

**MANCHESTER HISTORIC BUILDINGS TRUST**

**(A company limited by guarantee)**

**ANNUAL REPORT**

**AND**

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED OCTOBER 31 2022**

**Company number:** 3578992

**Charity number:** 1080606

**MANCHESTER HISTORIC BUILDINGS TRUST  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED OCTOBER 31 2022**

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**MANCHESTER HISTORIC BUILDINGS TRUST  
ADMINISTRATIVE INFORMATION  
FOR THE YEAR ENDED OCTOBER 31 2022**

**PRESIDENT**

J R Allan

**DIRECTORS AND TRUSTEES**

|              |                         |
|--------------|-------------------------|
| F Galvin     | (Resigned 8/9/22)       |
| A Walker     | (Chair from 8/9/22)     |
| F Draine     | (Resigned 8/9/22)       |
| R Harvey     | (Treasurer from 8/9/22) |
| A Higgins    | (Secretary)             |
| L Collins    | (Vice Chair)            |
| J Baxter     |                         |
| N Eyre       |                         |
| D Jarvis     |                         |
| A Mapplebeck |                         |
| A O'Brien    |                         |
| V Watson     |                         |
| D Duffy      |                         |
| L Burns      |                         |
| A O'Brien    |                         |
| V Watson     | Resigned 8/9/22         |

**COMPANY SECRETARY**

A Higgins

**PRINCIPAL STAFF**

**Part of key management:**

Sally Jastrzebski-Lloyd

House Manager

**Other members of staff:**

|                 |                                  |
|-----------------|----------------------------------|
| Lynda Jackson   | Events Coordinator               |
| Katy Ellis      | House Assistant                  |
| Katie Birkbeck  | Wedding & Conference Coordinator |
| Yasmin Choudhry | Finance Assistant                |
| Simon Parker    | Cleaner                          |

**REGISTERED OFFICE &**

**PRINCIPAL PLACE OF BUSINESS**

84 Plymouth Grove  
Manchester M13 9LW

**INDEPENDENT EXAMINER  
& ACCOUNTANTS**

Stacy Mason FCCA  
HGA Accountants & Financial Consultants Ltd  
t/a Chittenden Horley - Chartered Accountants  
Hyde Park House  
Cartwright Street  
Hyde SK14 4EH

**BANKERS**

HSBC  
CAF Bank  
Co – Operative 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 2022**

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 2022 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 Articles, 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 objects of the Charity are:

To preserve for the benefit of the people 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.  
(Adopted September 2020)

**Activities**

The Charity fulfils its objectives through the restoration of Elizabeth 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 other museums and cultural attractions the last few years have been very difficult as we focussed on recovery after the Covid pandemic lockdowns of 2020 and 2021. All museums found visitor figures were slow to rebuild to pre-pandemic levels but as confidence in returning to public spaces increased we have been gratified to see our visitor figures continue to recover although they have not reached pre-pandemic levels. Our other core activities including private tours, events, monthly second-hand book sales and weddings have been re-established.

- 4,500 people came to the House on public open days, private tours and school groups between Nov 21 – Oct 22. (compared to 2,134 the previous year, and 7,000 pre-pandemic)
- 12 school groups and 31 private tours visited the House for pre-booked tours
- 44 online talks were held reaching an online audience of over 2000 people. The theme for 2022 was the novel North and South.
- We hosted 23 weddings (maximum capacity 24) – compared to 8 the previous year.
- Average spend in the Tea Room stayed consistent at £6.28

The core activities of the charity 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

**MANCHESTER HISTORIC BUILDINGS TRUST  
TRUSTEES' AND DIRECTORS' ANNUAL REPORT  
FOR THE YEAR ENDED OCTOBER 31 2022**

- 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.

The on-line programme developed during the pandemic has been maintained and talks attract participants from all over the UK and from other countries. We have had participants from a number of European countries, from the USA, Canada and Australia. The team was also successful in applying to several grants programmes that have allowed us to build on our activities and to expand our offer for visitors in the future.

Average spend in the tea room has remained consistent at £6.28 and additional retail lines have been added. A volunteer-led Tea Room development group continues to explore ways to increase spending whilst maintaining high standards of hygiene and food safety.

With grant funding support a new family garden trail was devised and launched in the summer 2022 which has enhanced the visitor experience and given greater connection between the House and garden. Associated with this we were also able to get some funding to offset the costs of repairing the pergola, although long-term this is likely to require funding to be replaced completed.

Funding was also sought to professionally conserve eight books from the collection which has led to an annual book sponsorship programme being developed that will see between 9-10 books being repaired every year with support from Friends and Donors.

Over the next year we will be working towards Accredited Museum status, which will open up opportunities for grant applications and as the industry standard will provide a respected quality mark. We hope, subject to Planning and Listed Building Consent, to expand the House by constructing a conservatory to a design based on the original and providing more space for our visitors to enjoy.

We are also looking forward to celebrating the 10th anniversary of the House opening in October 2024. We will keep our supporters updated as we progress with these projects.

**Public benefit**

The Trustees take into consideration 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 were updated in a business plan in 2021. The main thrust of the updated business plan is directed towards broadening the audience base and generating additional income which will contribute to long term sustainability. A sustainable operation will ensure that the public benefits which the project has generated 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 40 volunteers who give up their time to be room guides, staff the tea room and book sales, do research and conservation activities at the House. They also facilitate group visits and events and educational activities. We have a number of working groups of volunteers and trustees who work on housekeeping, tea room, documentation, research, fundraising, learning programme and exhibitions. Our team of volunteer gardeners have made the grounds of the House an additional attraction especially in spring and summer.

Volunteers are central to our work and draw on the local community and more widely, 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. We are 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 on-line tour training. We have an under 25s volunteer group who have produced a garden trail for families.

We carry out an annual Volunteer Survey. The most recent highlighted the positive benefits of their participation. 32 volunteers responded to the most recent and 97% reported being extremely or very proud of volunteering and 94% felt extremely or very appreciated. Similarly high percentages were very satisfied with their induction and training and the communications they received. 75% of our volunteers are over 60 and 19% are 16-29. Benefits reported include social connections with the team and visitors, satisfaction of sharing their knowledge and the opportunity to acquire new skills. Volunteers receive regular newsletters and training including on-line sessions which are recorded and can be accessed on-line by those unable to attend. Our Volunteer Co-ordinator was shortlisted for the Heritage Volunteering Group's annual award in 2022.

