

**TRUSTEES OF RIVINGTON CHAPEL**

**ANNUAL REPORT**  
**AND**  
**FINANCIAL STATEMENTS**  
**FOR**  
**THE YEAR ENDED 31 DECEMBER 2021**

Registered Charity Number:

240302

Registered Charity Name:

RIVINGTON PRESBYTERIAN CHAPEL (TRUST PROPERTY HELD IN CONNECTION WITH)

## **RIVINGTON PRESBYTERIAN CHAPEL TRUST**

Registered Charity Number 240302

Date of Registration 03/05/1965

Operating as Rivington Chapel Trust

		Attendance
Chairman	A Richard Horrocks	(2)
Secretary	Peter C Bearon	(2)
Acting Treasurer	Peter C Bearon	
Trustees:	Fank Ascroft	(2)
	Paul M Fairclough	(2)
	Olive Fisher	(1)
	Christopher E Haighton	(2)
	Christopher P Martin	(2)
	Vince G McCully	(1)
	Christopher J Oldham	(2)
	Carol Worsley	(2)

During the year the Manchester District Association of Unitarians Cheshire (Inc) continued to act as the Custodian Trustee.

# Report of the Trustees for the year ended 31 December 2021

The Trustees present their report together with the Accounts of the Charity for the year ended 31 December 2021. The Accounts have been prepared on an historical cost basis and reviewed by an independent person to comply with the Charity's Constitution and applicable law.

## 1. Constitution & Objects

At the 2020 AGM in March, the Trustees agreed to adopt a new constitution. The Charity Commission have informed us that we are not able to change the objectives of the charity, nor include a winding up clause. We are therefore rewording the constitution agreed in 2020 so that it meets with the Charity Commission's approval. This will be presented at the AGM in 2022 and will be included in next year's Annual Report.

## 2. Public Benefit Statement

The Trustees have had regard to the Charity Commission guidance on public benefit. In pursuit of the Objects of the Trust, the Trustees provide a place of worship for all to attend.

## 3. Organisation

The Trust operates as an unincorporated association and new Trustees are appointed on the occasion of retirement and/or death of existing Trustees, with a new Deed of Retirement and Appointment being drawn up as required.

The names of the Trustees who have served during the year are set out on the front cover of the Report and Accounts. During the year two meetings of the Trustees were held. Due to the COVID-19 pandemic the AGM in March was held on Zoom. All Trustees were able to participate in the Zoom meeting. The October meeting was held in person in the Chapel.

## 4. Financial Review

The operating surplus before revaluation of the stock market investments was £6,468 (2020: surplus of £4,665). The revaluation of investments showed a gain of £7,411 (2020: loss of £11,478) to show an overall surplus of £13,879 (2020: deficit of £6,813).

## 5. Risk Management

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps may be taken to reduce and/or lessen those risks.

## **6. Management & Governance**

The Trustees make use of professional advisers and approved contractors\* whenever advice and work is required to manage investments and maintain the buildings and grounds.

\*see Appendix 1 for list

## **7. Reserves**

There are currently no designated or restricted funds i.e. endowments; those that have existed in the past have been absorbed into the current charity after all the provisions have been discharged. The Trustees have pursued a policy of spending on repairs and maintenance of the buildings and grounds in support of the Congregational Committee to continue the traditions and presence of Unitarianism in Rivington. Surplus funds are invested at an agreed level of risk and return to preserve capital values and generate income.

### **Appendix 1**

- 1/ M & G Securities Ltd – investment managers
- 2/ Quilter Cheviot – investment broker
- 3/ D Edwards Insurance Brokers Ltd – insurance broker
- 4/ CAF Bank – banker
- 5/ D Worsley – independent auditor
- 6/ D W Griffith (Nightingale & Son) – internal decoration of vestry and Chapel
- 7/ Mr Tyler Krushke (TTL Draincare Ltd.) – Tea Room drains
- 8/ A&G Roofing Ltd. – belltower painting and roof inspection
- 9/ Philip Kellie – various repointing works
- 10/ Design Lights – repair to damaged window
- 11/ Treescape North West – felling trees
- 12/ Ivan Wilson – conservation architect (will appear in the 2022 accounts)

## **Rivington Chapel Trust: Chairman's Annual Report 2021**

In last year's Chairman's Report I highlighted its uniqueness with regard to the COVID-19 pandemic and its effect on both the Chapel and Tea Room, hoping the while that 2021 would see a significant return to "normality". However, as we all remember too well, 2021 started with another lockdown and the country started to open up only as spring turned into summer. Services continued using Zoom, although later in the year we started "live" again, only to be further restricted when the Omicron virus variant appeared during the autumn. At the time of writing and with the population largely double vaccinated and "boosted", the UK government's position is that we should learn to live with the virus, in spite of infection rates still being quite high and so Chapel services will be free of regulations for the foreseeable future.

