian love of the Christadelphian community throughout the UK and, to a lesser extent, overseas. These help to promote a fuller understanding of the human condition, relative to the eternal things of God, and serve to provide members of the public with direction, balance and purpose in today's complex world.

### **Achievements and Performance**

The way applications arise for financial support makes it difficult for the Trustees to set meaningful objectives against which performance can be measured. However, an annual budget is prepared and, as applications arise, the Trustees respond promptly other than where policy decisions arise which require the decision of a full meeting of the Trustees.

The provision of this support helps to ensure that appropriate premises remain available for promoting and advancing the religious work of the Christadelphian community.

During the year donations received included non-cash donations in kind of 5 (2022 - 6) Christadelphian halls, and one other property (2022 - Nil), with total FRS102 gift values of £992,619 (2022 - £1,061,745). Net gains on the sale of 3 (2022 - 2) vacated ecclesial halls realised further income of £171,000 (2022 - £105,862).

No new loans were advanced to ecclesias in the year (2022 - £Nil).

Grants from unrestricted funds were made with a total value of £339,240 (2022 - £240,387).

Grants from restricted funds in the year were made with a total value of £286,085 (2022 - £Nil).

Loan repayments received in the year amounted to £5,666 (2022 - £18,320). A further £Nil (2022 - £63,056) of loan balances were settled by non-cash grants from the Society.

At the year end, the Society owned 10 (2022 - 8) fixed asset properties, let rent-free to their ecclesial occupiers under its charitable objects.

The Society continues to be in discussion with 1 (2022 - a number of) ecclesias expressing interest in gifting their ecclesial halls to the Society for nil consideration and then leasing back that hall, for continued ecclesial use, on a rent-free basis. Discussions are currently in progress with 1 (2022 - a number of) ecclesias considering a possible future property gift to the Society for resale.

The interest of certain ecclesias in offering the Society property gifts is driven by two main factors: (1) a shortage of willing property holding trustees; and (2) ageing ecclesial membership which foresees ecclesial closure within the medium term and wishes to protect property proceeds from tax risks for the long-term benefit of the Christadelphian community.

At 31 December 2023, 1 (2022 - 5) proposed property gifts were at a sufficiently advanced stage to warrant noting as a Contingent Asset in Note 17 to the Financial Statements.

At the end of the year the charity had outstanding loans to Christadelphian ecclesias of £21,467 (2022 - £27,133).

## TRUSTEES' AND DIRECTORS' REPORT – continued

### Financial Review

The charity receives voluntary income donations, including periodic legacies or other lump sums, together with investment income. During 2023 the charity received unrestricted donations (including property gifts) of £706,630 (2022 - £1,061,946). Restricted donations received in 2023 amounted to £286,025 (2022 - Nil). The charity has no employees (2022 - Nil) and no emoluments were paid to the Trustees during the year (2022 - Nil).

### Income and expenditure

Net income for the year was £381,672 (2022 - £811,072) and there were net realised and unrealised gains on investments of £185,938 (2022 - £112,794). This included exceptional gains on sale of investment properties of £171,000 (2022 - £105,862). This resulted in a total increase in unrestricted funds of £561,185 (2022 - £922,908) and a total increase in restricted funds of £6,515 (2022 - £958).

The Society is prohibited by its Articles of Association from paying dividends.

### Transfers between reserves

During the year there was no (2022 - 1) transfers from restricted income funds to unrestricted funds for Nil (2022 - £8,347) upon reaching the date when donor restrictions ceased to apply. Transfers between the unrestricted general fund and the unrestricted revaluation reserve are set out in note 15 to the financial statements and amounted to £178 to revaluation reserve (2022 - £10,200 from revaluation reserve). In the year £455,068 (2022 - £747,816) was also transferred to the unrestricted non-distributable reserve from unrestricted general fund in relation to property gifts received in the year.

### Reserves policy

General reserves are required to fund: (a) the charity's core loan-making activities, which may be up to £250,000 (2022- £250,000); (b) up to three years' running costs of around £670,000 (2022 - £590,000) assuming annual grant payments of around £200,000 (2022 - £175,000); and (3) up to £250,000 (2022 - £250,000) to fund the prospective purchase of a hall for an ecclesia having many members or visitors who are asylum seekers or refugees with little or no income. Any reserves in excess of this level are applied to making further grants, which meet the grant-making criteria of the Charity Commission and the charity, at the earliest practicable date. Free reserves at the year-end comprised the general fund of £1,103,292 (2022 - £997,353), which are currently below the level of general reserves required.

