

REGISTERED CHARITY NUMBER: 229845

THE BINGHAM HALL

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2022**

THE BINGHAM HALL
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FOR THE YEAR ENDED 31 DECEMBER 2022

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THE BINGHAM HALL
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice 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 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The main objective of the Trust is to maintain the Bingham Hall for use by individuals and clubs for lectures, concerts, drama, dance and other entertainments, flower shows and any other purposes which the Trustees may think fit and upon such terms and conditions as they think appropriate. In addition, to maintain the Daniel Bingham Suite for use as a rifle range by the Cotswold Rifle Club as this is one of the oldest in the country. The Trustees believe that the wide ranging use of the Hall facilities for such varied events pay due regard to and meet the public benefit test applied by the Charities Commission.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

2022 reflected the strengthening journey back to "business as usual" as the effects of the pandemic continued to become less severe. The Trust embraced this change of perspective with a gradual increase on the amount of Hall bookings; albeit still well below the pre-2019 levels.

Throughout all this period, however, the Hall has provided a temporary home for the vaccine centre as campaigns continued with a further booster jab. Again, it was interesting to note that the large queues experienced in the early days did not repeat themselves, although there were days when over 800 willing locals arrived to have the jab! It has been a proud and humbling experience for the Trustees and staff to witness the use of the Hall for this "once in a lifetime" experience. Alongside this, more traditional events began to return to hire the Hall and the juggling act of accommodating this reflected a return to normal activity.

Because of this increase in activity, income from Hall activities increased by 84% year from 2021 figures, also helped by a continued close control of expenditure.

Income from the Trust's residential properties remained at a similar level to 2021, helped in part by the almost full occupancy of the properties throughout the year - an increase in income of 4.4% from properties was recorded.

Overall, this resulted in a 17.4% increase in the annual surplus, which strengthens the level of reserves and enables the Trustees to now look forward to investing into future plans for the Trust in general and the Hall in particular. It is pleasing to note that the results are very much in line with the challenging targets and budgets set by both the Finance and Building Committees.

Trustees have been reviewing and considering plans for 2023 and beyond and, despite the current economic challenges, are looking to move forward from a period of enforced consolidation to one where they can invest in a plan to invest in the infrastructure of the Hall to ensure that the Hall can continue to be a focus for community events.

FINANCIAL REVIEW

Investment policy and objectives

Under the Trust Deed, the Trust has the power to make any investment which the trustees see fit. The Trustees have considered the most appropriate policy for investing funds and have found that COIF (Charities Official Investment Fund), National Savings, short term fixed rate bank investments and building society investment accounts generally meet the requirements of both income and capital growth. This strategy allows for access to funds on an immediate basis as well as the opportunity to attract a fair return on monies invested in the short term. The trustees consider the accessibility of funds and return on investments to be satisfactory, given the continued climate of low interest rates.

THE BINGHAM HALL
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022

FINANCIAL REVIEW

Reserves policy

The Bingham Hall Trust derives income from two main sources: the letting of the 23 properties owned by the Trust and the hiring out of the Hall and associated rooms. Whilst the rental income from properties is guaranteed up to a point, the income from Hall hiring is less so. It is therefore important to ensure there are sufficient funds available to tide the Trust in the event of a temporary gap in income, if existing sources of income are lost.

The objective of the Hall, as outlined in the original indenture, is to provide accessible space for the local community and surrounding parishes for the furtherance of leisure activities, including the maintenance of a rifle range. Income for these activities is to be raised through the hiring of the Hall and letting of the residential properties.

The income derived from the residential properties are on tenancy agreements and provide an amount of certainty.

The Trustees are mindful that cash should be kept in reserve for specific reasons and that cash balances should not be only invested. However, the desire to fund major projects without external funding is key to the Trustees thinking - this is achieved through sensible planning by the Finance and Buildings Committees for known events as well as unexpected requirements.

Factors taken into consideration

The challenge facing the Trustees is akin to a set of balance scales - on the one side there is a need to ensure the fabric of all the Trust's premises are maintained to an acceptable standard with the ability to upgrade/modernise as opportunities arise. On the counter side, the Trustees are required to ensure there is sufficient income generated to ensure that these objectives can be met as well as ensuring there is a robust reserves policy to mitigate any unforeseen events.

Income is generated from all residential properties and the Hall and its associated space. The income from residential lettings can be seen as regular income, with the occupancy rate remaining consistently very high. Income from Hall and associated space hiring is less guaranteed.

Policy

The Finance Committee have considered all of the salient facts and consider it appropriate to ensure that a figure equivalent to an average of 6 months expenditure be retained in reserve to ensure that the main operations of the Trust can continue.

