

MANCHESTER HISTORIC BUILDINGS TRUST

(A company limited by guarantee)

ANNUAL REPORT

AND

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED OCTOBER 31 2021

Company number: 3578992

Charity number: 1080606

**MANCHESTER HISTORIC BUILDINGS TRUST
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED OCTOBER 31 2021**

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**MANCHESTER HISTORIC BUILDINGS TRUST
ADMINISTRATIVE INFORMATION
FOR THE YEAR ENDED OCTOBER 31 2021**

PRESIDENT	J R Allan	
DIRECTORS AND TRUSTEES	F P Galvin (Chair) F Draine (Treasurer) A Higgins (Secretary) L Collins (Vice Chair) J Baxter L Burn (appointed 21/09/21) D Duffy (appointed 21/09/21) N Eyre D Jarvis (appointed 19/06/21) A Mapplebeck A O'Brien V Watson E Williams (resigned 19/06/21)	
COMPANY SECRETARY	A Higgins	
PRINCIPAL STAFF		
Part of key management:	Sally Jastrzebski-Lloyd	House Manager
Other members of staff:	Lynda Jackson Katy Ellis Katie Birbeck	Events Coordinator House Assistant Wedding & Conference Coordinator
REGISTERED OFFICE	20 Market Street Altrincham Cheshire WA14 1PF	
PRINCIPAL PLACE OF BUSINESS	84 Plymouth Grove Manchester M13 9LW	
INDEPENDENT EXAMINER & ACCOUNTANTS	Peter Smith BA FCA DChA HGA Accountants & Financial Consultants Ltd t/a Chittenden Horley - Chartered Accountants The Wesley Centre Royce Road, Hulme Manchester M15 5BP	
BANKERS	Royal Bank of Scotland CAF Bank	
SOLICITORS	DTM Legal LLP The Plaza 100 Old Hall Street Liverpool L3 9QJ	

**MANCHESTER HISTORIC BUILDINGS TRUST
TRUSTEES' AND DIRECTORS' ANNUAL REPORT
FOR THE YEAR ENDED OCTOBER 31 2021**

The trustees present their annual report together with the consolidated financial statements of the charity and its subsidiary company for the year ended October 31 2021 which are also prepared to meet the requirements for a directors' report and accounts for Companies act purposes.

REPORTING FRAMEWORK

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, 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 (FRS102) (effective 1 January 2019), referred to as the Charities SORP (FRS 102) (second edition – October 2019).

OBJECTIVES

Charitable objects

The objectives of the Charity, for the majority of the year were:

“to preserve for the benefit of the townspeople of the ten districts which form the County of Greater Manchester, and of the nation at large, whatever of historical, architectural and constructional heritage may exist in and around the ten Districts of Greater Manchester aforesaid in the form of buildings of beauty or historical, architectural or constructional interest and to advance the education of the public in the said heritage and to undertake such other charitable activities as may benefit the people of or visitors to the said county of Greater Manchester.”

However, these were amended by special resolution dated September 19 2020, to read as follows:

“The objects of the Charity are:

To preserve for the benefit of the people of the townspeople of the ten districts which form the County of Greater Manchester and of the Nation, the historical, architectural and constructional heritage associated with 84 Plymouth Grove, Manchester ('The House') the former home of William and Elizabeth Gaskell (including any structure or erection, and any part of the building as so defined) and to advance the education of the public in the said heritage and to undertake such other charitable activities as may benefit the people of or visitors to the said County of Greater Manchester.

To acquire, preserve, document, interpret and make accessible exhibits, objects and collections relating to the literary, social and historical impact and influence of Elizabeth Gaskell and her family and to the history of the House through provision of a museum service for the purpose of educating and informing the public.”

Activities

The Charity fulfils its objectives through the restoration of Gaskell House and its operation as a museum and visitor attraction. Elizabeth Gaskell's House is a restored Grade II* regency style historic House in Manchester, home to the Victorian author Elizabeth Gaskell and her family. This house is important because of its association with the writer who lived here from 1850-65, and members of her family who continued to occupy it until 1913. Elizabeth Gaskell was one of the foremost nineteenth century writers whose work has a continuing appeal and is regularly performed on stage, screen and radio and published worldwide in numerous translations. Her husband William, Minister at Manchester's Unitarian Cross Street Chapel, and their daughters were deeply involved in the cultural and educational life of the city, so the individual contributions which they each made are all reflected in the way the house is interpreted.

ACTIVITIES AND ACHIEVEMENTS

In common with most Heritage Attractions in the UK (and businesses in general) 2021 has been another very difficult year as a result of the restrictions arising from the Covid 19 pandemic. In normal times the house is open three days a week to the public and for private tours, room hires, events and weddings on other days. Some of these core activities have once again been severely impacted by the pandemic in the year ending October 2021. The house was closed from Nov 20 until 19 May 2021 but from there on has remained open. In summary, and in normal times, the core activities are:

- Protecting and promoting the unique literary and cultural heritage of the House and its visitors
- Playing a key role, as the only Literary House, within Manchester's UNESCO City of Literature partnership
- Being a unique example of a Victorian middle-class House in Manchester
- Celebrating the life and literature of Elizabeth Gaskell and her relevance today
- Valuing and promoting the Gaskell family's role in the history of Manchester and Ardwick
- Being an educational and intellectual Hub, a place of learning and discovery
- Supporting local groups, residents and schools to use and value the House and its heritage

**MANCHESTER HISTORIC BUILDINGS TRUST
TRUSTEES' AND DIRECTORS' ANNUAL REPORT
FOR THE YEAR ENDED OCTOBER 31 2021**

Now in its seventh year of operation the staff, Trustees and volunteers have once again worked energetically through the second year of the pandemic to maintain momentum through a lively programme of on-line talks, which continue to be very popular and which have resulted in increased levels of participation. A wider range of people are now able to enjoy these talks than would previously have been the case. The House continues to operate with comprehensive safety measures in place and with timed pre-booked tours providing reassurance to visitors. In the current year 20 weddings were hosted in the house which were facilitated by staff and volunteers. Monthly second-hand book sales also continue to be popular. Post-pandemic it is planned to continue the programme of on-line talks, to develop further the number of weddings which are hosted and to promote and expand the book sales.

Average spend in the Tea Room has increased from £5.92 to £6.53. The increased spend has been developed through improving the retail offer included better labelling of prices, new stock items and growth of the second-hand book sales. Volunteer customer service and tour guiding training has also helped as they now encourage visitors to buy specific books or items. We have also noticed that the timed tours policy and one-way route through the House has increased 'dwell-time' and increased the time spent in the tea-room and shop.

