

# **The Ipswich Historic Churches Trust Ltd**

**Company Number 1457990**

**Registered Charity Number 278924**

**A Company Limited by Guarantee**

**Report and Financial Statements for the year ended 31 December 2019**

# The Ipswich Historic Churches Trust Ltd

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# The Ipswich Historic Churches Trust Ltd

## Reference and Administrative Information

<b>Charity Name</b>	The Ipswich Historic Churches Trust Ltd
<b>Charity Registration Number</b>	278924
<b>Company Registration Number</b>	1457990
<b>Registered Office</b>	10 Queens Street Ipswich IP1 1SS

## Trustees

Mr P J Brooks  
Mr J S Field  
Mr R W Allen  
Mr D Bearcroft  
Mrs G Broom  
Mr M A Evans  
Mr R K Kindred  
Mrs I Lockington  
Mrs K J Salter  
Mr M J Sharman  
Mr P H L Smart

Chair and Building  
committee member  
Vice Chair

## Appointed By

Members  
Members  
Members  
Borough  
Borough  
Members  
Borough  
Borough  
Members  
Borough  
Borough

## Bankers

Royal Bank of Scotland  
Drummond House  
1 Redheughs Avenue  
Edinburgh EH12 9JN

## Solicitors

Birketts LLP  
141 – 145 Princess Street  
Ipswich  
IP1 1QJ

## Trustees report and review

# The Ipswich Historic Churches Trust Ltd

The Trustees (who are also directors of the charity for the purposes of the Companies Act) present their annual report together with the financial statements of The Ipswich Historic Churches Trust Limited (the company) for the year ended 31 December 2019. The Trustees confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015). Since the company qualifies as small under section 383, the strategic report required of medium and large companies under The Companies Act 2006 (Strategic Report and Director's Report) Regulations 2013 is not required.

## **Structure, Governance and management**

The Trust was incorporated as a private limited company limited by Guarantee in 1979 and is regulated by the memorandum and articles of association. Trustees are appointed by Ipswich Borough Council or by members at an Annual General Meeting. Up to twelve Trustees may be appointed by Ipswich Borough Council and six by members of the Trust. Appointment as a Trustee is for three years but the appointment can be renewed.

The Trust has a management board to which all Trustees are automatically appointed. All major decisions are made by the management board. There are also several sub committees dealing with specific issues. Trustees are appointed to the sub committees as required. The sub committees can appoint external advisers to help with their work. There are currently 6 Trustees appointed by the Borough, and 5 by the Members.

All Trustees are unpaid and there are no employees.

## **Aims & Objectives, Public Benefit**

The primary objective of the Trust is the preservation and maintenance, for the public benefit of redundant churches of all denominations in the Borough of Ipswich which are of historic or architectural value. Currently, the Trust holds long leases on four redundant churches in Ipswich granted by Ipswich Borough Council, the freeholder. The Trust also holds a watching brief for other redundant churches in the town. The four churches are St Peter, St Clement, St Lawrence and St Stephen. The Trust aims to seek alternative uses of the churches having regard to the legal and other constraints imposed by:

- the terms of the Trust's own lease
- planning and listed building controls
- grant conditions
- restrictions imposed on the transfer of the churches to the Borough by the Church Commissioners
- the condition of the buildings.

The Trust tries to match available funds with grants to undertake works of structural and external repair. Historically, regular grants are made by Ipswich Borough Council. Grants for specific projects are provided from our sources. The Trust applies any income

# The Ipswich Historic Churches Trust Ltd

generated from the churches in normal maintenance and in building reserves for future works.

## Sources of income

The Trust has about 80 members who pay an annual subscription or a life membership. At the date of this report the subscription rates are £10 for annual membership and £100 for life membership. Ipswich Borough Council pays amounts to pay for general maintenance of the churches. The Trust also receives bequests or donations for specific repairs or activities. Other small amounts of income come from the sale of information leaflets and donations for using the bells in the churches.

## St Clement's Church

The Trust granted a license to occupy the church on 13 June 2016 to Ipswich Arts Centre a Community Interest Company. Either party could terminate the agreement at any time on giving not less than three months prior written notice. IAC have progressed successfully on a Memories project based around the Church fully supported by the Heritage Lottery Fund. The Ipswich Arts Centre CIC are considering their commitment to such a large project as St Clements and in discussion with the Trust to seek alternative arrangements, which has resulted in the termination of the License. The Trustees obviously regret this but are currently exploring a series of new opportunities that have arisen.

After so many years of trying the Trust has recognised that a new acceptable user of the Church is likely to be restricted in funding.