Transfers from restricted income funds to unrestricted income funds are only made when the conditions imposed by the relevant donor have been met.

Gains arising from property gifts in kind to the charity are transferred to the non-distributable reserve until realised.

Revaluation gains on quoted investments are transferred to unrestricted revaluation reserve until realised.

New property gifts in kind are valued in the accounts after deducting from current professional valuation net present value discounts relative to the estimated future dates on which values can be realised in cash. These gift values are then transferred from general fund to a non-distributable reserve until realised. Annual reductions in discount relative to future realisation dates are treated as revaluation gains in the general fund and then transferred to the non-distributable reserve.

The amounts of restricted, unrestricted, revaluation and non-distributable reserves held at the end of the year are respectively set out in notes 14 and 15 to the financial statements.

## **TRUSTEES' AND DIRECTORS' REPORT – continued**

### Investment properties held for resale

Investment properties periodically held for resale and are marketed for onward sale at the time, and in the manner, recommended by professional advisers.

### Investment policy and returns

Investments are managed by the Trustees in conjunction with Portcullis Financial Planning Ltd and by R C Brown Investment Management PLC, on a discretionary basis within prescribed criteria.

Investments are held in medium term balanced risk investments, for funds not required in the short term, and in fixed interest term deposits or interest-bearing instant access bank accounts, for other funds, so that approved new loans and grants can be paid promptly.

### Net assets

At 31 December 2023, the Society held net assets of £2,596,704 (2022 - £2,029,004) available for appropriate ongoing charitable activities, subject to the donor restrictions set out in note 14 to the financial statements.

### The year ahead

Based on its financial forecasts the Trustees anticipate having sufficient financial resources to continue delivering the Society's charitable objects, God willing.

### **Fixed Assets: Programme Related Investments**

Programme related investments are carried in the financial statements at either the FRS102 value gifted or the amount paid less, in the case of concessionary loans, repayments received, and less any impairment arising. In the opinion of the Trustees no such impairment had arisen at 31 December 2023 (2022 – Nil).

### **Responsibilities of the Trustees**

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company as at the balance sheet date and of its income and expenditure for the financial year. In preparing those financial statements, the Trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on a going concern basis unless it is not appropriate to assume that the company will continue on that basis.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. The Trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## TRUSTEES' AND DIRECTORS' REPORT – continued

### Trustees and their Share Interests

The Trustees who held office during the year and their beneficial share interests (including family interests) at the end of the year were as follows:

	Ordinary shares of £1 2023	Non-voting directors' shares of £1 2023	Ordinary shares of £1 2022	Non-voting directors' share of £1 2022
S J Ashton	12	347	12	347
A S Firth	13	348	13	348
D C Gouldingay	13	348	13	348
M G Green	13	348	13	348
S P Griffiths	12	347	12	347
K H Rawlings	13	348	13	348
J Thompson	12	347	12	347

The company's Articles of Association require each Trustee to own a minimum share qualification of 5 Ordinary shares of £1 each.

None of the Trustee-owned shares have any dividend or capital entitlements so are of no economic value to their holders.

### Trustees and their Share Interests

The Trustees approaching the conclusion of their three-year appointments under the Society's governing document are Mr S J Ashton and Mr S P Griffiths who will offer themselves for re-election at the 2024 Annual General Meeting, God willing.

### Small company provisions

This report has been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies' regime.

This report was approved by the Board on 30 May 2024 and signed on its behalf by:



**A S Firth**  
Secretary

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CRISTADELPHIAN HALL & BUILDINGS SOCIETY, BIRMINGHAM ('the Company')**

### **Opinion**

We have audited the financial statements of The Cristadelphian Hall & Buildings Society, Birmingham (the 'charitable company') for the year ended 31 December 2023 which comprise the Statement of Financial Activities, Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2023, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.



## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CHRISTADELPHIAN HALL & BUILDINGS SOCIETY, BIRMINGHAM ('the Company') - continued**

### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

### **Matters on which we are required to report by exception**

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CRISTADELPHIAN HALL & BUILDINGS SOCIETY, BIRMINGHAM ('the Company') – continued**

- the trustees were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemption in preparing the directors' report

### **Responsibilities of trustees**

As explained more fully in the trustees' responsibilities statement set out on page 13, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial statements**

We have been appointed auditor under the Companies Act 2006 and report in accordance with this Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

### **Extent to which the audit was considered capable of detecting irregularities, including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CHRISTADELPHIAN HALL & BUILDINGS SOCIETY, BIRMINGHAM ('the Company') - continued**

From the preliminary stage of the audit, we ensure our understanding of the entity is up to date. This includes, but is not limited to, current knowledge of their activities, the business and control environments, and their compliance with the applicable legal and regulatory frameworks. This information supports our risk identification and the subsequent design of audit procedures to mitigate those risks; ensuring that the audit evidence obtained is sufficient and appropriate to support our opinion.

In response to the risks identified, specific to this entity, we designed procedures which included, but were not limited to:

- Enquiry of management and those charged with governance around actual and potential litigation and claims;
- Reviewing minutes of meetings of those charged with governance, if available;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale for significant transactions outside the normal course of business.

### **Use of our report**

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



**Christopher Hession C.A. (Senior Statutory Auditor)**

**Date: 30 May 2024**

For and on behalf of BK Plus Audit Limited

Azzurri House  
Walsall Road  
Aldridge  
Walsall  
WS9 0RB

**STATEMENT OF FINANCIAL ACTIVITIES**  
**including Income and Expenditure Account**  
**for the year ended 31 December 2023**

	Note	Unrestricted funds £	Restricted funds £	Total 2023 £	Unrestricted funds £	Restricted funds £	Total 2022 £
<b>Income from:</b>							
Donations and legacies	2	706,630	286,085	992,715	1,061,946	-	1,061,946
Charitable activities:							
- Insurance recharges receivable		9,678	-	9,678	6,419	-	6,419
Investments:							
- Bank interest receivable		12,152	6,515	18,667	1,138	958	2,096
- Dividends and other bonuses receivable		6,828	-	6,828	2,731	-	2,731
- Rent receivable		3,170	-	3,170	20	-	20
<b>Total income</b>		<b>738,458</b>	<b>292,600</b>	<b>1,031,058</b>	<b>1,072,254</b>	<b>958</b>	<b>1,073,212</b>
<b>Expenditure on:</b>							
Cost of raising funds							
- Investment managers fees		1,859	-	1,859	1,963	-	1,963
Charitable activities:							
- Grants payable	3	339,240	286,085	625,325	240,387	-	240,387
- Insurance payable		11,788	-	11,788	7,305	-	7,305
- Support costs	4	10,324	-	10,324	12,485	-	12,485
<b>Total expenditure</b>		<b>363,211</b>	<b>286,085</b>	<b>649,296</b>	<b>262,140</b>	<b>-</b>	<b>262,140</b>
<b>Net income before investment gains</b>		<b>375,247</b>	<b>6,515</b>	<b>381,762</b>	<b>810,114</b>	<b>958</b>	<b>811,072</b>
<b>Net gains on investments</b>		<b>185,938</b>	<b>-</b>	<b>185,938</b>	<b>112,794</b>	<b>-</b>	<b>112,794</b>
<b>Net income and net movement in funds</b>		<b>561,185</b>	<b>6,515</b>	<b>567,700</b>	<b>922,908</b>	<b>958</b>	<b>923,866</b>
Release of restricted funds to unrestricted funds		-	-	-	8,347	(8,347)	-
Reconciliation of funds:							
Total funds brought forward		1,865,439	159,565	2,025,004	934,184	166,954	1,101,138
<b>Total funds carried forward</b>		<b>2,426,624</b>	<b>166,080</b>	<b>2,592,704</b>	<b>1,865,439</b>	<b>159,565</b>	<b>2,025,004</b>

The statement of financial activities is not materially different from the income and expenditure account required by the Companies Act 2006; accordingly, no separate income and expenditure account is presented.

There are no recognised gains and losses for the current or prior financial years other than as stated above. Accordingly, no statement of total recognised gains and losses has been prepared.