**MANCHESTER HISTORIC BUILDINGS TRUST  
TRUSTEES' AND DIRECTORS' ANNUAL REPORT  
FOR THE YEAR ENDED OCTOBER 31 2022**

**FINANCIAL REVIEW**

**Overview**

The group had a deficit on unrestricted general funds, before transfers, for the year of £14,346,

The subsidiary has continued to operate Gaskell House and has borne an appropriate share of the costs.

**Risk management**

As part of the 2021 Business Planning process the Risk Register was revised. Seven major risks were identified which included financial risks, risks to the building and collection and capacity issues. Mitigations were put in place to reduce the risks.

**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 and the conservatory of £40,000.

The Trustees formally designated £60,000 of reserves for a Buildings Maintenance Fund, especially important now that it is eight years since the House opened to the public and some repairs are necessary.

We anticipate drawing on reserves in the next financial year for replacement of hot water geyser, new computer equipment and software, and upgrading fire alarm system. We will aim to rebuild our reserves as soon as possible.

At October 31 2022 free reserves are £118,323,

**Going concern**

The Trust was financially viable before the Covid 19 pandemic as evidenced by our financial performance. There have been subsequent uncertainties as rebuilding confidence among visitors has taken time and most museums continue to report visitor figures lower than in 2019. In addition, the cost of living crisis with its negative impact on cost of supplies and services, and as visitors have less disposable income, is having a detrimental effect as evidenced by the Association of Leading Visitor Attractions (ALVA) which reported that all attractions are feeling the effects of the cost of living crisis.

In 2022 we received grants totaling £79,179 for projects to enhance the visitor offer. These included –

- £39,184 from the AIM BIFFA Award History Makers programme provided by the Landfill Communities Fund. It supported a new exhibition on the role of Elizabeth Gaskell as a radical changemaker connected with other notable female reformers.
- £5,250, via the Trading Company, from the Sustainability Improvement Fund provided by Museum Development North West to provide a digital and paper-based trail of the garden.
- £745 from the Pilgrim Trust for Remedial Conservation of a number of books from the collection.
- £33,500 from the Culture Recovery Fund for Heritage: Emergency Resource Support from the DCMS to cover 3 months of overheads including salaries, insurance, business rates, utilities etc.
- £500 from the Manchester Airport Community Fund which part funded repairs to the pergola.

We also received donations from the public totalling, with Gift Aid where applicable, £1,429 and £2,370 from the Friends membership fees.

**FUTURE PLANS**

Covid recovery grants are no longer available, but we make applications to suitable sources of funding for projects and activities that enhance the core offer of the House. An application of £5,000 to the Recovery and Reset grant programme provided Museum Development North West is pending for the exhibition A Tale of Manchester Life: Elizabeth Gaskell's Manchester to open in spring 2023.

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We are seeking funding to develop a new project, Elizabeth Gaskell's House 10 Year Anniversary Friends Development Project, which will involve rebranding and repurposing the Friends Scheme to a more philanthropic giving membership dedicated to preserving part of Manchester's literary heritage and broadening access to the House and its activities. The project will include appointing a temporary staff member who will review, plan and implement a new infrastructure to improve the financial, digital and communication processes for the EGH Friends' Scheme as well as the development of a five-year fundraising strategy and a 10 year anniversary exhibition to celebrate the achievements of the Friends. Group.

We will review our staffing structure to ensure we have capacity to deliver our services within the constraints of our resources.

We reported last year that we anticipated the possible surrender of a lease by a tenant for one large room and one small room which brings in an income of £12,000 pa. The tenant had not been able to make use of the space because of the pandemic. The tenant has given notice of vacating the space from June 2023. The liberated space will be used to provide improved staff accommodation, bringing the whole team together for better co-working. A temporary p/t staff member is to be employed on a pilot basis to test the potential of building our room hire business. They will also support weddings.

Our wedding bookings have fully recovered following the Covid crisis and we remain a popular choice for small weddings with overwhelmingly positive reviews. However there is no potential for further growth because of the impact on the fabric of the House and its public spaces. We have increased our weddings charges by 10% and changed to packaging from 2 hour to 3 hour minimum hire.

Admission prices on open days were increased by 50p and the decision made to remove the over 65 discounted rate. Neither has had any negative effect on numbers or income levels. Price increases of £1 were also made to private tours and school groups to reflect increased overhead costs. Charges for on-line events were increased from £4 to £5 from Nov 2022 and there is an option on all on-line booking to include a donation. All prices are reviewed annually.

We are embarking on a project to create a new Conservatory based on one that was in place when the Gaskells lived at the House. Planning and Listed Building Consent will be applied for in autumn 2023 and a fundraising campaign established.

The House will apply for Museum Accreditation in 2023. If successful it will provide greater funding and training opportunities for volunteers and staff and give the House more scope for loans of artefacts, and for national recognition.

We will continue to develop our on-line events programme.

In October 2024 it will be 10 years since the opening of the House to the public. We shall be planning how we will mark this anniversary.

## **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 Articles 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.

### **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. A succession planning group has been created to recruit board members with appropriate skills and knowledge.

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

### **Organisation**

The Governing Body, which must 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 Director.

**MANCHESTER HISTORIC BUILDINGS TRUST  
TRUSTEES' AND DIRECTORS' ANNUAL REPORT  
FOR THE YEAR ENDED OCTOBER 31 2022**

**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:

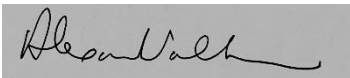
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS 102) (second edition – October 2019);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, 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:



Alexandra Walker - Chair

Date:

**INDEPENDENT EXAMINERS' REPORT  
TO THE TRUSTEES OF MANCHESTER HISTORIC BUILDINGS TRUST  
FOR THE YEAR ENDED OCTOBER 31 2022**

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 2022 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.

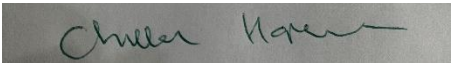
Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your consolidated accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 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.



