Registered number: 09364801
Charity number: 1160953

Champness Hall Trust

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31/12/2025

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31/12/2025

TRUSTEES

Miss Alison Barrow (resigned 14/01/2025)
Mr Stephen Duckworth (resigned 14/01/2025)
Mr Barry James Worrall
Mr Callum Jones
Mrs Gemma Johnson (resigned 1/10/2025)
Mr Michael Daniel Johnson

SECRETARY

Mr Stephen Duckworth

REGISTERED OFFICE

Champness Hall
Drake Street
Rochdale
Lancashire
OL16 1PB

COMPANY NUMBER

09364801

CHARITY NUMBER

1160953

ACCOUNTANTS

Gibsons Accountants Ltd
Chartered Accountants
226 Oldham Road
Rochdale
Lancashire
OL112ER

ACCOUNTS
FOR THE YEAR ENDED 31/12/2025

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FOR THE YEAR ENDED 31/12/2025

TRUSTEES' REPORT

The trustees present their report and accounts for the year ended 31/12/2025

PRINCIPAL ACTIVITIES

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

STRUCTURE GOVERNANCE AND MANAGEMENT

Structure:-

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

Organisational Structure :-

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

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

Miss Alison Barrow (resigned 14/01/2025)
Mr Stephen Duckworth (resigned 14/01/2025)
Mr Barry Worrall
Mr Callum Jones
Mrs Gemma Johnson (resigned 1/10/2025)
Mr Michael Johnson

The Registered office and principal address is :-

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

Business advisors

Bankers:-
Royal Bank of Scotland
Solicitors:-
Molesworth Bright Clegg

FOR THE YEAR ENDED 31/12/2025

TRUSTEES' REPORT

Trustee Recruitment & Training :-

Trustees are recruited from individuals already familiar with the charities work, they are invited to meetings and

encouraged to attend training sessions covering the obligations and responsibilities' of Trustees.

Risk Review:-

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

Aims and Objectives: -

The Charities principal objective as set out in the Memorandum of Association are to further or benefit the residents of Rochdale and the surrounding area by providing facilities i.e. Champness Hall for the common effort of advancing education, social welfare and improving the conditions of life for the residents of Rochdale and the surrounding areas.

The Trustees consider this to fall within the guidance on the public benefit requirements under the Charities Act 2011.

Strategies:-

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

Achievements and performance:-

The trusts funding has come from rent and services charges to the tenants of Champness Hall, whom are mainly charitable organisations.

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

The Charity had a net surplus during the year of £6,184 (surplus 2024 £ 2,227) which has been added to reserves.

FOR THE YEAR ENDED 31/12/2025

TRUSTEES' REPORT

Trustees' responsibility for the accounts

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

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

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

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

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

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

This report was approved by the Board of Trustees on 25/03/2026.

Mr Stephen Duckworth
Company Secretary

INDEPENDENT EXAMINER'S STATEMENT

FOR THE YEAR ENDED 31/12/2025

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

I report on the accounts of the company for the year ended 31/12/2025.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

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

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

BASIS OF INDEPENDENT EXAMINERS STATEMENT

My examination was carried out in accordance with general directions given by the Charity Commissioners.

An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of and unusual items or disclosure in the accounts, and seeking explanations form the directors concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

INDEPENDENT EXAMINERS STATEMENT

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

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



David Gibson A.C.A
Gibsons Accountants Ltd
Chartered Accountants
226 Oldham Road
Rochdale
Lancashire
OL112ER

