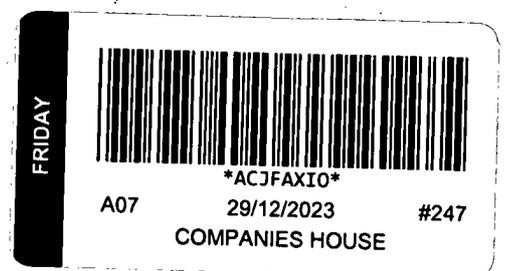


Registered number  
11901221

Fairfield House Bath CIC  
Report and Unaudited Accounts  
31 March 2023



**Fairfield House Bath CIC**  
**Report and accounts**  
**Contents**

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**Fairfield House Bath CIC  
Company Information**

**Directors**

Princess E Antohin  
Mr F Combley  
Ms K Crawford  
Mr M Dowdle  
Mr W Heath  
Miss C Mead (resigned 17.04.23)  
Dr S Sobers (resigned 17.04.23)  
Ms P Wallace

**Accountants**

Karen Crawford Limited  
Chapps Farmhouse  
Slaughterford Mill  
Chippenham  
SN14 8RJ

**Registered office**

Fairfield House  
2 Kelston Road  
Bath  
BA1 3QJ

**Registered number**

11901221

**Fairfield House Bath CIC**

**Registered number: 11901221**

**Directors' Report**

The directors present their report and accounts for the year ended 31 March 2023.

**Principal activities**

The company's principal activity during the year continued to be that of operating and maintaining access to Fairfield House in Bath.

**Directors**

The following persons served as directors during the year:

Princess E Antohin  
Mr F Combley  
Ms K Crawford  
Mr M Dowdle  
Mr W Heath  
Miss C Mead (resigned 17.04.23)  
Dr S Sobers (resigned 17.04.23)  
Ms P Wallace

**Financial position**

The company made an anticipated surplus during the year (following a deficit in 2022). It has always been the intention of the board that surplus funds are spent on the life, structure and legacy of Fairfield House, in continuance of the wishes of His Imperial Majesty Haile Selassie I, who donated the property to the people of Bath.

The board intends to keep 3 months of running costs as a reserve.

At the year end the company had positive retained reserves of £31200 (2022:£10,209).

**Small company provisions**

This report has been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

This report was approved by the board on 30 June 2023 and signed on its behalf.

Mr W Heath  
Director

## Fairfield House Bath CIC

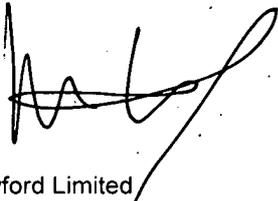
### Chartered Accountants' report to the board of directors on the preparation of the unaudited statutory accounts of Fairfield House Bath CIC for the year ended 31 March 2023

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Fairfield House Bath CIC for the year ended 31 March 2023 which comprise of the Profit and Loss Account, the Balance Sheet, the Statement of Changes in Equity and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at [www.icaew.com/en/members/regulations-standards-and-guidance](http://www.icaew.com/en/members/regulations-standards-and-guidance)

Our work has been undertaken in accordance with ICAEW Technical Release 07/16 AAF.

This work has been provided free of charge



Karen Crawford Limited  
Chartered Accountants  
Chapps Farmhouse  
Slaughterford Mill  
Chippenham  
SN14 8RJ

30 June 2023

**Fairfield House Bath CIC  
Profit and Loss Account  
for the year ended 31 March 2023**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>	70,415	45,647
Cost of sales	(29,207)	(14,264)
<b>Gross profit</b>	<u>41,208</u>	<u>31,383</u>
Administrative expenses	(13,043)	(42,205)
<b>Operating profit/(loss)</b>	<u>28,165</u>	<u>(10,822)</u>
Interest receivable	1	-
<b>Profit/(loss) before taxation</b>	<u>28,166</u>	<u>(10,822)</u>
Tax on profit/(loss)	(4,447)	2,160
<b>Profit/(loss) for the financial year</b>	<u>23,719</u>	<u>(8,662)</u>

