

Charity registration number 1010244

Company registration number 02685658 (England and Wales)

THE AMMERDOWN CENTRE

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

THE AMMERDOWN CENTRE

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THE AMMERDOWN CENTRE

TRUSTEES' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2022

Hospitality – Ammerdown has deep rooted warm, friendly reception and treatment of guests or strangers, the quality of receiving and treating guests and strangers at Ammerdown will be one of excellence.

Spirituality - In modern times the emphasis is on subjective experience of a sacred dimension and the "deepest values and meanings by which people live".

Social Justice - Ammerdown acts as a catalyst in giving a voice to the vulnerable. We help to break down prejudices by providing opportunities for diverse people within the community to meet together and dialogue, and advocate for change: empowering the vulnerable and enriching the community.

Ammerdown's Vision and Mission are:-

- Vision – Ammerdown believes in a shared world; where diversity and different identities are cherished; where all can live free from the fear of violence, abuse and with dignity and respect; and where differences and conflicts are transformed peacefully.
- Mission – Ammerdown is a Christian foundation which seeks to promote peace, justice, reconciliation and hope. We provide opportunities for learning in a safe place of hospitality, where people of differing views and faiths can engage in dialogue and creativity and pursue their individual journeys of exploration, faith and prayer.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The Trustees have referred to the guidance in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning the Charity's future activities. In particular, the Trustees have considered how planned activities will contribute to the aims and objectives they have set. The charity carries out a wide range of activities in pursuance of its charitable aims. The Trustees consider that these activities all deliver public benefit.

The Ammerdown Courses planned for 2022 included spiritual, wellbeing and creative courses, as well as opportunities to connect with and explore difference. Some were offered by zoom or hybrid to enable participants the best accessibility. Only one course did not run due to COVID.

External bookings benefitted from a number of bookings being rolled forward from previous years where they were cancelled due to COVID. Increased communication with the leadership of groups helped to transition groups back into a public space with peace of mind. The groups making bookings continue to predominantly be a diverse range of spiritual groups.

Social Justice Activities including TLC, Cuppa and a Chat and Refreshing Days for Carers have enabled Ammerdown to connect more strongly locally. Funds were also received from BANES to help the Centre support local refugees from the Ukraine and provide Refugee Meet Ups.

The course booking system, available through the website, was completed at the end of the year to enable ease of booking. Social media and the now quarterly newsletter and programme, have ensured more regular communication and wider contact.

THE AMMERDOWN CENTRE

TRUSTEES' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 DECEMBER 2022

Structure, governance and management

Registered Address: The Ammerdown Centre, Ammerdown Park, Radstock, BA3 5SW

Governing Document

The Ammerdown Centre Ltd is a company limited by guarantee without a share capital (Company Number: 2685658), governed by its Memorandum and Articles of Association dated 10 February 1992 as amended by resolutions dated 12 May 1997, 26 November 2001 and 25 June 2007. It is a registered charity with the Charity Commission (registration dated 3 April 1992, under the charity number 1010244). The charitable company is limited by guarantee, without share capital, the guarantors being the Trustees to the extent of £1 each. There were 9 members at the balance sheet date.

Recruitment and Appointment of Trustees

The Directors of the company are also charity Trustees for the purpose of charity law and under the company's articles are known as Trustees. Under the requirements of the Memorandum and Articles of Association the Trustees are appointed for a period of three years, after which they must be re-elected at the next Annual General Meeting.

The trustees, who are also the directors for the purpose of company law, and who served during the year were:

S J Burgess

W Furness

A T P Jolliffe (Deceased 24 October 2022)

W F Thomson

S L Glanville

A Townshend

Dr T L Chambers

G Powell

C Boddington

S D Meadows (Deceased 2 August 2022)

Each prospective Trustee is invited to attend at least one Trustees' meeting and to meet with the Chair of Trustees prior to any appointment. This process will be reviewed in 2023.