Luckily during 2021, the Tea Room was able to stay open for much of the year in spite of restrictions with an enlargement of the outdoor dining area during the early part of the year helping in this respect. This means that rental income from our tenants has been much more robust and has enabled the Chapel Trustees to oversee a much healthier set of accounts.

Usually my report comprises much news of maintenance works, which have been ably managed by Paul Fairclough and this year he has included his diary of events carried out during the year. This, therefore, has enabled my report to be much shorter than normal, suffice it to say that as the accounts show, for many of the larger items such as drain repairs (although not complete) and tree felling, we have received generous donations from the Gregson/Hibbert Trusts and the Manchester District Association.

A major event of the year has been the undertaking by our architect of the second Quinquennial Review during late autumn, first undertaken in 2016. The current drafts sent to the Trustees show that while further items requiring attention have been identified at both the Chapel and Tea Room, the reports are highly complementary with regard to their present condition. They acknowledge that the Trustees have addressed the major issues identified in 2016, which have involved the expenditure of £35,828.05 during this period. A draft of our plan to address the issues identified is currently being produced, which when

complete will be sent together with the review documents to the Hibbert Trust to enable us to draw down their agreed grant to cover part of the costs of the review.

Once again, Chapel calendars were designed and put on sale for 2021 with the major effort being attributed to Chris Martin, who has also managed to have the Chapel registered as a possible filming venue. In the age of iPlayer, Netflix and other streaming platforms, we hope that the Chapel will prove to be an ideal and lucrative site for film and programme production as a consequence.

Finally may I acknowledge the continuing efforts made by our Honorary Secretary and Treasurer Peter Bearon and to Paul Fairclough to ensure that the estate is financially healthy and maintained to an excellent state and that the Chapel, now hopefully "open for business" again, will remain so for many years to come.

Richard Horrocks

Chairman, Rivington Chapel Trust

# Rivington Chapel Trust: Treasurer's Report 2021

## INCOME

### Bank Interest:

- Bank interest rates have remained low with only £1 being received.

### Vat reclaim:

- We had enough eligible expenditure to be able to claim a VAT rebate of £152 in 2021.

### Grants:

- We received two very generous grants from the MDA totalling £11,290. These were towards the costs of drain repairs and tree felling.
- We also received an emergency grant of £750 from the Hibbert Trust towards the cost of the toilet drains.

### Donations and GiftAid:

- These totalled £73, the substantial part of which was gift aid from a donation made in 2019. The Trustees also collected £352 via CAFDonate on behalf of the congregation. Most of this was passed directly to the congregational accounts so does not appear in these accounts. There was one small donation at the very end of 2021 that will be transferred to the congregation in 2022.

### Investment Income:

- Regular income has been paid by the M&G Charifund at £2,696 (2020: £2,441) and Charibond £258 (2020: £310).
- the 4 Quilter funds have paid a total of income and accumulation of £523 (2020: £896) before deduction of fees and charges of £81 (2020: £180).

### Sales:

- Income on sales recovered from 2020 which had been affected by the COVID-19 pandemic. We received £968 in sales (mainly 2022 calendars) which was a very reasonable profit on the print costs of £545.

### Rent:

- Because of the difficulties caused by the COVID-19 pandemic, the Trustees only charged the Tea Room half rent for the first five months of the year. Income from the Tea Room lease was therefore reduced to £5,688 compared to £7,000 full rent for the year.

### Garden of Remembrance:

- Niches payments and interments raised £800 during 2021.

### Hire of Chapel

- Two Craft Fairs were held in the Tea Room and the Chapel hosted some of the tables. The table rents raised £125 which was split equally with the Chapel congregation.

## **EXPENDITURE**

### **Grounds:**

- The grounds have continued to be maintained on a regular basis. £516 was spent, mainly on grass cutting and leaf clearing.
- In addition, two trees had to be felled at a cost of £7,680. This cost was covered by a very generous grant from the MDA.

### **Buildings:**

- The annual inspections of the fire appliances and organ were carried out during the year.
- The main items of expenditure for the year were the internal decorations of the vestry and Chapel, partial replacement of the Tea Room drains, repainting of the belltower, various repointing works, repair to a damaged Chapel window and the felling of two trees.