Dated 25/03/2026

Statement of Financial Activities
for the year ended 31/12/2025

	Note	Unrestricted funds £	Restricted funds £	2025 Total £	*2024 Total £*
Income					
Income from generated funds					
Events		6,977	-	6,977	*1,950*
Grant income		-	194,310	194,310	*13,965*
Income from charitable activities		68,958	-	68,958	*68,019*
Total Income	11	**75,935**	**194,310**	**270,245**	*83,934*
Expenses					
Expenditure on Charitable activities	12	67,326	194,310	261,636	*80,060*
Expenditure on Governance costs	12	2,425	-	2,425	*1,647*
Total Expenses		**69,751**	**194,310**	**264,061**	*81,707*
Net gains on investments		-	-	-	-
Net Income		**6,184**	**-**	**6,184**	*2,227*
Gains/(losses) on revaluation of fixed assets					
Net movement in funds:					
Net income for the year		**6,184**	**-**	**6,184**	*2,227*
Total funds brought forward		877,837	-	877,837	*875,610*
Net funds carried forward		**884,021**	**-**	**884,021**	*877,837*

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

BALANCE SHEET AT 31/12/2025

	Notes		2025 £		*2024 £*
FIXED ASSETS					
Tangible assets	4		800,397		*800,194*
CURRENT ASSETS					
Debtors (amounts falling due within one year)	5	441		*413*	
Cash at bank and in hand		112,894		*113,886*	
		113,335		*114,299*	
CREDITORS: Amounts falling due within one year	6	29,711		*36,656*	
NET CURRENT ASSETS			83,624		*77,643*
TOTAL ASSETS LESS CURRENT LIABILITIES			884,021		*877,837*
CAPITAL AND RESERVES					
Unrestricted funds	8				
General fund			861,286		*855,102*
Designated funds			22,735		*22,735*
			884,021		*877,837*

For the year ending 31/12/2025 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

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

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

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

Approved by the board of trustees on 25/03/2026 and signed on their behalf by

.....

Mr Callum Jones

Trustee

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31/12/2025

1. ACCOUNTING POLICIES

1a. Basis Of Accounting

The accounts have been prepared under the historical cost convention.

The accounts have been prepared in accordance with FRS102 - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

1b. Incoming Resources

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

Donations are included at cost or valuation.

1c. Resources Expended

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

1d. Allocation And Apportionment of Costs

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

1e. Fund Accounting

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

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

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

1f. Depreciation

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

Land & Buildings	0%
Equipment	reducing balance 25%

1g. Pension Costs

The company operates a defined contribution pension scheme. The pension charge represents the amounts payable by the company to the fund in respect of the year.

1h. Revenue Recognition

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

2. EMPLOYEES

	2025	*2024*
	No.	No.
Average number of employees	2	-

None of the Trustees have received any remuneration or any benefits from the charity.

3. PENSION CONTRIBUTIONS

	2025	*2024*
	£	£
Pension contributions	751	-
	751	-

4. TANGIBLE FIXED ASSETS

	Land and Buildings	Equipment	Total
	£	£	£
Cost			
At 01/01/2025	800,000	462	800,462
Additions	-	335	335
At 31/12/2025	800,000	797	800,797
Depreciation			
At 01/01/2025	-	268	268
For the year	-	132	132
At 31/12/2025	-	400	400
Net Book Amounts			
At 31/12/2025	800,000	397	800,397
At 31/12/2024	800,000	194	800,194

Land and Buildings: No depreciation is charged as the trustees consider the carrying value is a fair value for the land and buildings, given its current condition.

5. DEBTORS

	2025	*2024*
	£	£
Amounts falling due within one year:		
Other debtors – prepayments	441	*413*
	441	*413*

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	*2024*
	£	£
Taxation and social security	1,437	-
Other creditors – accruals & deferred income	28,274	*36,656*
	29,711	*36,656*

7. LIMITED BY GUARANTEE

The company is limited by guarantee and does not have a share capital. Each member gives a guarantee to contribute a sum not exceeding £1, to the company should it be wound up. At 31/12/2025 there were 3 members.

8. UNRESTRICTED FUNDS

	Brought forward	Incoming resources	Outgoing resources	Transfers	Carried forward
	£	£	£	£	£
General fund	855,102	75,935	(69,751)	-	861,286
Building Fund	22,735	-	-	-	22,735
	877,837	75,935	(69,751)	-	884,021

Building Fund

The building fund is a designated fund for the improvement of the facilities and amenities.