Trustees recently appointed by the Board serve or have served as other charities and are therefore already will be aware of their legal obligations under charity law.

Within the limits of availability and distance, Trustees are encouraged to help out at the Centre. This provides them with valuable opportunities to work alongside members of staff and volunteers, to gain insights into the day to day operations of the Centre and also to meet and talk to guests.

Organisation

The Board of Trustees administers the charity. The whole Board normally meets five times a year.

The Trustees are in favour of forming sub-committees when particular operational or strategic issues need to be looked at in depth and would benefit from input from a wide range of experience and backgrounds. Typically, these sub-committees are formed on an ad-hoc basis over a short period of time and bring together members of the board, paid staff and, if appropriate, people from outside the organisation. The sub-committees bring the outcome of their reflections to the Board for discussion and, when necessary, final decision.

The only sub-committee that operate on an ongoing basis is the Finance, Risk and Audit Sub-Committee.

THE AMMERDOWN CENTRE
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE AMMERDOWN CENTRE

I report to the trustees on my examination of the financial statements of The Ammerdown Centre (the charity) for the year ended 31 December 2022.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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 financial statements to be reached.

Old Mill Accountancy Limited

Tim Lerwill, FCA
Bishopbrook House
Cathedral Avenue
WELLS
Somerset
BA5 1FD

Dated: 21 September 2023

THE AMMERDOWN CENTRE

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	16		1,453,233		1,503,168
Investment properties	17		810,937		810,937
Investments	18		325,327		360,484
			2,589,497		2,674,589
Current assets					
Stocks	20	19,371		3,649	
Debtors	21	58,830		41,846	
Cash at bank and In hand		135,638		158,127	
		213,839		203,622	
Creditors: amounts falling due within one year	23	(132,027)		(173,155)	
Net current assets			81,812		30,467
Total assets less current liabilities			2,671,309		2,705,056
Capital funds					
Endowment funds - general			83,394		91,562
Income funds					
Restricted funds	26		47,142		45,183
Unrestricted funds			2,540,773		2,568,311
			2,671,309		2,705,056

THE AMMERDOWN CENTRE

BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2022

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2022.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

The accounts were approved by the Trustees on 12 September 2023

S J Burgess
Trustee

Company Registration No. 02685658

THE AMMERDOWN CENTRE

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

The Ammerdown Centre is a private company limited by guarantee incorporated in England and Wales. The registered office is Ammerdown Park, Radstock, BATH, Somerset, BA3 5SW.

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: 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 (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Income is only deferred when:

- Fees are received in advance of the event to which they relate;
- The donor specifies that the grant or donation must only be used in future accounting periods; and
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or repayable by the Bank.

THE AMMERDOWN CENTRE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings consist wholly of a public benefit concessionary loan. Public benefit concessionary loans are loans received between a public benefit entity and another party at below the prevailing market rate of interest and that are not repayable on demand and are for the purposes of furthering the objectives of the public benefit entity. The accounting treatment for concessionary loans is to initially measure these arrangements at the amount received or paid and recognise them in the statement of financial position. Subsequent years, the carrying amount of concessionary loans in the financial statements shall be adjusted to reflect any accrued interest payable or receivable.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.13 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits. Termination benefits are measured at the best estimate of the expenditure that would be required to settle the obligation at the reporting date.

1.14 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.15 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

Government grants relating to turnover are recognised as income over the periods when the related costs are incurred. Grants relating to an asset are recognised in income systematically over the asset's expected useful life. If part of such a grant is deferred it is recognised as deferred income rather than being deducted from the asset's carrying amount.

THE AMMERDOWN CENTRE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows:

Estimated useful lives of tangible fixed assets

In determining the estimated useful life the charity considers the expected physical wear and tear of the asset that could lead to obsolescence of the asset. Each year the charity reviews the above to establish if there is any change in the expected useful life of tangible assets.

