



— 1924 — 2024 —

YEARS

AGM NOTICE

100th Annual General Meeting
Saturday 1st June 2024



HISTORIC
BUILDINGS
& PLACES



WE INVITE YOU

Join us for the 100th Annual General Meeting of Historic Buildings & Places, held on Saturday 1st of June 2024 at 1:30pm at Hallé St Peter's.

The meeting will be chaired by the Society's President,
The Rt Hon. The Lord Inglewood DL.

It is with great excitement that we announce our upcoming 100th Annual General Meeting, which will be held at Hallé St Peter's in Manchester. We are thrilled to return to Manchester to celebrate our organisation's remarkable 100-year milestone since its inception at the John Rylands Library by architect John Swarbrick. We look forward to celebrating this momentous occasion with our members.

Historic Buildings & Places
The Courtyard, 37 Spital Square, London, E1 6DY

020 7236 3934 | membership@hbap.org.uk | www.hbap.org.uk

Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605).

ORDER OF EVENTS

1:30 pm

Members assemble for the AGM at Hallé St Peter's

2:00 pm

Talks by Eamonn Canniffe, Jonathan Schofield and Liz Power

3:20 pm

Break for refreshments

4:20pm

Toasts and announcement of Trustee retirements

4:45pm

End of the proceedings, members depart.

Please note: bags larger than A4 size are not permitted in the hall. There will be a rail available for coats.



THE VENUE



Built in 1859 and constructed from brick and iron beams, in keeping with the surrounding area's red-brick mills and factories, St Peter's was the first Anglican church in an otherwise predominantly Roman Catholic community. Opening in 1860, the Church was initially able to seat up to 1336 people; however, alterations during the early 1900s reduced this capacity to approximately 1000. After WW2, the local parish grew smaller and the congregation dwindled.

Greatly in need of repair but unable to find funding, the Church closed in 1960 and for the next 25 years, it saw mixed use, from a University theatre prop storage space to a knitting factory. In 1989 it was awarded Grade II listing, but, following purchase by a property developer, it was abandoned and left vulnerable to vandalism, theft, fire and decay.

A major restoration project was undertaken in the late 1990s and early 2000s, and subsequently in 2019 an award-winning, three storey extension, the Oglesby Centre, was opened to great acclaim. The former Church is now used for music performances and rehearsals, particularly for choirs and a Youth Orchestra.

