

ARMSTRONG HALL, THORNBURY (REGISTERED CHARITY NO. 272883)

ANNUAL REPORT 2020-21

The Charities (Accounts and Reports) Regulations 1995

CHARITY NAME: ARMSTRONG HALL, THORNBURY

ADDRESS: TOWN HALL, OLD POLICE STATION, HIGH STREET, THORNBURY, BS35 2AR

TRUSTEE: THE SOLE TRUSTEE IS THORNBURY TOWN COUNCIL

MANAGEMENT COMMITTEE: (a) Appointed by Thornbury Town Council

1. Jayne Stansfield (Chair)
2. Chris Davies (Vice Chair of Trust)
3. Clive Parkinson (Secretary)
4. Guy Rawlinson (Treasurer)
5. Ashley Bijster
6. Angela Symonds
7. Shirley Holloway
8. Maggie Tyrrell

(b) Appointed by Armstrong Hall (Users) Advisory Committee

9. Gill Dunkley
10. Barbara Ray

(c) Appointed by the Armstrong Trust

11. Vacant

AIMS & OBJECTS: To promote the use of the Armstrong Hall in the interest of social welfare for use as a public hall, community and recreation centre with ancillary uses for the recreation and leisure time, occupation of the inhabitants of Thornbury and the neighbourhood. This use to include meetings, lectures and classes without distinction on Political, Religious, or other opinions with the object of improving the condition of life of the said inhabitants.

TRUST FUNDS: The Charity is not endowed with funds and the Trustee holds only the buildings and the land upon which they stand.

LAND & BUILDINGS: The Charity owns the Freehold of the following buildings known collectively as the Armstrong Hall Complex:

- (i) The Armstrong Hall, Chapel Street, Thornbury
- (ii) The Cossham Hall, Chapel Street, Thornbury
- (iii) Miss Saise's Cottage, adjoining 67 High Street, Thornbury
- (iv) 4 Chapel Street, Thornbury

- (i)-(ii) are fully used for the purposes of the charity.
- (iii) is a storage space only which is surplus to requirements and is under review
- (iv.) was purchased with future development and expansion of the complex in mind. It is currently let to another local charity (The Thornbury and District Heritage Trust), for use as a museum. This building is currently closed.

STAFF:

Due to covid-19 restrictions the Hall Complex closed in March 2020. In May 2020 the Trust conducted a review of the Complex and its situation and concluded that the complex would not be able to reopen for the reasonably foreseeable future. The staff employed solely at the Hall and their employer, the Town Council, were informed of this decision. The Town Council therefore started redundancy consultations with these members of staff. The consultation concluded that there was no reasonable alternative work to offer them and consequently they were declared redundant and left their employment during the summer 2020. This situation did not affect the Town Hall based staff, who performed Armstrong Hall duties, but whose main role was for the Town Council.

In addition, following a review in early 2020 by Town Council auditors of the relationship between the Town Council and the Armstrong Hall Complex, the Town Council was advised that they could no longer support the AH Trust. This separation was completed on 31st March 2021 and there no employed staff supporting the AH Complex. The complex is now run by Town Councillors on a voluntary basis.

OPERATIONS:

The Charity's aims and objects are to provide a facility for use as a public hall for recreation and leisure time occupation for the inhabitants of Thornbury and the neighbourhood with the object of improving the conditions of life for the said inhabitants.

ANCILLARY
OPERATIONS:

The various ancillary operations have ceased due to the closure of the Hall.

ARMSTRONG:
HALL
REDEVELOPMENT
FUND:

The fund is currently kept in the bank account and earning no interest. It has agreed by the Trust that the Redevelopment Fund should be appropriately invested in accordance with Charity Commission guidelines for managing such funds. At the time of submitting the accounts suitable investment companies are being considered.

ACCOUNTS:

Income and expenditure accounts, together with balance sheet and profit and loss account are incorporated within this report.

Chairs Statement

This year has been a challenging one for the Trust and all those involved with the Armstrong Hall Community Complex.

Following the national lockdown at the end of March 2020, the start of the year was challenging for the whole nation. The Armstrong Hall faced the same issues all community facilities faced. With the Hall being closed, all revenue ceased, whilst the costs of running the Hall continued.

When it became clear that the Hall would not be able to reopen for some considerable time, the Trust decided that it was not possible to employ the staff. All the staff were employed by the Town Council and engaged by the Hall on an agency basis. Consequently, the Trust made the decision to inform the Clerk. In turn the staff were informed that their roles were at risk of redundancy. As the Town Council were not able to offer comparable roles to them, they were made redundant in August.

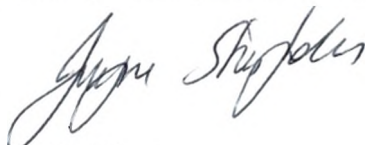
In addition, in the early part of 2020, the Trust was informed by the Town Council that the arrangement of the Council staff providing administrative support, would not continue beyond the end of the accounting year. This was deemed necessary by external auditors who had concluded that the Town Council had to separate themselves in all respects from the Trust.

During the year the Trust made the decision to conduct several condition surveys to ascertain what would be required to reopen the Hall complex safely. The surveys, conducted by Chartered Surveyors, Health and Safety Surveyors and Electrical Surveys highlighted significant issues. The estimates provided showed significant costs to conduct the work required to bring the Hall up to the level of being safe to reopen. The Trust reviewed the surveys and together with the prospect of receiving no income, either from hire or receiving the Town Council grant and a diminishing bank balance, made the extremely difficult decision in March to close the Hall permanently.