### **Insurance:**

- The insurance premium to cover 2021 was £1,435.

### **Trust Administration - costs not referred to elsewhere:**

- Printing calendars £545
- Bank charges £96
- Smartwater annual payment £90
- Annual cost of website hosting £21

## **General Comments**

1. All figures quoted for expenditure items are Gross i.e. include VAT, where this is chargeable.
2. Values for land and buildings are now shown in the accounts as Trust assets following a period from 1988 to 2016 when they did not appear, although these are estimated rebuild costs for insurance purposes and not market values.

P Bearon

Treasurer, Rivington Chapel Trust



## **Rivington Chapel Trust: Building & Grounds Annual Report 2021**

2021 has been another difficult year due to the COVID-19 pandemic. There have been difficulties in finding both tradesmen and materials but despite these setbacks progress has been made in our building programme.

At the beginning of January, the much-needed redecoration of the Chapel and Vestry was begun, there will be a further coat of lime wash in the Chapel early in 2022. This delay will allow for chemical bonding to take place between the old and new coats. The resulting finish will be lighter in shade and present a clean light surface this will be complemented by the heating and de humidifying systems previously fitted. Now the Chapel is a comfortable space even on the coldest days.

February saw an increase of blockages in the toilet drains. Many phone calls failed to find a company willing to tackle this difficult site until TTL Draincare LTD came to our aid. The drain excavation started early in March; the weather was terrible – an accident with an excavator jib took out part of a Chapel window but this was later rebuilt by the skilled artisans of Design Lights-Stained Glass LTD of Blackrod. By the end of March, despite the weather, the toilet drains had been replaced as far as a large multi stem tree under which the drain ran. Further work here was impossible as the tree trunks were unstable and dangerous. New drains were also put in alongside the east wall of the Tea Room, ready to take the water from proposed oversized gutters yet to be installed.

In April pointing jobs around the Chapel were carried out and a meeting was held with P.Wing Arborologist, Vince McCully and myself to evaluate the trees and check on the unstable roadside tree; this proved too dangerous to leave and was cut down later in September along with another large tree that was overhanging the Tea Room door.

April also saw the painting of the Bell Tower. The Tea Room outside seating area was extended and opened for use.

November saw a meeting with Ivan Wilson the conservation architect to discuss the condition of the Chapel and the outcome of our first Quinquennial Report and the start of the second.

His comments were very encouraging as big improvements had been made over the last 5 years.

Let's carry on and help to ensure that this beautiful Chapel is around for another 300 years.

Paul Fairclough

Rivington Chapel Trust



# The Trustees of Rivington Chapel

## Notes to the accounts

### 1 Return on investment percentages - Increase/(Decrease)

	Income	Value change	Total
M&G Charifund	5.3%	12.3%	17.6%
M&G Charibond	2.0%	(3.4%)	(1.4%)
Quilter Cheviot	2.3%	6.3%	8.6%
Average			

### 2 School Room Rent

The rent would normally be £7,000. However given the impact of Covid19 on the tea room the Trustees granted 5 months at half rent.

### 3 Sale of Publications

Included are sales of calendars, Christmas cards and booklets.

### 4 Repairs & Maintenance

This year the major expenditures were :-

Repair of Drains £3,950 for which a grant was received from the Manchester District Association.  
Bell tower maintenance £650  
Pointing the cellar steps £315  
Vestry redecoration £1,135

### 5 Grounds Maintenance

Includes the felling of trees dangerously overhanging the tea room costing £7,680 for which a grant was received from the Manchester District Association.

### 6 Grants & Donations

	£
Donations including Gift aid	121
Grants from MDA	11,290
Grant from the Hibbert Trust	750
	<hr/>
	12,161

The Manchester District Association made grants of £7,680 for tree felling and £3,610 for drain repairs.

### 7 Insurance

The share payable by the tea room has been deducted.

### 8 Land & Buildings

In the past the value of the land and buildings have been ignored and records of historic costs are not complete and/or not available. The Trustees write off the expenses of repairs and improvements against that year's income. No formal valuation of the land and buildings has taken place. However a rebuild cost, ascertained for insurance purposes in 2017, is £2,135,491.

I have examined the Income and Expenditure Account for the year ended 31 December 2021 and the Statement of Financial Position at that date and have found them to be in accordance with the books, vouchers, investment and bank statements presented to me for audit.

