

**THE PARISH HALL CHARITY, DIDSBURY**

**FINANCIAL STATEMENTS**

**31 DECEMBER 2021**

Charity Number: 501253

**THE PARISH HALL CHARITY, DIDSBURY**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**THE PARISH HALL CHARITY, DIDSBURY**  
**TRUSTEES ANNUAL REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**OFFICERS AND PROFESSIONAL ADVISORS**

The Trustees: Mr P. Good (resigned 1 October 2021)  
Revd Dr N. Bundock  
Mrs H. A. Lowe  
Mrs J. Thom (appointed 1 October 2021)

Principal Address: 6 Barlow Moor Road  
Didsbury  
Manchester  
M20 6TR

Agents and Advisors

Bankers: CAF Bank Ltd  
25 Kings Hill Avenue  
Kings Hill  
West Malling  
Kent  
ME19 4JQ

**THE PARISH HALL CHARITY, DIDSBURY**  
**TRUSTEES ANNUAL REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

The Trustees present their report and the unaudited financial statements for the year ended 31 December 2021.

**LEGAL STATUS**

The Parish Hall Charity, Didsbury is a Registered Charity with Registration Number 501253. The Charity is governed by a Scheme dated 16 December 1982.

**OBJECTIVES OF THE TRUST**

The objects of the Charity are furthering the religious and other charitable work of the Church of England in the parish of St James & Emmanuel, Didsbury.

**ORGANISATION**

Whilst the three Trustees serve and, ultimately, have responsibility for the Charity, it is managed on a daily basis by staff and volunteers of the parish of St James & Emmanuel, Didsbury, in the deanery of Withington, in the diocese of Manchester. This parish uses the building, 6 Barlow Moor Road, which is owned by the Charity.

**TRUSTEE SELECTION METHOD**

The body of trustees consists of three competent persons being one ex-officio and two nominated trustees. The ex-officio trustee is the Rector of the Parish of St James and Emmanuel, Didsbury. The nominated trustees are appointed by the Parochial Church Council (PCC) of the said parish. The nominated trustees serve a term of five years.

**REVIEW OF ACTIVITIES AND ACHIEVEMENTS**

Following a significant change of tenants during 2020 and for a large part of that year some rooms remained vacant as the Covid pandemic delayed the commencement of new tenants, the rental income for 2021 has been much more stable and increased over 2020 by £13,044.

The monthly repayment of the interest-free loan to St James and Emmanuel PCC was restored following the need for a further £5,000 loan at the beginning of the year to fund an essential boiler replacement. This additional loan was repaid in full during the year, leaving a small balance to repay of the original loan at the end of the year. With income restored to former levels, some additional decorating was undertaken as well as the purchase of new chairs and carpet for the Parish lounge.

Expenditure was carefully managed such that overall, income exceeded expenditure by £2,293.

**THE PARISH HALL CHARITY, DIDSBURY**  
**TRUSTEES ANNUAL REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**PUBLIC BENEFIT**

When planning activities for the year, the trustees have taken into consideration the Charity Commission's guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion.

**RESERVES POLICY**

The charity has historically operated with low reserves and is currently in the process of repaying an interest free loan of £12,000 from St James and Emmanuel PCC, Didsbury. The balance on the loan at the end of 2021 was £2,000. This should be cleared during 2022.

**INVESTMENTS SELECTION POLICY**

The charity takes a low-risk view when selecting investment funds such that all the charities funds are invested in low-risk products.

**RESPONSIBILITIES OF THE TRUSTEES**

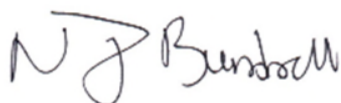
Law applicable to Charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year (unless the charity is entitled to prepare accounts on the alternative receipts and payments basis). In preparing financial statements giving a true and fair view, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping 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 Charities Act 2011. The Trustees 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.

Signed by order of the Trustees on

18 March 2022



Revd Dr N. Bundock

**THE PARISH HALL CHARITY, DIDSBURY**  
**REPORT TO THE TRUSTEES OF THE PARISH HALL CHARITY, DIDSBURY**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

I report on the accounts of the Charity for the year ended 31 December 2021 which are set out on page 7 to 10.