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

Hyde Park House  
Cartwright Street  
Hyde  
SK14 4EH

Date:



**MANCHESTER HISTORIC BUILDINGS TRUST**  
**GROUP STATEMENT OF FINANCIAL ACTIVITIES (including the income and expenditure account)**  
**FOR THE YEAR ENDED OCTOBER 31 2022**

|   | Notes | Unrestricted funds |                | Restricted       | Total                   | Total            |
|---|-------|--------------------|----------------|------------------|-------------------------|------------------|
|   |       | General            | Designated     | Funds            | 2022                    | 2021             |
|   |       | £                  | £              | £                | £                       | £                |
| <b>Incoming resources from generated funds:</b> |       |                    |                |                  |                         |                  |
| Donations                                       | 2     | 10,274             | -              | 79,128           | <b>89,402</b>           | 180,043          |
| Charitable activities                           | 3     | 32,694             | -              | -                | <b>32,694</b>           | 18,008           |
| Other trading activities                        | 4     | 66,823             | -              | -                | <b>66,823</b>           | 40,898           |
| Investment income - bank interest               |       | 422                | -              | -                | <b>422</b>              | 266              |
| <b>TOTAL INCOME</b>                             |       | <u>110,213</u>     | <u>-</u>       | <u>79,128</u>    | <b><u>189,341</u></b>   | <u>239,215</u>   |
| <b>EXPENDITURE</b>                              |       |                    |                |                  |                         |                  |
| Raising funds                                   | 6     | 42,537             | -              | -                | <b>42,537</b>           | 16,580           |
| Charitable activities                           | 7     | 82,022             | -              | 63,854           | <b>145,876</b>          | 173,417          |
| <b>TOTAL EXPENDITURE</b>                        |       | <u>124,559</u>     | <u>-</u>       | <u>63,854</u>    | <b><u>188,413</u></b>   | <u>189,997</u>   |
| <b>NET INCOME/(EXPENDITURE)</b>                 |       |                    |                |                  |                         |                  |
| <b>BEFORE TRANSFERS</b>                         | 9     | (14,346)           | -              | 15,274           | <b>928</b>              | 49,218           |
| Transfers between funds                         | 16    | <u>(667)</u>       | <u>-</u>       | <u>667</u>       | <u>-</u>                | <u>-</u>         |
| <b>NET MOVEMENT IN FUNDS</b>                    | 16    | (15,013)           | -              | 15,941           | <b>928</b>              | 49,218           |
| <b>FUNDS BROUGHT FORWARD</b>                    | 16    | <u>151,444</u>     | <u>100,000</u> | <u>2,595,454</u> | <b><u>2,846,898</u></b> | <u>2,796,118</u> |
| <b>FUNDS CARRIED FORWARD</b>                    | 16    | <u>136,431</u>     | <u>100,000</u> | <u>2,611,395</u> | <b><u>2,847,826</u></b> | <u>2,845,336</u> |

The notes on pages 13 to 23 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 2022**

|   | Notes | Unrestricted funds |               | Restricted       | Total            | Total            |
|---|-------|--------------------|---------------|------------------|------------------|------------------|
|   |       | General            | Designated    | Funds            | 2022             | 2021             |
|   |       | £                  | £             | £                | £                | £                |
| <b>Incoming resources from generated funds:</b> |       |                    |               |                  |                  |                  |
| Donations                                       | 2     | 10,274             |               | 79,128           | <b>89,402</b>    | 180,043          |
| Charitable activities                           | 3     | -                  | -             | -                | -                | -                |
| Other trading activities                        | 4     | 28,781             |               | -                | <b>28,781</b>    | 26,839           |
| Investment income - bank interest               |       | 422                | -             | -                | <b>422</b>       | 266              |
| <b>TOTAL INCOME</b>                             |       | <u>39,477</u>      | <u>-</u>      | <u>79,128</u>    | <b>118,605</b>   | <u>207,148</u>   |
| <b>EXPENDITURE</b>                              |       |                    |               |                  |                  |                  |
| Raising funds                                   | 6     | 5,195              | -             | -                | <b>5,195</b>     | 5,314            |
| Charitable activities                           | 7     | 48,628             | -             | 63,854           | <b>112,482</b>   | 152,616          |
| <b>TOTAL EXPENDITURE</b>                        |       | <u>53,823</u>      | <u>-</u>      | <u>63,854</u>    | <b>117,677</b>   | <u>157,930</u>   |
| <b>NET INCOME/(EXPENDITURE)</b>                 |       |                    |               |                  |                  |                  |
| <b>BEFORE TRANSFERS</b>                         | 9     | (14,346)           | -             | 15,274           | <b>928</b>       | 49,218           |
| Transfers between funds                         | 16    | (667)              | -             | 667              | -                | -                |
| <b>NET MOVEMENT IN FUNDS</b>                    | 16    | (15,013)           | -             | 15,941           | <b>928</b>       | 49,218           |
| <b>FUNDS BROUGHT FORWARD</b>                    | 16    | <u>151,444</u>     | <u>60,000</u> | <u>2,595,454</u> | <b>2,806,898</b> | <u>2,796,118</u> |
| <b>FUNDS CARRIED FORWARD</b>                    | 16    | <u>136,431</u>     | <u>60,000</u> | <u>2,611,395</u> | <b>2,807,826</b> | <u>2,845,336</u> |

The notes on pages 13 to 23 form part of these financial statements.

**MANCHESTER HISTORIC BUILDINGS TRUST  
GROUP BALANCE SHEET  
AS AT OCTOBER 31 2022**

|                                 | Notes | 2022<br>£ | 2022<br>£        | 2021<br>£ | 2021<br>£        |
|---------------------------------|-------|-----------|------------------|-----------|------------------|
| <b>FIXED ASSETS</b>             |       |           |                  |           |                  |
| Tangible Assets - functional    | 11    |           | 107,626          |           | 90,181           |
| Tangible Assets - heritage      | 12    |           | 2,516,654        |           | 2,516,654        |
|                                 |       |           | <u>2,624,280</u> |           | <u>2,606,835</u> |
| <b>CURRENT ASSETS</b>           |       |           |                  |           |                  |
| Stock                           |       | 9,851     |                  | 7,958     |                  |
| Debtors                         | 14    | 21,975    |                  | 21,635    |                  |
| Cash at Bank and in Hand        |       |           | <u>223,542</u>   |           | <u>244,461</u>   |
|                                 |       |           | <b>255,368</b>   |           | <b>274,054</b>   |
| <b>CREDITORS</b>                |       |           |                  |           |                  |
| Amounts falling due in one year | 15    |           | <u>31,823</u>    |           | <u>33,991</u>    |
| <b>NET CURRENT ASSETS</b>       |       |           | <u>223,546</u>   |           | <u>240,063</u>   |
| <b>NET ASSETS</b>               |       |           | <u>2,847,826</u> |           | <u>2,846,898</u> |
| <b>FUNDS</b>                    |       |           |                  |           |                  |
| Unrestricted                    | 16    |           | 236,431          |           | 251,444          |
| Restricted                      | 16    |           | <u>2,611,395</u> |           | <u>2,595,454</u> |
| <b>TOTAL FUNDS</b>              |       |           | <u>2,847,826</u> |           | <u>2,846,898</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 2022, 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.

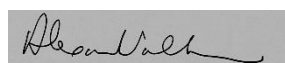
**Directors' responsibilities**

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 23 form part of these financial statements.

