

Registered number: 09364801

Charity number: 1160953

Champness Hall Trust

UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31/12/2016

Prepared By:

Gibsons Accountants Ltd
Chartered Accountants
226 Oldham Road
Rochdale
Lancashire
OL11 2ER

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COMPANIES HOUSE

Champness Hall Trust

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31/12/2016**

TRUSTEES

Mr Paul Keeling

Mr Stephen Duckworth

Mrs Tracy Holden

Mr Barry Worrall (appointed 1st February 2016)

Mr Alistair Lorimer (appointed 1st September 2016)

REGISTERED OFFICE

Champness Hall

Drake Street

Rochdale

Lancashire

OL16 1PB

COMPANY NUMBER

09364801

CHARITY NUMBER

1160953

INDEPENDENT EXAMINER/ACCOUNTANTS

David Gibson A.C.A.

Gibsons Accountants Ltd

Chartered Accountants

226 Oldham Road

Rochdale

Lancashire

OL11 2ER

Champness Hall Trust

**ACCOUNTS
FOR THE YEAR ENDED 31/12/2016**

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Champness Hall Trust

FOR THE YEAR ENDED 31/12/2016

TRUSTEES' REPORT

The Trustees present their report and accounts for the year ended 31/12/2016.

PRINCIPAL ACTIVITIES

The principal activity of the charity in the year under review was the use of Champness Hall for the benefit of the residents of Rochdale and the surrounding area.

STRUCTURE GOVERNANCE AND MANAGEMENT

Structure:-

The Charity is a company limited by guarantee and is registered as a Charity with the Charities Commission.

Organisational Structure:-

The Charity is run by the Trustees who are also directors of the Charity for the purpose of company law.

The Trustees make all decisions affecting the strategy, finance and management of the Trust, during the period the Trustees were :-

Mr Paul Keeling
Mr Stephen Duckworth
Mrs Tracy Holden
Mr Barry Worrall (appointed 1st February 2016)
Mr Alistair Lorimer (appointed 1st September 2016)

Registered office and principle address is :-

Champness Hall, Drake Street, Rochdale, OL16 1PB.

Business advisors

Bankers :-

Royal Bank of Scotland PLC
The Butts
Rochdale
OL16 1EY

Solicitors:-

Molesworth Bright Clegg
25-27 Yorkshire Street
Rochdale
OL16 1RH

Champness Hall Trust

FOR THE YEAR ENDED 31/12/2016

TRUSTEES' REPORT (Continued)

Trustee Recruitment & Training :-

Trustees are recruited from individuals already familiar with the charities work, they are invited to meetings and encouraged to attend training sessions covering the obligations and responsibilities of Trustees.

Risk Review:-

The trustees have conducted a financial risk analysis of the major risks to which the Charity is exposed and systems have been established to minimise those risks.

Aims and Objectives :-

The Charities principle objective as set out in the Memorandum of Association are to further or benefit the residents of Rochdale and the surrounding area by providing facilities i.e. Champness Hall for the common effort of advancing education, social welfare and improving the conditions of life for the residents of Rochdale and surrounding areas, the trustees consider this to fall within the guidance on the public benefit requirements under the Charities Act 2011.

Strategies :-

The Trustees are looking to promote the building, its history and to make Champness Hall a hub for the community and its residents, they are looking to use the facilities for music and social events for the Rochdale community to benefit.

Achievements and performance :-

The Trust's funding has come from the donation of Champness Hall valued at £800,000 and rent/service charges to the tenants of Champness Hall, whom are mainly charitable organisations.

The aim of the trust is to build up the charities reserves so that it will be able to maintain the building and improve the facilities and further its objectives.

Champness Hall Trust

FOR THE YEAR ENDED 31/12/2016

TRUSTEES' REPORT (Continued)

Trustees' responsibility for the accounts

The trustees (who are directors of the company for the purposes of company law) are responsible for preparing the Trustees Report and the financial statements in accordance with applicable laws and regulations.

Company law requires the trustees to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and the income and expenditure for that period. In preparing those financial statements, the trustees are required to:

*Select suitable accounting policies and apply them consistently; * Make judgements and estimates that are reasonable and prudent; * Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

In accordance with company law, as the company's directors, we confirm that:

The report was prepared in accordance with the special provisions within Part 15 of the Companies Act 2006.