However, should this level of reserve be temporarily brought under pressure by a significant repair project, the Finance Committee will ensure an appropriate plan is instigated to replenish the balance to the agreed level no later than six months of this balance being reduced.

This policy is reviewed annually by the Finance Committee to consider its suitability taking into account any changes to the Trust's business or infrastructure or prevailing market conditions.

Going concern

The Trustees have considered the forthcoming period and are happy that due to the level of reserves in the charity and the tenancy agreements they have in place in regards to the residential properties the going concern principle remains appropriate.

THE BINGHAM HALL
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022

FUTURE PLANS

The overall strategy of the Trust has not changed due to the pandemic and the Trustees continue to be mindful and directed by the objectives of the Bingham Hall Trust, which remain aligned with the visions of our benefactor, Daniel Bingham. In addition, the challenges of managing and maintaining such an asset, in the context of whatever the climate or the economy throws at us, Trustees are fully engaged with steering the Trust and moving forward. This vision has remained constant. I continue to be delighted, though not surprised that through sound governance, the Trust and its staff and Trustees continue to work hard to retain Daniel Bingham's legacy.

Plans for 2023 for the Trust and its facilities are very much now back on the agenda. On the residential side, there has been no individual major refurbishment undertaken for a couple of years and so the Buildings Committee are both aware and prepared for any challenge that may arise. On the Hall front, Trustees have been undertaking a major strategic review of the facilities and infrastructure and are now moving forward with some plans that were shelved in 2019 due to the pandemic as part of a longer-term plan of refurbishment and upgrading. The scope of this is potentially the biggest impact on the Hall since its construction. Challenging and exciting times ahead.

However, as is always the case, Trustees are aware that they need to remain flexible and agile to respond to whatever challenges - known or unknown - that will face the Trust in the coming year. I am confident that the Trust is well prepared.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The governing document for the charity is the trust deed dated 16 March 1907.

Recruitment and appointment of new trustees

The charity is constituted by a board of trustees and the hall staff. Trustees are appointed by way of invitation.

Organisational structure

Key officers of the charity are the following:

Chairman - Mr K Winmill
Vice Chair - Mrs S Harrison
Finance Committee Chairman - Mr R Bowyer
Buildings Committee Chairman - Mr A Francis

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

229845

Principal address

King Street
CIRENCESTER
Gloucestershire
GL7 1JT

THE BINGHAM HALL
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022

Trustees

Mr K Winmill
Mr R Bowyer
Mr C Harrison
Mr P Rowe
Mrs J D Jarvis
Ms J Paris
Mr P J Hooper
Mr A R Francis
Mrs E Brereton
Mr J W C Beaman
Mr D Dunn
Mr A P Brown
Mr T Bennett (resigned 3.7.22)
Mrs S Harrison
Ms J Warren

Independent Examiner

Morris Owen
Chartered Accountants
43-45 Devizes Road
SWINDON
Wiltshire
SN1 4BG

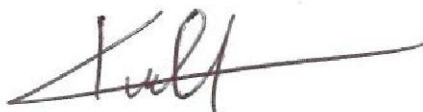
Bankers

Lloyds Bank Plc
14 Castle Street
CIRENCESTER
Gloucestershire
GL7 1QJ

Solicitors

Sewell Mullings Logie LLP
7 Dollar Street
Cirencester
Gloucestershire

Approved by order of the board of trustees on 19 June 2023 and signed on its behalf by:

A handwritten signature in dark ink, appearing to be 'K. Winmill', with a long horizontal stroke extending to the right.

Mr K Winmill - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE BINGHAM HALL**

Independent examiner's report to the trustees of The Bingham Hall

I report to the charity trustees on my examination of the accounts of The Bingham Hall (the Trust) for the year ended 31 December 2022.

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 Act and in carrying out my examination I have followed all 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 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; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

I. Sumbler

Mr I Sumbler FCCA

Morris Owen
Chartered Accountants
43-45 Devizes Road
SWINDON
Wiltshire
SN1 4BG

Date: 4.7.2023

THE BINGHAM HALL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds £	Endowment fund £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Charitable activities		-	-	-	10,121
Other trading activities	3	241,959	-	241,959	200,768
Investment income	4	2,743	-	2,743	1,419
Total		244,702	-	244,702	212,308
EXPENDITURE ON					
Charitable activities					
Charitable activities		181,463	-	181,463	158,441
Net gains on investments		-	-	-	1,900,000
NET INCOME		63,239	-	63,239	1,953,867
RECONCILIATION OF FUNDS					
Total funds brought forward		358,173	6,800,000	7,158,173	5,204,306
TOTAL FUNDS CARRIED FORWARD		421,412	6,800,000	7,221,412	7,158,173

The notes form part of these financial statements

THE BINGHAM HALL
STATEMENT OF FINANCIAL POSITION
31 DECEMBER 2022

	Notes	Unrestricted funds £	Endowment fund £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	9	11,377	-	11,377	11,952
Investments					
Investments	10	2,300	-	2,300	2,300
Investment property	11	-	6,800,000	6,800,000	6,800,000
		13,677	6,800,000	6,813,677	6,814,252
CURRENT ASSETS					
Stocks	12	100	-	100	100
Debtors	13	16,104	-	16,104	14,743
Cash at bank and in hand		398,388	-	398,388	333,700
		414,592	-	414,592	348,543
CREDITORS					
Amounts falling due within one year	14	(6,857)	-	(6,857)	(4,622)
NET CURRENT ASSETS		407,735	-	407,735	343,921
TOTAL ASSETS LESS CURRENT LIABILITIES		421,412	6,800,000	7,221,412	7,158,173
NET ASSETS		421,412	6,800,000	7,221,412	7,158,173
FUNDS	15				
Unrestricted funds				421,412	358,173
Endowment funds				6,800,000	6,800,000
TOTAL FUNDS				7,221,412	7,158,173

The financial statements were approved by the Board of Trustees and authorised for issue on 19 June 2023 and were signed on its behalf by:



Mr K Winmill - Trustee



Mr R Bowyer - Trustee

The notes form part of these financial statements

THE BINGHAM HALL
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

1. CHARITY INFORMATION

The charity is unincorporated, formed by a trust deed and registered at the Charity Commission for England & Wales.

The principal place of business is at King Street, Cirencester GL7 1JT

These financial statements are presented in British Pounds (GBP), which is the charity's functional and presentational currency.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice 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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Liabilities

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 15% on reducing balance

Investment properties

The properties are stated at trustees' valuation, based on the last formal external market valuation obtained and then using appropriate commercial indices to reflect the movement to the current date.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from tax on its charitable activities.

THE BINGHAM HALL
NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

2. ACCOUNTING POLICIES - continued

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Financial instruments

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

Short term trade creditors are measured at the transaction price. Other financial liabilities, including loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

The charities investments consist of National Savings and Investment income bonds and a deposit in a COIF. Both investments can be withdrawn at any time and therefore are considered to be basic financial instruments under FRS 102 section 11 and as such are initially measured at transaction price and subsequently at fair value.

Government grants

During the year, the charity received £nil (2021 - £10,121) in respect of the Coronavirus Job Retention Scheme.

3. OTHER TRADING ACTIVITIES

	2022	2021
	£	£
Rent - Properties	167,699	160,551
Lettings - Hall	74,260	40,217
	<u>241,959</u>	<u>200,768</u>

THE BINGHAM HALL

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

4. INVESTMENT INCOME

	2022 £	2021 £
Deposit account interest	<u>2,743</u>	<u>1,419</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

	2022 £	2021 £
Trustees' fees	<u>1,000</u>	<u>1,000</u>

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

6. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2022 5	2021 5
Charitable activities	<u>5</u>	<u>5</u>

No employees received emoluments in excess of £60,000.

With the exception of the following post holder, no trustees or connected persons (as defined by the regulations) in either year were in receipt of remuneration or paid expenses from the Trust.

An honorarium of £1,000 (2021: £1,000) was paid to the current chairman, Mr K Winmill.

7. INDEPENDENT EXAMINERS FEES

	2022 £	2021 £
Statutory accounts production & external scrutiny	<u>3,240</u>	<u>2,820</u>
	<u>3,240</u>	<u>2,820</u>

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Charitable activities	10,121	-	10,121
Other trading activities	200,768	-	200,768
Investment income	1,419	-	1,419
Total	<u>212,308</u>	<u>-</u>	<u>212,308</u>

EXPENDITURE ON

THE BINGHAM HALL

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Endowment fund £	Total funds £
Charitable activities			
Charitable activities	158,441	-	158,441
Net gains on investments	-	1,900,000	1,900,000
NET INCOME	53,867	1,900,000	1,953,867
RECONCILIATION OF FUNDS			
Total funds brought forward	304,306	4,900,000	5,204,306
TOTAL FUNDS CARRIED FORWARD	358,173	6,800,000	7,158,173

9. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 January 2022	107,337
Disposals	(3,433)
At 31 December 2022	103,904
DEPRECIATION	
At 1 January 2022	95,385
Charge for year	240
Eliminated on disposal	(3,098)
At 31 December 2022	92,527
NET BOOK VALUE	
At 31 December 2022	11,377
At 31 December 2021	11,952

THE BINGHAM HALL

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

10. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2022 and 31 December 2022	<u>2,300</u>
NET BOOK VALUE	
At 31 December 2022	<u>2,300</u>
At 31 December 2021	<u>2,300</u>

There were no investment assets outside the UK.