The volunteer-led Tea Room development group are exploring ways to increase spending whilst maintaining high standards of hygiene and food safety. Level 2 Food Hygiene training has been completed by nearly 40 volunteers. During 2020/21 2049 visitors were welcomed to the House and over 2000 people joined online talks in 2020/21.

Summary of this year's achievements...in spite of Covid 19 (June 2020 – June 2021)

- **2049 visitors (individuals, families and 5 groups)**
- **24 online events including talks, book clubs and reading courses with over 2000 Attendees**
- **20 weddings**
- **1 new exhibition created by volunteers - *A Love Affair with Cranford***
- **1 new Period Room (The Bedroom) researched and delivered by volunteers**
- **A new online shop launched in November 2020**

Public benefit

The Trustees have considered the Charity Commission guidance on public benefit, especially in relation to setting entrance fees and making the services that we offer more accessible. In addition, the Trustees are committed to delivering a comprehensive range of education and outreach activities which were included in the original business plan and are included in the updated Five Year Business Plan completed November 2021. The completion of this plan is one of the key outputs of the NLHF funded Resilient Heritage Project which ended in November 2021 and which also included a comprehensive Governance Review as well as enhanced funding for staffing.

The overarching purpose of the updated business plan is to broaden the audience base and generate additional income which will contribute to long term sustainability. A sustainable operation will ensure that the public benefits will continue in future years. Especially important in the post-covid period will be the programme of paid-for on-line talks and smaller weddings which are expected to remain popular.

Contribution of volunteers

The house continues to depend upon its loyal team of approximately 60 volunteers for its operation who give their services totally free of charge to enable the house to be opened on public open days when they serve as room guides and staff in the tea-room. They also facilitate tour group visits and events and educational activity and have adapted these activities to be delivered on-line. Established groups include a Housekeeping team, Documentation Group, Research Group, Fundraising Group, Learning Programme, Exhibition Project Team and Garden Group.

Volunteers are central to our work and draw on the local community and more widely, from ages between 16 and 93, offering opportunities for people of all ages to develop new skills and friendships. Elizabeth Gaskell's House's location means it attracts students from all over the world looking for experience of working in a heritage venue. The House is proud to say that many ex-volunteers go on to get paid jobs at other cultural venues thanks to volunteering at EGH. Staff and Volunteers are offered a range of opportunities from conservation cleaning to marketing and online tour training. As a result of resilience project there is now an active under 25s volunteer group who are looking at developing initiatives targeting younger audiences.

Annual volunteer surveys report a number of positive outcomes which have resulted from their participation in volunteering, including development of skills and knowledge, development of social support networks, positive feelings associated with their work being appreciated and valued, and practical outcomes including access to training and support into employment. During the Covid 19 pandemic support networks for volunteers have included regular newsletters, online training and tours, WhatsApp groups, Zoom hosted meetings, quizzes and 'catch-up' social events. For Trustees Board Meetings have also been moved successfully on-line and are hosted on Zoom.

**MANCHESTER HISTORIC BUILDINGS TRUST
TRUSTEES' AND DIRECTORS' ANNUAL REPORT
FOR THE YEAR ENDED OCTOBER 31 2021**

FINANCIAL REVIEW

Overview

The group had a surplus on unrestricted general funds, before transfers, for the year of £89,575, after benefitting from the resilience funding from HLF, Cultural Recovery Fund support and local restrictions support grants. The surplus will help the group continue to work towards a sustainable operating model.

The subsidiary has continued to operate Gaskell House and has borne an appropriate share of the costs, which were not otherwise funded. This year it has broken even without grant support from the Trust (to support the charitable work it undertakes on behalf of its parent charity). It is intended to make surpluses in future which will be gift aided to the charity.

Risk management

A Risk Register is now in place and reviewed periodically by the Board

Reserves

The charity is required to hold financial reserves for the following reasons:

- a) To buffer any short-term volatility in income or expenditure or in working capital requirements;
- b) To provide security to paid staff that the charity will be able to meet all its financial obligations linked to employment (regardless of whether these are provided for in the accounts);
- c) To provide the charity with some means to act strategically, and to prioritise longer-term goals rather than operate entirely on a hand to mouth basis.
- d) To attend to building maintenance issues in a timely manner.

Considering the scale of the charity's operation the Trustees consider that the required level of free reserves (unrestricted funds not invested in fixed assets or otherwise designated), to address a) to c) should be in the region of £60,000 - £80,000, and that a designated fund is required for the building maintenance of £60,000. At October 31 2021 free reserves are £131,376, circa £51k above the upper limit of the target range. However, the charity expects that it will need to call on the reserves to ensure an effective transition to a viable operating model.

The Trustees have formally designated £60,000 of reserves for a Buildings Maintenance Fund, especially important now that it is six years since the House opened to the public and seven years since the exterior of the house was painted. Exterior painting was undertaken during the summer of 2021 to maintain a smart appearance and to help preserve the building fabric including doors, window frames and guttering. Further Building Maintenance work will be undertaken in the Autumn of 2021 and will include the painting of areas in the basement and the refitting of the stair carpet to extend its life.

In addition, the Trustees have designated £40,000 towards the costs of the potential re-instatement of the conservatory, as part of the charity's continued commitment to ensuring an authentic visitor experience.

Going concern

The Trust was financially viable before the Covid 19 pandemic as evidenced by our end of year financial performance. The Trustees are aware that the current health and business uncertainties caused by the Covid 19 pandemic continue to be a major concern and continues to have a severe negative impact on the global and UK economy. However, by the Autumn of 2021 there are encouraging signs that business confidence is returning and the 5 year Business Plan predicts that by Year 5 a surplus will once more be generated. Reserves will help to sustain the operation in the intervening years.

Grants Summary for 2020/21

Throughout the two years of the Pandemic, Central Government support has been crucial in preparing the House for a period of Post-Pandemic recovery. An over-view of support received in the financial year 2019/20 and the current year 2020/21 support received includes:-

Culture Recovery Fund Round 1 £46,477
Culture Recovery Fund Round 2 £33,100
MCC Grants as follows:
Local Restrictions Support Grant £21,172
Restart Grant £12,000
Expanded Additional Restrictions Grant £25,117

Total - £137,866

Resilient Heritage Fund £75,567 – (Agreed Pre Covid – in 2019), but balance of spend deferred until July – November 2021 – c £22,000

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FUTURE PLANS

We will redouble our efforts to use our resources (financial and HR) wisely to enhance the existing offer and to generate new activity. We are keen to diversify income streams and extend our reach into more commercial areas. The main potential for this increased activity is in the areas of weddings where we have already established ourselves as a venue specialising in smaller weddings. This appeals to a wide diversity of customers including multi-faith, and same sex couples who comment that the staff and volunteers are very welcoming and help to create a relaxed, informal and non-intimidating atmosphere.