This report was approved by the Board of Trustees on 20/11/2017



Mr Stephen Duckworth
Trustee

INDEPENDENT EXAMINER'S STATEMENT

FOR THE YEAR ENDED 31/12/2016

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHAMPNESS HALL TRUST

I report on the accounts of the company for the year ended 31/12/2016 .

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the ICAEW.

Having satisfied myself that the charity is not subject to an audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINERS STATEMENT

My examination was carried out in accordance with 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 and unusual items or disclosure in the accounts, and seeking explanations from the directors 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 accounts.

INDEPENDENT EXAMINERS 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 respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities have not been met; or

(2) to which in my opinion, attention should be drawn in order to enable a proper understating of the accounts to be reached.

INDEPENDENT EXAMINER'S STATEMENT

FOR THE YEAR ENDED 31/12/2016



.....
David Gibson ACA

Date: 20/11/2017

Institute of Chartered Accountants in England & Wales

226 Oldham Road
Rochdale
Lancashire
OL11 2ER

Champness Hall Trust

**Statement of Financial Activities
for the year ended 31/12/2016**

	Unrestricted funds	Restricted funds	2016 Total	2015 Total
	£	£	£	£
Incoming resources				
Incoming resources from generated funds				
Incoming resources from charitable activities	831,873	-	831,873	3,354
Total incoming resources	831,873	-	831,873	3,354
Resources expended				
Costs of generating funds				
Charitable activities	19,795	-	19,795	2,685
Total resources expended	19,795	-	19,795	2,685
Net incoming resources before transfers	812,078	-	812,078	669
Net movement in funds:				
Net income for the year	812,078	-	812,078	669
Total funds brought forward	669	-	669	-
Net funds carried forward	812,747	-	812,747	669

Champness Hall Trust

BALANCE SHEET AT 31/12/2016

	Notes	2016 £	2015 £
FIXED ASSETS			
Tangible assets	2	800,000	-
CURRENT ASSETS			
Debtors (amounts falling due within one year)	3	423	411
Cash at bank and in hand		<u>15,029</u>	<u>2,144</u>
		15,452	2,555
CREDITORS: Amounts falling due within one year	4	<u>2,705</u>	<u>1,885</u>
NET CURRENT ASSETS		<u>12,747</u>	<u>669</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>812,747</u>	<u>669</u>
CAPITAL AND RESERVES			
Unrestricted funds	6		
General fund		<u>812,747</u>	<u>669</u>
		<u>812,747</u>	<u>669</u>

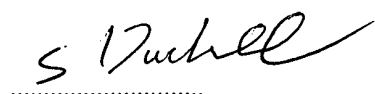
For the year ending 31/12/2016 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

**Approved by the Board of Trustees on 20/11/2017 and
signed on their behalf by**



Mr Steve Duckworth
Trustee

Champness Hall Trust

CASH FLOW FOR THE YEAR ENDED 31/12/2016

	Notes	2016 £	2015 £
Net Cash inflow from operating activities	11a	12,885	2,144
Cash flows from investing activities		-	-
Cash flows from financing activities		-	-
Increase in cash equivalents in the year		12,885	2,144
Cash and cash equivalents at the beginning of the year		<u>2,144</u>	<u>-</u>
Total cash and cash equivalents at the end of the year	11b	<u>15,029</u>	<u>2,144</u>

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31/12/2016**

1. ACCOUNTING POLICIES

1a. Basis Of Accounting

These accounts have been prepared under the historic cost convention, in accordance with The Charities Act 2011, The Companies Act 2006, The Financial Reporting Standard applicable in the UK and the Republic of Ireland FRS102, Accounting & Reporting by Charities Statement of Recommended Practice (Charities SORP FRS 102 effective January 2015).

The accounts for the previous year were prepared in accordance with the Financial Reporting Standard for smaller entities (FRSSE) (effective April 2008) and the Charities SORP 2005.

These are the charity's first financial statements to comply with FRS102. No adjustments or restatements were necessary other than those necessary to comply with the revised layout of the financial statements required by the Charities SORP (FRS102).

1b. Incoming Resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Donations are included at cost or valuation, during the year Champness Hall was donated at a value of £800,000.

1c. Resources Expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

1d. Allocation And Apportionment Of Costs

All costs relate to the single activity of the charitable company and are recognised accordingly.