The Trust decided to pursue developing the Church to allow tenants to use the space without enormous expenditure. It has been agreed to explore the Planning Consent previously obtained and to complete a sound test so that it can be ascertained if the Church can work for amplified music. This done our Architects, Nick Jacob Partnership are preparing for a PreApp on a scheme involving internal toilets, levelling the floor and upgrading the services such that a new user could move in without major initial costs.

The Trust completed the refurbishment of the carillon with Cumbria Clocks for £10,870 plus VAT plus additional electrical works in the spring of 2018 and were able to ring the bells for the AGM in 2019.

The Trust has maintained fire and security measures for the church.

During the year normal maintenance was carried out.

## St Lawrence's Church

The Trust has leased the church to Realise Futures Community Interest Company. The annual lease payment is £ 11,240.00. The principal activity of the company is the provision of adult community learning, adult career advice, employment support programmes and various social business enterprises. The church operates a café open to the public in the centre of the shopping area with the opportunity to provide training and social development for the people in their care.

The Trust also rents out part of the churchyard to a neighbouring coffee shop for an annual rent of £776.00 during the summer months.

During the latter part of November it became clear there was a problem with loose stones over the Chancel arch and the Trust has sought help from The Elizabeth Walters charity for this essential repair and the works to remove the redundant and now cracked flue on the south side of the Church. This work continued into 2020.

# The Ipswich Historic Churches Trust Ltd

## **St Peter's Church**

The Trust has leased the church to Ipswich Hospital Band. They operate as the centre for the Hospital Band and a venue for fund raising activities for the local hospital. The rent is £4200.00 p.a. The Quinquennial inspection reveals that there are repairs necessary during the next 24 months of the order of £20,000.00 plus VAT which should be able to be reclaimed.

## **St Stephen's Church**

The church is leased back to Ipswich Borough Council who have an FRI (Full Repairing and Insuring) lease on the property and use it as the Tourist Office for the Town. The Trust has been approached via Ipswich Borough Council to allow Peachgrove Ltd the successors to Legal and General as owners of the Buttermarket centre to relinquish their involvement on the site, this simplification will enable the Borough to move forward with the proposed improvements to the churchyard and environs.

There are various repairs needed to St Stephens which we have reported to Ipswich BC who are aware of their responsibilities.

## **Quinquennial Inspections**

The Trust has received the quinquennial inspection reports from our Architects for all four churches during December 2018 and these reports were presented to the Board at the March 2019 meeting. As feared the reports identify a significant number of urgent and non-urgent repairs. The Building Committee, Treasurer and Chair are working together with IBC to explore funding options to allow this work to be carried out. The Trust has been carefully looking after its resources in expectation of these costs but as is clear from the accounts, whilst the Trust has reserves these will not be sufficient to carry out all the works proposed in the quinquennial inspection reports.

Report prepared by the Trustees



P.J. Brooks  
Chair

# The Ipswich Historic Churches Trust Ltd

## Independent Examiner's Report

Report to the Trustees/members of The Ipswich Historic Churches Trust  
On the accounts for the year to 31 December 2019, set out on pages 8 to 16.

I report to the charity trustees on my examination of the accounts for the Company for the year ended 31 December 2019.

### Respective Responsibilities and the basis of report

As the charity's trustees of the Company (who are also the directors of the company 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").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's 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 material matters have come to my attention which gives me cause to believe that:

- Accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- The accounts do not accord with such records; or
- The accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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
- The accounts have not been prepared in accordance with the Charities SORP (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.

Signed:

Date:

Mrs Stephanie L Taylor ACIE

Brookside Cottage  
19 Dash End Lane  
Kedington  
Haverhill, Suffolk, CB9 7QS

# The Ipswich Historic Churches Trust Ltd

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2019

		Unrestricted funds 2019 £	Restricted funds 2019 £	Total funds 2019 £	Total funds 2018 £
	Note				
Donations and legacies	3	15,918	0	15,918	16,705
Charitable activities	3	16,798	0	16,798	16,008
Income from investments	3	241	0	241	192
Total		<u>32,957</u>	<u>0</u>	<u>32,957</u>	<u>32,905</u>
Resources expended					
Charitable activities	5	(9,439)	(1,950)	(11,389)	(24,052)
Governance costs	5	(1,570)	0	(1,570)	(1,578)
Total		<u>(11,009)</u>	<u>(1,950)</u>	<u>(12,959)</u>	<u>(25,630)</u>
Net income/(expenditure) before transfer between funds		21,948	(1,950)	19,998	7,275
Transfer between funds		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Net movement of funds		<u>21,948</u>	<u>(1,950)</u>	<u>19,998</u>	<u>7,275</u>
Reconciliation of funds					
Funds brought forward	10	79,834	5,769	85,603	78,328
Net movement in funds from above	10	21,948	(1,950)	19,998	7,275
Funds carried forward		<u>101,782</u>	<u>3,819</u>	<u>105,601</u>	<u>85,603</u>