All of the activities of the company are continuing.

Company Registration Number: 00113912

**BALANCE SHEET**  
**at 31 December 2023**

	Note	2023 £	2022 £
<b>FIXED ASSETS</b>			
Programme related Investments:			
Land and buildings	6	1,273,508	908,396
Loans	7	21,467	27,133
Investments:			
Investment property	8	118,781	-
Quoted	9	322,101	187,632
Bank term deposits	10	255,000	170,000
		<u>1,990,857</u>	<u>1,293,161</u>
<b>CURRENT ASSETS</b>			
Debtors	11	14,658	15,404
Cash at bank		595,704	730,618
		<u>610,362</u>	<u>746,022</u>
<b>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	12	4,515	10,179
		<u>605,847</u>	<u>735,843</u>
<b>NET CURRENT ASSETS</b>			
		<u>2,596,704</u>	<u>2,029,004</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
<b>THE FUNDS OF THE CHARITY</b>			
Called up share capital	13	4,000	4,000
Accumulated income funds:			
Restricted funds	14	166,080	159,565
Unrestricted funds:			
General fund	15	1,103,292	997,353
Revaluation reserve	15	32,935	32,757
Non-distributable reserve	15	1,290,397	835,329
Total unrestricted funds		<u>2,426,624</u>	<u>1,865,439</u>
<b>TOTAL CHARITABLE FUNDS</b>		<u>2,596,704</u>	<u>2,029,004</u>

The Trustees acknowledge their responsibilities for:

- (1) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006; and
- (2) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

**BALANCE SHEET**

**At 31 December 2023 - continued**

These financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 applicable to companies subject to the small companies' regime.

The financial statements were approved by the Board of Trustees on 30 May 2024 and were signed on its behalf by:

*DC Gouldingay*

**D C Gouldingay**  
Director

## **NOTES TO THE FINANCIAL STATEMENTS** **for the year ended 31 December 2023**

### **1. ACCOUNTING POLICIES**

#### **Legal Status of the Charity**

The Christadelphian Hall & Buildings Society, Birmingham is a company limited by shares registered in England and Wales and a charity registered with the Charity Commission in England and Wales.

#### **Basis of Preparation**

These financial statements have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland, Charities SORP (FRS102) (second edition – October 2019). The detailed accounting policies in use are described below:

The charity meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes. Management judgements about the net present value of certain property gifts in kind may significantly affect gift values recognised in the financial statements – see Gifts in kind below.

The charity maintains financial forecasts which indicate that it will have sufficient resources to meet its liabilities as they fall due and, on that basis, the Trustees are satisfied it is appropriate to prepare the financial statements on a going concern basis.

#### **Recognition of Income**

All income is included in the Statement of Financial Activities when the charity is legally entitled to the income, its receipt is probable and the amount can be measured reliably.

Investment income receivable is allocated between restricted and unrestricted funds by reference to the individual income-producing assets which make up those funds.

#### **Gifts in kind**

Fixed and current assets donated for use by the charity are recognised as income at their current value when receivable. The external valuations of some gifts are discounted to net present value relative to future dates, either 5 or 25 years ahead, when management estimates that realisation will take place. Investment properties held for onward sale are stated at independently advised selling prices less estimated acquisition costs and estimated disposal costs still to be incurred. Unrealised gains on fixed and current assets are transferred to a non-distributable reserve until realisation takes place.

The charity's balance sheet includes certain freehold land and buildings which were valued at their cost to the charity prior to the adoption of the present accounting policy. Their value has not been restated as the Trustees consider that the cost of ascertaining their values, when gifted long ago, is not justified by the additional benefit such information would provide to users of the financial statements.

#### **Recognition of Expenditure**

Expenditure is included in the Statement of Financial Activities on an accruals basis when, and to the extent that, a liability, legal or constructive, is incurred and can be reliably measured.

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2023**

**1. ACCOUNTING POLICIES - continued**

**Recognition of Expenditure - continued**

A constructive liability for a grant is considered to have been incurred when a grant offer has been issued to the recipient ecclesia and all grant conditions have been satisfied.