We also pride ourselves on being an affordable option. We feel that we can encourage further development of this side of the business through attendance at wedding fairs, new marketing activity through inclusion in press and wedding sector publications and through wider marketing of what the house has to offer as a unique venue. We are already experiencing an upturn in enquiries and new bookings for the next year as wedding couples resume their plans.

During the pandemic we have also increased the frequency and variety of our on-line activities, especially the talks programme which routinely now generate approximately £300 per talk with an expected income from virtual on-line tours of £200 per tour. Partnership online events with Bronte Parsonage were successfully trialled in 21/22, reaching new and bigger audiences. Other partnership opportunities will continue to be sought and developed in the next few years as this has been identified as an area for growth.

We anticipate that it will take quite some time for in-person numbers to return to pre-pandemic levels and are realistic in our expectations and projections.

During the year, including periods when the House was closed to the public, Elizabeth's bedroom was researched, restored, furnished and interpreted as a new attraction for the House, and a new temporary exhibition on the novel 'Cranford' was researched, presented and opened to the public. These new attractions were planned to increase repeat visits to the House as well as enhancing the offer for new visitors.

In the coming year we will also concentrate our fundraising, planning and delivery efforts to achieve a number of other capital projects which include; the Amazons of Ardwick AIM/BIFFA Project; the progression of our ambition to become an Arts Council Accredited Museum; and the reorganisation of our collection store.

Risks associated with our current plans include the possible surrender of a lease by a Tenant for one large room and one small room which has previously brought in an income of £12,000 pa. The Tenant has not been able to make use of the space because of the pandemic. We hope that the Tenant will not give up the lease but if they do, we intend to use the liberated space constructively to provide new attractions for visitors (enhanced exhibition and interpretation space).

Funding applications and general fundraising will take place over the next two years to help fund the reconstruction of the conservatory.

In the coming 12 months we will also be focusing our efforts on developing and promoting our schools offer to local primary schools (within walking distance) and other schools nationally. This will be linked to a UoM student placement and work by the House Manager. At present the schools programme is prepared and delivered by volunteers.

Future income and fundraising plans will contribute to our sustained recovery and longer-term sustainability by contributing directly to our Revenue budget and through Capital projects that will encourage more visitors (and repeat visitors) by providing an enhanced visitor offer.

The House has been awarded the status of 'Working Towards' Museum Accreditation in 2021 which is already providing greater funding and training opportunities for volunteers and staff, and with the award of 'Accredited Museum' status will give the House more scope for loans of artefacts, and for national recognition.

New loan items in 21/22 include the Nasmyth painting originally owned by the Gaskell family (on loan from Manchester Art Gallery) and original items of family clothing from the Gaskell family collection. New humidity and temperature data collectors have also been installed to assist with conservation.

STRUCTURE GOVERNANCE AND MANAGEMENT

Governing document

The Charity is a company limited by guarantee and is governed by its Memorandum and Articles of Association dated June 10 1998, as amended by special resolution dated September 19 2020. It is registered as a charity with the Charity Commission.

Members of the company

Those eligible for membership of the company are the original subscribers to the Memorandum and Articles of Association and "such other persons or corporations as may desire to be admitted to membership and who are elected by the Governing Body". There are currently 170 members of the company, none of which are corporations, each of whom agrees to contribute a sum not exceeding £1 in the event of the charity being wound up.

**MANCHESTER HISTORIC BUILDINGS TRUST
TRUSTEES' AND DIRECTORS' ANNUAL REPORT
FOR THE YEAR ENDED OCTOBER 31 2021**

Appointment of Directors and Trustees – The Governing Body

The Directors, who are the Trustees, are collectively known as the Governing Body. They are appointed either by the Governing Body or by the members in general meeting.

One third of the Trustees retire by rotation each year, being the longest in office and are eligible for re-election. Only those retiring by rotation or those nominated by the Governing Body are eligible for election, unless a member gives not less than fourteen and not more than sixty days written notice (delivered to the Company's registered office) of their intention to stand or propose someone else for election (who has also confirmed in writing their willingness to be elected).

Trustee recruitment, induction and training

Trustees are recruited for their individual skills, experience and expertise and usually have an interest in the Gaskells, either through Elizabeth's writings or William's religious and social work (in which he was supported by the rest of the family) and/or an interest in promoting the house as a community, arts and cultural venue. The recent Governance review also included a skills audit of the board and the decision has been made to recruit for two new posts with specific skills in 2021.

Trustees are made aware of the resources available on the Charity Commission website.

Organisation

The Governing Body, which must be not be less than five members or more than fifteen, administers the Charity and meets as necessary, now bi-monthly. Responsibility for day to day management is delegated to the House Manager.

Related parties

Details of related party transactions are given in the notes to the financial statements.

Co-operation with other organisations/charities

Elizabeth Gaskell's House is part of an effective network of small heritage attractions across Manchester. The 'Hidden 8' work together to market their venues and cross-promote events and group tours.

Elizabeth Gaskell's House has also hosted events as part of Manchester Literature Festival and is a part of the consortium of organisations developing Manchester's UNESCO City of Literature activities.

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

The trustees (who are also directors of the company for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS 102) (second edition – October 2019);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They 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.

SMALL COMPANY PROVISIONS AND APPROVAL

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Approved by the Board of Trustees and signed on its behalf by:

Frank Galvin

Frank Galvin - Chair

Date: March 24 2022

**INDEPENDENT EXAMINERS' REPORT
TO THE TRUSTEES OF MANCHESTER HISTORIC BUILDINGS TRUST
FOR THE YEAR ENDED OCTOBER 31 2021**

I report to the charity trustees on my examination of the consolidated accounts of the Group comprising Manchester Historic Buildings Trust (the company/charity) and its subsidiary for the year ended October 31 2021 which are set out on pages 8 to 24.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act') and you have chosen to prepare consolidated accounts for the Group. You are satisfied that the accounts of both the Charity and the Group are not required by charity law to be audited and have chosen instead to have an independent examination.

Having satisfied myself that the accounts of the company 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 your consolidated accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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 company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts 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 accounts 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 accounts to be reached.

