

TRUSTEES OF RIVINGTON CHAPEL

ANNUAL REPORT
AND
FINANCIAL STATEMENTS
FOR
THE YEAR ENDED 31 DECEMBER 2023

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	(2)
	Christopher E Haighton	(2)
	Christopher P Martin	(2)
	Vincent G McCully	(2)
	Christopher J Oldham	(2)
	Timothy Kershaw	(2)
	Deborah J Atkins	(2)
	Susan C Walton	(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 2023

The Trustees present their report together with the Accounts of the Charity for the year ended 31 December 2023. 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 therefore reworded the constitution agreed in 2020 so that it met with the Charity Commission's approval. This was presented at the AGM in 2022 and subsequently accepted by the Charity Commission, although they refer to the constitution as a resolution. The full governing document of the Charity is now the original 1964 document (Rivington Chapel, Properties held by the Trustees and the Trusts affecting the same) together with the amended constitution/resolution.

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.

4. Financial Review

The operating surplus before revaluation of the stock market investments was £7,355 (2022: loss of £1,025). The revaluation of investments showed an increase of £468 (2022: loss of £5,885) to show an overall surplus of £7,823 (2022: loss of £6,910).

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 Investments – investment managers
- 2/ Quilter Cheviot – investment broker
- 3/ Edwards Insurance Brokers Ltd – insurance broker
- 4/ CAF Bank – banker
- 5/ D Worsley – independent auditor
- 6/ Fishwicks Monumental Masons
- 7/ A&G Roofing Ltd. – cleaning gutters and roof inspection
- 8/ Andy Wing – Arborologist
- 9/ S Barton – Tree stump reduction
- 10/ Henry Nightingale and Sons – final coat of limewash
- 11/ Jeffrey Berry – maintenance of CCTV system

Rivington Chapel Trust: Chairman's Annual Report 2023

2023 was the first year following the 2021 Quinquennial Review when chapel and estate maintenance were no longer addressing issues raised with regard to the former but witnessed significant developments regarding the latter. My report for 2022 concluded with the trustees having commissioned an audit of the condition of monuments and gravestones across the church yard. The audit categorised those that were completely safe (and not surprisingly most of these were flat gravestones), those that appeared to lean but were safe in terms of resisting moderate sideways pressure and those, whether leaning or not, that could be moved by applying gentle sideways pressure. Because those monuments falling into this last category were evenly spaced across the graveyard, the firm of stone masons recommended that we prioritise those adjacent to footpaths in the first instance, which were mainly some of the taller monuments close to the path around the south side of the chapel and leading to the tearoom. Some of these had been found to have either weak cement joints or unstable foundations. A list of these with appropriate costings was presented to the trustees and the work was carried out by the summer.

While an audit of the trees in the churchyard in 2022 had raised a number of issues, these had all been addressed by the early months of 2023, with the trimming back of overhanging branches being a constant challenge. However, the unprecedented winds during spring caused the sudden and unexpected fracture of a main beech tree branch in the southwest corner of the graveyard. This fell on one of the horizontal gravestones and cracked it quite badly but luckily missed some of the vertical monuments close by. When questioning our tree auditor regarding the possible reason for this, we were informed that such sudden fractures are a particular feature of beech trees which cannot be predicted.

A major "win" during 2023 has been the successful replacement of the tearoom windows, the state of which had concerned the trustees even prior to the last Quinquennial Review when they were identified as a priority. Based on our architect's drawings of some time ago, which specified a design and hard wood material required to conform with the Grade II* status of the chapel, our tenants had spent considerable energy in finding a company who could and would undertake the work at an affordable price. Luckily, a firm was eventually identified and because all the side windows could be manufactured at their premises, fitting them to the tearoom was a relatively quick and efficient process. The hardwood window frames before installation were coated with a protective layer, which has a guaranteed life of 20 years thereby giving the frames a rather synthetic look, however. The remaining windows requiring attention are the north gable, which may be possible to repair and a couple of smaller windows that may still need to be replaced or repaired in the future.