**Fixed Assets Investments: Programme Related Investments**

Programme related investments are made to further the objects of the charity and not for financial return. They comprise freehold properties held by the charity, let rent-free to an occupying Christadelphian ecclesia as part of the charity's primary work, and concessionary loans to Christadelphian ecclesias for the acquisition, repair or improvement of premises and land for use by the Christadelphian community. Concessionary loans are unsecured and interest-free and are repayable within a 12 year period from inception. Programme related investments are measured in the balance sheet at the amount paid or FRS102 value gifted less, in the case of concessionary loans, repayments received, and less any impairment arising.

**Investments**

Investment properties held for onward sale are stated at their net realisable value on the balance sheet. Where these properties derive from gifts in kind, unrealised gains are transferred to a non-distributable reserve.

Investment properties held for income, pending eventual sale of a connected programme related investment property, are measured in the balance sheet at the amount paid or FRS102 value gifted less any impairment arising.

Investments in quoted assets are stated at their fair value on the balance sheet date. Gains or losses on revaluation and investment assets disposals are shown in the Statement of Financial Activities. Unrealised gains are transferred to the revaluation reserve.

Long term investments are classified as fixed assets. Short term investments are classified as current assets.

**Fund Accounting**

Funds which may be used in accordance with the charity's objects, at the discretion of the Trustees, are held in unrestricted income funds. Restricted funds may only be used for the purpose specified by the donor within the objects of the charity.

**Cash at Bank**

Cash at bank includes instant access deposit accounts and, unless shown separately on the balance sheet, term deposits maturing within 12 months of the balance sheet date.

**Creditors and Provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount required to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amounts after allowing for any trade discounts due.



**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2023**

**1. ACCOUNTING POLICIES - continued**

**Financial Instruments**

The charity's financial assets and liabilities all qualify as basic financial instruments.

**2. DONATIONS AND LEGACIES**

	Unrestricted funds	Restricted funds	Total 2023	Unrestricted funds	Restricted funds	Total 2022
	£	£	£	£	£	£
These arose from the following sources:						
Barnet Ecclesia – hall gift for leaseback at nominal rent	-	-	-	546,533	-	546,533
Bath Ecclesia – hall gift for leaseback at nominal rent	-	-	-	220,328	-	220,328
Portsmouth Ecclesia – hall gift for resale on closure	106,060	106,060	212,120	-	-	-
Macclesfield Ecclesia – hall gift for leaseback at nominal rent	178,007	-	178,007	-	-	-
West Leeds Ecclesia – hall gift for resale on closure	170,744	-	170,744	-	-	-
Northampton Ecclesia – hall gift for resale on closure	10,000	180,025	190,025	-	-	-
St Albans Ecclesia – hall gift for resale on closure	-	-	-	123,638	-	123,638
Aylesbury Ecclesia – hall gift for resale on closure	-	-	-	119,797	-	119,797
Shipley Ecclesia – hall gift for leaseback at nominal rent	132,492	-	132,492	-	-	-
Macclesfield Ecclesia – house gift for letting	109,231	-	109,231	-	-	-
Shrewsbury Ecclesia – hall gift for leaseback at nominal rent	-	-	-	38,896	-	38,896
Ellwood Ecclesia – hall gift for leaseback at nominal rent	-	-	-	12,553	-	12,553
Total under £7,500	96	-	96	201	-	201
	<u>706,630</u>	<u>286,085</u>	<u>992,715</u>	<u>1,061,946</u>	<u>-</u>	<u>1,061,946</u>