**Fairfield House Bath CIC**

Registered number: 11901221

**Balance Sheet  
as at 31 March 2023**

	Notes	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	3	866	400
<b>Current assets</b>			
Stocks		600	-
Debtors	4	3,503	2,747
Cash at bank and in hand		35,781	7,562
		<u>39,884</u>	<u>10,309</u>
<b>Creditors: amounts falling due within one year</b>	5	(6,822)	(500)
<b>Net current assets</b>		<u>33,062</u>	<u>9,809</u>
<b>Net assets</b>		<u>33,928</u>	<u>10,209</u>
<b>Capital and reserves</b>			
Profit and loss account		33,928	10,209
<b>Shareholder's funds</b>		<u>33,928</u>	<u>10,209</u>

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The member has not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.



Mr F Combley  
Director

Approved by the board on 30 June 2023

**Fairfield House Bath CIC  
Statement of Changes in Equity  
for the year ended 31 March 2023**

	Share capital	Share premium	Re- valuation reserve	Profit and loss account	Total
	£	£	£	£	£
<b>At 1 April 2021</b>	-	-	-	18,871	18,871
Loss for the financial year				(8,662)	(8,662)
<b>At 31 March 2022</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,209</u>	<u>10,209</u>
<b>At 1 April 2022</b>	-	-	-	10,209	10,209
Profit for the financial year				23,719	23,719
<b>At 31 March 2023</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>33,928</u>	<u>33,928</u>

**Fairfield House Bath CIC**  
**Notes to the Accounts**  
**for the year ended 31 March 2023**

**1 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

***Turnover***

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods, donations, grant funding and rent. Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have transferred to the buyer. Grant income and donations are recognised when the monies are received. Rental income is recognised when the rent is due.

***Tangible fixed assets***

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Leasehold land and buildings	over the lease term
Plant and machinery	over 5 years
Fixtures, fittings, tools and equipment	over 5 years

***Stocks***

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost is determined using the first in first out method. The carrying amount of stock sold is recognised as an expense in the period in which the related revenue is recognised.

Donated goods for sale have no cost to the organisation and are included at zero cost. All profits from the sale of these goods are recognised on sale.

***Volunteer time***

Volunteer's time is gratefully received. It is given freely and is not included in the accounts. The alternative is to value the time and record this as a donation and an expense but the directors consider this unnecessary at this time.

***Debtors***

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

***Creditors***

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

**Fairfield House Bath CIC**  
**Notes to the Accounts**  
**for the year ended 31 March 2023**

**Taxation**

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used. Current and deferred tax assets and liabilities are not discounted.

**Provisions**

Provisions (ie liabilities of uncertain timing or amount) are recognised when there is an obligation at the reporting date as a result of a past event, it is probable that economic benefit will be transferred to settle the obligation and the amount of the obligation can be estimated reliably.

**Foreign currency translation**

Transactions in foreign currencies are initially recognised at the rate of exchange ruling at the date of the transaction. At the end of each reporting period foreign currency monetary items are translated at the closing rate of exchange. Non-monetary items that are measured at historical cost are translated at the rate ruling at the date of the transaction. All differences are charged to profit or loss.

<b>2 Employees</b>	<b>2023</b>	<b>2022</b>
	<b>Number</b>	<b>Number</b>
Average number of persons employed by the company	<u>1</u>	<u>0</u>
<b>3 Tangible fixed assets</b>		<b>Plant and machinery etc</b>
		<b>£</b>
<b>Cost</b>		
At 1 April 2022		500
Additions		<u>707</u>
At 31 March 2023		<u>1,207</u>
<b>Depreciation</b>		
At 1 April 2022		100
Charge for the year		<u>241</u>
At 31 March 2023		<u>341</u>
<b>Net book value</b>		
At 31 March 2023		<u>866</u>