All investments represent cash investments held primarily to provide an investment return for the charity. The assets are valued at fair value.

11. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2022 and 31 December 2022	<u>6,800,000</u>
NET BOOK VALUE	
At 31 December 2022	<u>6,800,000</u>
At 31 December 2021	<u>6,800,000</u>

The Bingham Hall is accounted for as an Investment property in accordance with Financial Reporting Standard 102 Section 17.

The remaining properties consist of a number of residential dwellings in Watermoor Road, Cirencester and King Street, Cirencester.

All investment properties held by the charity are defined as inalienable assets, as the trust document requires the properties to be retained and used indefinitely for the charitable objects, preventing any disposal without external consent.

As part of ongoing reviews, Trustees have been considering the respective value of its "bricks and mortar" assets. In conjunction with a recent review undertaken by the Trust's insurer, consideration was given to the residential buildings and Hall estimated valuations, with of course due consideration being given to the caveat within the Trust Deed that properties cannot be disposed of by the Trust.

As a result of this, the annual accounts this year reflect an uplift in the figures to take into account the increase in property values, a recalibration of the index linked increases which have been occurring since 2015 together with consideration of value levels based on the Trust deed constraints. A number of models have been employed to calculate these figures which now present an up-to-date position based on all of the available information.

THE BINGHAM HALL
NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

12. STOCKS

	2022	2021
	£	£
Stocks	100	100

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade debtors	1,792	1,908
Prepayments and accrued income	14,312	12,835
	16,104	14,743

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Social security and other taxes	729	-
Other creditors	2,203	1,272
Accruals and deferred income	3,925	3,350
	6,857	4,622

15. MOVEMENT IN FUNDS

	At 1.1.22	Net movement in funds	At 31.12.22
	£	£	£
Unrestricted funds			
General fund	358,173	63,239	421,412
Endowment funds			
Permanent endowment fund	6,800,000	-	6,800,000
TOTAL FUNDS	7,158,173	63,239	7,221,412

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	244,702	(181,463)	63,239
TOTAL FUNDS	244,702	(181,463)	63,239

THE BINGHAM HALL
NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

15. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	304,306	53,867	358,173
Endowment funds			
Permanent endowment fund	4,900,000	1,900,000	6,800,000
TOTAL FUNDS	<u>5,204,306</u>	<u>1,953,867</u>	<u>7,158,173</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	212,308	(158,441)	-	53,867
Endowment funds				
Permanent endowment fund	-	-	1,900,000	1,900,000
TOTAL FUNDS	<u>212,308</u>	<u>(158,441)</u>	<u>1,900,000</u>	<u>1,953,867</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.21 £	Net movement in funds £	At 31.12.22 £
Unrestricted funds			
General fund	304,306	117,106	421,412
Endowment funds			
Permanent endowment fund	4,900,000	1,900,000	6,800,000
TOTAL FUNDS	<u>5,204,306</u>	<u>2,017,106</u>	<u>7,221,412</u>

THE BINGHAM HALL

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

15. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	457,010	(339,904)	-	117,106
Endowment funds				
Permanent endowment fund	-	-	1,900,000	1,900,000
TOTAL FUNDS	<u>457,010</u>	<u>(339,904)</u>	<u>1,900,000</u>	<u>2,017,106</u>

Fund name	Purpose and restrictions
Permanent endowment fund	This is an endowment fund for the properties which are owned by the charity.

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2022.

THE BINGHAM HALL
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Other trading activities		
Rent - Properties	167,699	160,551
Lettings - Hall	74,260	40,217
	241,959	200,768
Investment income		
Deposit account interest	2,743	1,419
Charitable activities		
CJRS income	-	10,121
Total incoming resources	244,702	212,308
EXPENDITURE		
Charitable activities		
Repairs and renewals - Hall	38,698	9,662
Repairs and renewals - Properties	20,944	43,085
	59,642	52,747
Support costs		
Management		
Wages	68,688	63,662
Social security	594	-
Pensions	3,243	3,609
Rates and water	1,996	2,670
Insurance	20,787	18,052
Light and heat	13,352	6,791
Depreciation of tangible and heritage assets	240	418
Loss on sale of tangible fixed assets	335	-
	109,235	95,202
Governance costs		
Trustees' fees	1,000	1,000
Office costs	7,350	6,704
Accountancy and legal fees	4,236	2,788
	12,586	10,492
Total resources expended	181,463	158,441
Net income before gains and losses	63,239	53,867

This page does not form part of the statutory financial statements

THE BINGHAM HALL
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	2022 £	2021 £
Unrealised recognised gains and losses		
Unrealised gains/losses on investment property	-	1,900,000
Net income	63,239	1,953,867

This page does not form part of the statutory financial statements