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2023**

**3. CHARITABLE ACTIVITIES - GRANTS PAYABLE**

	Unrestricted funds	Restricted funds	Total 2023	Unrestricted funds	Restricted funds	Total 2022
	£	£	£	£	£	£
Grants to institutions within charitable objects comprised:						
Exceptional grants to other Christadelphian charities (see Note 14)	-	286,085	286,025	-	-	-
Llanelli Ecclesia	57,800	-	57,800	24,294	-	24,294
Asia-Pacific Christadelphian Bible Mission	45,601	-	45,601	-	-	-
Ashton-under-Lyne Ecclesia	-	-	-	45,000	-	45,000
Porthleven Ecclesia	37,000	-	37,000	-	-	-
Christadelphian Bible Mission – overseas ecclesias (Africa)	33,899	-	33,899	71,146	-	71,146
Clevedon Ecclesia	33,310	-	33,310	-	-	-
Sale Ecclesia	28,000	-	28,000	-	-	-
Glasgow Kelvin Ecclesia	-	-	-	25,000	-	25,000
Spalding Ecclesia	23,984	-	23,984	-	-	-
Sutton Coldfield Ecclesia	23,940	-	23,940	-	-	-
Kings Heath Ecclesia	-	-	-	15,750	-	15,750
Betws Ecclesia	-	-	-	12,600	-	12,600
Redditch Ecclesia	12,480	-	12,480	-	-	-
Christadelphian ALS	10,000	-	10,000	-	-	-
Hereford Ecclesia	-	-	-	3,500	-	3,500
Blackheath Ecclesia	-	-	-	7,740	-	7,740
Doncaster Ecclesia	-	-	-	7,592	-	7,592
Under £7,500	33,226	-	33,226	27,765	-	27,765
	<b>339,240</b>	<b>286,085</b>	<b>625,325</b>	<b>240,387</b>	<b>-</b>	<b>240,387</b>

**4. SUPPORT COSTS**

	2023	2022
	£	£
Audit fees	4,215	4,500
Legal and professional expenses	3,676	2,230
Trustee indemnity and personal accident insurance	1,403	2,337
Utility costs on investment properties	481	1,520
Financial Conduct Authority - annual fee	-	1,109
Trustee expenses	298	483
Miscellaneous expenses	251	306
	<b>10,324</b>	<b>12,485</b>

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2023**

**5. TRUSTEES, DIRECTORS AND EMPLOYEES**

The company has no employees. All members of the board act in an unpaid capacity so none of the Trustees and Directors received any remuneration for the year (2022 - Nil).

No expenses were claimed by any Trustee with the exception of secretarial expenses and/or travelling expenses incurred by and reimbursed or accrued for reimbursement to: A S Firth Nil (2022- £83) and D C Gouldingay £298 (2022 - £232) A T Collinge Nil (2022 - £168).

**6. FIXED ASSETS INVESTMENTS - PROGRAMME RELATED INVESTMENTS:**  
**LAND AND BUILDINGS**

Programme related investments: land and buildings comprise the following freehold properties let at peppercorn rents to occupying ecclesias.

	2023 £	2022 £
<b>Cost or valuation</b>		
At 1 January	908,396	5,808
Additions:		
- Donations in the year at Day 1 net present value	310,499	818,309
- Acquisition costs	21,605	67,259
- Net present value revaluations since acquisition	33,008	17,020
At 31 December	<u>1,273,508</u>	<u>908,396</u>
<b>Impairment</b>		
At 1 January and 31 December	-	-
<b>Net book value</b>		
At 31 December	<u>1,273,508</u>	<u>908,396</u>

The occupying ecclesias and net book values at 31 December were:

Barnet Ecclesia	591,028	573,813
Bath Ecclesia	237,174	230,266
Macclesfield Ecclesia	193,569	-
Shipley Ecclesia	144,465	-
Shrewsbury Ecclesia	74,343	72,178
Ellwood Ecclesia	27,121	26,331
Bournville Ecclesia	2,232	2,232
Old Trafford Ecclesia	2,290	2,290
East Ham Ecclesia	1,286	1,286
Kings Heath Ecclesia	-	-
Net book value at 31 December	<u>1,273,508</u>	<u>908,396</u>

Freehold buildings are insured by the charity, the relevant proportion of the premium being recharged at cost to each occupying ecclesia.

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2023**

**7. FIXED ASSETS INVESTMENTS - PROGRAMME RELATED INVESTMENTS:**  
**CONCESSIONARY LOANS**

Programme related investments: concessionary loans comprise advances made to ecclesias for the acquisition, repair or improvement of premises and land for use by the Christadelphian Community. Loans are unsecured and interest-free and repayable within a period of up to twelve years from inception. Movements in the year were as follows:

	2023	2022
	£	£
Loans at 1 January	27,133	108,509
New loans advanced	-	-
	<u>27,133</u>	<u>108,509</u>
Less:		
- New or existing loans repaid	5,666	18,320
- Loans waived by CHBS – treated as additional grants	-	63,056
	<u>21,467</u>	<u>27,133</u>
Loans at 31 December	<u>21,467</u>	<u>27,133</u>
<b>Outstanding loans at year end:</b>		
Birmingham, Kings Heath Ecclesia	13,500	15,300
Manchester, Old Trafford Ecclesia	5,467	7,333
Barton-under-Needwood Ecclesia	2,500	4,500
	<u>21,467</u>	<u>27,133</u>

£5,667 (2022 - £5,667) is due for repayment within 12 months of the balance sheet date.