**Approved by the Board and authorised for issue on:**

**And signed on their behalf by:**



**Alexandra Walker - Director**

Company registration number 3578992

**MANCHESTER HISTORIC BUILDINGS TRUST  
CHARITY BALANCE SHEET  
AS AT OCTOBER 31 2022**

|                                 | Notes | 2022<br>£      | 2022<br>£        | 2021<br>£      | 2021<br>£        |
|---------------------------------|-------|----------------|------------------|----------------|------------------|
| <b>FIXED ASSETS</b>             |       |                |                  |                |                  |
| Tangible Assets - functional    | 11    |                | 107,626          |                | 90,181           |
| Tangible Assets - heritage      | 12    |                | 2,516,654        |                | 2,516,654        |
| Investments                     | 13    |                | 10               |                | 10               |
|                                 |       |                | <u>2,624,290</u> |                | <u>2,606,845</u> |
| <b>CURRENT ASSETS</b>           |       |                |                  |                |                  |
| Debtors                         | 14    | 88,793         |                  | 103,302        |                  |
| Cash at Bank and in Hand        |       | <u>155,522</u> |                  | <u>163,895</u> |                  |
|                                 |       | <b>244,315</b> |                  | <b>267,197</b> |                  |
| <b>CREDITORS</b>                |       |                |                  |                |                  |
| Amounts falling due in one year | 15    |                | <u>20,780</u>    |                | <u>27,144</u>    |
| <b>NET CURRENT ASSETS</b>       |       |                |                  |                |                  |
|                                 |       |                | <u>223,536</u>   |                | <u>240,053</u>   |
| <b>NET ASSETS</b>               |       |                |                  |                |                  |
|                                 |       |                | <u>2,847,826</u> |                | <u>2,846,898</u> |
| <b>FUNDS</b>                    |       |                |                  |                |                  |
| Unrestricted                    | 16    |                | 236,431          |                | 251,444          |
| Restricted                      | 16    |                | <u>2,611,395</u> |                | <u>2,595,454</u> |
| <b>TOTAL FUNDS</b>              |       |                | <u>2,847,826</u> |                | <u>2,846,898</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 2022, 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.

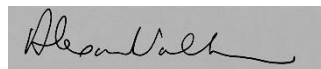
**Directors' responsibilities**

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 23 form part of these financial statements.

**Approved by the Board and authorised for issue on:**

**And signed on their behalf by:**



**Alexandra Walker - Director**

Company registration number 3578992

**MANCHESTER HISTORIC BUILDINGS TRUST  
GROUP AND CHARITY STATEMENTS OF CASH FLOWS  
AS AT OCTOBER 31 20212**

|   | notes | Group<br>2022<br>£ | Group<br>2021<br>£ | Charity<br>2022<br>£ | Charity<br>2021<br>£ |
|---|-------|--------------------|--------------------|----------------------|----------------------|
| <b>Cash used in operating activities</b>                              | 21    | <b>9,409</b>       | <b>64,843</b>      | <b>21,955</b>        | <b>26,505</b>        |
| <b>Cashflows from investing activities</b>                            |       |                    |                    |                      |                      |
| Interest and dividends  |       | 422                | 266                | 422                  | 266                  |
| Purchase of tangible fixed assets                                     |       | (30,749)           | (6,900)            | (30,749)             | (6,900)              |
| <b>Cash provided by/(used in) investing activities</b>                |       | <b>(30,327)</b>    | <b>(6,634)</b>     | <b>(30,327)</b>      | <b>(6,634)</b>       |
| <b>Cashflows from financing activities</b>                            |       |                    |                    |                      |                      |
| Proceeds from new borrowings  |       | -                  | -                  | -                    | -                    |
| Repayment of borrowing  |       | -                  | -                  | -                    | -                    |
| <b>Cash used in financing activities</b>                              |       | <b>-</b>           | <b>-</b>           | <b>-</b>             | <b>-</b>             |
| <b>Increase/(decrease) in cash &amp; cash equivalents in the year</b> |       | <b>(20,919)</b>    | <b>58,209</b>      | <b>(8,373)</b>       | <b>19,871</b>        |
| <b>Cash and cash equivalents brought forward</b>                      |       | <b>244,461</b>     | <b>186,252</b>     | <b>163,895</b>       | <b>144,024</b>       |
| <b>Cash and cash equivalents carried forward</b>                      |       | <b>223,542</b>     | <b>244,461</b>     | <b>155,522</b>       | <b>163,895</b>       |
| <b>Cash and cash equivalents consist of:</b>                          |       |                    |                    |                      |                      |
| Cash at bank and in hand  |       | 223,542            | 244,461            | 155,522              | 163,895              |
|   |       | <b>223,542</b>     | <b>244,461</b>     | <b>155,522</b>       | <b>163,895</b>       |

The notes on pages 13 to 23 form part of these financial statements.