**Fairfield House Bath CIC**  
**Notes to the Accounts**  
**for the year ended 31 March 2023**

At 31 March 2022 400

<b>4 Debtors</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade debtors	420	2,600
Other debtors	<u>3,083</u>	<u>147</u>
	<u>3,503</u>	<u>2,747</u>

<b>5 Creditors: amounts falling due within one year</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Taxation and social security costs	5,263	-
Other creditors	<u>1,559</u>	<u>500</u>
	<u>6,822</u>	<u>500</u>

**6 Related party transactions**

These financial statements have been produced by a company Karen Crawford Limited. Karen Crawford, the director of this accountancy firm, is also the treasurer and board member of Fairfield House Bath CIC. No charge was made for the preparation of these accounts.

**7 Other information**

Fairfield House Bath CIC is a community interest company limited by guarantee and incorporated in England. Its registered office is:  
 Fairfield House  
 2 Kelston Road  
 Bath  
 BA1 3QJ

**Fairfield House Bath CIC**  
**Detailed profit and loss account**  
**for the year ended 31 March 2023**

*This schedule does not form part of the statutory accounts*

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Sales</b>	70,415	45,647
Cost of sales	(29,207)	(14,264)
<b>Gross profit</b>	<u>41,208</u>	<u>31,383</u>
Administrative expenses	(13,043)	(42,205)
<b>Operating profit/(loss)</b>	<u>28,165</u>	<u>(10,822)</u>
Interest receivable	1	-
<b>Profit/(loss) before tax</b>	<u>28,166</u>	<u>(10,822)</u>

**Fairfield House Bath CIC**  
**Detailed profit and loss account**  
**for the year ended 31 March 2023**

*This schedule does not form part of the statutory accounts*

	2023	2022
	£	£
<b>Sales</b>		
Merchandise sales	9,754	2,803
Tours and event income	10,990	6,387
Rental income	13,538	6,515
University cultural partnerships	14,435	15,275
Grant income	19,680	12,100
Donations	2,018	2,567
	<u>70,415</u>	<u>45,647</u>
<b>Cost of sales</b>		
Merchandise purchases	3,414	3,857
Decrease/increase in stocks	(600)	-
Other direct costs	1,670	-
Direct labour	10,800	6,350
Community relations expenses	469	367
University partnership costs	500	2,600
Open day /event costs	981	403
Room rental costs	571	687
Testimonials project costs	158	-
Library/ NHLF project costs	11,074	-
Volunteer expenses	170	-
	<u>29,207</u>	<u>14,264</u>
<b>Administrative expenses</b>		
Employee costs:		
Wages and salaries	1,109	-
Intern expenses	-	1,474
Travel and subsistence	-	292
	<u>1,109</u>	<u>1,766</u>
Premises costs:		
Rent	853	-
Library costs	198	40
Museum costs	3,689	3,588
Art gallery costs	23	156
Prayer room expenses	1,328	-
Light and heat	135	-
Cleaning	96	450
Grounds maintenance	283	319
House repairs and maintenance	2,317	27,205
	<u>8,922</u>	<u>31,758</u>
General administrative expenses:		
Stationery and printing	8	-
Board expenses	36	526
Subscriptions	360	-
Bank charges	206	25
Insurance	918	808
Equipment expensed	160	-
Software	209	365
Website	85	1,085

**Fairfield House Bath CIC**  
**Detailed profit and loss account**  
**for the year ended 31 March 2023**

*This schedule does not form part of the statutory accounts*

	<b>2023</b>	<b>2022</b>
	£	£
Depreciation	241	100
Sundry expenses	-	5
	<u>2,223</u>	<u>2,914</u>
Legal and professional costs:		
Accountancy fees	(205)	566
Consultancy fees	-	4,825
Advertising and PR	994	376
	<u>789</u>	<u>5,767</u>
	<u>13,043</u>	<u>42,205</u>

**CIC 34****Community Interest Company Report**

For official use  
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Please  
complete in  
typescript, or  
in bold black  
capitals.

Company Name in  
full

Fairfield House Bath CIC

Company Number

11901221

Year Ending

31/03/2023

*(The date format is required in full)*

Please ensure the company name is consistent with the company name entered on the accounts.