At 31 December 2023 the charity had committed Nil (2022 – Nil) to new ecclesial loan advances, subject to contract, and accordingly not taken up at the reporting date.

**8. FIXED ASSETS INVESTMENT PROPERTY**

	2023	2022
	£	£
<b>Cost or valuation</b>		
At 1 January	-	-
Additions:		
- Donations in the year at Day 1 net present value	109,231	-
- Acquisition costs	7,221	-
- Net present value revaluations since acquisition	2,329	-
	<u>118,781</u>	<u>-</u>
At 31 December	<u>118,781</u>	<u>-</u>
<b>Impairment</b>		
At 1 January and 31 December	-	-
<b>Net book value</b>		
At 31 December	<u>118,781</u>	<u>-</u>

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2023**

**9. FIXED ASSET INVESTMENTS: QUOTED INVESTMENTS**

	2023	2022
	£	£
Market value at start of year	187,632	196,951
Acquisitions at cost	156,836	2,731
Disposal proceeds	(1,968)	(1,963)
Realised gains/(losses)	-	-
Unrealised (losses)/ gains	(20,399)	(10,087)
Market value at end of year	<u>322,101</u>	<u>187,632</u>
Historic cost of investments held at year end	<u>310,688</u>	<u>155,547</u>
The investment portfolio comprises:		
Discretionary fund manager	156,620	-
Equity income funds	76,622	70,589
Managed growth bonds	63,944	62,693
Property bonds	24,915	54,350
	<u>322,101</u>	<u>187,632</u>

**10. FIXED ASSET INVESTMENTS: BANK TERM DEPOSITS**

	£	£
Maturing in January 2025	85,000	85,000
Maturing in February 2025	85,000	-
Maturing in February 2026	85,000	85,000
	<u>255,000</u>	<u>170,000</u>

**11. DEBTORS**

	£	£
Prepaid acquisition costs – investments	5,981	15,375
Accrued income - interest on deposits	8,677	29
	<u>14,658</u>	<u>15,404</u>

**12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	£	£
Other creditors	<u>4,515</u>	<u>10,179</u>

**13. SHARE CAPITAL**

	£	£
Authorised, called up, allotted and fully paid:		
1,567 Ordinary shares of £1 each	1,567	1,567
2,433 Non-voting directors' shares of £1 each	2,433	2,433
	<u>4,000</u>	<u>4,000</u>

None of the shares are dividend-bearing.

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2023**

**14. RESTRICTED FUNDS**

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and legacies held on trust for specific purposes:

	Opening balance £	Income £	Movement in funds Expenditure £	Transfers £	Closing balance £
Donations from former ecclesias:					
- Northampton	-	180,025	180,025	-	-
- Portsmouth		106,060	106,060	-	-
- Tenby	95,738	3,909	-	-	99,647
Anonymous legacy	63,827	2,606	-	-	66,433
	159,565	292,600	286,085	-	166,080

The restricted donations received in the year from Northampton and Portsmouth Ecclesias were paid to the following donor-specified Christadelphian organisations:

	Northampton £	Portsmouth £	Total £
Christadelphian Care Homes	56,708	26,515	83,223
Christadelphian Bible Mission (Portsmouth, including £15,909 welfare)	23,403	21,212	44,615
Christadelphian Meal a Day Fund	14,402	26,515	40,917
Christadelphian Benevolent Fund	31,504	5,303	36,807
Christadelphian Auxiliary Lecturing Society	21,603	10,606	32,209
Christadelphian Isolation League	17,102	5,303	22,405
Christadelphian Samaritan Fund	-	10,606	10,606
Other donations under £7,500 each	15,303	-	15,303
Total	180,025	106,060	286,085

The restricted donation from the former Tenby Ecclesia is conditional upon a grant of up to £90,000 (plus net income) being made available by the charity, within its objects, towards the property needs of any recognised new Christadelphian ecclesia that may in future be established in a donor-prescribed area on or before 30 April 2029. Should such grant be required £20,000 would be payable after 60 days, a further £20,000 after 6 months and the balance of £50,000 (plus any net income) after 2 years. With effect from 1 May 2029 any unused funds will be transferable to unrestricted income funds.

