

Nether Alderley Parish Council
ANNUAL RETURN - Section 2 : Statement of Accounts

Explanation of variances

This is prepared based on information in "Governance and Accountability for Local Councils : a Practitioner's Guide"

Important note: These figures have been prepared on a RECEIPTS and PAYMENTS basis.

Box No.	Description	31/03/2024 £	31/03/2025 £	Variance £	Variance %	Explanation Required?	Notes
1	Balances brought fwd	161464	209483				BALANCE B/F AGREES
2	Annual precept	59412	59662	250	0%	No	
3	Total other receipts	67994	671992	603999	888%	Yes	Related to the renovation of our Grade II* listed Parish Hall. The oldest part of the Hall is 1628. It was deeded to the Parish Council in 1908 by Lord Stanley of Alderley to keep in perpetuity and in good condition as a community building. Quite a responsibility and no dowry to do this. The original accepted tender cost in 2023 was £589.000 plus VAT The final outturn in March of 2024 was £658,739.89 plus VAT plus professional fees of £45.192.98 plus VAT. The building was in urgent need of significant renovation. It was not accessible for anyone by wheelchair due to changes in floor levels, It's heating and lighting were very poor, its toilets were down steps. The renovations had been planned for a number years with a precept rise 4 years ago, rigorous saving, donations, grants, section 106 and CIL payments.
4	Staff Costs	12698	12574	-125	1%	No	
5	Loan interest/capital repayments	0	1984	1984	N/A	No	

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6	Total other payments	66689	874002	807313	1,211%	Yes	The renovation of our Grade II* listed Parish Hall . The oldest part of the Hall is 1628. It was deeded to the Parish Council in 2008 by Lord Stanley of Alderley to keep in good condition in perpetuity as a community building. It was not accessible for anyone using a wheelchair due to changes in floor levels, It's heating and lighting were very inefficient and poor, its toilets were insufficient and down steps. The renovations had been planned for a number years with a precept rise 4 years ago, rigorous saving since , welcome, donations, grants, section 106 and CIL payments. The original accepted tender figure in 2023 was £589,000 plus VAT. However the unforeseen work due to wood worm and wood rot exceeded the contract contingencies and the outturn cost in March 2025 was £658,739.89 plus VAT and professional fees of £45,192.98 plus VAT. The Hall is now a warm accessible and welcoming space with a much reduced carbon footprint and a now a community venue of choice.
7	Balances carried forward	209483	52578	-156905	75%	Yes	Related to the spending on the Parish Hall Renovation
8	Total Cash and Short Term Investments	209483	52578	-156905	75%	Yes	Related to the spending on the Parish Hall Renovation
9	Total Fixed Assets and Long Term Investments	14220	14220	0	0%	No	Related to the spending on the Parish Hall Renovation

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Box No.	Description	31/03/2024 £	31/03/2025 £	Variance £	Variance %	Explanation Required?	Notes
10	Total Borrowings	0	248981	248981	N/A	No	Public Works Loans Board loan of £250,000 over 30 years in two tranches £150,000 and £100,000

This report is intended as a guide to the variances you may need to explain. The specific requirements vary between external auditors so please check the requirements shown on the pro forma provided to your council

Please note a breakdown of approved reserves will also be required if the total reserves (Box 7) figure is more than twice the annual precept value (Box 2)