**MANCHESTER HISTORIC BUILDINGS TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2022**

**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 2022**

**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 2022**

|  | 2022         |            |          | 2021         |            |          |
|--|--------------|------------|----------|--------------|------------|----------|
|  | Unrestricted | Restricted | Total    | Unrestricted | Restricted | Total    |
|  | £            | £          | £        | £            | £          | £        |
| <b>2 DONATIONS</b>                         |              |            |          |              |            |          |
| HLF - CRF1                                 | -            | -          | -        | -            | 46,477     | 46,477   |
| HLF - CRF2                                 | -            | 33,500     | 33,500   | -            | 33,100     | 33,100   |
| Biffa                                      | -            | 39,184     | 39,184   | -            | -          | -        |
| Other                                      | -            | 1,194      | 1,194    | -            | -          | -        |
| The 29th May 1961 Charitable Trust         | -            | -          | -        | -            | 5,000      | 5,000    |
| The University of Manchester               | -            | -          | -        | -            | 1,380      | 1,380    |
| MCC Business support/COVID                 | 4,000        | -          | 4,000    | 58,289       | -          | 58,289   |
| Membership                                 | 2,370        | -          | 2,370    | 2,137        | -          | 2,137    |
| Donations - individuals                    | 3,904        | -          | 3,904    | 28,844       | -          | 28,844   |
| Donations - bedroom                        | -            | -          | -        | -            | 4,789      | 4,789    |
| Sustainable Improvement Fund               | -            | 5,250      | 5,250    | -            | -          | -        |
| Donations - garden                         | -            | -          | -        | -            | 27         | 27       |
| <b>Group income</b>                        | 10,274       | 79,128     | 89,402   | 89,270       | 90,773     | 180,043  |
| Gaskell's House Trading Ltd                | -            | -          | -        | -            | -          | -        |
| <b>Charity income</b>                      | 10,274       | 79,128     | 89,402   | 89,270       | 90,773     | 180,043  |
| <b>3 INCOME FROM CHARITABLE ACTIVITIES</b> |              |            |          |              |            |          |
| <b>Charity income</b>                      | -            | -          | -        | -            | -          | -        |
| <b>Earned income</b>                       |              |            |          |              |            |          |
| <b>Subsidiary income</b>                   |              |            |          |              |            |          |
| Admissions                                 | 26,174       | -          | 26,174   | 9,205        | -          | 9,205    |
| Guide books                                | -            | -          | -        | 540          | -          | 540      |
| Events                                     | 6,520        | -          | 6,520    | 8,263        | -          | 8,263    |
|  | 32,694       | -          | 32,694   | 18,008       | -          | 18,008   |
| <b>Group income</b>                        | 32,694       | -          | 32,694   | 18,008       | -          | 18,008   |
| <b>4 OTHER TRADING INCOME</b>              |              |            |          |              |            |          |
| Events, raffles and other                  | 8,281        | -          | 8,281    | 6,339        | -          | 6,339    |
| Rent and room hire                         | 20,500       | -          | 20,500   | 20,500       | -          | 20,500   |
| <b>Charity income</b>                      | 28,781       | -          | 28,781   | 26,839       | -          | 26,839   |
| <b>Subsidiary income</b>                   |              |            |          |              |            |          |
| Tea rooms                                  | 8,303        | -          | 8,303    | 4,691        | -          | 4,691    |
| Books and gifts                            | 13,613       | -          | 13,613   | 8,780        | -          | 8,780    |
| Room hire                                  | 34,407       | -          | 34,407   | 16,927       | -          | 16,927   |
|  | 56,323       | -          | 56,323   | 30,398       | -          | 30,398   |
| <b>less eliminated on consolidation:</b>   |              |            |          |              |            |          |
| Rent & management charges to GHT           | (18,281)     | -          | (18,281) | (16,339)     | -          | (16,339) |
| <b>Group income</b>                        | 66,823       | -          | 66,823   | 40,898       | -          | 40,898   |

**MANCHESTER HISTORIC BUILDINGS TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2022**

**5 TRADING SUBSIDIARY - The Gaskells' House Trading Ltd**

|   | 2022                   | 2021                   |
|---|------------------------|------------------------|
|   | £                      | £                      |
| Turnover  | 89,017                 | 48,406                 |
| Cost of sales   | <u>(14,318)</u>        | <u>(8,970)</u>         |
| <b>Gross profit</b>   | <b>74,699</b>          | <b>39,436</b>          |
| Administration costs  | <b>(74,699)</b>        | <b>(39,436)</b>        |
| Donation to Manchester Historic Buildings Trust             | -                      | -                      |
| Other income (grant from MHBT, eliminated on consolidation) | <u>-</u>               | <u>-</u>               |
| Interest receivable   | <u>-</u>               | <u>-</u>               |
| <b>Net profit before taxation</b>                           | <b>-</b>               | <b>-</b>               |
| Taxation  | <u>-</u>               | <u>-</u>               |
| <b>Net profit after taxation</b>                            | <b><u>-</u></b>        | <b><u>-</u></b>        |
| <br>  |                        |                        |
| Total assets  | <b>85,646</b>          | 93,109                 |
| Total liabilities   | <b><u>(85,636)</u></b> | <b><u>(93,099)</u></b> |
| Net funds   | <b><u>10</u></b>       | <b><u>10</u></b>       |

**Subsidiary costs included in Group accounts**

|   |                        |                        |
|---|------------------------|------------------------|
| Cost of sales   | <b>14,318</b>          | 8,970                  |
| Administration costs  | <b>74,699</b>          | 39,436                 |
| Less eliminated on consolidation - rent and management charge | <b><u>(18,281)</u></b> | <b><u>(16,339)</u></b> |
|   | <b><u>70,736</u></b>   | <b><u>32,067</u></b>   |

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

|                                  | Charitable    |               | 2022                 | Charitable    |               | 2021                 |
|----------------------------------|---------------|---------------|----------------------|---------------|---------------|----------------------|
|                                  | activities    | Fundraising   | Total                | activities    | Fundraising   | Total                |
|                                  | £             | £             | £                    | £             | £             | £                    |
| <b>INCOME</b>                    |               |               |                      |               |               |                      |
| Tea rooms                        | -             | 8,303         | <b>8,303</b>         | -             | 4,691         | <b>4,691</b>         |
| Books and gifts                  | -             | 13,613        | <b>13,613</b>        | -             | 8,780         | <b>8,780</b>         |
| Room hire                        | -             | 34,407        | <b>34,407</b>        | -             | 16,927        | <b>16,927</b>        |
| Admissions                       | 26,174        | -             | <b>26,174</b>        | 9,205         | -             | <b>9,205</b>         |
| Guide books                      | -             | -             | -                    | 540           | -             | <b>540</b>           |
| Events                           | 6,520         | -             | <b>6,520</b>         | 8,263         | -             | <b>8,263</b>         |
|                                  | <u>32,694</u> | <u>56,323</u> | <b><u>89,017</u></b> | <u>18,008</u> | <u>30,398</u> | <b><u>48,406</u></b> |
| <br>                             |               |               |                      |               |               |                      |
| <b>EXPENDITURE</b>               |               |               |                      |               |               |                      |
| Staff costs                      | 18,299        | 18,299        | <b>36,598</b>        | 11,539        | 2,036         | <b>13,575</b>        |
| Direct costs tea rooms           | -             | 6,886         | <b>6,886</b>         | -             | 3,185         | <b>3,185</b>         |
| Goods for resale                 | -             | 4,229         | <b>4,229</b>         | -             | 4,617         | <b>4,617</b>         |
| Ticketing, event and other costs | 3,203         | -             | <b>3,203</b>         | 1,168         | -             | <b>1,168</b>         |
| Advertising and publicity        | 3,837         | 2,558         | <b>6,395</b>         | 1,190         | 210           | <b>1,400</b>         |
| Premises & insurance costs       | 5,053         | 3,369         | <b>8,422</b>         | 3,999         | 706           | <b>4,705</b>         |
| Overheads                        | 3,002         | 2,001         | <b>5,003</b>         | 2,904         | 513           | <b>3,417</b>         |
|                                  | <u>33,394</u> | <u>37,342</u> | <b><u>70,736</u></b> | <u>20,801</u> | <u>11,266</u> | <b><u>32,067</u></b> |