This template illustrates what the Regulator of Community Interest Companies considers to be best practice for completing a simplified community interest company report. All such reports must be delivered in accordance with section 34 of the Companies (Audit, Investigations and Community Enterprise) Act 2004 and contain the information required by Part 7 of the Community Interest Company Regulations 2005. For further guidance see chapter 8 of the Regulator's guidance notes and the alternate example provided for a more complex company with more detailed notes.

**(N.B. A Filing Fee of £15 is payable on this document. Please enclose a cheque or postal order payable to Companies House)**

**PART 1 - GENERAL DESCRIPTION OF THE COMPANY'S ACTIVITIES AND IMPACT**

In the space provided below, please insert a general account of the company's activities in the financial year to which the report relates, including a description of how they have benefited the community.

The communities Fairfield House Bath CIC serves are:

- Elders (the "aged people" named in the donor's deed of gift)
- People of African heritage, especially Ethiopians
- Rastafari
- Local people of Bath

PLEASE SEE CONTINUATION SHEET

*(If applicable, please just state "A social audit report covering these points is attached").*

*(Please continue on separate continuation sheet if necessary.)*

At the start of this period, the life of Fairfield House was as vibrant as ever, but the building itself is still very much "heritage at risk".

The only lawful occupant was the day-care charity BEMSCA which had a "tenancy at will" but no security of tenure. All other use of the building was informal.

During this year, Fairfield House negotiated and signed a favourable short lease and also a long-term Partnership Agreement with the owner, B&NES Council. This is a milestone achievement. It commits the Council to making Fairfield House wind- and watertight (a likely £250k investment) and continuing to pay utility bills for two years while working with Fairfield House Bath CIC to secure the further investment needed to make a long lease viable. The new Partnership Board was pleased to secure Tom Boden from the National Trust as independent Chair.

To prove and develop its business plan, Fairfield House continued to build its services and income streams. Its first paid University partnership with Bath Spa University was renewed and continues to deliver mutual benefit. Fairfield House completed its first year of historic guided tours. These deliver significant reputational and financial benefits as well as deep, often moving engagements with new friends of the house. Visitors were very diverse in age and ethnicity and came from nearby and far afield, including abroad. The pop-up shop continues to develop on a satisfactory margin. Rooms are licensed to worthwhile and appropriate local charities and artisans. As well as BEMSCA, which represents the core work of the house, the community business users include 3SG, First Impressions, Headway, Art Cohort. These all bring in reliable revenue.

Fairfield House appointed Ras Benji on a short-term project basis to secure and develop Fairfield House's income.

Fairfield House increased its presence in the heart of the city. It is now mentioned in the World Heritage interpretation centre. There was a display in the Roman Baths. Fairfield House took over, by invitation, VisitBath's social media for a weekend to good effect.

It was established that key dates in the calendar such as 23 July and the Coronation anniversary would be inclusive "Fairfield House" days, not to be arbitrarily taken over by one individual or group to the exclusion of others.

Ethiopian community celebrations included Meskel, Genna, Timket and the anniversary of the battle of Adwa. These were well attended and made a growing financial contribution to Fairfield House.

Fairfield House supported the active participation of Rastafari in the life of the house including regular monthly Nyabinghi worship, a visit from EWF Local 3 in April and the 12 Tribes in August, and an EWF cycling party from Birmingham and Manchester. There was a clarification of arrangements for Rastafari worship to ensure a single and inclusive monthly act of worship congregation organised by Ras Bandele, who has been integral to Fairfield House for many years.

Other celebrations at Fairfield House included Chinese New Year and Diwali, led by BEMSCA. Fairfield House hosted academic groups from Ethiopia, Malawi and Namibia for our partner Bath Spa University.

As ever, this year included some challenging conflict resolution work. There was also the issue of management of rough sleepers which (led by BEMSCA) was handled clearly and with compassion.