The restricted anonymous legacy is conditional upon a grant of up to £60,000 (plus net income) being made available by the charity, within its objects, towards the property needs of any recognised Christadelphian ecclesia that may in future be established in an estate-prescribed area on or before 31 March 2025. Should such grant be required £20,000 would be payable after 60 days, a further £20,000 after 6 months and the balance of £20,000 (plus any net income) after 2 years. With effect from 1 April 2025 any unused funds will be transferable to unrestricted income funds.

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2023**

**15. UNRESTRICTED FUNDS**

<i>31 December 2023</i>	Opening balance £	Income £	Expenditure £	Gains and losses £	Transfers £	Closing balance £
General fund	997,353	738,458	(363,211)	185,938	(455,246)	1,103,292
Revaluation reserve	32,757	-	-	-	178	32,935
Non-distributable reserve	835,329	-	-	-	455,068	1,290,397
	<u>1,865,439</u>	<u>738,458</u>	<u>(363,211)</u>	<u>185,938</u>	<u>-</u>	<u>2,426,624</u>

<i>31 December 2022</i>	Opening balance £	Income £	Expenditure £	Gains and losses £	Transfers £	Closing balance £
General fund	803,714	1,072,254	(262,140)	112,794	(729,269)	997,353
Revaluation reserve	42,957	-	-	-	(10,200)	32,757
Non-distributable reserve	87,513	-	-	-	747,816	835,329
	<u>934,184</u>	<u>1,072,254</u>	<u>(262,140)</u>	<u>112,794</u>	<u>8,347</u>	<u>1,865,439</u>

The revaluation reserve comprises unrealised gains on the charity's fixed assets investments portfolio. The non-distributable reserve comprises unrealised gains on certain of the charity's investment properties.

**16. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	Restricted Funds £	General Funds £	Total £
<i>At 31 December 2023:</i>			
Fixed assets: programme related investments	-	1,294,975	1,294,975
Fixed assets: investments	-	695,882	695,882
Current assets	166,080	444,282	610,362
Creditors: amounts falling due within one year	-	(4,515)	(4,515)
Total net assets	<u>166,080</u>	<u>2,430,624</u>	<u>2,596,704</u>
<i>At 31 December 2022:</i>			
Fixed assets: programme related investments	-	935,529	935,529
Fixed assets: investments	-	357,632	357,632
Current assets	159,565	586,457	746,022
Creditors: amounts falling due within one year	-	(10,179)	(10,179)
Total net assets	<u>159,565</u>	<u>1,869,439</u>	<u>2,029,004</u>

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 December 2023**

**17. CONTINGENT ASSETS**

Fixed assets – programme related investments: land and buildings

At 31 December 2023 the charity had been advised of 1 (2022 - 5) proposals to gift properties to the Society with a view either to leasing them back forthwith from the charity at peppercorn rents or for the charity to hold or resell.

Whilst these hall gifts seem probable and the charity can measure their value with reasonable accuracy, at 31 December 2023 aspects of legal and other due diligence were still to be completed so legal entitlement had not passed. Accordingly, these proposed gifts and leasebacks cannot be included in the Society's 2023 income or assets. At the balance sheet date, the Trustees estimate the accounting value of these gifts to be £19,000 (2022 - £590,000).

**18. CONTINGENT LIABILITIES**

At 31 December 2023 the charity had issued no (2022 – 1) offers of grant funding to an ecclesia where the satisfaction of remaining conditions for the payment of loans and grants lay outside the actions of the charity. Accordingly, contingent liabilities of £Nil (2022 - £30,522) were outstanding at the balance sheet date.

**19. TAXATION**

The company is a registered charity and as such is exempt from tax on income and gains arising from activities within its charitable objects. No tax charges have arisen in the charity.

**20. RELATED PARTY TRANSACTIONS**

There were no related party transactions (2022 – None).