Rent charged by the charity of £10,000 (2021 - £10,000) is eliminated on consolidation,

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 2022**

|   | 2022          |               |                | 2021          |                |                |
|---|---------------|---------------|----------------|---------------|----------------|----------------|
|   | Unrestricted  | Restricted    | Total          | Unrestricted  | Restricted     | Total          |
|   | £             | £             | £              | £             | £              | £              |
| <b>6 COSTS OF RAISING FUNDS</b>               |               |               |                |               |                |                |
| Staff costs                                   | -             | -             | -              | -             | -              | -              |
| Direct costs                                  | -             | -             | -              | -             | -              | -              |
| Support costs                                 | 5,195         | -             | 5,195          | 5,314         | -              | 5,314          |
| <b>Charity costs</b>                          | <u>5,195</u>  | <u>-</u>      | <u>5,195</u>   | <u>5,314</u>  | <u>-</u>       | <u>5,314</u>   |
| <b>Subsidiary costs</b>                       |               |               |                |               |                |                |
| Staff costs                                   | 18,299        | -             | 18,299         | 2,036         | -              | 2,036          |
| Direct costs tea room                         | 6,886         | -             | 6,886          | 3,185         | -              | 3,185          |
| Goods for resale                              | 4,229         | -             | 4,229          | 4,617         | -              | 4,617          |
| Advertising & marketing                       | 2,558         | -             | 2,558          | 210           | -              | 210            |
| Premises, insurance & overheads               | 5,370         | -             | 5,370          | 1,218         | -              | 1,218          |
|   | <u>37,342</u> | <u>-</u>      | <u>37,342</u>  | <u>11,266</u> | <u>-</u>       | <u>11,266</u>  |
| <b>Group costs</b>                            | <u>42,537</u> | <u>-</u>      | <u>42,537</u>  | <u>16,580</u> | <u>-</u>       | <u>16,580</u>  |
| <b>7 EXPENDITURE ON CHARITABLE ACTIVITIES</b> |               |               |                |               |                |                |
| <b>Charity</b>                                |               |               |                |               |                |                |
| Grant paid to subsidiary                      | -             | -             | -              | -             | -              | -              |
| Staff costs                                   | 49,401        | -             | 49,401         | 64,204        | -              | 64,204         |
| Activity costs                                | -             | -             | -              | 1,553         | -              | 1,553          |
| Other direct costs                            | 6,540         | -             | 6,540          | 24,859        | -              | 24,859         |
| Depreciation                                  | 13,304        | -             | 13,304         | 11,494        | -              | 11,494         |
| Support costs                                 | 43,238        | -             | 43,238         | 50,506        | -              | 50,506         |
| Charged to restricted funds                   | (63,855)      | 63,855        | -              | (128,618)     | 128,618        | -              |
| <b>Total for charity company</b>              | <u>48,627</u> | <u>63,855</u> | <u>112,482</u> | <u>23,998</u> | <u>128,618</u> | <u>152,616</u> |
| <b>Subsidiary</b>                             |               |               |                |               |                |                |
| <b>Direct costs</b>                           |               |               |                |               |                |                |
| Staff costs                                   | 18,299        | -             | 18,299         | 11,539        | -              | 11,539         |
| Ticketing, event and other costs              | 3,203         | -             | 3,203          | 1,168         | -              | 1,168          |
| Premises & insurance costs                    | 5,053         | -             | 5,053          | 3,999         | -              | 3,999          |
| <b>Support costs with subsidiary:</b>         |               |               |                |               |                |                |
| Advertising & marketing                       | 3,837         | -             | 3,837          | 1,190         | -              | 1,190          |
| Overheads                                     | 3,002         | -             | 3,002          | 2,904         | -              | 2,904          |
|   | <u>33,394</u> | <u>-</u>      | <u>33,394</u>  | <u>20,801</u> | <u>-</u>       | <u>20,801</u>  |
| Grant eliminated on consolidation             | -             | -             | -              | -             | -              | -              |
| <b>Total for group</b>                        | <u>82,021</u> | <u>63,855</u> | <u>145,876</u> | <u>44,799</u> | <u>128,618</u> | <u>173,417</u> |

**MANCHESTER HISTORIC BUILDINGS TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2022**

**8 SUPPORT & GOVERNANCE COSTS**

|                                   | 2022         |               |                      | 2021         |               |                      |
|-----------------------------------|--------------|---------------|----------------------|--------------|---------------|----------------------|
|                                   | Fundraising  | Charitable    | Total                | Fundraising  | Charitable    | Total                |
| <b>Support costs</b>              | £            | £             | £                    | £            | £             | £                    |
| Premises & insurance              | 2,034        | 18,306        | <b>20,340</b>        | 2,816        | 25,342        | <b>28,158</b>        |
| Office costs & other costs        | 489          | 4,398         | <b>4,887</b>         | 850          | 7,654         | <b>8,504</b>         |
| Circularisation                   | -            | 2,783         | <b>2,783</b>         | -            | 2,861         | <b>2,861</b>         |
| Advertising & promotion           | -            | 8,582         | <b>8,582</b>         | -            | 9,012         | <b>9,012</b>         |
| Security & maintenance            | 622          | 5,594         | <b>6,216</b>         | 185          | 1,660         | <b>1,845</b>         |
| Management accounts               | 2,050        | -             | <b>2,050</b>         | 1,463        | -             | <b>1,463</b>         |
| Bank charges                      | -            | 1,437         | <b>1,437</b>         | -            | 1,279         | <b>1,279</b>         |
|                                   | <u>5,195</u> | <u>41,101</u> | <u><b>46,296</b></u> | <u>5,314</u> | <u>47,808</u> | <u><b>53,122</b></u> |
| <b>Governance costs</b>           |              |               |                      |              |               |                      |
| Legal, professional & accountancy | -            | 2,137         | <b>2,137</b>         | -            | 2,698         | <b>2,698</b>         |
|                                   | <u>-</u>     | <u>2,137</u>  | <u><b>2,137</b></u>  | <u>-</u>     | <u>2,698</u>  | <u><b>2,698</b></u>  |
| <b>Total support costs</b>        | <u>5,195</u> | <u>43,238</u> | <u><b>48,433</b></u> | <u>5,314</u> | <u>50,506</u> | <u><b>55,820</b></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**

|  | 2022          | 2021          |
|--|---------------|---------------|
| This is stated after charging/(crediting):   | £             | £             |
| Accountant/Independent examiner's fees       |               |               |
| Report                                       |               | <b>970</b>    |
| Accountancy and advice                       | <b>2,765</b>  | <b>2,105</b>  |
| Depreciation charged on fixed assets         | <b>13,304</b> | <b>11,494</b> |
| Directors' remuneration & trustees' expenses | <u>-</u>      | <u>-</u>      |