# The Ipswich Historic Churches Trust Ltd

## BALANCE SHEET AS AT 31 DECEMBER 2019

	Note	2019 £	2019 £	2018 £	2018 £
Fixed assets					
Tangible assets	2		-		-
Total			-		-
Current assets					
Prepayments		108		478	
Unpaid grants and pledges	4	10,313		10,206	
Cash at Bank					
Current Account	9	53,333		33,248	
Deposit account	9	42,634		42,392	
Total current assets		106,388		86,324	
Creditors: amounts falling due within one year	8	(787)		(721)	
Net current assets			105,601		85,603
Net assets			105,601		85,603
Charity Funds					
Restricted funds	10		3,819		5,769
Unrestricted funds	10		101,782		79,834
Total funds			105,601		85,603

For the year ended 31 December 2019 the Trust was entitled to exemption from the requirement to have an audit under section 477 of the Companies Act 2006. No notice has been deposited with the Trust under section 476, requiring an audit of these financial statements under the requirements of the Companies Act 2006.

The Trustees acknowledge their responsibility for:

- ensuring the Trust keeps accounting records in accordance with section 386 of the Companies Act 2006;
- preparing financial statements which give a true and fair view of the state of affairs of the Trust as at the end of its financial year and of its net income for that financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements so far as they are applicable to the Trust.

# The Ipswich Historic Churches Trust Ltd

## BALANCE SHEET continued

The financial statements have been prepared in accordance with the special provisions of part 15 of the Companies Act 2006 relating to small companies.

Approved by the Trustees on 20 July 2020

A handwritten signature in black ink, appearing to be 'P J Brooks', written over a large, loopy oval shape.

P J Brooks Chair

The notes on pages 11 to 16 form part of these financial statements.

# The Ipswich Historic Churches Trust Ltd

Notes forming part of the financial statements for the year ended 31 December 2019

## **1.1 Basis of accounting**

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts and 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 (FRS 102) issued on 16 July 2014, and with the Charities Act 2011.

## **1.2 Going concern**

The trustees believe that the charity has the ability to continue for the following reasons. Three churches are let on full repair and insuring leases. The charity receives regular grants to deal with the ongoing repairs to the churches. The charity has sufficient funds to deal with all costs and expenses for the foreseeable future.

## **1.3 Change of accounting policy**

There have been no changes to the accounting policies in either of the years reported in this document

## **1.4 Accounting estimates**

There have been no accounting estimates made in either of the two years reported in this document.

## **1.5 Material prior year errors**

There are no material errors in the prior year's accounts.

## **2 Accounting policies**

### **2.1 Income**

#### **A) Recognition of income**

Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to the resources and the monetary value can be measured with sufficient reliability.

#### **B) Offsetting**

There has been no offsetting of assets and liabilities, or income and expenses.

#### **C) Grants & donations**

Grants and donations are only included in the SoFA when the general income recognition criteria are met.

#### **D) Legacies**

Legacies are included in the SoFA when receipt is probable, that is, when there has been grant of probate, the executors have established that there are sufficient assets in the estate and any conditions attached to the legacy are either within the control of the charity or have been met.

#### **E) Government grants**

The charity has received no government grants in the reporting period.

# The Ipswich Historic Churches Trust Ltd

## **F) Tax reclaims on donations and gifts.**

Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise. During the year, a number of gift aid forms were recovered and as a result a claim was made in early 2020 to claim for up to four years of gift aid. £413 was paid by HMRC to the trust in March 2020. (2018 £Nil)

## **G) Donated goods.**

There have been no donated goods in the period.

## **2.2 Expenditure and Liabilities**

### **A) Liability recognition**

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

### **B) Governance and support cost.**

Support costs have been allocated between governance costs and other support. Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. The total cost for the year was £1,570 (2018 £1,578) Details of these costs for the year and the previous year are listed in note 5

### **C) Grants with performance conditions**

There were none in the year (2018 £Nil)

### **D) Grants payable without performance conditions**

There were none in the year (2018 £Nil)

### **E) Redundancy cost**

The charity made no redundancy payments during the reporting period. (2018 £nil)

### **F) Deferred income**

No material item of deferred income has been included in the accounts. (2018 £nil)

### **G) Creditors**

The charity has creditors which are measured at settlement amounts less any trade discounts, £787 (2018 £721).