3 Donations and legacies

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Total 2021 £
Donations and gifts	18,592	6,192	24,784	55,343
Legacies receivable	19,908	-	19,908	9,503
Grants received	645	-	645	13,172
Government grants	1,500	-	1,500	49,731
	<u>40,645</u>	<u>6,192</u>	<u>46,837</u>	<u>127,749</u>
For the year ended 31 December 2021	<u>103,190</u>	<u>24,559</u>		<u>127,749</u>

4 Charitable activities

	2022 £	2021 £
Incoming resources from charitable activities	749,708	398,147
Cottage rental income	17,990	23,876
	<u>767,698</u>	<u>422,023</u>

THE AMMERDOWN CENTRE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

9 Charitable activities

	2022	2021
	£	£
Staff costs	346,809	160,967
Depreciation and loss on disposal of fixed assets	67,736	62,521
Course expenses	34,796	30,708
Other staff costs	9,260	4,225
Utilities and household expenses	165,536	113,348
Telephone, postage and stationery	20,820	22,079
Travel costs	908	339
Advertising and marketing	5,003	2,002
Finance costs	5,851	3,258
Maintenance and repairs	27,470	48,886
Contracts	3,827	2,712
Catering	139,391	194,237
Legal and professional	10,717	7,255
Accountancy	2,600	2,350
General expenses	4,101	3,070
Bad debts written off	366	-
VAT partial exemption adjustments	26,843	37,880
	872,034	695,837
Grant funding of activities (see note 10)	6,746	2,044
Share of governance costs (see note 11)	2,775	2,185
	881,555	700,066
Analysis by fund		
Unrestricted funds	877,322	
Restricted funds	4,233	
	881,555	
For the year ended 31 December 2021		
Unrestricted funds		689,124
Restricted funds		10,942
		700,066

THE AMMERDOWN CENTRE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

10 Grants payable

	2022	2021
	£	£
Shelter	-	131
Grants to Individuals	6,746	1,913
	6,746	2,044
	6,746	2,044

11 Support costs

	Support costs	Governance costs	2022	2021
	£	£	£	£
Independent Examiner's fees	-	1,700	1,700	1,650
Trustees expenses	-	1,015	1,015	475
Other costs	-	60	60	60
	-	2,775	2,775	2,185
	-	2,775	2,775	2,185
Analysed between				
Charitable activities	-	2,775	2,775	2,185
	-	2,775	2,775	2,185

Governance costs includes payments of £1700 for Independent Examination fees (2021:£1,650).

In addition to the Independent Examination fees are fees payable to the independent examiner of £2,600 (2021:£2,350) in respect of accountancy services and advice and £3,290 (2021:£3,290) in respect of financial planning.

12 Trustees

One of the trustees (or any persons connected with them) received £nil during the year (2021:£91).

Three of the trustees, were reimbursed a total of £611 travelling expenses (2021:£285), £nil miscellaneous expenses (2021:£nil), and £600 (2021:£600) course expenses.

13 Employees

The average monthly number of employees during the year was:

	2022	2021
	Number	Number
	25	11
	25	11

THE AMMERDOWN CENTRE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

18 Fixed asset investments

	Listed investments £	Unlisted investments £	Total £
Cost or valuation			
At 1 January 2022	356,873	3,611	360,484
Valuation changes	(31,362)	(3,795)	(35,157)
	<u>325,511</u>	<u>(184)</u>	<u>325,327</u>
At 31 December 2022			
	<u>325,511</u>	<u>(184)</u>	<u>325,327</u>
Carrying amount			
At 31 December 2022	<u>325,511</u>	<u>(184)</u>	<u>325,327</u>
At 31 December 2021	<u>356,873</u>	<u>3,611</u>	<u>360,484</u>

Material Investments

	December 2022
Dimensional global short dated bond accumulation	120,540
L&G all stocks index linked gilt index trust I accumulation	17,792
L&G International Index trust Institutional accumulation	33,234
L&G UK index trust Institutional accumulation	<u>28,725</u>
	<u>200,291</u>