**10 STAFF INFORMATION**

**a Staff costs**

|  |                      |               |
|--|----------------------|---------------|
| Salaries and benefits  | <b>83,631</b>        | 75,720        |
| Employer's pension contributions (defined contribution scheme) | <b>1,394</b>         | 1,225         |
| Employer's NI contributions (net of employer's allowance)      | <u><b>974</b></u>    | <u>834</u>    |
|  | <u><b>85,999</b></u> | <u>77,779</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><b>37,625</b></u> | <u>36,285</u> |
|-------------------------------------|----------------------|---------------|

**c Average number of employees**

The average number of employees was as follows:-

|                |                 |                       |          |
|----------------|-----------------|-----------------------|----------|
| Average number | <u><b>4</b></u> | <u>Average number</u> | <u>6</u> |
|                | <u><b>4</b></u> |                       | <u>6</u> |

**MANCHESTER HISTORIC BUILDINGS TRUST  
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2022**

**MANCHESTER HISTORIC BUILDINGS TRUST**

**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED OCTOBER 31 2022**

**11 TANGIBLE FIXED ASSETS - FUNCTIONAL**

| Group and charity     | Fixtures                 |                      | Total                 |
|-----------------------|--------------------------|----------------------|-----------------------|
|                       | Display & Interpretation | fittings & equipment |                       |
| Cost                  | £                        | £                    | £                     |
| As at November 1 2021 | 161,061                  | 21,446               | 182,507               |
| Additions             | 30,749                   | -                    | 30,749                |
| Disposals             | -                        | -                    | -                     |
| As at October 31 2022 | <u>191,810</u>           | <u>21,446</u>        | <u>213,256</u>        |
| <b>Depreciation</b>   |                          |                      |                       |
| As at November 1 2021 | 71,508                   | 20,818               | 92,326                |
| Provided              | 12,676                   | 628                  | 13,304                |
| Disposals             | -                        | -                    | -                     |
| As at October 31 2022 | <u>84,184</u>            | <u>21,446</u>        | <u>105,630</u>        |
| <b>Net Book Value</b> |                          |                      |                       |
| As at October 31 2022 | <u><b>107,626</b></u>    | <u>-</u>             | <u><b>107,626</b></u> |
| As at October 31 2021 | <u>89,553</u>            | <u>628</u>           | <u>90,181</u>         |

**12 TANGIBLE FIXED ASSETS - HERITAGE ASSETS**

| Group and charity     | Freehold                | Exhibits             | Total                   |
|-----------------------|-------------------------|----------------------|-------------------------|
|                       | property                |                      |                         |
| Cost                  |                         | £                    | £                       |
| As at November 1 2021 | 2,458,596               | 58,058               | 2,516,654               |
| Additions             | -                       | -                    | -                       |
| Disposals             | -                       | -                    | -                       |
| As at October 31 2022 | <u>2,458,596</u>        | <u>58,058</u>        | <u>2,516,654</u>        |
| <b>Depreciation</b>   |                         |                      |                         |
| As at November 1 2021 | -                       | -                    | -                       |
| As at October 31 2022 | -                       | -                    | -                       |
| <b>Net Book Value</b> |                         |                      |                         |
| As at October 31 2022 | <u><b>2,458,596</b></u> | <u><b>58,058</b></u> | <u><b>2,516,654</b></u> |
| As at October 31 2021 | <u>2,458,596</u>        | <u>58,058</u>        | <u>2,516,654</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;

|   | 2017/18  | 2018/19      | 2019/20  | 2021/21      | 2021/22  |
|---|----------|--------------|----------|--------------|----------|
|   | £        | £            | £        | £            | £        |
| Building acquisition/restoration          | 3,812    | -            | -        | -            | -        |
| Exhibits (furniture, fittings & fixtures) | <u>-</u> | <u>1,000</u> | <u>-</u> | <u>6,900</u> | <u>-</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 2022**

**13 FIXED ASSETS INVESTMENTS**

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

| Name                            | Activity   | Investment    |               | Company no.    |
|---------------------------------|--|---------------|---------------|----------------|
|                                 |  | 2022          | 2021          |                |
|                                 |  | £             | £             |                |
| The Gaskells' House Trading Ltd | running Gaskell House as a visitor attraction and café | 10            | 10            | 7364259        |
|                                 |  | <b>Group</b>  | <b>Group</b>  | <b>Charity</b> |
|                                 |  | <b>2022</b>   | <b>2021</b>   | <b>2022</b>    |
|                                 |  | <b>£</b>      | <b>£</b>      | <b>£</b>       |
| <b>14 DEBTORS</b>               |  |               |               |                |
| Income receivable               |  | 6,504         | 9,521         | 2,400          |
| Amount due from group company   |  | (0)           | -             | 74,593         |
| VAT reclaimable                 |  | -             | -             | -              |
| Prepayments & other debtors     |  | 15,471        | 12,114        | 11,800         |
|                                 |  | <b>21,975</b> | <b>21,635</b> | <b>88,793</b>  |
|                                 |  |               |               | <b>Charity</b> |
|                                 |  |               |               | <b>2021</b>    |
|                                 |  |               |               | <b>£</b>       |
|                                 |  |               |               | 4,936          |
|                                 |  |               |               | 86,252         |
|                                 |  |               |               | -              |
|                                 |  |               |               | 12,114         |
|                                 |  |               |               | 103,302        |

**15 CREDITORS falling due within one year**

|                                    |               |               |               |               |
|------------------------------------|---------------|---------------|---------------|---------------|
| Trade creditors                    | 3,439         | 1,944         | 2,197         | 1,624         |
| Accruals & deferred income         | 25,677        | 28,587        | 16,417        | 22,545        |
| Other taxation and social security | 2,000         | 1,726         | 1,459         | 1,241         |
| Pension contributions              | 307           | 234           | 307           | 234           |
| Funds in trust                     | 400           | 1,500         | 400           | 1,500         |
|                                    | <b>31,823</b> | <b>33,991</b> | <b>20,780</b> | <b>27,144</b> |

