

Company registration number: 06922371

Charity registration number: 1130452

Masonic Hall Ipswich Limited

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 December 2016

CHASE Accountants Limited
Certified Accountants
26 Ellenbrook Road
IPSWICH
Suffolk
IP2 9RN

Masonic Hall Ipswich Limited

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Masonic Hall Ipswich Limited

Strategic Report for the Year Ended 31 December 2016

The trustees, who are directors for the purposes of company law, present their strategic report for the year ended 31 December 2016, in compliance with s414C of the Companies Act 2006.

Principal risks and uncertainties

The major risks to which the Charity is exposed, as identified by the Trustees, have been reviewed and systems have been established to mitigate those risks.

The strategic report was approved by the trustees of the Charity on 5 June 2017 and signed on its behalf by:

.....
Mr Larcombe
Trustee

Masonic Hall Ipswich Limited

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 31 December 2016.

Objectives and activities

Objects and aims

The Charity's Objectives

Our charity's objectives as set out in the company's memorandum of association are:

- (a) For the public benefit to preserve and maintain the fabric and structure of the Freemasons Hall, Soane Street, Ipswich, IP4 2BG.
- (b) To advance the education of the public in the principles of Freemasonry, in Particular, but not exclusively, by the establishment and maintenance of a Masonic Heritage Centre.

Freemasons Hall is a Grade II listed building, which was purpose-built and opened in 1876. At the time of its completion it was no doubt a fine example of the builders craft and ever since that time Ipswich Freemasons have

met there and planned their charitable activities. Unfortunately, their financial focus for many years was almost totally concerned with raising money in order to give it away to various charitable causes. For quite inexplicable reasons, the need to allocate some of their resources to keeping their Masonic centre in good order and making provision for the future appears to have escaped their notice. Regrettably, as a consequence, this Grade II listed building, which is sited in a designated conservation area of Ipswich, has been the victim of unintended neglect over an extended period of time. This unintended lack of consideration for the future has now been recognised and replaced by a policy which takes a fuller account of future needs.

The use of the Freemasons Hall by the wider public has always been possible but with the passing of the years it has become a progressively less attractive venue for hire by the general public in comparison with any competitor

because of its lack of modern facilities. And of course, it has to be admitted that the wider public have not really been aware of its availability. The need to raise public awareness of (i) the principles of Freemasonry; (ii) the very

positive contribution that Freemasonry makes to society; and (III) the sheer physical existence of Freemasons Hall as an asset available to the wider community are seen as priorities.

Masonic Hall Ipswich Limited

Trustees' Report

Our first concern was seen as the cessation of any further possible deterioration to the fabric of the building. Our further concern has been the need to make necessary basic improvements to the building and its facilities. We have certainly halted the deterioration of the fabric of the building. Had this been allowed to continue and had it not been halted the ultimate consequence could well have been the total loss of the building. Were this to happen, Ipswich and the wider community would have lost forever, not only a valuable part of its architectural heritage, but also what should be a prized local facility. Additionally, without Freemasons Hall as its focus, Freemasonry as an active organisation in Ipswich, could well disappear and with it, its not inconsiderable support for local and national charitable causes.

The premises consist primarily of a Masonic Temple, a Dining Room, a Bar and a Kitchen area. It should perhaps be pointed out that the word "Temple" does not have its usual connotation. It is not a place of worship but a designated Masonic venue with a prescribed format. There are in addition toilets, a changing room, a small cloakroom, and a large room which contains Masonic artefacts and is used as a meeting room. This is the room which we might see ultimately as a designated Masonic Heritage Centre. There are also three smaller rooms one of which is used by our archivist. The use of the premises is by its definition largely that of hiring to Masonic Groups based in Ipswich. The rental income from these groups represents our primary source of income. The premises are also available to the wider community for hire for appropriate social functions e.g. wedding receptions, anniversary dinners, presentations, birthday parties, exhibitions, training days etc. but this area of activity continues to be difficult because our facilities do not measure up to the level required for such commercial hire.

Although there continue to be inherent difficulties of trying to "preserve and maintain the fabric and structure" of our listed building the process of deterioration has now been largely halted and we are continuing to undertake the necessary programme of improvements. These in the short term are aimed at bringing the building into a condition which is more appropriate to, and suitable for its use, by Ipswich Freemasons. There is also a need for considerable further improvements to basic facilities, not only for the benefit of the Masonic community, but also to make its prospective use by the local community a more realistic aspiration.

We intend to continue to raise public awareness of the principles of Freemasonry and the impact that Freemasonry

and its charitable work has on the community at large. We are currently doing this by participating in the Ipswich Heritage week-end programme and offering to provide conducted tours of the building to local interest groups. Both of these activities will continue to highlight the very positive message that Freemasonry is a major deliverer of

charity, both nationally and locally, and as such is a very positive and constructive influence in the community.

We are committed to addressing our statutory responsibilities under Health and Safety and Environmental Health regulations. We are proud of the fact that our catering arrangements have maintained their five star hygiene

Rating in spite of the difficulties imposed by its Victorian architecture.