19 Financial instruments

	2022 £	2021 £
Carrying amount of financial assets		
Instruments measured at fair value through profit or loss	325,511	356,873
	<u>325,511</u>	<u>356,873</u>

20 Stocks

	2022 £	2021 £
Finished goods and goods for resale	19,371	3,649
	<u>19,371</u>	<u>3,649</u>

21 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	36,545	13,928
Prepayments and accrued income	22,285	27,918
	<u>58,830</u>	<u>41,846</u>

THE AMMERDOWN CENTRE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

22 Loans and overdrafts

	2022	2021
	£	£
Debenture loans	-	34,110
	<u> </u>	<u> </u>
Payable within one year	-	34,110
	<u> </u>	<u> </u>

The loans were made by Lord Hylton to Ammerdown on a free-interest basis. Some of these loans have been converted by Lord Hylton into gifts. There is no repayment schedule in connection to the loan.

23 Creditors: amounts falling due within one year

	Notes	2022	2021
		£	£
Borrowings		-	34,110
Other taxation and social security		20,754	8,263
Deferred Income	24	36,981	72,615
Trade creditors		64,252	51,224
Other creditors		1,037	1,761
Accruals and deferred income		9,003	5,182
		<u> </u>	<u> </u>
		<u>132,027</u>	<u>173,155</u>

THE AMMERDOWN CENTRE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

26 Restricted funds

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

	Movement in funds				Balance at 31 December 2022
	Balance at 1 January 2022	Incoming Resources	Resources Expended	Transfers	
	£	£	£	£	£
Chapel fund	20	-	-	-	20
Peace Garden	410	-	-	-	410
Interfaith project	38,247	-	(3,014)	-	35,233
Toilet Twinning	6	553	(559)	-	-
Ken Biggs Memorial Garden	4,000	500	(631)	-	3,869
50th Birthday Fund	2,500	-	(29)	-	2,471
Lord Hylton	-	5,000	-	-	5,000
Ukraine Appeal	-	139	-	-	139
	<u>45,183</u>	<u>6,192</u>	<u>(4,233)</u>	<u>-</u>	<u>47,142</u>

Prior year

	Movement in funds				Balance at 31 December 2021
	Balance at 1 January 2021	Incoming Resources	Resources Expended	Transfers	
	£	£	£	£	£
Equipment and refurbishment fund	4,140	594	(4,734)	-	-
Chapel fund	622	20	(622)	-	20
Bursaries	907	1,271	(2,178)	-	-
Peace Garden	518	-	(108)	-	410
Interfaith project	26,475	13,172	(1,400)	-	38,247
Toilet Twinning	-	186	(180)	-	6
Ken Biggs Memorial Garden	-	4,000	-	-	4,000
50th Birthday Fund	-	2,500	-	-	2,500
NHS Retreat	-	1,058	(1,058)	-	-
Defibrillator	-	1,758	(1,758)	-	-
	<u>32,662</u>	<u>24,559</u>	<u>(12,038)</u>	<u>-</u>	<u>45,183</u>

THE AMMERDOWN CENTRE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

27 Analysis of net assets between funds

(Continued)

Prior year

	Unrestricted funds	Restricted funds	Endowment funds	Total
	£	£	£	£
Fund balances at 31 December 2021 are represented by:				
Tangible assets	1,503,168	-	-	1,503,168
Investment properties	810,937	-	-	810,937
Investments	268,922	-	91,562	360,484
Current assets/(liabilities)	(14,716)	45,183	-	30,467
	2,568,311	45,183	91,562	2,705,056
	2,568,311	45,183	91,562	2,705,056

THE AMMERDOWN CENTRE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

31 Analysis of changes in net funds

	At 1 January 2022	Cash flows	At 31 December 2022
	£	£	£
Cash at bank and in hand	158,127	(22,489)	135,638
Loans falling due within one year	(34,110)	34,110	-
	<u>124,017</u>	<u>11,621</u>	<u>135,638</u>