Chittenden Horley

Peter Smith BA FCA DChA

For and on behalf of:
HGA Accountants & Financial Consultants Ltd
t/a Chittenden Horley - Chartered Accountants

The Wesley Centre
Royce Road, Hulme
Manchester M15 5BP

Date: 28/03/22



MANCHESTER HISTORIC BUILDINGS TRUST
GROUP STATEMENT OF FINANCIAL ACTIVITIES (including the income and expenditure account)
FOR THE YEAR ENDED OCTOBER 31 2021

	Notes	Unrestricted funds		Restricted	Total	Total
		General	Designated	Funds	2021	2020
		£	£	£	£	£
Incoming resources from generated funds:						
Donations	2	89,270	-	90,773	180,043	151,788
Charitable activities	3	18,008	-	-	18,008	14,504
Other trading activities	4	40,898	-	-	40,898	24,829
Investment income - bank interest		266	-	-	266	464
TOTAL INCOME		<u>148,442</u>	<u>-</u>	<u>90,773</u>	<u>239,215</u>	<u>191,585</u>
EXPENDITURE						
Raising funds	6	16,580	-	-	16,580	18,054
Charitable activities	7	42,287	950	128,618	171,855	143,795
TOTAL EXPENDITURE		<u>58,867</u>	<u>950</u>	<u>128,618</u>	<u>188,435</u>	<u>161,849</u>
NET INCOME/(EXPENDITURE)						
BEFORE TRANSFERS	9	89,575	(950)	(37,845)	50,780	29,736
Transfers between funds	16	<u>(9,991)</u>	<u>40,000</u>	<u>(30,009)</u>	<u>-</u>	<u>-</u>
NET MOVEMENT IN FUNDS	16	79,584	39,050	(67,854)	50,780	29,736
FUNDS BROUGHT FORWARD	16	<u>71,860</u>	<u>60,950</u>	<u>2,663,308</u>	<u>2,796,118</u>	<u>2,766,382</u>
FUNDS CARRIED FORWARD	16	<u>151,444</u>	<u>100,000</u>	<u>2,595,454</u>	<u>2,846,898</u>	<u>2,796,118</u>

The notes on pages 13 to 24 form part of these financial statements.

MANCHESTER HISTORIC BUILDINGS TRUST
CHARITY STATEMENT OF FINANCIAL ACTIVITIES (including the income and expenditure account)
FOR THE YEAR ENDED OCTOBER 31 2021

	Notes	Unrestricted funds		Restricted	Total	Total
		General	Designated	Funds	2021	2020
		£	£	£	£	£
Incoming resources from generated funds:						
Donations	2	89,270	-	90,773	180,043	151,788
Other trading activities	4	26,839	-	-	26,839	9,590
Investment income - bank interest		266	-	-	266	464
TOTAL INCOME		<u>116,375</u>	<u>-</u>	<u>90,773</u>	<u>207,148</u>	<u>161,842</u>
EXPENDITURE						
Raising funds	6	5,314	-	-	5,314	2,467
Charitable activities	7	21,486	950	128,618	151,054	129,639
TOTAL EXPENDITURE		<u>26,800</u>	<u>950</u>	<u>128,618</u>	<u>156,368</u>	<u>132,106</u>
NET INCOME/(EXPENDITURE)						
BEFORE TRANSFERS	9	89,575	(950)	(37,845)	50,780	29,736
Transfers between funds	16	<u>(9,991)</u>	<u>40,000</u>	<u>(30,009)</u>	<u>-</u>	<u>-</u>
NET MOVEMENT IN FUNDS	16	79,584	39,050	(67,854)	50,780	29,736
FUNDS BROUGHT FORWARD	16	<u>71,860</u>	<u>60,950</u>	<u>2,663,308</u>	<u>2,796,118</u>	<u>2,766,382</u>
FUNDS CARRIED FORWARD	16	<u>151,444</u>	<u>100,000</u>	<u>2,595,454</u>	<u>2,846,898</u>	<u>2,796,118</u>

The notes on pages 13 to 24 form part of these financial statements.

**MANCHESTER HISTORIC BUILDINGS TRUST
GROUP BALANCE SHEET
AS AT OCTOBER 31 2021**

	Notes	2021 £	2021 £	2020 £	2020 £
FIXED ASSETS					
Tangible Assets - functional	11		90,181		100,113
Tangible Assets - heritage	12		<u>2,516,655</u>		<u>2,509,755</u>
			2,606,836		2,609,868
CURRENT ASSETS					
Stock		7,958		9,317	
Debtors	14	21,635		19,940	
Cash at Bank and in Hand		<u>244,460</u>		<u>186,251</u>	
		274,053		215,508	
CREDITORS					
Amounts falling due in one year	15		<u>33,991</u>		<u>29,258</u>
NET CURRENT ASSETS			<u>240,062</u>		<u>186,250</u>
NET ASSETS			<u>2,846,898</u>		<u>2,796,118</u>
FUNDS					
Unrestricted	16		251,444		132,810
Restricted	16		<u>2,595,454</u>		<u>2,663,308</u>
TOTAL FUNDS			<u>2,846,898</u>		<u>2,796,118</u>

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

For the year ending October 31 2021, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies and no notice has been deposited under section 476 requiring the company to obtain an audit of its accounts for the year in question.

Directors' responsibilities

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

The notes on pages 13 to 24 form part of these financial statements.

Approved by the Board and authorised for issue on: March 24 2022

And signed on their behalf by:

Frank Galvin

Frank Galvin - Director

Company registration number 3578992

**MANCHESTER HISTORIC BUILDINGS TRUST
CHARITY BALANCE SHEET
AS AT OCTOBER 31 2021**

	Notes	2021 £	2021 £	2020 £	2020 £
FIXED ASSETS					
Tangible Assets - functional	11		90,181		100,113
Tangible Assets - heritage	12		2,516,655		2,509,755
Investments	13		10		10
			<u>2,606,846</u>		<u>2,609,878</u>
CURRENT ASSETS					
Debtors	14	103,302		67,144	
Cash at Bank and in Hand		<u>163,894</u>		<u>144,023</u>	
		267,196		211,167	
CREDITORS					
Amounts falling due in one year	15		<u>27,144</u>		<u>24,927</u>
NET CURRENT ASSETS			<u>240,052</u>		<u>186,240</u>
NET ASSETS			<u>2,846,898</u>		<u>2,796,118</u>
FUNDS					
Unrestricted	16		251,444		132,810
Restricted	16		<u>2,595,454</u>		<u>2,663,308</u>
TOTAL FUNDS			<u>2,846,898</u>		<u>2,796,118</u>

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

For the year ending October 31 2021, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies and no notice has been deposited under section 476 requiring the company to obtain an audit of its accounts for the year in question.