Finally, all administrative activities, Treasurer, Secretary and related activities are now being conducted by Town Councillors who are responsible for the Armstrong Hall Complex Trust and all its activities.

However, there is some light at the end of the tunnel. The Trust has begun discussions with South Gloucestershire Council and the Thornbury Community Trust, who run the Turnberries community buildings, to explore the possibility of a new building extension to accommodate a performance space.

Jayne Stansfield



Chair, The Armstrong Hall Trust



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name THE ARMSTRONG HALL, THORNBURY

On accounts for the year ended

31 MARCH 2021 Charity no (if any) 272883

Set out on pages

1 - 3 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD/MM/YYYY.

Responsibilities and basis of report

As the charity's trustees, 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 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
• the accounts did not accord with the accounting records; or
• the accounts did 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.

* Please delete the words in the brackets if they do not apply.

Signed: Savage Associates Date: 8. 11. 2021

Name: SAVAGE ASSOCIATES

Relevant professional qualification(s) or body ACCOUNTANTS

(if any):

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Address:

THE COACH HOUSE,
AUST ROAD, OLVESTON
BRISTOL BS 35 4DE

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

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ARMSTRONG HALL THORNBURY REGISTERED CHARITY

BALANCE SHEET AS AT 31 MARCH 2021

	2021	2020
LONG TERM ASSETS		
Land & Buildings	£ 2,697,718	£ 2,619,143
Plant, Furniture, Equipment & Stock	£ 53,795	£ 56,036
TOTAL LONG TERM ASSETS	£ 2,751,513	£ 2,675,179
CURRENT ASSETS		
Trade Debtors	£ -	£ 2,388
Bank Current A/C	£ 35,357	£ 23,724
Bank Misc A/C	£ -	£ 248
Bank Instant Access A/C	£ 123,293	£ 123,766
Petty Cash	£ 107	£ 61
Cash Floats	£ -	£ 400
VAT Control	£ 1,101	£ 913
	£ 159,858	£ 151,500
CURRENT LIABILITIES		
Trade Creditors	£ -	£ (1,002)
Sundry Creditors	£ -	£ (560)
Agency Wages Due to Town Council	£ -	£ (31,177)
	£ 0	£ (32,739)
TOTAL NET CURRENT ASSETS	£ 159,858	£ 118,761
TOTAL ASSETS	£ 2,911,371	£ 2,793,940
NET ASSETS REPRESENTED BY		
Long Term Assets	£ 2,751,513	£ 2,675,179
General Fund Balance	£ 36,565	£ (5,005)
Earmarked Reserves	£ 123,293	£ 123,766
	£ 2,911,371	£ 2,793,940

CERTIFICATION

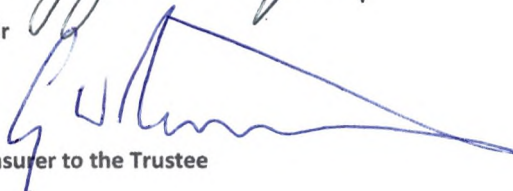
The above Statement represents fairly the financial position of the Charity as at 31 March 2021 and reflects its Income & Expenditure during the year of account.

Signed



Chair

Treasurer to the Trustee



ARMSTRONG HALL THORNBURY REGISTERED CHARITY

MOVEMENT OF LONG TERM ASSETS AS AT 31 MARCH 2021

		2021	
LAND & BUILDINGS (At Insurance Valuations)			
Armstrong Hall		£ 2,387,364	
4 Chapel Street		£ 226,799	
Miss Saises Cottage		<u>£ 83,555</u>	
			£ 2,697,718
Insured Value 31.3.20			£ 2,619,144
Increase in Value during 2020-21			£ 78,574
 PLANT FURNITURE & EQUIPMENT			
Armstrong Hall	B/fwd	£ 55,644	
Additions			
Disposals			
Depreciation		<u>£ (2,226)</u>	
			£ 53,418
 4 Chapel Street	 B/fwd	 £ 392	
Additions			
Disposals			
Depreciation		<u>£ (15)</u>	
			£ 377
			£ 53,795
 TOTAL LONG TERM ASSETS			 £ 2,751,513

ARMSTRONG HALL THORNBURY REGISTERED CHARITY

INCOME & EXPENDITURE FOR THE YEAR ENDED 31 MARCH 2021

	2021	2020
INCOME		
Complex Hire	533	47,424
Raised Seating Hire	-	2,822
Rent		
4 Chapel Street	3,450	3,450
4-7 Chapel Street	-	3,120
Bank Interest	123	422
Donations/Grants Received	25,000	7,106
CIL Grant	-	32,391
Bar Sales	-	17,155
Bar Purchases and Expenses	-	(8,559)
Town Council Grant	<u>80,000</u>	<u>80,000</u>
TOTAL INCOME	109,106	185,331
EXPENDITURE		
Rates & Water	1,339	2,693
Insurance	2,966	3,380
Telephone	518	1,445
Heat & Light	1,411	20,731
Cleaning	125	980
Health and Safety	1,426	4,230
Licences & Fees	(20)	1,940
Accountancy	1,295	1,275
Trade Refuse	817	2,807
Repairs & Maintenance	4,542	13,140
Printing & Stationery	22	93
Wages & Superannuation	45,507	131,766
Professional Fees	4,194	11,874
Equipment Purchased	-	3,689
Bank Charges	185	233
Sundry Expenses	<u>3,209</u>	<u>373</u>
TOTAL EXPENDITURE	67,536	200,649
EXCESS OF INCOME OVER EXPENDITURE	41,570	(15,318)