During the summer few months a number of maintenance issues were addressed including the usual gutter cleaning during which an anti-bird mesh appeared to have become dislodged over the pulpit area and a bird was found to have entered the roof space and built quite a large nest. Obviously, words from the pulpit during this period were not fiery enough to dissuade entry!

The general state of the perimeter walls is causing some concern, and our normal local contractor has indicated that their remediation would be too large for him and so it is likely that we should need to have a formal survey and so seek professional advice during 2024.

By late summer, the final niche in the Garden of Remembrance had been sold and the trustees at their September meeting received a report from its small working group as to possible ways forward. Options included the addition of a lower columbarium at the north side, adjacent to Sheephouse Lane, the creation of an urn garden and/or a place to accept commemorative plaques. While these options are currently being assessed by the trustees, a draft drawing of the proposed low-level columbarium has been submitted Chorley Council for advice and comment.

Richard Horrocks

Chairman, Rivington Chapel Trust

Rivington Chapel Trust: Treasurer's Report 2023

INCOME

Bank Interest:

- Bank interest rates have continued to rise from their very low levels and £268 was received.

Vat reclaim:

- We were able to reclaim £138 of VAT expenditure on eligible items.

Donations and GiftAid:

- Donations of £231 were received via CAFDonate on behalf of the congregation. This was all passed directly to the congregational accounts so does not appear in these accounts.
- There were some small donations including £50 from the vernacular architect group. Roger Crompton also sent a donation of £100 plus Gift Aid which was split 50/50 with the congregation.

Investment Income:

- Regular income has been paid by the M&G Charifund at £3,116 (2022: £3,025) and Charibond £413 (2022: £227).
- the 4 funds held by Quilter Cheviot have paid a total of income and accumulation of £1,137 (2022: £835) before deduction of fees and charges of £135 (2022: £180). One of these funds closed during the year, so the money needs to be reinvested.

Sales:

- We received £1,032 in sales (mainly 2024 calendars and Christmas Cards) which was a very reasonable profit on the print costs of £399.

Rent:

- The rent was increased in line with inflation in September 2023.

Garden of Remembrance:

- Niches payments and interments raised £2,700 during 2023. All niches have now been sold.

Hire of Chapel

- Chris Martin helped to organise two Craft Fairs which were held in the tearoom and the Chapel. £110 which was split equally with the Chapel congregation.

EXPENDITURE

Grounds:

- The grounds have continued to be maintained on a regular basis. £722 was spent, mainly on grass cutting and leaf clearing.
- Stabilisation of some of the headstones cost £2,880.
- Tree felling and maintenance cost £2,005. Most of this work took place in 2022 but was not charged until the completion of the job in 2023.

Buildings:

- The annual inspections of the fire appliances and organ were carried out during the year.
- The main item of expenditure for the year was the final coat of lime wash on the Chapel walls. This cost £645.

Insurance:

- The insurance premium to cover 2023 was £1,697.

Trust Administration - costs not referred to elsewhere:

- Printing calendars £399
- Bank charges £60
- Annual cost of website hosting £23

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 2023

In November 2021 the 2nd Quinquennial Inspection Report was carried out by Ivan Wilson AABC, RIBA Building conservation architect, on behalf of the Trustees of Rivington Chapel.

Using the guidance and recommendations of this report, the following works have been carried out in the year ending 2023

20 Feb	A WING/S BARTON: Chapel yard tree inspection and remedial work.
24 Feb	HENRY NIGHTINGALE & Son: 2nd coat of Lime Wash to Chapel interior.
12 May	H & S FISHWICK: Gravestone safety check and stabilisation works to 8 gravesites.
29 May	A & G ROOFING: Chapel roof inspection and gutter cleaning.
6 June	B SAFE SECURITY: Repair of damaged cctv cables to front r.h.s. camera, upgrade firmware, replace monitor to suit, test system.
26 June	A & G ROOFING: Repoint loose Chapel ridge tiles and refix metal anti vermin grill to loft.
28 July	A WING: large branch drop in graveyard causing severe damage to a gravestone. Chorley Council have been informed and their advice sought. This matter is as yet unresolved.
2nd Sept	PF&DF: gravestones treated with Wet & Forget except those beneath the damaged tree
22Sept	The first ten new side windows have been fitted in the T-Room. NOTE: These do not appear in the financial accounts as they were paid for by the tenants. Paul Fairclough did oversee the work.