Directors' responsibilities

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

The notes on pages 13 to 24 form part of these financial statements.

Approved by the Board and authorised for issue on: March 24 2022

And signed on their behalf by:

Frank Galvin

Frank Galvin - Director

Company registration number 3578992

**MANCHESTER HISTORIC BUILDINGS TRUST
GROUP AND CHARITY STATEMENTS OF CASH FLOWS
AS AT OCTOBER 31 2021**

		Group	Group	Charity	Charity
		2021	2020	2021	2020
	notes	£	£	£	£
Cash used in operating activities	21	66,517	34,915	28,179	(3,081)
Cashflows from investing activities					
Interest and dividends		266	464	266	464
Purchase of tangible fixed assets		(8,574)	-	(8,574)	-
Cash provided by/(used in) investing activities		(8,308)	464	(8,308)	464
Cashflows from financing activities					
Cash used in financing activities		-	-	-	-
Increase/(decrease) in cash & cash equivalents in the year		58,209	35,379	19,871	(2,617)
Cash and cash equivalents brought forward		186,251	150,872	144,023	146,640
Cash and cash equivalents carried forward		244,460	186,251	163,894	144,023
Cash and cash equivalents consist of:					
Cash at bank and in hand		244,460	186,251	163,894	144,023
		244,460	186,251	163,894	144,023

The notes on pages 13 to 24 form part of these financial statements.

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

1 ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared: under the historic cost convention; in accordance with the Statement of Recommended Practice – Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) effective January 1 2019 (second edition – October 2019); FRS102; and the Companies Act 2006. The charity constitutes a public benefit entity as defined by FRS102.

The accounts are prepared in £ sterling, which is the functional currency of the Group.

The accounts have been prepared on the going concern basis, and the trustees believe that this remains appropriate.

Income recognition

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. The following applies to particular types of income:

Grants, whether of a capital or revenue nature, are recognised when the charity has entitlement to the funds, any performance conditions have been met and it is probable that the income will be received.

Donations from individuals and other bodies (not being of the nature of a grant) are recognised when receivable.

Earned income is measured at the fair value of the consideration received or receivable for services and goods supplied, net of discounts and VAT.

Deferred income

Income is only deferred and included in creditors when:

- The income relates to a future accounting period
- A sales invoice has been raised ahead of the work being carried out and there is no contractual entitlement to the income until the work has been done
- Not all the terms and conditions of the grant have been met, including the incurring of expenditure and the grant conditions are such that unspent grant must be refunded

Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

Costs of raising funds including those associated with fundraising activities, managing investments and commercial trading by the subsidiary company.

Charitable activities costs of undertaking the work of the charity.

The Group is registered for VAT and has elected to tax on its property Gaskell House. It is able to recover some of the input tax charged as it relates to VATable supplies. Costs are stated net of VAT where charged and irrecoverable VAT is included as a separate charge either within direct costs or support costs as appropriate.

Allocation of support costs

Support costs are those functions which assist the work of the charity either by supporting the delivery of charitable activities or by supporting the generation of funds. They include property costs, back office functions, circularisation costs, security and maintenance costs and professional fees. The basis of allocations is set out in note 8.

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

1 ACCOUNTING POLICIES (continued)

Functional tangible fixed assets and depreciation

Individual functional fixed assets costing more than £1,000 are capitalised at cost and are depreciated, after taking account of residual values, over their estimated useful lives on a straight line basis as set out below.

Depreciation rates are as follows:

Fixtures and fittings	25%
Display and interpretation	over 15 years

Heritage Assets

Assets held for their historical or artistic importance to advance preservation, conservation and public access to the nation's culture and education are classified as heritage assets in the accounts. The Trust capitalises heritage properties at their purchase price plus any restoration costs to restore them to their former condition and bring them back into use. Any further preservation costs are charged to the statement of financial activities when carried out. The Trust owns the freehold property Gaskell House the former home of the Elizabeth and William Gaskell and their daughters and during the year commenced the final stage of the restoration through work on the Coach House.

Items acquired for exhibition are included at their purchase price or if donated at their estimated value on acquisition.

No depreciation is charged on heritage assets as the trustees believe that they have an indefinite life. The trustees consider annually whether any heritage assets have been impaired and adjust the carrying value accordingly. There have been no impairments to the assets.

Debtors

Trade and other debtors are recognised at the settlement amount due and prepayments are valued at the amount prepaid.

Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

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 due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount.

Financial instruments

The charity has only basic financial instruments which are initially recorded at cost, and subsequently measured at their settlement value.

Group financial statements

The financial statements consolidate the results of the charity and its wholly owned subsidiary, The Gaskell's House Trading Ltd on a line by line basis.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

	2021			2020		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
2 DONATIONS						
HLF resilience funding	-	-	-	-	31,560	31,560
HLF Covid Emergency funding	-	-	-	-	50,000	50,000
HLF - CRF1	-	46,477	46,477	-	-	-
HLF - CRF2	-	33,100	33,100	-	-	-
The 29th May 1961 Charitable Trust	-	5,000	5,000	-	-	-
The Hibbert Trust	-	-	-	-	6,000	6,000
The University of Manchester	-	1,380	1,380	-	-	-
MCC Business support/COVID	58,289	-	58,289	25,000	-	25,000
HMRC CJRS grant	-	-	-	19,876	-	19,876
Membership	2,137	-	2,137	2,412	-	2,412
Donations - individuals	28,844	-	28,844	1,568	-	1,568
Donations - bedroom	-	4,789	4,789	-	15,372	15,372
Donations - garden	-	27	27	-	-	-
Group income	89,270	90,773	180,043	48,856	102,932	151,788
Gaskell's House Trading Ltd	-	-	-	-	-	-
Charity income	89,270	90,773	180,043	48,856	102,932	151,788
3 INCOME FROM CHARITABLE ACTIVITIES						
Charity income	-	-	-	-	-	-
Earned income						
Subsidiary income						
Admissions	9,205	-	9,205	8,937	-	8,937
Guide books	540	-	540	492	-	492
Events	8,263	-	8,263	5,075	-	5,075
	18,008	-	18,008	14,504	-	14,504
Group income	18,008	-	18,008	14,504	-	14,504
4 OTHER TRADING INCOME						
Events, raffles and other	6,339	-	6,339	90	-	90
Rent and room hire	20,500	-	20,500	9,500	-	9,500
Charity income	26,839	-	26,839	9,590	-	9,590
Subsidiary income						
Tea rooms	4,691	-	4,691	5,053	-	5,053
Books and gifts	8,780	-	8,780	6,558	-	6,558
Room hire	16,927	-	16,927	9,878	-	9,878
	30,398	-	30,398	21,489	-	21,489
less eliminated on consolidation:						
Rent & management charges to GHT	(16,339)	-	(16,339)	(6,250)	-	(6,250)
Group income	40,898	-	40,898	24,829	-	24,829

