

Registered number: 09364801

Charity number: 1160953

Champness Hall Trust

UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31/12/2017

Prepared By:

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

THURSDAY



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27/09/2018
COMPANIES HOUSE

Champness Hall Trust

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31/12/2017**

TRUSTEES

Mr Paul Keeling
Mr Stephen Duckworth
Mrs Tracy Holden (resigned 21/11/2017)
Mr Barry Worrall
Mr Alistair Lorimer

REGISTERED OFFICE

Champness Hall
Drake Street
Rochdale
Lancashire
OL16 1PB

COMPANY NUMBER

09364801

CHARITY NUMBER

1160953

ACCOUNTANTS

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

Champness Hall Trust

**ACCOUNTS
FOR THE YEAR ENDED 31/12/2017**

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Champness Hall Trust

FOR THE YEAR ENDED 31/12/2017

TRUSTEES' REPORT

The trustees present their report and accounts for the year ended 31/12/2017

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 (resigned 21/11/2017)
Mr Barry Worrall
Mr Alistair Lorimer

The Registered office and principle address is :-

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

Business advisors

Bankers:-

Royal Bank of Scotland
The Butts
Rochdale
OL16 1EY

Solicitors:-

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

FOR THE YEAR ENDED 31/12/2017

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 assessment 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 the 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.

Achievements and performance:-

The trusts funding has income from rent and services 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.

The Charity had a net surplus income during the year of £7,094 which has been added to the reserves.

FOR THE YEAR ENDED 31/12/2017

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 26/09/2018



Mr Stephen Duckworth
Trustee

INDEPENDENT EXAMINER'S STATEMENT

FOR THE YEAR ENDED 31/12/2017

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

I report on the accounts of the company for the year ended 31/12/2017 .

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.

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.

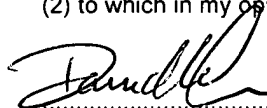
INDEPENDENT EXAMINERS STATEMENT

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 understanding of the accounts to be reached.


.....

David Gibson A.C.A.
Institute of Chartered Accountants in England & Wales
226 Oldham Road
Rochdale
OL11 2ER
01706 655423

Date: 26/09/2018

Champness Hall Trust

**Statement of Financial Activities
for the year ended 31/12/2017**

	Notes	Unrestricted funds £	Restricted funds £	2017 Total £	2016 Total £
Income					
Income from generated funds					
Income from charitable activities	10	41,167	-	41,167	831,873
Total Income and endowments		41,167	-	41,167	831,873
Expenses					
Costs of generating funds					
Expenditure on Charitable activities	11	34,073	-	34,073	19,795
Total Expenses		34,073	-	34,073	19,795
Net gains on investments					
Net Income		7,094	-	7,094	812,078
Gains/(losses) on revaluation of fixed assets					
Net movement in funds:					
Net income for the year		7,094	-	7,094	812,078
Total funds brought forward		812,747	-	812,747	669
Net funds carried forward		819,841	-	819,841	812,747

This statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities

Champness Hall Trust

BALANCE SHEET AT 31/12/2017

	Notes	2017 £	2016 £
FIXED ASSETS			
Tangible assets	2	800,000	800,000
CURRENT ASSETS			
Debtors (amounts falling due within one year)	3	199	423
Cash at bank and in hand		23,669	15,029
		<u>23,868</u>	<u>15,452</u>
CREDITORS: Amounts falling due within one year	4	<u>4,027</u>	<u>2,705</u>
NET CURRENT ASSETS		<u>19,841</u>	<u>12,747</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>819,841</u>	<u>812,747</u>
CAPITAL AND RESERVES			
Unrestricted funds	6		
General fund		<u>819,841</u>	<u>812,747</u>
		<u>819,841</u>	<u>812,747</u>

For the year ending 31/12/2017 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 26/09/2018 and signed on their behalf by



Mr Stephen Duckworth
Trustee

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31/12/2017**

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).

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.

Income represents the invoiced value of rents and services supplied by the company.

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%

Champness Hall Trust

2. TANGIBLE FIXED ASSETS

	Land And Buildings £	Total £
Cost		
At 01/01/2017	800,000	800,000
At 31/12/2017	<u>800,000</u>	<u>800,000</u>
Depreciation		
At 31/12/2017	<u>-</u>	<u>-</u>
Net Book Amounts		
At 31/12/2017	<u>800,000</u>	<u>800,000</u>
At 31/12/2016	<u>800,000</u>	<u>800,000</u>

No depreciation is charged as the trustees consider the current valuation is a fair value for the building given its current condition.

3. DEBTORS

	2017 £	2016 £
Amounts falling due within one year:		
Prepayments	<u>199</u>	<u>423</u>
	<u>199</u>	<u>423</u>

4. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Accruals	<u>4,027</u>	<u>2,705</u>
	<u>4,027</u>	<u>2,705</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 31/12/2017 there were 4 members.

6. UNRESTRICTED FUNDS

	Brought forward	Incoming resources	Outgoing resources	Transfers	Carried forward
	£	£	£	£	£
General fund	812,747	41,167	(34,073)	-	819,841
	<u>812,747</u>	<u>41,167</u>	<u>(34,073)</u>	<u>-</u>	<u>819,841</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 £960, £240 for independent examination and £720 for the accounts preparation (2016 £900, £240 for independent examination and £660 for the accounts preparation).

10. ANALYSIS OF INCOMING RESOURCES

	2017	2017	2017	2016
	£	£	£	£
	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
Incoming resources				
Incoming resources from generated funds				
Donations Champness Hall	-	-	-	800,000
Rents & service Charges	33,481	-	33,481	31,873
Insurance Proceeds	7,686	-	7,686	-
	<u>41,167</u>	<u>-</u>	<u>41,167</u>	<u>831,873</u>

Champhess Hall Trust

11. ANALYSIS OF RESOURCES EXPENDED

	2017	2017	2017	2016
	£	£	£	£
	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
Costs of generating Funds				
Charitable activities				
Rates	867	-	867	1,778
Insurance	4,720	-	4,720	4,611
Water rates	2,219	-	2,219	1,619
Heat & light	6,065	-	6,065	4,600
Cleaning	1,984	-	1,984	450
Repairs & renewals	16,354	-	16,354	880
General wages	-	-	-	2,771
Professional fees	132	-	132	-
Legal costs	-	-	-	2,133
Subscriptions	29	-	29	13
Sundry expenses	3	-	3	40
	<u>32,373</u>	<u>-</u>	<u>32,373</u>	<u>18,895</u>

	2017	2017	2017	2016
	£	£	£	£
	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
Governance Costs				
Independent examiners fee	240	-	240	240
Accountancy fee	720	-	720	660
Annual return fee	40	-	40	-
Stationery & office costs	259	-	259	-
AGM & Meeting costs	66	-	66	-
Companies House penalties	375	-	375	-
	<u>1,700</u>	<u>-</u>	<u>1,700</u>	<u>900</u>

Total Expenditure	<u>34,073</u>	<u>-</u>	<u>34,073</u>	<u>19,795</u>
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