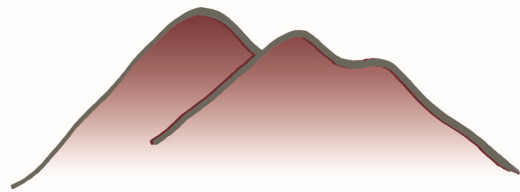


The Battersby Hall Charity

Financial Statements

31 December 2020

Charity Number 1177023



K e s w i c k
A C C O U N T A N T S

The Battersby Hall Charity

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The Battersby Hall Charity

Charity Information for the year ended 31 December 2020

Charity Number	1177023 - formally 526872
Board of Trustees	Mr Antony Lywood (Keswick Town Council) Mr David Leighton (Parish of Keswick St John) Rev'd Charles Hope (Ex-officio) Mr Ray Sheldon (Keswick Lions) Mr George Page (Parish of Keswick St John) Mr John Hayes (Keswick Rotary Club)
Independent Examiner	Frances Clark Keswick Accountants 4 Leonard Street Keswick CA12 4EJ
Bankers	NatWest 24 Devonshire Street Penrith Cumbria CA11 7ST

The Battersby Hall Charity

Trustees Annual Report for the year ended 31 December 2020

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 December 2020.

Legal Status

The Battersby Hall is a Charitable Incorporated Organisation (CIO).

Organisation

There are no paid members of staff. The trust is administered entirely by the Trustees.

Structure, Governance and Management Governing Document

The Governing document is the constitution of the CIO dated 6 February 2018.

Appointment of Trustees (Executive Committee)

The vicar of the Parish of Keswick St. John is an ex-officio trustee. The other five trustees are appointed as follows - two by St. John's PCC and one each by Keswick Town Council, Keswick Lions and Keswick Rotary.

Risk Assessment

The Trustees have examined the major strategic, business and operational risks which the charity faces and confirms that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

Investment Policy

The trustees have the power to invest in such assets as they see fit.

The Battersby Hall Charity seeks to produce the best level of financial return within an acceptable level of risk.

It's overall objective is to create sufficient income and capital growth to enable the charity to carry out its purposes consistently year by year with due and proper consideration for future needs and the maintenance of, and if possible, enhancement of the value of its property assets and the invested funds while they are retained.

Both capital and income may be used at any time for the furtherance of the charity's aims if formally approved by the trustees.

The performance of investments in funds will be reviewed annually and where possible compared against industry benchmarks.

Sufficient cash assets to fund known expenditure for the next six months will be held in an easy access interest bearing account with an approved UK financial institution

Objectives and Activities

Summary of the objects as set out in the governing document: -

The provision and maintenance of a Hall for the education and use of the inhabitants of Keswick without distinction of political, religious or other opinions, including use of meetings, lectures and classes and for other forms of recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants.

The Battersby Hall Charity

Report of the Trustees, contd. for the year ended

31 December 2020

Summary of main activities in relation to these objects

The Trustees are planning major external refurbishment works to ensure the Moot Hall (a listed building) remains usable and in a good state of repair for many years to come. This work is expected to start in the summer of 2021. Meanwhile the building continues to be used to disseminate information and, in future, could be used for further appropriate educational purposes. During this year the Covid-19 crisis has given the Trust an opportunity to fulfil its wider objectives through educational support to those most affected by this crisis.

Achievements and Performance

The sitting tenant (until 2026) continues to use the hall for the purposes which are within the broad objectives of the trust. The rent paid by the tenant contributes to the maintenance of the hall. Meanwhile the trust has supported 41 families (including 95 school age children) with grants to purchase educational support equipment to allow them to obtain full benefit from home schooling during the Covid-19 pandemic. An amendment to the trust's objectives, better to reflect the modern working of the trust, will be submitted to the Charity Commission in early 2021.

Financial Review

Policy on reserves

The trust aims to maintain reserves in suitable notice accounts to fulfill all foreseeable requirements to maintain the hall in a safe and usable state.

Declaration

The Trustees who served during the year are detailed on page one.

Signed by order of the Trustees

Mr A J Lywood - Chair

Date 07 September 2021

The Battersby Hall Charity

Independent Examiners Report for the year ended 31 December 2020

I report on the accounts for the Trust for the year ended 31 December 2020 which are set out on pages 5 - 10.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's 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 examiners report is needed.

It is my responsibility to:

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

Basis of independent examiners report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of accounting records kept by the charity and a comparison of the accounts presented with these records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees 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 view given by 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 s130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met;

or

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

Frances Clark FCA CTA
Appleside
4 Leonard Street
Keswick
Cumbria
CA12 4EJ

The Battersby Hall Charity

**Statement of Financial Activities
for the year ended
31 December 2020**

		31 December 2020			31 December 2019
	Notes	Un-restricted	Restricted	Total	Total
		£	£	£	£
INCOMING RESOURCES					
Incoming resources from generated funds					
Voluntary income					
Grants receivable	2	-	-	-	3,665
Investment income	3	17,648	-	17,648	18,637
Incoming resources from charitable activities					
Rental Income	4	12,750	-	12,750	9,563
Total incoming resources		30,398	-	30,398	31,865
RESOURCES EXPENDED					
Charitable activities					
Grants payable	5	13,345	-	13,345	-
Property costs	6	5,542	-	5,542	2,624
Governance costs	7	-	-	-	1,304
Total expenditure		18,887	-	18,887	3,928
Net incoming / (outgoing) resources		11,511	-	11,511	27,937
Unrealised gain on revaluation of investments		35,740	-	35,740	54,279
Net movement in funds		47,251	-	47,251	82,216
Total funds brought forward		845,818	-	845,818	763,602
Total funds carried forward	13	893,069	-	893,069	845,818

The notes form part of these financial statements

The Battersby Hall Charity

**Balance Sheet
as at
31 December 2020**

	Notes	31 December 2020		31 December 2019	
		£	£	£	£
Fixed Assets					
Tangible fixed assets	9		255,000		255,000
Investments	10		510,017		474,276
Current Assets					
Debtors	11		255		-
Cash at bank and in hand			130,984		119,729
			<u>131,239</u>		<u>119,729</u>
Creditors: amounts falling due within one year					
Creditors and accruals	12		3,187		3,187
Net Current Assets			<u>128,052</u>		<u>116,542</u>
Total Assets less Current Liabilities			893,069		845,818
Creditors: amounts falling due in more than one year					
			-		-
NET ASSETS			<u>893,069</u>		<u>845,818</u>
Funds					
Restricted funds	13		-		-
Unrestricted funds			<u>893,069</u>		<u>845,818</u>
	13		<u>893,069</u>		<u>845,818</u>

Approved by the trustees and signed on their behalf

Mr A J Lywood - Chair
Date: 07 September 2021

The notes form part of these financial statements

The Battersby Hall Charity

Notes to the Financial Statements for the year ended 31 December 2020

1 Accounting Policies

General

These accounts have been prepared under the historical cost convention and in accordance with applicable accounting standards, including the accruals concept, the Charities SORP 2005 (Statement of Recommended Practice), and the Charities Act 2011.

Property

Property owned by the Trust is included on the balance sheet at cost.

Investments

The Trust recognised unrealised gains and losses on investments with reference the movement in value of the investments from one year to the next.

Income

Income received is made up of rent paid by tenants. This is recognised on an accrual basis and included in the accounts when it becomes payable.

Expenditure

Expenditure is accounted for on an accruals basis. Where it relates to a specific project it is allocated to that project as restricted expenditure. Expenditure that relates to the objects of the charity is classified as charitable activities. Any legal or professional costs are classified as governance costs. The costs of generating funds are separately identified.

Funds

General funds are those where no restrictions have been placed upon the specific spending of the funds by the donor. Designated funds are those funds where the trustees have chosen to earmark general funds for a specific purpose. Restricted funds are those funds where the donation is received for a specific purpose as set out by the donor, and when the trustees wish to separate out a project for clarity in the accounts.

The Battersby Hall Charity

Notes to the Financial Statements for the year ended 31 December 2020

		31 December 2020			December 2019
		Unrestricted £	Restricted £	Total £	£
2 Grants receivable					
	Allerdale Borough Council	-	-	-	3,665
		-	-	-	3,665
3 Investment income					
	Bank interest received	493	-	493	735
	Dividends received	17,155	-	17,155	17,902
		17,648	-	17,648	18,637
4 Rental Income					
	Moot Hall rent	12,750	-	12,750	9,563
		12,750	-	12,750	9,563
5 Grants payable					
	Food bank	1,000	-	1,000	-
	COVID Support grants	12,345	-	12,345	-
		13,345	-	13,345	-
6 Property Costs					
	Insurance	2,384	-	2,384	2,402
	Premises repairs	3,154	-	3,154	218
	Stationery	4	-	4	4
		5,542	-	5,542	2,624
7 Governance Costs					
	Legal costs	-	-	-	1,304
		-	-	-	1,304

8 Trustee Remuneration and Expenses

No remuneration directly or indirectly out of the funds of the charity was paid or payable for the year to any trustee or to any person or persons known to be connected with any of them.

No reimbursement of expenses has been made or is due to be made to any of the trustees in respect of the year.

The Battersby Hall Charity

**Notes to the Financial Statements
for the year ended
31 December 2020**

9 Tangible Fixed Assets

	Property £	TOTAL £
COST		
At 1 January 2020	255,000	255,000
Additions	-	-
Disposals	-	-
At 31 December 2020	<u>255,000</u>	<u>255,000</u>
DEPRECIATION		
At 1 January 2020	-	-
Charge for year	-	-
Eliminated on disposals	-	-
At 31 December 2020	<u>-</u>	<u>-</u>
NET BOOK VALUE		
At 31 December 2020	<u>255,000</u>	<u>255,000</u>
At 31 December 2019	<u>255,000</u>	<u>255,000</u>

10 Investments	£
At 1 January 2020	474,276
Increase in value of investments	35,741
Value at 31 December 2020	<u>510,017</u>

11 Debtors	31 December 2020	31 December 2019
	£	£
Other debtors	255	-
	<u>255</u>	<u>-</u>

12 Creditors: amounts falling due within one year	31 December 2020	31 December 2019
	£	£
Trade creditors		
Deferred income	3,187	3,187
	<u>3,187</u>	<u>3,187</u>

The Battersby Hall Charity

**Notes to the Financial Statements
for the year ended
31 December 2020**

13 Net Assets by fund

	Restricted	Unrestricted	Total
	£	£	£
Tangible fixed assets	-	255,000	255,000
Investments	-	510,017	510,017
Current assets	-	131,239	131,239
Creditors: amounts falling due within one year	-	(3,187)	(3,187)
	<hr/>		
Total net assets	-	893,069	893,069
	<hr/> <hr/>		