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

5 TRADING SUBSIDIARY - The Gaskells' House Trading Ltd

	2021	2020
	£	£
Turnover	48,406	35,993
Cost of sales	<u>(8,970)</u>	<u>(8,955)</u>
Gross profit	39,436	27,038
Administration costs	(39,436)	(61,929)
Other income (grant from MHBT, eliminated on consolidation)	<u>-</u>	<u>34,891</u>
Net profit before taxation	-	-
Taxation	<u>-</u>	<u>-</u>
Net profit after taxation	<u><u>-</u></u>	<u><u>-</u></u>

Total assets	93,109	54,075
Total liabilities	<u>(93,099)</u>	<u>(54,065)</u>
Net funds	<u>10</u>	<u>10</u>

Subsidiary costs included in Group accounts

Cost of sales	8,970	8,955
Administration costs	39,436	61,929
Less eliminated on consolidation - rent and management charge	<u>(16,339)</u>	<u>(6,250)</u>
	<u>32,067</u>	<u>64,634</u>

Subsidiary income and costs included on consolidation are analysed as follows:

	Charitable		2021	Charitable		2020
	activities	Fundraising	Total	activities	Fundraising	Total
	£	£	£	£	£	£
INCOME						
Tea rooms	-	4,691	4,691	-	5,053	5,053
Books and gifts	-	8,780	8,780	-	6,558	6,558
Room hire	-	16,927	16,927	-	9,878	9,878
Admissions	9,205	-	9,205	8,937	-	8,937
Guide books	540	-	540	492	-	492
Events	8,263	-	8,263	5,075	-	5,075
	<u>18,008</u>	<u>30,398</u>	<u>48,406</u>	<u>14,504</u>	<u>21,489</u>	<u>35,993</u>
EXPENDITURE						
Staff costs	11,539	2,036	13,575	29,155	5,145	34,300
Direct costs tea rooms	-	3,185	3,185	-	5,458	5,458
Goods for resale	-	4,617	4,617	-	1,777	1,777
Ticketing, event and other costs	1,168	-	1,168	1,720	-	1,720
Advertising and publicity	1,190	210	1,400	3,187	563	3,750
Premises & insurance costs	3,999	706	4,705	10,540	1,860	12,400
Overheads	2,905	512	3,417	4,445	784	5,229
	<u>20,801</u>	<u>11,266</u>	<u>32,067</u>	<u>49,047</u>	<u>15,587</u>	<u>64,634</u>

Rent and management charges charged by the charity of £16,339 (2020 - £6,250) are eliminated on consolidation, as was the grant to the subsidiary from the charity of £34,891 in 2020 (2021 - nil).

Premises, insurance and overheads are allocated on an estimate of resources used.

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

	2021			2020		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
6 COSTS OF RAISING FUNDS	£	£	£	£	£	£
Support costs	5,314	-	5,314	2,467	-	2,467
Charity costs	5,314	-	5,314	2,467	-	2,467
Subsidiary costs						
Staff costs	2,036	-	2,036	5,145	-	5,145
Direct costs tea room	3,185	-	3,185	5,458	-	5,458
Goods for resale	4,617	-	4,617	1,777	-	1,777
Advertising & marketing	210	-	210	563	-	563
Premises, insurance & overheads	1,218	-	1,218	2,644	-	2,644
	11,266	-	11,266	15,587	-	15,587
Group costs	16,580	-	16,580	18,054	-	18,054

7 EXPENDITURE ON CHARITABLE ACTIVITIES

Charity						
Grant paid to subsidiary	-	-	-	34,891	-	34,891
Staff costs	64,204	-	64,204	39,874	-	39,874
Activity costs	1,553	-	1,553	-	-	-
Other direct costs	23,185	-	23,185	20,113	-	20,113
Depreciation	11,606	-	11,606	11,433	-	11,433
Support costs	50,506	-	50,506	23,328	-	23,328
Charged to restricted funds	(128,618)	128,618	-	(82,438)	82,438	-
Total for charity company	22,436	128,618	151,054	47,201	82,438	129,639
Subsidiary						
Direct costs						
Staff costs	11,539	-	11,539	29,155	-	29,155
Ticketing, event and other costs	1,168	-	1,168	1,720	-	1,720
Premises & insurance costs	3,999	-	3,999	10,540	-	10,540
Support costs with subsidiary:						
Advertising & marketing	1,190	-	1,190	3,187	-	3,187
Overheads	2,905	-	2,905	4,445	-	4,445
	20,801	-	20,801	49,047	-	49,047
Grant eliminated on consolidation	-	-	-	(34,891)	-	(34,891)
Total for group	43,237	128,618	171,855	61,357	82,438	143,795

Total costs of £950 (charitable) have been charged to designated funds (2020 - £1,163).

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

8 SUPPORT & GOVERNANCE COSTS

	2021			2020		
	Fundraising	Charitable	Total	Fundraising	Charitable	Total
Support costs	£	£	£	£	£	£
Premises & insurance	2,816	25,342	28,158	718	6,464	7,182
Office costs & other costs	850	7,654	8,504	590	5,305	5,895
Circularisation	-	2,861	2,861	-	2,348	2,348
Advertising & promotion	-	9,012	9,012	-	3,263	3,263
Security & maintenance	185	1,660	1,845	100	898	998
Management accounts	1,463	-	1,463	1,059	-	1,059
Bank charges	-	1,279	1,279	-	1,150	1,150
	<u>5,314</u>	<u>47,808</u>	<u>53,122</u>	<u>2,467</u>	<u>19,428</u>	<u>21,895</u>
Governance costs						
Legal, professional & accountancy	-	2,698	2,698	-	3,900	3,900
	<u>-</u>	<u>2,698</u>	<u>2,698</u>	<u>-</u>	<u>3,900</u>	<u>3,900</u>
Total support costs	<u>5,314</u>	<u>50,506</u>	<u>55,820</u>	<u>2,467</u>	<u>23,328</u>	<u>25,795</u>

Costs that can be wholly attributed to either support or governance are allocated directly to those functions, and other costs are allocated either on the basis of the estimation of time spent (staff costs) or consumption of resources (office costs).