**Responsibilities and basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

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

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Eric Langer, BSc FCA  
Chartered Accountant  
Independent Examiner  
8-10 Gatley Road  
Cheadle  
Cheshire  
SK8 1PY

Date: 6<sup>th</sup> April 2022

**THE PARISH HALL CHARITY, DIDSBURY**  
**RECEIPTS & PAYMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

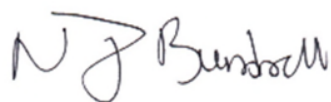
	Notes	Unrestricted Funds 2021 £	Endowment Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
<b>Receipts</b>					
Charitable activities	2	34,783	-	34,783	21,739
<b>Sub total receipts</b>		<b>34,783</b>	<b>-</b>	<b>34,783</b>	<b>21,739</b>
<b>Asset and investment sales</b>					
Loan		5,000	-	5,000	-
<b>Total receipts</b>		<b>39,783</b>	<b>-</b>	<b>39,783</b>	<b>21,739</b>
<b>Payments</b>					
Charitable activities	3	29,990	-	29,990	20,355
Governance costs	4	-	-	-	384
<b>Sub total payments</b>		<b>29,990</b>	<b>-</b>	<b>29,990</b>	<b>20,739</b>
<b>Asset and investment purchases</b>					
Loan		7,500	-	7,500	-
<b>Total payments</b>		<b>37,490</b>	<b>-</b>	<b>37,490</b>	<b>20,739</b>
<b>Net receipts/(payments) for the year</b>		<b>2,293</b>	<b>-</b>	<b>2,293</b>	<b>1,000</b>
<b>Cash funds at 1 January 2021</b>		<b>1,345</b>	<b>-</b>	<b>1,345</b>	<b>345</b>
<b>Cash funds at 31 December 2021</b>		<b>3,638</b>	<b>-</b>	<b>3,638</b>	<b>1,345</b>

**THE PARISH HALL CHARITY, DIDSBURY**  
**STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2021**

	Notes	Unrestricted Funds 2021 £	Endowment Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
<b>Assets retained</b>					
Property – 6 Barlow Moor Road		-	180,000	180,000	180,000
Fixtures – Fire alarm		2,052	-	2,052	2,052
	5	2,052	180,000	182,052	182,052
<b>Cash funds</b>					
Deposit Bank Account		2	-	2	2
Current Bank Account		3,636	-	3,636	1,343
		3,638	-	3,638	345
<b>Liabilities</b>					
Loan from St James and Emmanuel PCC, Didsbury		(2,000)	-	(2,000)	(4,500)

These accounts were approved by the Trustees on 18 March 2022  
and signed on behalf by:

Revd Dr N. Bundock



Mrs H. A. Lowe



**THE PARISH HALL CHARITY, DIDSBURY**

**NOTES TO THE ACCOUNTS – YEAR ENDED 31 DECEMBER 2021**

**1. Statement of Accounting Policies**

Basis of Accounting

The accounts have been prepared on the "receipts and payments" basis and in accordance with the Statement of Recommended Practice (Accounting By Charities).

Funds

Funds consist of unrestricted and endowment amounts. The Charity may use unrestricted amounts at its discretion in furtherance of the general objectives of the Charity. Endowment amounts arose from the sale of Sandhurst Road, the proceeds from which are held on deposit and applied for specific purposes.

**2. Receipts from Charitable Activities**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
AA Group	540	270
Building Sense Ltd	7,200	1,200
Conibear Designs	900	1,115
Crossroads	-	940
Dignity	3,480	3,480
Donelan Property	2,400	-
Gerard Mooney	1,515	220
Interserve	365	3,180
L'Arche	8,920	7,270
NCT	-	874
Maria Lopez	3,000	1,968
Marta Buszko	1,425	285
Other casual lets	4,538	292
Wi-Fi Contribution	600	645
	<b>34,783</b>	<b>21,739</b>

**THE PARISH HALL CHARITY, DIDSBURY**  
**NOTES TO THE ACCOUNTS – YEAR ENDED 31 DECEMBER 2021**

**3. Payments for Charitable Activities**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
General maintenance	5,570	2,685
Cleaning	2,640	2,163
Insurance	2,625	2,462
Utilities	4,412	5,122
Wi-Fi Installation and Charges	918	453
St James & Emmanuel Management charge (incl. caretaking)	3,600	3,140
Professional Fees	-	600
Remedial Work	10,225	3,730
	<b>29,990</b>	<b>20,355</b>

**4. Governance Costs**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Independent Examination Fees	-	384
	<b>-</b>	<b>384</b>

**5. Assets Retained**

The property at 6 Barlow Moor Road was valued on 27 July 2000 by Roger Hannah & Co at £180,000, which is lower than the open market value for development of £300,000, because the Charity does not collect full market rents. The trustees have considered this and are happy to continue, because of the value to the parish of the organisations to which we let rooms. The lessees have security of tenure and so the trustees believe the appropriate valuation is the lower figure of £180,000.

In 2005, a new fire alarm was fitted at a cost of £2,052, giving total fixed assets at 31 December 2005 of £182,052. There has been no movement since 2005.

The value of Freehold Property comprises: -

	£
Purchase price	125,000
Revaluation	55,000
	<u>180,000</u>