9. RESTRICTED FUNDS

	Brought forward	Incoming resources	Outgoing resources	Transfers	Carried forward
	£	£	£	£	£
National Lottery Communities Fund	-	19,775	(19,775)	-	-
Groundwork UK	-	149,535	(149,535)	-	-
Garfield Weston	-	9,167	(9,167)	-	-
Shears Foundation	-	1,500	(1,500)	-	-
Rochdale BC	-	6,000	(6,000)	-	-
Forester foundation	-	8,333	(8,333)	-	-
	-	194,310	(194,310)	-	-

9. RESTRICTED FUNDS - continued

National Lottery Communities Fund

This fund provides funding for staff salaries.

Groundwork UK

This fund provides for building improvements air conditioning and lighting.

Garfield Weston

This fund provides funding for staff salaries.

Shears Foundation

This fund provides funding for heat & light.

Rochdale BC

This fund provides for repairs in the foyer area.

Forester foundation

This fund provides funding for staff salaries.

10. INDEPENDENT EXAMINER

The independent examiner received fees of £2,010 (2024 £1,500) for accounts preparation and examination of the accounts.

11. ANALYSIS OF INCOMING RESOURCES

	2025	2025	2025	*2024*
	£	£	£	£
	Unrestricted	Restricted	Total	Total
Incoming resources	Funds	Funds	Funds	Funds
Incoming resources from generated funds- Events				
Events	6,977		6,977	1,950
Incoming resources from generated funds- Grants				
National Lottery Community Fund	-	19,775	19,775	-
Groundwork UK	-	149,535	149,535	-
Garfield Weston	-	9,167	9,167	-
Shears Foundation	-	1,500	1,500	-
Rochdale BC	-	6,000	6,000	-
Forester foundation	-	8,333	8,333	-
RMBC Heritage Action Zone	-	-	-	*13,965*
Income from Charitable activities				
Rents & service charges	68,763	-	68,763	*68,019*
Donations	195	-	195	-
	75,935	194,310	270,245	*83,934*

12. ANALYSIS OF RESOURCES EXPENDED

	2025 £ Unrestricted Funds	2025 £ Restricted Funds	2025 £ Total Funds	*2024 £ Total Funds*
Costs of Charitable Activities				
Event Costs	2,011	-	2,011	-
Staff subsistence	12	-	12	-
Advertising & sponsorship	603	-	603	*259*
Rates	1,659	-	1,659	*1,422*
Insurance	8,796	-	8,796	*7,299*
Water rates	2,182	-	2,182	*1,930*
Heat & light	15,455	1,500	16,955	*22,501*
Cleaning	3,505	-	3,505	*3,800*
Repairs & renewals	14,531	155,535	170,066	*29,517*
General wages	867	37,275	38,142	-
Casual wages	2,080	-	2,080	*1,040*
Pension contributions	751	-	751	-
Website costs	-	-	-	*205*
Travel expenses	277	-	277	*74*
Subscriptions	127	-	127	-
Postage	8	-	8	*26*
Donations	2,959	-	2,959	-
Consultancy fees	8,916	-	8,916	*9,348*
Telephone	2,300	-	2,300	*2,559*
Bank charges	20	-	20	-
Interest	21	-	21	-
Depreciation of equipment	132	-	132	*65*
Sundry expenses	114	-	114	*64*
	67,326	194,310	261,636	*80,109*
Governance Costs				
Independent examiners fee	300	-	300	*300*
Accountancy fees	1,710	-	1,710	*1,200*
Annual return fee	64	-	64	*64*
Stationery & office costs	351	-	351	*34*
	2,425	-	2,425	*1,598*
Total Expenditure	69,751	194,310	264,061	*81,707*