

**THE PARISH HALL CHARITY, DIDSBURY**

**FINANCIAL STATEMENTS**

**31 DECEMBER 2022**

Charity Number: 501253

**THE PARISH HALL CHARITY, DIDSBURY**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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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:                      Revd Dr N. Bundock  
   Mrs H. A. Lowe  
   Mrs J. Thom

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

Independent Examiner:        Eric Langer BSc FCA,  
   Langer & Co  
   Chartered Accountants & Statutory Auditors  
   8-10 Gatley Road  
   Cheadle  
   Cheshire  
   SK8 1PY

**THE PARISH HALL CHARITY, DIDSBURY**  
**TRUSTEES ANNUAL REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

The Trustees present their report and the unaudited financial statements for the year ended 31 December 2022.

**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**

The building is now well used following a significant change of tenants over recent years. Rental income for 2022 has increased over 2021 by £10,278, a 30% increase.

Major remedial work to the basement of the building was required in 2022 and this meant other planned work had to be postponed. As it required increased administrative input, the St James & Emmanuel management charge was increased. The interest-free loan from St James and Emmanuel PCC was paid in full.

With the increased rental income stream and careful management of expenditure, income exceeded expenditure by £625.

**THE PARISH HALL CHARITY, DIDSBURY**  
**TRUSTEES ANNUAL REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**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 rebuilding its reserves following a period of remedial work which had necessitated an interest free loan from St James and Emmanuel PCC, Didsbury. This loan was repaid in full in 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.

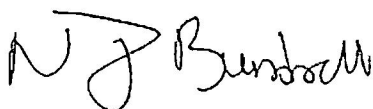
**RESPONSIBILITIES OF THE TRUSTEES**

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 2023



Revd Dr N. Bundock

**Independent examiner's report to the Trustees of The Parish Hall Charity, Didsbury**

I report to the trustees on my examination of the accounts of The Parish Hall Charity, Didsbury for the year ended 31<sup>st</sup> December 2022, which are set out on pages 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 Trustee's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material 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 Trust as required by section 130 of the Act; or
- (2) the accounts do not accord with those records.

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.



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

Date: 12 July 2023

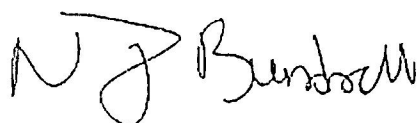
**THE PARISH HALL CHARITY, DIDSBURY**  
**RECEIPTS & PAYMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

	Notes	Unrestricted Funds 2022 £	Endowment Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
<b>Receipts</b>					
Charitable activities	2	45,061	-	45,061	34,783
Bank interest		12	-	12	-
<b>Sub total receipts</b>		<b>45,073</b>	<b>-</b>	<b>45,073</b>	<b>34,783</b>
<b>Asset and investment sales</b>					
Loan		-	-	-	5,000
<b>Total receipts</b>		<b>45,073</b>	<b>-</b>	<b>45,073</b>	<b>39,783</b>
<b>Payments</b>					
Charitable activities	3	39,729	-	39,729	29,990
Governance costs	4	384	-	384	-
<b>Sub total payments</b>		<b>40,113</b>	<b>-</b>	<b>40,113</b>	<b>29,990</b>
<b>Asset and investment purchases</b>					
Loan		2,000	-	2,000	7,500
Utilities advance		2,335	-	2,335	-
<b>Sub total purchases</b>		<b>4,335</b>	<b>-</b>	<b>4,335</b>	<b>7,500</b>
<b>Total payments</b>		<b>44,448</b>	<b>-</b>	<b>44,448</b>	<b>37,490</b>
<b>Net receipts/(payments) for the year</b>		<b>625</b>	<b>-</b>	<b>625</b>	<b>2,293</b>
<b>Cash funds at 1 January 2022</b>		<b>3,638</b>	<b>-</b>	<b>3,638</b>	<b>1,345</b>
<b>Cash funds at 31 December 2022</b>		<b>4,263</b>	<b>-</b>	<b>4,263</b>	<b>3,638</b>

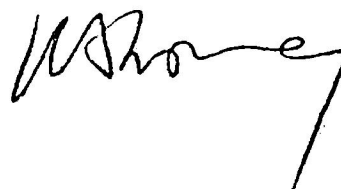
**THE PARISH HALL CHARITY, DIDSBURY**  
**STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2022**

	Unrestricted	Endowment	Total	Total
Notes	Funds 2022 £	Funds 2022 £	Funds 2022 £	Funds 2021 £
<b>Assets retained</b>				
	-	180,000	180,000	180,000
	2,052	-	2,052	2,052
5	2,052	180,000	182,052	182,052
<b>Cash funds</b>				
	2	-	2	2
	4,261	-	4,261	3,636
	4,263	-	4,263	3,638
<b>Other monetary assets</b>				
	2,335	-	2,335	-
<b>Liabilities</b>				
	-	-	-	(2,000)

These accounts were approved by the Trustees on 18 March 2023  
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 2022**

**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>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
AA Group	570	540
Building Sense	7,680	7,200
Conibear Designs	600	900
Dignity	3,900	3,480
Donelan Property	4,960	2,400
Gerard Mooney	1,725	1,515
Interserve	-	365
JO Jingles	1,575	-
L'Arche	10,094	8,920
Maria Lopez	3,200	3,000
Marta Buszko	-	1,425
St James & Emmanuel Academy Trust	2,028	-
Other casual lets	8,114	4,538
Wi-Fi Contribution	615	600
	<b>45,061</b>	<b>34,783</b>

**THE PARISH HALL CHARITY, DIDSBURY**

**NOTES TO THE ACCOUNTS – YEAR ENDED 31 DECEMBER 2022**

**3. Payments for Charitable Activities**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
General maintenance	4,659	5,570
Cleaning	3,364	2,640
Insurance*	66	2,625
Utilities	7,570	4,412
Wi-Fi Installation and Charges	520	918
St James & Emmanuel Management charge (incl. caretaking)	4,800	3,600
Remedial Work	18,750	10,225
	<u><b>39,729</b></u>	<u><b>29,990</b></u>

\*Note: insurance for 2022 has been paid from the bank on 31 Dec but has not cleared until the following accounting year and is thus not reflected in the accounts until the year of payment.

**4. Governance Costs**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Independent Examination Fees	384	-
	<u><b>384</b></u>	<u><b>-</b></u>

**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: -

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