1e. Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Designated funds are funds set aside by the trustees out of unrestricted general funds for the specific future purposes or projects.

1f. Depreciation

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Land & Buildings	0%
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Champness Hall Trust

2. TANGIBLE FIXED ASSETS

	Land and Buildings £	Total £
Cost		
Additions	800,000	800,000
At 31/12/2016	<u>800,000</u>	<u>800,000</u>
Depreciation		
At 31/12/2016	<u>-</u>	<u>-</u>
Net Book Amounts		
At 31/12/2016	<u><u>800,000</u></u>	<u><u>800,000</u></u>

During the year the trust was donated Champness Hall, which was valued at £800,000.

No depreciation is charged as the trustees consider the valuation of £800,000 is a fair value for the building given its current condition.

3. DEBTORS

	2016 £	2015 £
Amounts falling due within one year:		
Trade debtors	-	411
Prepayments	<u>423</u>	<u>-</u>
	<u><u>423</u></u>	<u><u>411</u></u>

4. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016 £	2015 £
Trade creditors	-	50
Accruals	<u>2,705</u>	<u>1,835</u>
	<u><u>2,705</u></u>	<u><u>1,885</u></u>

5. LIMITED BY GUARANTEE

The company is limited by guarantee and does not have a share capital. Each member gives a guarantee to contribute a sum not exceeding £1, to the company should it be wound up. At 31/12/2016 there were 5 members.

Champness Hall Trust

6. UNRESTRICTED FUNDS

	Brought forward	Incoming resources	Outgoing resources	Transfers	Carried forward
	£	£	£	£	£
General fund	669	831,874	(19,796)	-	812,747
	<u>669</u>	<u>831,874</u>	<u>(19,796)</u>	<u>-</u>	<u>812,747</u>

7. RESTRICTED FUNDS

There are no restricted funds.

8. RELATED PARTY TRANSACTIONS

There were no related party transactions during the period.

9. INDEPENDENT EXAMINER

The independent examiner received fees of £900, £240 for independent examination and £660 for the accounts preparation (2015 £600, £240 for independent examination and £360 for the accounts preparation).

10. TRUSTEES

None of the Trustees received remuneration or benefits from the charity.
No employee received remuneration including benefits of more than £60,000.

11. NOTES TO THE CASHFLOW STATEMENT

11a. Reconciliation of net movement in funds to net cash flow from operating activities

	2016	2015
	£	£
Net movement in funds	812,078	669
Non cash donation	(800,000)	-
Increase in debtors	(12)	(411)
Increase in creditors	820	1,886
Net cash inflow from operating activities	<u>12,885</u>	<u>2,144</u>

11b. Analysis of changes in cash and cash equivalents during the year

	2016	2015
	£	£
Balance at 01/01/2016	2,144	-
Net cash inflow	<u>12,885</u>	<u>2,144</u>
Balance at 31/12/2016	<u>15,029</u>	<u>2,144</u>

Champness Hall Trust

Incoming Resources
for the year ended 31/12/2016

	2016	2016	2016	2015
	Unrestricted	Restricted	Total	
	Funds	Funds	Funds	
	£	£	£	£
Incoming resources				
Incoming resources from generated funds				
Charitable Activity				
Donations – Champness Hall	800,000	-	800,000	-
Rents and service charges	31,873	-	31,873	3,354
	<u>831,873</u>		<u>831,873</u>	<u>3,354</u>

Resources Expended
for the year ended 31/12/2016

	2016	2016	2016	2015
	Unrestricted	Restricted	Total	
	Funds	Funds	Funds	
	£	£	£	£
Resources expended				
Costs of generating funds				
Charitable Activities				
Rates	1,778	-	1,778	216
Insurance	4,611	-	4,611	297
Water rates	1,619	-	1,619	-
Heat and light	4,600	-	4,600	722
Cleaning	450	-	450	50
Repairs and renewals	880	-	880	-
Caretaker wages	2,771	-	2,771	-
Independent examiners fee	240	-	240	240
Accountancy fees	660	-	660	360
Legal costs (capital)	2,133	-	2,133	800
Subscriptions	13	-	13	-
Sundry expenses	40	-	40	-
	<u>19,795</u>		<u>19,795</u>	<u>2,685</u>