

Registered number: 09364801

Charity number: 1160953

---

**Champness Hall Trust**

---

**UNAUDITED ACCOUNTS**  
**FOR THE YEAR ENDED 31/12/2017**

---

**Prepared By:**  
Gibsons Accountants Ltd  
Chartered Accountants  
226 Oldham Road  
Rochdale  
Lancashire  
OL11 2ER

**FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31/12/2017**

**TRUSTEES**

Mr Paul Keeling  
Mr Stephen Duckworth  
Mrs Tracy Holden ( resigned 21/11/2017)  
Mr Barry Worrall  
Mr Alistair Lorimer

**REGISTERED OFFICE**

Champness Hall  
Drake Street  
Rochdale  
Lancashire  
OL16 1PB

**COMPANY NUMBER**

09364801

**CHARITY NUMBER**

1160953

**ACCOUNTANTS**

Gibsons Accountants Ltd  
Chartered Accountants  
226 Oldham Road  
Rochdale  
Lancashire  
OL11 2ER

---

Champness Hall Trust

---

ACCOUNTS  
FOR THE YEAR ENDED 31/12/2017

CONTENTS

	Page
Report of the Trustees	3
Independent Examiner's Statement	6
Statement of Financial Activities	7
Balance Sheet	8
Notes to the Accounts	9 to 12

---

**Champness Hall Trust**

---

**FOR THE YEAR ENDED 31/12/2017**

**TRUSTEES' REPORT**

The trustees present their report and accounts for the year ended 31/12/2017

**PRINCIPAL ACTIVITIES**

The principal activity of the charity in the year under review was the use of Champness Hall for the benefit of the residents of Rochdale and the surrounding area.

**STRUCTURE GOVERNANCE AND MANAGEMENT**

***Structure:-***

The Charity is a company limited by guarantee and is registered as a charity with the Charities Commission.

**Organisational Structure :-**

The Charity is run by the Trustees who are also directors of the Charity for the purpose of company law.

The Trustees make all decisions affecting the strategy, finance and management of the Trust, during the period the Trustees were:-

Mr Paul Keeling  
Mr Stephen Duckworth  
Mrs Tracy Holden (resigned 21/11/2017)  
Mr Barry Worrall  
Mr Alistair Lorimer

The Registered office and principle address is :-

Champness Hall, Drake Street, Rochdale, OL16 1PB.

**Business advisors**

**Bankers:-**

Royal Bank of Scotland  
The Butts  
Rochdale  
OL16 1EY

**Solicitors:-**

Molesworth Bright Clegg  
25-27 Yorkshire Street  
Rochdale  
OL16 1RH

FOR THE YEAR ENDED 31/12/2017

**TRUSTEES' REPORT - Continued**

**Trustee Recruitment & Training:-**

Trustees are recruited from individuals already familiar with the charities work, they are invited to meetings and encouraged to attend training sessions covering the obligations and responsibilities of Trustees.

**Risk Review:-**

The trustees have conducted a financial risk assessment of the major risks to which the Charity is exposed and systems have been established to minimise those risks.

**Aims and Objectives:-**

The Charities principle objective as set out in the Memorandum of Association are to further or benefit the residents of Rochdale and the surrounding area by providing facilities i.e. Champness Hall for the common effort of advancing education, social welfare and improving the conditions of life for the residents of Rochdale and the surrounding areas.

The Trustees consider this to fall within the guidance on the public benefit requirements under the Charities Act 2011.

**Strategies:-**

The Trustees are looking to promote the building, its history and to make Champness Hall a hub for the community and its residents, they are looking to use the facilities for music and social events for the Rochdale community.

**Achievements and performance:-**

The trusts funding has income from rent and services charges to the tenants of Champness Hall, whom are mainly charitable organisations.

The aim of the trust is to build up the charities reserves so that it will be able to maintain the building and improve the facilities and further its objectives.

The Charity had a net surplus income during the year of £7,094 which has been added to the reserves.