Paul Fairclough

Rivington Chapel Trust

The Trustees of Rivington Chapel

Income & Expenditure Account for the year ended 31 December 2023

	Notes	2022 £	2022 £	2023 £	2023 £
Income					
School Room Rent	2	7,073		7,643	
Niche payments and Interments		2,150		2,700	
Income M&G Charifund	1	3,025		3,116	
Income M&G Charibond	1	227		413	
Income Quilter Cheviot	1	835		1,137	
Grants & Donations		600		126	
Sale of Publications & Calendars	3	1,214		1,032	
Interest received		39		268	
Fund raising events		340		92	
VAT Refund		-	15,503	138	16,665
Expenditure					
Grounds Maintenance		698		5,607	
Insurance	5	1,520		1,697	
Repairs & Maintenance	4	11,377		1,060	
Organ		192		204	
Administration		132		91	
Quilter annual fee		180		135	
Bank charges		81		60	
Legal fees and reports		1,500		-	
Printing of Publications & Calendars		798		456	
Sundries		50	16,528	-	9,310
Excess of Income to Expenditure (Expenditure to Income)			(1,025)		7,355
Revaluation of investments at year end - Increase/(Decrease)					
M&G Charifund	1	(3,158)		(1,259)	
M&G Charibond	1	(1,328)		365	
Quilter Cheviot	1	(1,399)	(5,885)	1,362	468
Increase/(decrease) in reserves in the year			(6,910)		7,823

Statement of Financial Position at 31 December 2022

		2022 £	2022 £	2023 £	2023 £
Assets					
COIF Charity Fund		55		57	
M&G Charifund	1	53,548		52,289	
M&G Charibond	1	11,190		11,555	
Quilter Cheviot	1	26,784		28,146	
CAF Bank Gold Deposit Account		10,682		21,747	
CAF Bank Current Account		5,067		918	
Insurance prepaid		2,361		2,644	
Quilter Cheviot dividends outstanding		-		144	
		109,687		117,500	
Liabilities					
Sundry creditors			(10)		-
Net Assets (excluding property)		6	109,677		117,500

The Trustees of Rivington Chapel

Notes to the accounts

1 Return on investment percentages - Increase/(Decrease)

	Income	Value change	Total
M&G Charifund	5.8%	(2.4%)	3.5%
M&G Charibond	3.7%	3.3%	7.0%
Quilter Cheviot	4.2%	5.1%	9.3%
Average	5.1%	0.5%	5.6%

On 28 April 2023 the ABRDN World Income Equity Fund closed realising £5,609 of which £5,474 remains as cash at year end in the Quilter Cheviot portfolio.

2 School Room Rent

The rent was increased by £105.95 per month in September.

3 Sale of Publications

Included are sales of calendars, Christmas cards and booklets.

4 Repairs & Maintenance and Grounds Maintenance

This year the major expenditures were :-
Stabilisation of headstones £2,880
Tree felling and maintenance £2,005
Final coat of lime wash to the chapel walls £645

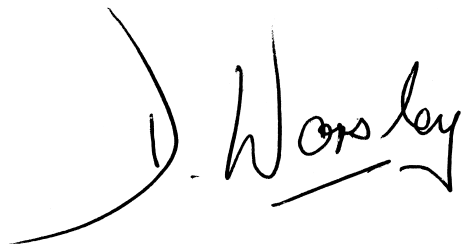
5 Insurance

The share payable by the tea room has been deducted.

6 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 2023 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.



D Worsley. 17 Feb 2024