**MANCHESTER HISTORIC BUILDINGS TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED OCTOBER 31 2022**  
**16 STATEMENT OF FUNDS**

| Group                      | 2019/20          |                |                  |                 | b/f and c/f<br>31/10/2020 | 2020/21        |                  |              |                  |            |
|----------------------------|------------------|----------------|------------------|-----------------|---------------------------|----------------|------------------|--------------|------------------|------------|
|                            | 01/11/2019       | Income         | Expenditure      | Transfers       |                           | 01/11/2020     | Income           | Expenditure  | Transfers        | 31/10/2021 |
|                            | £                | £              | £                | £               |                           | £              | £                | £            | £                | £          |
| <b>Unrestricted Funds:</b> |                  |                |                  |                 |                           |                |                  |              |                  |            |
| General fund               | 71,860           | 148,442        | (58,867)         | (9,991)         | 151,444                   | 110,213        | (124,559)        | (667)        | 136,431          |            |
| Designated funds           | 60,950           | -              | (950)            | 40,000          | 100,000                   | -              | -                | -            | 100,000          |            |
|                            | <u>132,810</u>   | <u>148,442</u> | <u>(59,817)</u>  | <u>30,009</u>   | <u>251,444</u>            | <u>110,213</u> | <u>(124,559)</u> | <u>(667)</u> | <u>236,431</u>   |            |
| <b>Restricted Funds:</b>   |                  |                |                  |                 |                           |                |                  |              |                  |            |
| As below                   | 2,663,308        | 90,773         | (128,618)        | (30,009)        | 2,595,454                 | 79,128         | (63,854)         | 667          | 2,611,395        |            |
|                            | <u>2,663,308</u> | <u>90,773</u>  | <u>(128,618)</u> | <u>(30,009)</u> | <u>2,595,454</u>          | <u>79,128</u>  | <u>(63,854)</u>  | <u>667</u>   | <u>2,611,395</u> |            |
| <b>Total funds</b>         | <u>2,796,118</u> | <u>239,215</u> | <u>(188,435)</u> | <u>-</u>        | <u>2,846,898</u>          | <u>189,341</u> | <u>(188,413)</u> | <u>-</u>     | <u>2,847,826</u> |            |

**Unrestricted fund totals are analysed as follows:**

|                              |                |                |                |
|------------------------------|----------------|----------------|----------------|
| Charitable funds             | 132,810        | 251,444        | 236,431        |
| Non charitable trading funds | -              | -              | -              |
|                              | <u>132,810</u> | <u>251,444</u> | <u>236,431</u> |

| Charity                               | 2020/21          |                |                  |                 | b/f and c/f<br>31/10/2021 | 2021/22        |                  |              |                  |            |
|---------------------------------------|------------------|----------------|------------------|-----------------|---------------------------|----------------|------------------|--------------|------------------|------------|
|                                       | 01/11/2020       | Income         | Expenditure      | Transfers       |                           | 01/11/2021     | Income           | Expenditure  | Transfers        | 31/10/2022 |
|                                       | £                | £              | £                | £               |                           | £              | £                | £            | £                | £          |
| <b>Unrestricted Funds:</b>            |                  |                |                  |                 |                           |                |                  |              |                  |            |
| General fund                          | 71,860           | 116,375        | (26,800)         | (9,991)         | 151,444                   | 39,477         | (53,823)         | (667)        | 136,431          |            |
| <b>Designated funds:</b>              |                  |                |                  |                 |                           |                |                  |              |                  |            |
| Building maintenance                  | 60,000           | -              | -                | -               | 60,000                    | -              | -                | -            | 60,000           |            |
| Conservatory                          | -                | -              | -                | 40,000          | 40,000                    | -              | -                | -            | 40,000           |            |
| Phase 2 completion                    | 950              | -              | (950)            | -               | -                         | -              | -                | -            | -                |            |
|                                       | <u>132,810</u>   | <u>116,375</u> | <u>(27,750)</u>  | <u>30,009</u>   | <u>251,444</u>            | <u>39,477</u>  | <u>(53,823)</u>  | <u>(667)</u> | <u>236,431</u>   |            |
| <b>Restricted Funds:</b>              |                  |                |                  |                 |                           |                |                  |              |                  |            |
| HLF Resilience funding                | 22,973           | -              | (17,890)         | -               | 5,083                     | -              | (5,083)          | -            | -                |            |
| HLF Covid Emergency funding           | 11,899           | -              | (11,899)         | -               | -                         | -              | -                | -            | -                |            |
| HLF - CRF1                            | -                | 46,477         | (46,477)         | -               | -                         | -              | -                | -            | -                |            |
| HLF - CRF2                            | -                | 33,100         | (33,100)         | -               | -                         | 33,500         | (33,500)         | -            | -                |            |
| Biffa                                 | -                | -              | -                | -               | -                         | 39,184         | (6,190)          | (30,749)     | 2,245            |            |
| the upper floor                       | -                | 5,000          | (4,378)          | -               | 622                       | -              | (622)            | -            | -                |            |
| The Hibbert Trust                     | 3,149            | -              | (40)             | (3,109)         | -                         | -              | -                | -            | -                |            |
| Uof M - activities                    | -                | 1,380          | (1,380)          | -               | -                         | -              | -                | -            | -                |            |
| Donations - William's study           | 2,393            | -              | (2,225)          | -               | 168                       | -              | -                | -            | 168              |            |
| Donations - Bedroom                   | 26,466           | 4,789          | (4,355)          | (26,900)        | -                         | -              | -                | -            | -                |            |
| Donations - volunteer coordinator     | -                | -              | -                | -               | -                         | -              | -                | -            | -                |            |
| Donations/grant - garden              | 20               | 27             | (44)             | -               | 3                         | -              | (670)            | 667          | -                |            |
| Other Phase 2                         | 2,800            | -              | -                | -               | 2,800                     | 1,194          | (1,194)          | -            | 2,800            |            |
| Sustainable Improvement Fund          | -                | -              | -                | -               | -                         | 5,250          | (5,250)          | -            | -                |            |
| <b>Capital grants expended</b>        |                  |                |                  |                 |                           |                |                  |              |                  |            |
| Grants expended and asset capitalised | 2,593,608        | -              | (6,830)          | -               | 2,586,778                 | -              | (11,345)         | 30,749       | 2,606,182        |            |
|                                       | <u>2,663,308</u> | <u>90,773</u>  | <u>(128,618)</u> | <u>(30,009)</u> | <u>2,595,454</u>          | <u>79,128</u>  | <u>(63,854)</u>  | <u>667</u>   | <u>2,611,395</u> |            |
| <b>Total funds</b>                    | <u>2,796,118</u> | <u>207,148</u> | <u>(156,368)</u> | <u>-</u>        | <u>2,846,898</u>          | <u>118,605</u> | <u>(117,677)</u> | <u>-</u>     | <u>2,847,826</u> |            |



## **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 £330 (2021 – £400) and there was a balance of £1,630 outstanding at 31/10/22 (2021 – £1,300). 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.