FOR THE YEAR ENDED 31/12/2017

TRUSTEES' REPORT – Continued

**Trustees' responsibility for the accounts**

The trustees (who are directors of the company for the purposes of company law) are responsible for preparing the Trustees Report and the financial statements in accordance with applicable laws and regulations.

Company law requires the trustees to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors 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 charity and the income and expenditure for that period. In preparing those financial statements, the trustees are required to:

- \*Select suitable accounting policies and apply them consistently; ' Make judgements and estimates that are reasonable and prudent;
- \* Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In accordance with company law, as the company's directors, we confirm that:

The report was prepared in accordance with the special provisions within Part 15 of the Companies Act 2006.

This report was approved by the Board of Trustees on 26/09/2018



Mr Stephen Duckworth  
Trustee

**INDEPENDENT EXAMINER'S STATEMENT**

**FOR THE YEAR ENDED 31/12/2017**

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHAMPNESS HALL TRUST**

I report on the accounts of the company for the year ended 31/12/2017 .

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

**BASIS OF INDEPENDENT EXAMINERS STATEMENT**

My examination was carried out in accordance with general directions given by the Charity Commissioners.

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 and unusual items or disclosure in the accounts, and seeking explanations from the directors 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 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 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.



David Gibson A.C.A.  
Institute of Chartered Accountants in England & Wales  
226 Oldham Road  
Rochdale  
OL11 2ER  
01706 655423

Date: 26/09/2018

---

**Champness Hall Trust**

---

**Statement of Financial Activities  
for the year ended 31/12/2017**

	Notes	Unrestricted funds £	Restricted funds £	2017 Total £	2016 Total £
<b>Income</b>					
Income from generated funds					
Income from charitable activities	10	41,167	-	41,167	831,873
<b>Total Income and endowments</b>		<b>41,167</b>	<b>-</b>	<b>41,167</b>	<b>831,873</b>
<b>Expenses</b>					
Costs of generating funds					
Expenditure on Charitable activities	11	34,073	-	34,073	19,795
<b>Total Expenses</b>		<b>34,073</b>	<b>-</b>	<b>34,073</b>	<b>19,795</b>
<b>Net gains on investments</b>					
<b>Net Income</b>		<b>7,094</b>	<b>-</b>	<b>7,094</b>	<b>812,078</b>
<b>Gains/(losses) on revaluation of fixed assets</b>					
<b>Net movement in funds:</b>					
<b>Net income for the year</b>		<b>7,094</b>	<b>-</b>	<b>7,094</b>	<b>812,078</b>
Total funds brought forward		812,747	-	812,747	669
<b>Net funds carried forward</b>		<b>819,841</b>	<b>-</b>	<b>819,841</b>	<b>812,747</b>

This statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities



Champness Hall Trust

BALANCE SHEET AT 31/12/2017

	Notes	2017 £	2016 £
<b>FIXED ASSETS</b>			
Tangible assets	2	800,000	800,000
<b>CURRENT ASSETS</b>			
Debtors (amounts falling due within one year)	3	199	423
Cash at bank and in hand		<u>23,669</u>	<u>15,029</u>
		23,868	15,452
<b>CREDITORS: Amounts falling due within one year</b>	4	<u>4,027</u>	<u>2,705</u>
<b>NET CURRENT ASSETS</b>		<u>19,841</u>	<u>12,747</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>819,841</u>	<u>812,747</u>
<b>CAPITAL AND RESERVES</b>			
<b>Unrestricted funds</b>	6		
General fund		<u>819,841</u>	<u>812,747</u>
		<u>819,841</u>	<u>812,747</u>

For the year ending 31/12/2017 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

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.

Approved by the board of trustees on 26/09/2018 and signed on their behalf by



Mr Stephen Duckworth  
Trustee

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31/12/2017**

**1. ACCOUNTING POLICIES**

**1a. Basis Of Accounting**

These accounts have been prepared under the historic cost convention, in accordance with The Charities Act 2011, The Companies Act 2006, The Financial Reporting Standard applicable in the UK and the Republic of Ireland FRS102, Accounting & Reporting by Charities Statement of Recommended Practice ( Charities SORP FRS 102 effective January 2015).