A project group, led by co chair Princess Esther, researched and established an authentic Ethiopian Orthodox prayer room. This was opened with a service of blessing on 12 May and immediately became an important integral part of the life of Fairfield House.

Fairfield House organised its first Haile Selassie table tennis tournament. Well attended, it attracted very diverse participants, including civic dignitaries and was a great success, enjoyed by all.

The CIC increasingly took over management of neglected domestic essentials, which had previously been the responsibility of the Council; janitorial work, bins, PAT testing, window cleaning. But investigations revealed serious rotted joists and some asbestos. The CIC repaired the back stairs, repainted and repaired the toilets (adding baby changing) and gradually improved security. The CIC also took steps to manage dog fouling and to ensure better commitment by guests to supervise children after issues of minor damage.

Fairfield House managed dozens of volunteers during this year for maintenance, gardening and receiving visitors on the Sunday guided tours. It introduced a volunteers policy and had a celebratory outing in December.

Throughout the year, Fairfield House managed its profit and loss and cash flow carefully, and maintained a register of risks. It started to develop policies on a wide range of matters, including equalities, handling complaints, volunteering, social media, code of conduct, conflict of interest and response to incoming project proposals. With input from the Partnership Board and National Trust, it started to develop a Master Plan of the sort which would be necessary for future major grant applications, and drafted its first statement of significance. To better serve the communities, Fairfield House decided to hire an Operations Manager from early in the next financial year.

**PART 2 – CONSULTATION WITH STAKEHOLDERS** – Please indicate who the company's stakeholders are; how the stakeholders have been consulted and what action, if any, has the company taken in response to feedback from its consultations? If there has been no consultation, this should be made clear.

Beyond the activities described above there has been no structured or formal consultation process or social audit undertaken in the period.

*(If applicable, please just state "A social audit report covering these points is attached").*

**PART 3 – DIRECTORS' REMUNERATION** – if you have provided full details in your accounts you need not reproduce it here. Please clearly identify the information within the accounts and confirm that, "There were no other transactions or arrangements in connection with the remuneration of directors, or compensation for director's loss of office, which require to be disclosed" (See example with full notes). If no remuneration was received you must state that "no remuneration was received" below.

None of the directors is paid.

**PART 4 – TRANSFERS OF ASSETS OTHER THAN FOR FULL CONSIDERATION** – Please insert full details of any transfers of assets other than for full consideration e.g. Donations to outside bodies. If this does not apply you must state that "no transfer of assets other than for full consideration has been made" below.

No assets have been transferred in the period in question.

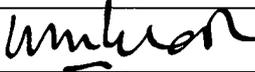
*(Please continue on separate continuation sheet if necessary.)*

**PART 5 – SIGNATORY (Please note this must be a live signature)**

(DD/MM/YY)

The original report must be signed by a director or secretary of the company

Signed



Date

14/12/2023

Please note that it is a legal requirement for the date format to be provided in full throughout the CIC34 report.

Applications will be rejected if this information is incorrect.

Office held (delete as appropriate) Director/Secretary

You do not have to give any contact information in the box opposite but if you do, it will help the Registrar of Companies to contact you if there is a query on the form. The contact information that you give will be visible to searchers of the public record.

William Heath	
Saint Lawrence, Lansdown Road	
Bath	
BA1 5TD	Tel 07973115024
DX Number	DX Exchange

**When you have completed and signed the form, please attach it to the accounts and send both forms by post to the Registrar of Companies at:**

*For companies registered in England and Wales:* Companies House, Crown Way, Cardiff, CF14 3UZ  
DX 33050 Cardiff

*For companies registered in Scotland:* Companies House, 4<sup>th</sup> Floor, Edinburgh Quay 2, 139  
Fountainbridge, Edinburgh, EH3 9FF DX 235 Edinburgh or LP – 4 Edinburgh 2

*For companies registered in Northern Ireland:* Companies House, 2nd Floor, The Linenhall, 32-38  
Linenhall Street, Belfast, BT2 8BG

**(N.B. Please enclose a cheque for £15 payable to Companies House)**