9 GROUP NET INCOMING RESOURCES AFTER TRANSFERS

	2021	2020
This is stated after charging/(crediting):	£	£
Accountant/Independent examiner's fees		
Report	970	970
Accountancy and advice	2,105	1,315
Depreciation charged on fixed assets	11,606	11,433
Directors' remuneration & trustees' expenses	<u>-</u>	<u>-</u>

10 STAFF INFORMATION

a Staff costs

Salaries and benefits	75,720	71,230
Employer's pension contributions (defined contribution scheme)	1,225	1,312
Employer's NI contributions (net of employer's allowance)	834	1,632
	<u>77,779</u>	<u>74,174</u>

No employees earned more than £60,000 pa in either year

b Key management personal

The key management personal comprise the trustees and principle staff as set out on page 1. The trustees do not receive any remuneration for their services.

Employment benefits principle staff	<u>36,285</u>	<u>34,352</u>
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c Average number of employees

The average number of employees was as follows:-

	Average number	Average number
	<u>6</u>	<u>5</u>
	<u>6</u>	<u>5</u>

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

11 TANGIBLE FIXED ASSETS - FUNCTIONAL

Group and charity	Display & Interpretation	Fixtures	Total
		fittings & equipment	
Cost		£	£
As at November 1 2020	159,387	21,446	180,833
Additions	1,674	-	1,674
As at October 31 2021	<u>161,061</u>	<u>21,446</u>	<u>182,507</u>
Depreciation			
As at November 1 2020	60,770	19,950	80,720
Provided	10,738	868	11,606
As at October 31 2021	<u>71,508</u>	<u>20,818</u>	<u>92,326</u>
Net Book Value			
As at October 31 2021	<u>89,553</u>	<u>628</u>	<u>90,181</u>
As at October 31 2020	<u>98,617</u>	<u>1,496</u>	<u>100,113</u>

12 TANGIBLE FIXED ASSETS - HERITAGE ASSETS

Group and charity	Freehold property	Exhibits	Total
		£	
Cost		£	£
As at November 1 2020	2,458,597	51,158	2,509,755
Additions	-	6,900	6,900
Disposals			-
As at October 31 2021	<u>2,458,597</u>	<u>58,058</u>	<u>2,516,655</u>
Depreciation			
As at November 1 2020	-	-	-
As at October 31 2021	-	-	-
Net Book Value			
As at October 31 2021	<u>2,458,597</u>	<u>58,058</u>	<u>2,516,655</u>
As at October 31 2020	<u>2,458,597</u>	<u>51,158</u>	<u>2,509,755</u>

The freehold property is subject to a first charge in favour of the Heritage lottery Memorial fund entered into on October 10 2014 as a condition of the award of a grant of c£1.8m towards phase 2 of the restoration.

The above assets are all included at cost.

The five year financial summary of heritage asset transactions is as follows;

	2016/17	2017/18	2018/19	2019/20	2020/21
	£	£	£	£	£
Building acquisition/restoration	30,784	3,812	-	-	-
Exhibits (furniture, fittings & fixtures)	<u>-</u>	<u>-</u>	<u>1,000</u>	<u>-</u>	<u>6,900</u>

Exhibits include furniture, fittings and fixtures acquired by the Trust in order to furnish the house in an authentic style consistent with the Gaskell Family's occupation of the property.

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

13 FIXED ASSETS INVESTMENTS

The charity has owns 100% of the issued share capital of the following company

Name	Activity	Investment		Company no.
		2021	2020	
		£	£	
The Gaskells' House Trading Ltd	running Gaskell House as a visitor attraction and café	10	10	7364259

14 DEBTORS	Group	Group	Charity	Charity
	2021	2020	2021	2020
	£	£	£	£
Income receivable	9,521	6,120	4,936	3,590
Amount due from group company	-	-	86,252	49,734
VAT reclaimable	-	2,865	-	2,865
Prepayments & other debtors	<u>12,114</u>	<u>10,955</u>	<u>12,114</u>	<u>10,955</u>
	<u>21,635</u>	<u>19,940</u>	<u>103,302</u>	<u>67,144</u>

15 CREDITORS falling due within one year

Trade creditors	1,944	8,858	1,624	4,753
Accruals & deferred income	28,587	17,595	22,545	17,595
Other taxation and social security	1,726	1,132	1,241	906
Pension contributions	234	173	234	173
Funds in trust	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>
	<u>33,991</u>	<u>29,258</u>	<u>27,144</u>	<u>24,927</u>

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

16 STATEMENT OF FUNDS

Group	2019/20				2020/21			
	01/11/2019	Income	Expenditure	Transfers	Income	Expenditure	Transfers	31/10/2021
	£	£	£	£	£	£	£	£
Unrestricted Funds:								
General fund	121,455	88,653	(78,248)	(60,000)	148,442	(58,867)	(9,991)	151,444
Designated funds	2,113	-	(1,163)	60,000	-	(950)	40,000	100,000
	123,568	88,653	(79,411)	-	148,442	(59,817)	30,009	251,444
Restricted Funds:								
As below	2,642,814	102,932	(82,438)	-	90,773	(128,618)	(30,009)	2,595,454
	2,642,814	102,932	(82,438)	-	90,773	(128,618)	(30,009)	2,595,454
Total funds	2,766,382	191,585	(161,849)	-	239,215	(188,435)	-	2,846,898

Unrestricted fund totals are analysed as follows:

Charitable funds	123,568	251,444
Non charitable trading funds	-	-
	<u>123,568</u>	<u>251,444</u>