**1b. Incoming Resources**

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Income represents the invoiced value of rents and services supplied by the company.

**1c. Resources Expended**

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.

**1d. Allocation And Apportionment Of Costs**

All costs relate to the single activity of the charitable company and are recognised accordingly.

**1e. 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.

Designated funds are funds set aside by the trustees out of unrestricted general funds for the specific future purposes or projects.

**1f. Depreciation**

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Land & Buildings      0%

## 2. TANGIBLE FIXED ASSETS

	Land And Buildings £	Total £
<b>Cost</b>		
At 01/01/2017	800,000	800,000
At 31/12/2017	<u>800,000</u>	<u>800,000</u>
<b>Depreciation</b>		
At 31/12/2017	<u>-</u>	<u>-</u>
<b>Net Book Amounts</b>		
At 31/12/2017	<u>800,000</u>	<u>800,000</u>
At 31/12/2016	<u>800,000</u>	<u>800,000</u>

No depreciation is charged as the trustees consider the current valuation is a fair value for the building given its current condition.

## 3. DEBTORS

	2017 £	2016 £
Amounts falling due within one year:		
Prepayments	<u>199</u>	<u>423</u>
	<u>199</u>	<u>423</u>

## 4. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Accruals	<u>4,027</u>	<u>2,705</u>
	<u>4,027</u>	<u>2,705</u>

## 5. LIMITED BY GUARANTEE

The company is limited by guarantee and does not have a share capital. Each member gives a guarantee to contribute a sum not exceeding £1, to the company should it be wound up. At 31/12/2017 there were 4 members.

## 6. UNRESTRICTED FUNDS

	Brought forward	Incoming resources	Outgoing resources	Transfers	Carried forward
	£	£	£	£	£
General fund	812,747	41,167	(34,073)	-	819,841
	<u>812,747</u>	<u>41,167</u>	<u>(34,073)</u>	<u>-</u>	<u>819,841</u>

## 7. RESTRICTED FUNDS

There are no restricted funds

## 8. RELATED PARTY TRANSACTIONS

There were no related party transactions during the period.

## 9. INDEPENDENT EXAMINER

The independent examiner received fees of £960, £240 for independent examination and £720 for the accounts preparation (2016 £900, £240 for independent examination and £660 for the accounts preparation).

## 10. ANALYSIS OF INCOMING RESOURCES

	2017	2017	2017	2016
	£	£	£	£
	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
Incoming resources				
Incoming resources from generated funds				
Donations Champness Hall	-	-	-	800,000
Rents & service Charges	33,481	-	33,481	31,873
Insurance Proceeds	7,686	-	7,686	-
	<u>41,167</u>	<u>-</u>	<u>41,167</u>	<u>831,873</u>

# 11. ANALYSIS OF RESOURCES EXPENDED

	2017	2017	2017	2016
	£	£	£	£
	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
<b>Costs of generating Funds</b>				
<b>Charitable activities</b>				
Rates	867	-	867	1,778
Insurance	4,720	-	4,720	4,611
Water rates	2,219	-	2,219	1,619
Heat & light	6,065	-	6,065	4,600
Cleaning	1,984	-	1,984	450
Repairs & renewals	16,354	-	16,354	880
General wages	-	-	-	2,771
Professional fees	132	-	132	-
Legal costs	-	-	-	2,133
Subscriptions	29	-	29	13
Sundry expenses	3	-	3	40
	<u>32,373</u>	<u>-</u>	<u>32,373</u>	<u>18,895</u>

	2017	2017	2017	2016
	£	£	£	£
	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
<b>Governance Costs</b>				
Independent examiners fee	240	-	240	240
Accountancy fee	720	-	720	660
Annual return fee	40	-	40	-
Stationery & office costs	259	-	259	-
AGM & Meeting costs	66	-	66	-
Companies House penalties	375	-	375	-
	<u>1,700</u>	<u>-</u>	<u>1,700</u>	<u>900</u>

Total Expenditure	<u>34,073</u>	<u>-</u>	<u>34,073</u>	<u>19,795</u>
-------------------	---------------	----------	---------------	---------------