We are committed in the long term to improve all of our facilities, particularly toilet and cloakroom facilities, as fast as financial constraints permit. Ultimately we want our Masonic tenants to feel that their Masonic "home" will be

one of which they are justifiably proud and reflects the high standards with which Freemasonry is associated.

Failure to provide such facilities at a high standard can ultimately only undermine the longer term future of Freemasonry in Ipswich and be detrimental to any future prospects of hire and use by the wider public.

Public benefit

The Trustees consider how planned activities will contribute to the aims and objectives they have set.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Masonic Hall Ipswich Limited

Trustees' Report

Structure, governance and management

Recruitment and appointment of trustees

The directors of the company are also the charity trustees for the purposes of charity law. The charity may by ordinary resolution appoint a person who is willing to be a Director and determine the rotation in which any additional Directors are to retire.

Induction and training of trustees

New Trustees are advised of their role and responsibilities by current Trustees. Each is encouraged to use the Charity Commission website to remain fully abreast of their role.

Masonic Hall Ipswich Limited

Trustees' Report

Major risks and management of those risks

The major risks to which the Charity is exposed, as identified by the Trustees, have been reviewed and systems have been established to mitigate those risks.

Reference and Administrative Details

Trustees	Mr Watson, Director
	Mr Tydeman, Director
	Mr Thick, Director
	Mr Larcombe, Director
	Mr A R Bruce Davies, Director
	Mr Matthews, Director
	Mr Page, Director

Principal Office	8 - 10 Soane Street Ipswich Suffolk IP4 2BG
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Company Registration Number	06922371
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Charity Registration Number	1130452
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Solicitors	Michael Smith & Co Clarence House 21 St Margaret's Green IPSWICH Suffolk IP4 2BN
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Independent Examiner	CHASE Accountants Limited Certified Accountants 26 Ellenbrook Road IPSWICH Suffolk IP2 9RN
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Financial instruments

Objectives and policies

The Charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the charity's policies approved by the board of trustees, which provide written principles on the use of financial derivatives to manage these risks. The charity does not use derivative financial instruments for speculative purposes.

Masonic Hall Ipswich Limited

Trustees' Report

Cash flow risk

The Charity's activities expose it primarily to the financial risks of changes in foreign currency exchange rates and interest rates. The charity uses foreign exchange forward contracts and interest rate swap contracts to hedge these exposures.

Interest bearing assets and liabilities are held at fixed rate to ensure certainty of cash flows.

Credit risk

The Charity's principal financial assets are bank balances and cash, trade and other receivables, and investments.

The Charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The Charity has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

Liquidity risk

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the Charity uses a mixture of long-term and short-term debt finance.

Further details regarding liquidity risk can be found in the Statement of accounting policies in the financial statements.

The annual report was approved by the trustees of the Charity on 5 June 2017 and signed on its behalf by:

.....

Mr Larcombe

Trustee

Masonic Hall Ipswich Limited

Statement of Trustees' Responsibilities

The trustees (who are also the directors of Masonic Hall Ipswich Limited for the purposes of company law) are responsible for preparing the and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the Charity on 5 June 2017 and signed on its behalf by:

.....
Mr Larcombe
Trustee

Masonic Hall Ipswich Limited

Independent Examiner's Report to the trustees of Masonic Hall Ipswich Limited

I report on the accounts of the Charity for the year ended 31 December 2016 which are set out on pages 10 to 17

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Your attention is drawn to the fact that the Charity has prepared the Financial Statements in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has since been withdrawn.

We understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The 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 examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, 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 examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me a reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

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.

Masonic Hall Ipswich Limited

Independent Examiner's Report to the trustees of Masonic Hall Ipswich Limited

.....
Donald Munro MBA MA
Certified Accountants

26 Ellenbrook Road
IPSWICH
Suffolk
IP2 9RN

5 June 2017

Masonic Hall Ipswich Limited

Statement of Financial Activities for the Year Ended 31 December 2016 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Total 2016 £
Income and Endowments from:			
Donations and legacies	2	72,794	72,794
Investment income	3	35	35
Total Income		72,829	72,829
Expenditure on:			
Raising funds	4	(63,782)	(63,782)
Total Expenditure		(63,782)	(63,782)
Net income		9,047	9,047
Net movement in funds		9,047	9,047
Reconciliation of funds			
Total funds brought forward		82,405	82,405
Total funds carried forward	10	91,452	91,452
	Note	Unrestricted funds £	Total 2015 £
Income and Endowments from:			
Donations and legacies	2	78,674	78,674
Investment income	3	66	66
Total Income		78,740	78,740
Expenditure on:			
Raising funds	4	(62,001)	(62,001)
Total Expenditure		(62,001)	(62,001)
Net income		16,739	16,739
Net movement in funds		16,739	16,739
Reconciliation of funds			
Total funds brought forward		65,666	65,666
Total funds carried forward	10	82,405	82,405

All of the Charity's activities derive from continuing operations during the above two periods.
The funds breakdown for 2015 is shown in note 10.