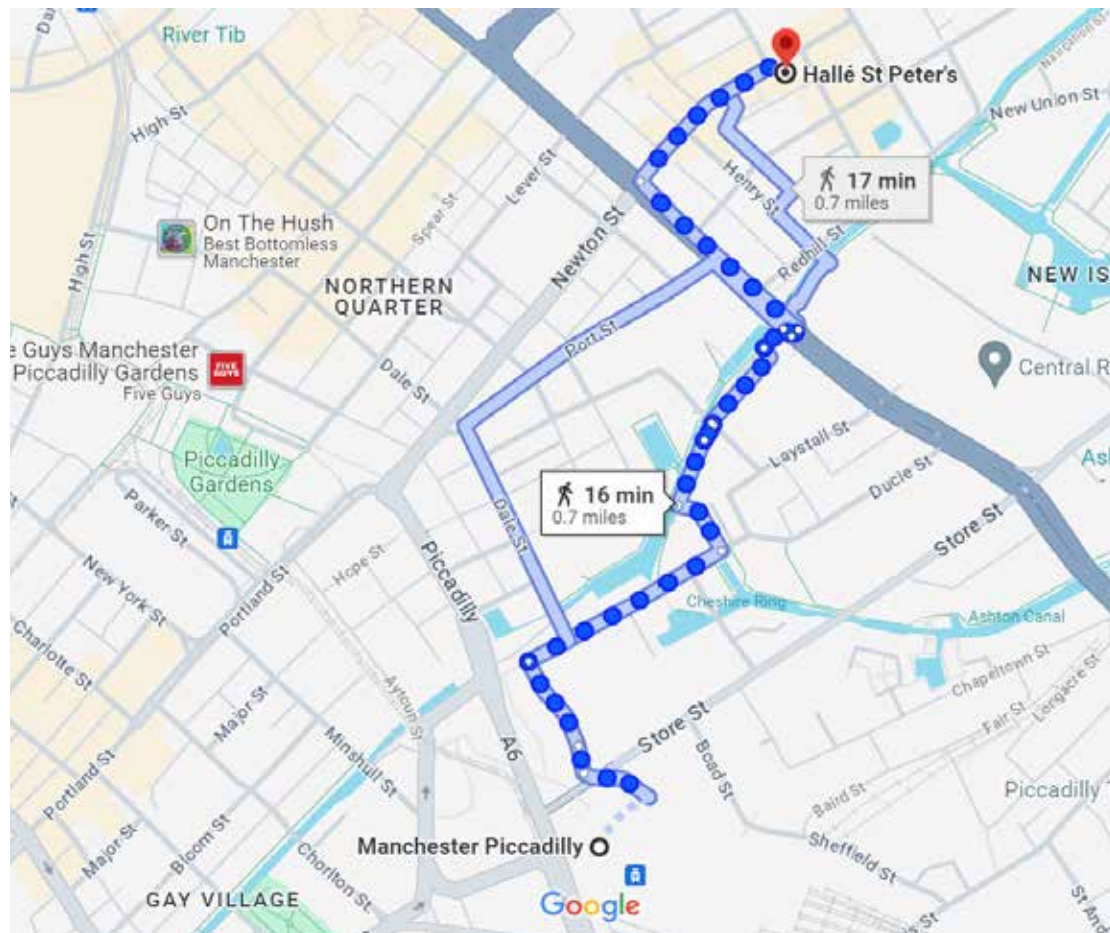
GETTING THERE

Address: Hallé St Peter's, 40 Blossom Street, Ancoats, Manchester, M4 6BF

By Public Transport: We strongly recommend using public transport to get to the AGM. Hallé St Peter's is an approximately 16 minute walk from Manchester Piccadilly Train Station, Piccadilly Gardens and Shudehill Bus Terminals and Metrolink stops and an 18 minute walk from Victoria Train Station.

By Car: On street parking is extremely limited. Numerous paid Car Parks are available, within a 10 minute walk from the venue.

For further advice on travelling to the AGM, please see the venue website:
www.halle.co.uk/venues/halle-st-peters



REFRESHMENTS

To celebrate our centenary, we will enjoy a luxury afternoon tea following the AGM proceedings, charged at £36 per head and including sandwiches, savoury tarts, scones, afternoon tea fancies, fresh strawberries and cream, and tea/coffee. Prosecco will be served for the toasts. Please do let us know if you intend to come and would like tea, so that we can plan accordingly. Please also advise of any dietary requirements.

If you would like refreshments before the AGM event starts, Café Cotton at Hallé St Peter's serves light lunches such as soups and sandwiches, cakes and hot and cold drinks. Alternatively, Hallé St Peter's is located in the heart of Ancoats in central Manchester and there are many cafés and restaurants in the vicinity, offering a wide variety of cuisines.

GUESTS

We hope to be able to welcome guests, but we reserve the right to prioritise members in the event of high demand. Please put guests on your reply and we shall come back to you if we are overbooked.

ACCOMMODATION

There is plenty of accommodation in Manchester if you wish to stay overnight.