### **H) Provisions for liabilities**

A liability is measured on recognition at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date. No provisions for liabilities has been included in the accounts. (2018 £nil).

# The Ipswich Historic Churches Trust Ltd

## **I) Basic financial instruments**

The charity accounts for basic financial instruments on initial recognition as per paragraph 10.7 FRS102 SORP. Subsequent measurement is as per paragraphs 11.17 to 11.19, FRS102 SORP.

## **2.3 Assets**

### **A) Fixed Assets**

The trust entered into a lease for the four churches on 11 December 1980. The term is 99 years from 15 December 1980. No rent or lease premium is payable during the life of the lease.

### **B) Current asset investments**

These include cash on deposit and cash equivalents with a maturity date of less than one year held for investment purposes rather than to meet short term cash commitments as they fall due.

### **C) Debtors**

Debtors (including trade debtors) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

# The Ipswich Historic Churches Trust Ltd

## 3. Analysis of Income

### ANALYSIS OF INCOME

	Unrestricted funds 2019 £	Restricted funds 2019 £	Total funds 2019 £	Total funds 2018 £
<b>Donations and legacies</b>				
General Grants	14,151		14,151	9,750
Donations & gifts	1,073		1,073	6,351
Membership Subscriptions	694		694	604
Other	0		0	
Total	<u>15,918</u>	<u>0</u>	<u>15,918</u>	<u>16,705</u>
<b>Charitable activities</b>				
Rent & Contribution to Costs	16,385		16,385	15,960
Gift aid	413		413	
Other income	0		0	48
Total	<u>16,798</u>	<u>0</u>	<u>16,798</u>	<u>16,008</u>
<b>Income from investments</b>				
Interest Income	<u>241</u>	<u>0</u>	<u>241</u>	<u>192</u>
Total Income	<u><u>32,957</u></u>	<u><u>0</u></u>	<u><u>32,957</u></u>	<u><u>32,905</u></u>

## 4. Unpaid Grants

	2019 £	2018 £
Ipswich Borough Council		
Annual general maintenance grant	9,750	9,750
Contribution to external lighting costs	150	-
Gift aid reclaim	413	-
Ipswich Arts Centre final payment		456
Total	<u><u>10,313</u></u>	<u><u>10,206</u></u>

# The Ipswich Historic Churches Trust Ltd

All payments were received in March and April 2020

## 5. Analysis of expenditure

	Unrestricted funds	Restricted funds	Total funds	Total funds
	2019	2019	2019	2018
	£	£	£	£
Expenditure on:				
General church repairs	4,414	1,950	6,364	10,094
St Clement redevelopment	3,671		3,671	
Repairs to Carillion	0		0	13,044
Security	1,354		1,354	886
Other direct costs	0		0	28
Total expenditure	<u>9,439</u>	<u>1,950</u>	<u>11,389</u>	<u>24,052</u>
Governance costs				
Insurance	827		827	1,110
Web site	205		205	205
Registered office	150		150	
Independent examination	375		375	250
Other governance costs	13		13	13
	<u>1,570</u>	<u>0</u>	<u>1,570</u>	<u>1,578</u>
Total expenditure	<u><u>11,009</u></u>	<u><u>1,950</u></u>	<u><u>12,959</u></u>	<u><u>25,630</u></u>

## 6. Details of certain items of expenditure

Fees for examination of the accounts

Independent examiner's fees paid £300 (2018 £325)

No fees were paid for assurance other than independent examination, tax advisory and any other fees.

## 7. Paid employees

There were no employees during the year (2018 Nil)

# The Ipswich Historic Churches Trust Ltd

## 8. Creditors and accruals

Amounts falling due within one year

	2019	2018
	£	£
Accruals and deferred income	787	721

## 9. Cash at bank and in hand

	2019	2018
	£	£
Short term deposits	42,634	42,392
Cash at bank and on hand	53,333	33,248
	<hr/>	<hr/>
Total	<u>95,967</u>	<u>75,640</u>

Short term deposits are held in the COIF charities deposit fund

## 10.

### Statement of Funds

	Brought Forward £	Income £	Expenditure £	Transfer between Funds	Carried Forward £
Restricted Funds					
Elizabeth Walter Trust	5,769	0	(1,950)	0	3,819
<b>Total Restricted Funds</b>	<hr/> 5,769	<hr/> 0	<hr/> (1,950)	<hr/> 0	<hr/> 3,819
<b>Unrestricted Funds</b>	79,834	32,957	(11,009)	0	101,782
<b>Total Funds</b>	<hr/> 85,603	<hr/> 32,957	<hr/> (12,959)	<hr/> 0	<hr/> 105,601

## 11. Transactions with trustees and related parties

None of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity.