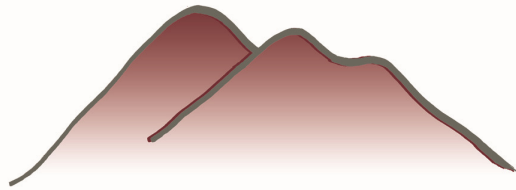


The Battersby Hall Charity

Financial Statements

31 December 2021

Charity Number 1177023



Kewick
ACCOUNTANTS

The Battersby Hall Charity

Index to the Financial Statements for the year ended 31 December 2021

	Page
Charity Information	1
Trustees' Report	2 - 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 - 10

The Battersby Hall Charity

Charity Information for the year ended 31 December 2021

Charity Number 1177023

Board of Trustees Mr Antony Lywood (Keswick Town Council)
Mrs Brenda Mumford (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 CA11 7ST

Barclays
51 Moseley Street
Manchester M60 2AU

The Battersby Hall Charity

Trustees Annual Report for the year ended 31 December 2021

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

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.

The Trustees who served during the year were:-

Mr A Lywood (Keswick Town Council)

Mr D Leighton (St John's PCC) - retired 04 May 2021

Mr C Hope (ex Officio)

Mr R Sheldon (Keswick Lions)

Mr G Page (St John's PCC)

Mr J Hayes (Keswick Rotary)

Mrs B Mumford (St John's PCC) - appointed 07 Sept 2021

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

The Battersby Hall Charity

Report of the Trustees, contd.

for the year ended

31 December 2021

Objectives and Activities

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

a. The provision and maintenance of a building for the education and use of the inhabitants of the Keswick area without distinction of political, religious or other opinions and

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

Summary of main activities in relation to these objects

The planned major external refurbishment works on the Moot Hall in Keswick were completed during the year with just some low level painting work still outstanding. The Moot Hall is now in a good state of repair and should remain an asset to the Trust for many years to come. Throughout the works, the building continued to be used to disseminate information and it can now also be used for other appropriate educational purposes. The Trust has fulfilled its wider objectives by supporting students undertaking further education courses in local colleges while continuing to give educational support to those affected by the on-going Covid-19 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.

An amendment to the trust's objectives was submitted to the Charity Commission and approved by them on 30 June 2021 . This was formally adopted on 13 July 2021.

In 2021 the Battersby Hall Charity made local education grants totalling £10,655. This includes grants of £250 each to twenty 16+ school leavers towards their travel and other costs while undertaking courses in Cumbrian colleges and training facilities. It is our intention in 2022 to double these grants to £500 each. A small number of local families have also received education support grants of £125 each towards their general education costs (school uniform etc). In addition, each of the five local primary schools (Braithwaite, Bassenthwaite, Threlkeld, Borrowdale and St Herbert's) have received grants of £500 towards reading books and musical instruments

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.

Signed by order of the Trustees

Mr A J Lywood - Chair

Date 19.07.22

The Battersby Hall Charity

Independent Examiners Report for the year ended 31 December 2021

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 2021**

		31 December 2021			31 December 2020
	Notes	Un-restricted	Restricted	Total	Total
		£	£	£	£
INCOMING RESOURCES					
Incoming resources from generated funds					
Voluntary income					
Grants receivable	2	-	-	-	-
Investment income	2	17,474	-	17,474	17,648
Incoming resources from charitable activities					
Rental Income	3	12,750	-	12,750	12,750
Total incoming resources		30,224	-	30,224	30,398
RESOURCES EXPENDED					
Charitable activities					
Grants payable	4	10,655	-	10,655	13,345
Property costs	5	136,896	-	136,896	5,542
Governance costs	6	-	-	-	-
Total expenditure		147,551	-	147,551	18,887
Net incoming / (outgoing) resources		(117,327)	-	(117,327)	11,511
Unrealised gain on revaluation of investments		73,271	-	73,271	35,740
Net movement in funds		(44,056)	-	(44,056)	47,251
Total funds brought forward		893,069	-	893,069	845,818
Total funds carried forward	12	849,013	-	849,013	893,069

The notes form part of these financial statements

The Battersby Hall Charity

**Balance Sheet
as at
31 December 2021**

	Notes	31 December 2021		31 December 2020	
		£	£	£	£
Fixed Assets					
Tangible fixed assets	8		255,000		255,000
Investments	9		543,048		510,017
Current Assets					
Debtors	10		11,383		255
Cash at bank and in hand			68,350		130,984
			<u>79,733</u>		<u>131,239</u>
Creditors: amounts falling due within one year					
Creditors and accruals	11		28,768		3,187
Net Current Assets			<u>50,965</u>		<u>128,052</u>
Total Assets less Current Liabilities			849,013		893,069
Creditors: amounts falling due in more than one year					
			-		-
NET ASSETS			<u>849,013</u>		<u>893,069</u>
Funds					
Restricted funds	12		-		-
Unrestricted funds			<u>849,013</u>		<u>893,069</u>
	12		<u>849,013</u>		<u>893,069</u>

Approved by the trustees and signed on their behalf

Mr A J Lywood - Chair
Date: 19.07.22

The notes form part of these financial statements

The Battersby Hall Charity

Notes to the Financial Statements for the year ended 31 December 2021

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 2021**

	31 December 2021			December 2020
	Unrestricted £	Restricted £	Total £	£
2 Investment income				
Bank interest received	182	-	182	493
Dividends received	17,292	-	17,292	17,155
	<u>17,474</u>	<u>-</u>	<u>17,474</u>	<u>17,648</u>
3 Rental Income				
Moot Hall rent	12,750	-	12,750	12,750
	<u>12,750</u>	<u>-</u>	<u>12,750</u>	<u>12,750</u>
4 Grants payable				
Food bank	-	-	-	1,000
Educational Support grants	10,655	-	10,655	12,345
	<u>10,655</u>	<u>-</u>	<u>10,655</u>	<u>13,345</u>
5 Property Costs				
Insurance	3,796	-	3,796	2,384
Premises repairs	133,050	-	133,050	3,154
Stationery	50	-	50	4
	<u>136,896</u>	<u>-</u>	<u>136,896</u>	<u>5,542</u>
6 Governance Costs				
Legal costs	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

7 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 2021**

8 Tangible Fixed Assets

	Property £	TOTAL £
COST		
At 1 January 2021	255,000	255,000
Additions	-	-
Disposals	-	-
At 31 December 2021	<u>255,000</u>	<u>255,000</u>
DEPRECIATION		
At 1 January 2021	-	-
Charge for year	-	-
Eliminated on disposals	-	-
At 31 December 2021	<u>-</u>	<u>-</u>
NET BOOK VALUE		
At 31 December 2021	<u>255,000</u>	<u>255,000</u>
At 31 December 2020	<u>255,000</u>	<u>255,000</u>

9 Investments	£
At 1 January 2021	510,017
Disposals	(40,240)
Increase in value of investments	73,271
At 31 December 2021	<u>543,048</u>

10 Debtors	31 December 2021	31 December 2020
	£	£
VAT	11,383	-
Other debtors	-	255
	<u>11,383</u>	<u>255</u>

11 Creditors: amounts falling due within one year	31 December 2021	31 December 2020
	£	£
Trade creditors	4,422	-
Deferred income	3,187	3,187
Accruals	21,159	-
	<u>28,768</u>	<u>3,187</u>

The Battersby Hall Charity

**Notes to the Financial Statements
for the year ended
31 December 2021**

12 Net Assets by fund

	Restricted	Unrestricted	Total
	£	£	£
Tangible fixed assets	-	255,000	255,000
Investments	-	543,048	543,048
Current assets	-	79,733	79,733
Creditors: amounts falling due within one year	-	(28,768)	(28,768)
	<hr/>		
Total net assets	-	849,013	849,013
	<hr/> <hr/>		