Options include:

- AC Hotel by Marriott Manchester City Centre
- Cow Hollow Hotel
- Crowne Plaza Manchester City Centre
- Holiday Inn Express Manchester City Centre
- The Abel Heywood
- The Gardens Hotel
- Travelodge Manchester Ancoats

ANNUAL GENERAL MEETING AGENDA

01 Apologies for Absence

Minutes of the 2023 AGM are published in Heritage Now vol. 07 02

03 Director's Report

Annual Accounts 2023 04

05 Appointment of Auditors

Resolution to change constitution* 06

07 Elections of Officers for 2024-25

Any other business 08

***Please see page 11 for more information**

Note: Copies of the Annual Report (and full Accounts), council nominations and brief biographies of those standing for election will be available on the day but can be obtained, if desired, from the office beforehand. Extra papers may be sent out closer to the date as necessary.

Page 9 Image Credits: Manchester Cathedral - A Church Near You; Manchester Art Gallery - David Dixon; Science and Industry Museum - Science Museum Group; John Rylands Library - John Rylands; Elizabeth Gaskell's House - Patyo1994; Ordsall Hall - Mike Peel; The Pankhurst Centre - Kurt Adkins; New Islington Marina - Manchester Evening News

OTHER PLACES TO VISIT



Manchester Cathedral (free entry)



Manchester Art Gallery (free entry)



Science and Industry Museum (free entry)



John Rylands Library (free entry)



Elizabeth Gaskell's House (£7.50 adults)



Ordsall Hall (free entry)



The Pankhurst Centre (free entry, book in advance)



New Islington Marina

BOOKING INFORMATION



Please book your place online by scanning the QR code on the left, or by visiting our website www.hbap.org.uk.

If you do not have email, please confirm your attendance in writing to

Historic Buildings & Places, The Courtyard, 37 Spital Square, London, E1 6DY

with the following information:

Member Name(s), Address, Telephone Number, If you want to bring a guest, Name of guest, If you would like afternoon tea at £36 per person, If you have any accessibility or dietary requirements.

PAYMENT INFORMATION

Bookings made via the website form can be paid by credit/debit card or PayPal.

If you are booking by confirming attendance in writing please use one of the following methods for payment:

Payment by bank transfer is preferred. Please make payment to:

HSBC Account Name: Ancient Monuments Society

Account No: 81025724

Sort Code: 40-11-60

Please enter your name as the payment reference.

Alternatively, you can pay by cheque made out to **Ancient Monuments Society**.

If you have any questions please contact us by email on membership@hbap.org.uk, or by phone on +44 (0)20 7236 3934.



RESOLUTION TO AMEND CONSTITUTION

It is hereby resolved by way of resolution passed by not less than two thirds of the members present and voting in accordance with clause U(1) of the Constitution THAT with effect from the end of the meeting the Constitution of The Ancient Monuments Society (charity no: 209605) be amended as follows:

1. Clause R shall be deleted in its entirety and replaced with: “The Council may call a special general meeting of the Society at any time. If at least six members request such a meeting in writing stating the business to be considered the Honorary Secretary shall call such a meeting. At least 21 days’ notice must be given. The notice must state the business to be discussed. The quorum for such a meeting shall be six.”

2. Clause S shall be amended by deleting the existing sub-clause (2) in its entirety and replacing it with a new sub-clause (2) as follows:

“(2) There shall be a quorum when at least six members of the Society are present at any general meeting.”

REASON FOR CHANGES

The Ancient Monuments Society is in the process of incorporating as a Charitable Incorporated Organisation (or “CIO”). This will allow the charity to modernise and create a more efficient and suitable legal structure. On incorporation as a CIO, the charity will become its own legal entity distinct to its membership and trustees (which reduces the risk of personal liability for individuals).

On incorporation, all assets and liabilities of the Society, and the members of the Society, will move to the new incorporated CIO. The existing unincorporated association will be retained as a shell with a small membership. (It will be retained as a shell to ensure that donations and legacies that cannot legally be redirected to the new CIO can still be received - and then transferred from the shell unincorporated association to the CIO).

In order for the shell unincorporated association to maintain the ability to pass any necessary members’ resolutions at meetings in the future, a limited number of individuals will need to remain as members of the unincorporated association after the incorporation has taken place. (Members’ resolutions might be needed to make future changes to the constitution and to dissolve the shell unincorporated association when the time is right).

To reduce the number of individuals required to remain as members of the shell unincorporated association, the Council proposes that the current constitution be amended so that the quorum for members’ meetings is reduced to six for all types of members’ meetings. This will reduce the number of members needed to stay involved in the shell unincorporated association.



ANCIENT MONUMENTS SOCIETY
(WORKING NAME : HISTORIC BUILDINGS & PLACES)

ABBREVIATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

The abbreviated financial statements shown on the annexed pages have been extracted from the Charity's full accounts for the year ended 31 December 2023, upon which the auditors, Xeinaidin Audit Limited, gave an unqualified opinion. The accounts were approved by Trustees on 13 March 2024 and will be submitted to the Charity Commission in due course.

These abbreviated financial statements may not contain sufficient information to allow for a full understanding of the financial affairs of the Charity, and copies of the full accounts and of the Annual Report will be available at the annual general meeting or may be obtained from the Charity's Director, The Courtyard, 37 Spital Square, London E1 6YD.

Liz Power
 Director

.....

AUDITORS' STATEMENT ON ABBREVIATED FINANCIAL STATEMENTS

We have examined the annexed abbreviated financial statements for the year ended 31 December 2023.

Respective responsibilities of Trustees and Auditors

The abbreviated financial statements are the responsibility of Trustees. We have agreed to report to Trustees our opinion on the abbreviated statements' consistency with the full financial statements, on which we reported to Trustees on

Basis of opinion

We have carried out the procedures we consider necessary to ascertain whether the abbreviated financial statements are consistent with the full statements from which they have been prepared.

Opinion

In our opinion the abbreviated financial statements are consistent with the full financial statements for the year ended 31 December 2023.

Xeinaidin Audit Limited.
 Chartered Accountants
 and Statutory Auditors

Chester

ANCIENT MONUMENTS SOCIETY
(WORKING NAME : HISTORIC BUILDINGS & PLACES)

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2023

| | | Unrestricted Funds | Restricted Funds | Total Funds <u>2023</u> | Total Funds <u>2022</u> |
|---|---|-----------------------|---------------------|-------------------------------|-------------------------------|
| Note | £ | £ | £ | £ | |
| INCOME | | | | | |
| | | 51,922 | - | 51,922 | 221,581 |
| 1 | | - | 45,942 | 45,942 | 44,300 |
| | | 71,292 | - | 71,292 | 70,612 |
| | | 22,224 | - | 22,224 | 7,117 |
| | | 145,438 | 45,942 | 191,380 | 343,610 |
| EXPENDITURE ON | | | | | |
| | | 19,113 | - | 19,113 | 15,858 |
| 2 | | 189,525 | 45,942 | 235,467 | 180,663 |
| 3 | | 33,989 | - | 33,989 | 16,692 |
| | | 627 | - | 627 | - |
| | | 243,256 | 45,942 | 289,196 | 213,203 |
| | | (97,816) | - | (97,816) | 130,407 |
| NET INCOME FOR THE YEAR | | | | | |
| OTHER RECOGNISED GAINS AND LOSSES | | | | | |
| | | 69,550 | - | 69,550 | (398,504) |
| | | (28,266) | - | (28,266) | (268,097) |
| NET INCREASE IN FUNDS FOR THE YEAR | | | | | |
| | | 2,817,124 | - | 2,817,124 | 3,085,221 |
| | | 2,788,858 | - | 2,788,858 | 2,817,124 |

ANCIENT MONUMENTS SOCIETY
(WORKING NAME : HISTORIC BUILDINGS & PLACES)

BALANCE SHEET

AT 31 DECEMBER 2023

| | £ | 2023 | £ | £ | 2022 | £ |
|--|----------------|-------------------------|---|----------------|-------------------------|---|
| FIXED ASSETS | | | | | | |
| Tangible assets | | 3,075 | | | 3,075 | |
| Investment portfolio | | 2,125,435 | | | 2,048,108 | |
| Investment property | | 425,000 | | | 425,000 | |
| | | <u>2,553,460</u> | | | <u>2,476,183</u> | |
| CURRENT ASSETS | | | | | | |
| Debtors | 34,453 | | | 30,146 | | |
| Cash at bank and in hand | 226,452 | | | 335,092 | | |
| | <u>260,905</u> | | | <u>365,238</u> | | |
| CREDITORS: | | | | | | |
| Amounts falling due within one year | (25,507) | | | (24,297) | | |
| NET CURRENT ASSETS | | <u>235,398</u> | | | <u>340,941</u> | |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | <u><u>2,788,858</u></u> | | | <u><u>2,817,124</u></u> | |
| Representing: | | | | | | |
| UNRESTRICTED FUNDS | | | | | | |
| General funds | | 2,786,395 | | | 2,808,524 | |
| Designated funds | | 2,463 | | | 8,600 | |
| RESTRICTED FUNDS | | - | | | - | |
| | | <u><u>2,788,858</u></u> | | | <u><u>2,817,124</u></u> | |

These financial statements were approved by the Trustees on 13 March 2024 and are signed on their behalf by:

Giles Quarme BA Dip Arch, Dip Cons (AA) RIBA FRSA
Chairman

ANCIENT MONUMENTS SOCIETY
(WORKING NAME : HISTORIC BUILDINGS & PLACES)

NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS AT 31 DECEMBER 2023

| | | |
|---|----------------|----------------|
| 1. RESTRICTED INCOME FOR CHARITABLE ACTIVITIES | <u>2023</u> | <u>2022</u> |
| | £ | £ |
| Grants to assist the Society in fulfilling its role as a statutory consultee:- | | |
| Historic England | 43,669 | 42,219 |
| Cadw | 2,273 | 2,081 |
| | <u>45,942</u> | <u>44,300</u> |
| 2. DIRECT COSTS OF CHARITABLE ACTIVITIES | <u>2023</u> | <u>2022</u> |
| | £ | £ |
| Staff costs | 117,056 | 101,312 |
| Magazine | 27,516 | 30,063 |
| Digitalisation costs | 21,360 | - |
| Journal | 11,591 | 11,909 |
| Premises | 17,890 | 12,176 |
| Postage and stationery | 9,607 | 4,625 |
| Sundries | 11,441 | 6,151 |
| Casework costs | 7,917 | 6,833 |
| Depreciation | 1,275 | 1,205 |
| Website and IT costs | 4,584 | 2,808 |
| Insurance | 2,620 | 3,176 |
| Representation of the Charity | 244 | 240 |
| Staff travel expenses | 165 | 165 |
| | <u>235,467</u> | <u>180,663</u> |
| Following the cessation on 30 September 2021 of the working partnership with the Friends of Friendless Churches, certain costs, which had been shared with the Friends, are now wholly being borne by the Charity | | |
| 3. SUPPORT COSTS OF CHARITABLE ACTIVITIES | <u>2023</u> | <u>2022</u> |
| | £ | £ |
| Trustee expenses and room hire | 3,119 | 3,652 |
| Consultancy fees | 2,000 | 7,000 |
| Auditors' remuneration | 5,000 | 4,650 |
| Sundries including AGM expenses | 2,277 | 688 |
| Bank charges | 686 | 692 |
| Legal and professional | 5,444 | - |
| Reconstitution as a CIO | 15,463 | - |
| | <u>33,989</u> | <u>16,682</u> |



HISTORIC
BUILDINGS
& PLACES

Historic Buildings & Places
The Courtyard, 37 Spital Square, London, E1 6DY

020 7236 3934 | membership@hbap.org.uk | www.hbap.org.uk

Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605).