Masonic Hall Ipswich Limited
(Registration number: 06922371)
Balance Sheet as at 31 December 2016

	Note	2016 £	2015 £
Fixed assets			
Tangible assets	6	7,199	9,599
Current assets			
Debtors	7	2,229	3,698
Cash at bank and in hand		<u>93,304</u>	<u>82,686</u>
		95,533	86,384
Creditors: Amounts falling due within one year	8	<u>(11,280)</u>	<u>(13,578)</u>
Net current assets		<u>84,253</u>	<u>72,806</u>
Net assets		<u><u>91,452</u></u>	<u><u>82,405</u></u>
Funds of the Charity:			
Unrestricted income funds			
Unrestricted income funds		<u>91,452</u>	<u>82,405</u>
Total funds	10	<u><u>91,452</u></u>	<u><u>82,405</u></u>

For the financial year ending 31 December 2016 the Charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the Charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements on pages 10 to 17 were approved by the trustees, and authorised for issue on 5 June 2017 and signed on their behalf by:

.....
Mr Larcombe
Trustee

Masonic Hall Ipswich Limited

Notes to the Financial Statements for the Year Ended 31 December 2016

1 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

The financial statements have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

Masonic Hall Ipswich Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

Income and endowments

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy.

Donations and legacies

Donations are recognised when the Charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the Charity before the Charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the Charity and it is probable that these conditions will be fulfilled in the reporting period.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Masonic Hall Ipswich Limited

Notes to the Financial Statements for the Year Ended 31 December 2016

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Individual fixed assets costing £0.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Charity will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Masonic Hall Ipswich Limited

Notes to the Financial Statements for the Year Ended 31 December 2016

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the Charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustee's discretion in furtherance of the objectives of the Charity.

2 Income from donations and legacies

	Unrestricted funds		
	General	Total	Total
	£	2016	2015
		£	£
Donations and legacies;			
Donations from individuals	62,261	62,261	70,515
Gift aid reclaimed	833	833	802
Regular giving and capital donations	9,700	9,700	7,357
	<u>72,794</u>	<u>72,794</u>	<u>78,674</u>

3 Investment income

	Unrestricted funds		
	General	Total	Total
	£	2016	2015
		£	£
Interest receivable and similar income;			
Interest receivable on bank deposits	35	35	66
	<u>35</u>	<u>35</u>	<u>66</u>

Masonic Hall Ipswich Limited

Notes to the Financial Statements for the Year Ended 31 December 2016

4 Expenditure on raising funds

a) Costs of generating donations and legacies

		Unrestricted funds		
	Note	General £	Total 2016 £	Total 2015 £
Donations		4,220	4,220	3,691
Marketing and publicity		12,108	12,108	11,014
Other direct costs of generating voluntary income		47,454	47,454	47,296
		<u>63,782</u>	<u>63,782</u>	<u>62,001</u>

Masonic Hall Ipswich Limited

Notes to the Financial Statements for the Year Ended 31 December 2016

**Total
2016
£**

5 Taxation

The Charity is a registered charity and is therefore exempt from taxation.

6 Tangible fixed assets

	Furniture and equipment £	Total £
Cost		
At 1 January 2016	21,172	21,172
At 31 December 2016	21,172	21,172
Depreciation		
At 1 January 2016	11,573	11,573
Charge for the year	2,400	2,400
At 31 December 2016	13,973	13,973
Net book value		
At 31 December 2016	7,199	7,199
At 31 December 2015	9,599	9,599

7 Debtors

	2016 £	2015 £
Trade debtors	2,229	1,236
Prepayments	-	1,599
Other debtors	-	863
	2,229	3,698

8 Creditors: amounts falling due within one year

	2016 £	2015 £
Trade creditors	11,280	172
Other creditors	-	10,781
Accruals	-	2,625
	11,280	13,578

Masonic Hall Ipswich Limited

Notes to the Financial Statements for the Year Ended 31 December 2016

9 Charity status

The Charity is a Charity limited by guarantee and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £10 towards the assets of the Charity in the event of liquidation.

10 Funds

	Balance at 1 January 2016 £	Incoming resources £	Resources expended £	Balance at 31 December 2016 £
Unrestricted funds				
Unrestricted general funds	<u>82,405</u>	<u>68,609</u>	<u>(59,562)</u>	<u>91,452</u>

	Balance at 1 January 2015 £	Incoming resources £	Resources expended £	Balance at 31 December 2015 £
Unrestricted funds				
Unrestricted general funds	<u>65,666</u>	<u>75,049</u>	<u>(58,310)</u>	<u>82,405</u>

11 Analysis of net assets between funds

12 Analysis of net funds

	At 1 January 2016 £	Cash flow £	At 31 December 2016 £
Cash at bank and in hand	82,686	10,618	93,304
Net debt	<u>82,686</u>	<u>10,618</u>	<u>93,304</u>