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

16 STATEMENT OF FUNDS (continued)

	2019/20				2020/21			
	01/11/2019	Income	Expenditure	Transfers	Income	Expenditure	Transfers	31/10/2021
	£	£	£	£	£	£	£	£
Charity								
Unrestricted Funds:								
General fund	121,455	58,910	(48,505)	(60,000)	116,375	(26,800)	(9,991)	151,444
Designated funds:								
Building maintenance	-	-	-	60,000	-	-	-	60,000
Conservatory	-	-	-	-	-	-	40,000	40,000
Phase 2 completion	2,113	-	(1,163)	-	-	(950)	-	-
	<u>123,568</u>	<u>58,910</u>	<u>(49,668)</u>	-	<u>116,375</u>	<u>(27,750)</u>	<u>30,009</u>	<u>251,444</u>
Restricted Funds:								
HLF Resilience funding	11,843	31,560	(20,430)	-	-	(17,890)	-	5,083
HLF Covid Emergency funding	-	50,000	(38,101)	-	-	(11,899)	-	-
HLF - CRF1	-	-	-	-	46,477	(46,477)	-	-
HLF - CRF2	-	-	-	-	33,100	(33,100)	-	-
The 29th May 1961 Charitable Trust for the upper floor	-	-	-	-	5,000	(4,378)	-	622
The Hibbert Trust	-	6,000	(2,851)	-	-	(40)	(3,109)	-
Uof M - activities	-	-	-	-	1,380	(1,380)	-	-
Donations - William's study	2,406	-	(13)	-	-	(2,225)	-	168
Donations - Bedroom	20,000	15,372	(8,906)	-	4,789	(4,355)	(26,900)	-
Donations - volunteer coordinator	-	-	-	-	-	-	-	-
Donations/grant - garden	20	-	-	-	27	(44)	-	3
Other Phase 2	2,800	-	-	-	-	-	-	2,800
Sharing Ruskin legacy	704	-	(704)	-	-	-	-	-
Capital grants expended								
Grants expended and asset capitalised	2,605,041	-	(11,433)	-	-	(6,830)	-	2,586,778
	<u>2,642,814</u>	<u>102,932</u>	<u>(82,438)</u>	-	<u>90,773</u>	<u>(128,618)</u>	<u>(30,009)</u>	<u>2,595,454</u>
Total funds	<u>2,766,382</u>	<u>161,842</u>	<u>(132,106)</u>	-	<u>207,148</u>	<u>(156,368)</u>	-	<u>2,846,898</u>

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

16 STATEMENT OF FUNDS (continued)

Transfers

The Hibbert Trust	Released to unrestricted funds with the grantor's agreement.
Conservatory	Reclassified as unrestricted with donor's agreement, and designated by trustees for re-instatement of conservatory along with donation received in the year.

Restricted funds

HLF resilience & Covid funding	To ensure the economic viability of the charity.
Upper floor	Development and access to upper floor of the house
Donations - William's study	For the restoration and furnishing of William Gaskell's study
Donations/grant - garden	For the upkeep of the garden
Grants expended and asset capitalised	Amounts invested in fixed assets where there are continuing restrictions over their use. Depreciation is charged to this fund.

17 ANALYSIS OF COMPANY NET ASSETS BETWEEN FUNDS

	Unrestricted funds		Restricted	Total
	General	Designated	Funds	
<i>Fund balances at October 31 2021 are represented by:-</i>	£	£	£	£
Tangible fixed assets	20,058	-	2,586,778	2,606,836
Investments	10	-	-	10
Net current assets	<u>131,376</u>	<u>100,000</u>	<u>8,676</u>	<u>240,052</u>
	<u>151,444</u>	<u>100,000</u>	<u>2,595,454</u>	<u>2,846,898</u>
<i>Fund balances at October 31 2020 are represented by:-</i>				
Tangible fixed assets	16,260	-	2,593,608	2,609,868
Investments	10	-	-	10
Net current assets	<u>93,611</u>	<u>60,950</u>	<u>31,679</u>	<u>186,240</u>
	<u>109,881</u>	<u>60,950</u>	<u>2,625,287</u>	<u>2,796,118</u>

18 CONSTITUTION

The Company is limited by guarantee and does not have a share capital. In the event of the Company being wound up the members are committed to contributing £1 each.

19 TAXATION

The Company is a registered charity and is entitled to claim annual exemption from UK corporation tax.

20 CAPITAL COMMITMENTS

There were no capital commitments authorised and contracted for at the end of the year (2020 £Nil).

21 RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASHFLOW FROM OPERATING ACTIVITIES

	Group	Group	Charity	Charity
	2021	2020	2021	2020
	£	£	£	£
Net income/(expenditure)	50,780	29,736	50,780	29,736
Add back depreciation	11,606	11,433	11,606	11,433
Adjustment HLF Phase 2 funding	-	-	-	-
Deduct interest income shown in investing activities	(266)	(464)	(266)	(464)
Deduct profit/add back losses on disposals of FA	-	-	-	-
Decrease/(increase) in stocks	1,359	(1,012)	-	-
Decrease/(increase) in debtors	(1,695)	(6,933)	(36,158)	(45,954)
Increase/(decrease) in creditors	4,733	2,155	2,217	2,168
Net cash generated from/(used in) operating activities	<u>66,517</u>	<u>34,915</u>	<u>28,179</u>	<u>(3,081)</u>

MANCHESTER HISTORIC BUILDINGS TRUST
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2021

22 RELATED PARTY TRANSACTIONS

Details of the trading between the charity and its subsidiary company are shown in the notes to the financial statements.

In the year the charity contracted with Mrs V Watson, a trustee, to provide book keeping services for which it paid her £400, (2020 – £900) and there was a balance of £1,300 outstanding at 31/10/21(2020 – £2,900). Mrs Watson had played no part in the decision to engage her services.

There were no other related party transactions.

23 CONTINGENT LIABILITIES

The charity has received grant support for the restoration of Gaskell House from a number of different funders, which have continuing restrictions over the disposal of the property.

Heritage Lottery Fund (HLF) - £190,935 (phase 1) and £1,430,877 (phase 2 – excluding revenue support)

The Charity cannot dispose of the property by sale or lease for a period of twenty five years from June 2012 without the written consent of HLF, and if let or sold at a full market rate HLF may require that a proportion of the net proceeds are paid to them in accordance with their standard grant conditions. The charity is also obliged to open the property to the public and to advertise the opening times.

English Heritage - £297,911 (Phase 1) and £86,849 (Phase 2)

The Charity cannot dispose of the property by sale or lease for a period of ten years after the final payment of the grant (effectively from March 2013) without the written consent of English Heritage, which consent will only be given after any grant already paid has been recovered in full. The charity is also obliged to open the property to the public and to advertise the opening times.

Biffa - £50,000

If the charity disposes of the property, RSWT (the grantor) is entitled to some of the proceeds in proportion to their contribution, unless otherwise agreed.

There are no contingent liabilities attaching to the funding from other sources.

None of the above contingent liabilities are expected to crystallise.

24 ULTIMATE CONTROL

The company has been under the collective control of its directors, appointed by the members, throughout this and the preceding year. No director or member (taking account of any associates) has a controlling interest in the company.