

TRYSULL AND SEISDON CHARITY

England & Wales · Charity number 1022857

Details

Status Registered

Legal form Other

Registered 1993-07-05

Register [View on the Charity Commission register](#)

Contact

Address Mill Cottage
Seisdon Road
Trysull
Wolverhampton
WV5 7JF

Phone 01902 896414

Email suemillcottage@yahoo.com

Activities

Objects: ALMSHOUSES FOR PEOPLE IN NEED WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE CHARITY COMMISSIONERS) ARE INHABITANTS OF THE PARISH OF TRYSULL AND SEISDON. ú1 TOWARDS THE MAINTENANCE OF SERVICES IN THE PARISH CHURCH OF ALL SAINTS, TRYSULL; SO FAR AS REQUISITE FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME; TO RELIEVE EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN THE PARISH OF TRYSULL AND SEISDON WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS, SERVICES OR FACILITIES CALCULATED TO REDUCE THE NEED OR DISTRESS OF SUCH PERSONS. (FOR FURTHER DETAILS SEE CLAUSES 30 AND 31 OF SCHEME DATED 2 JUNE 1993)

Activities: Provision of Almhouse Accomodation and low cost rentals

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Children/young People, Elderly/old People, The General Public/mankind

Geography

- **Area of benefit:** PARISH OF TRYSULL AND SEISDON
- Staffordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£38,528	£25,610	-	-
2023-12-31	£40,813	£55,902	-	-
2022-12-31	£34,525	£29,035	-	-
2021-12-31	£34,528	£19,896	-	-
2020-12-31	£34,535	£13,529	-	-

Trustees

Name	Role	Appointed
ANDREW HINGLEY-SMITH	Chair	2017-10-24
Anthony Ernest Costin		2021-01-25
BARBARA THERESE CLARKE		2013-07-18
Josephine Bradley		2021-01-13
PAUL JULIAN SEEDHOUSE		
Rev RICHARD FISHER		2019-07-09
WENDY BAGLEY		2013-07-18

TRYSULL AND SEISDON CHARITY

England & Wales - Charity number 1022857

Accounts

Trysull & Seisdon Charity

Charity No. 1022857

Annual Report & Financial Statements

For the Year Ended 31st December 2024

Trysull & Seisdon Charity

Annual Report & Financial Statements

For the Year Ended 31st December 2024

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Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name
TRYSULL & SEISDON CHARITY

On accounts for the year ended

31ST DECEMBER 2024

Charity no (if any)

1022857

Set out on pages

4-6

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Gary Peter Brookes

Date:

18. 3. 2025

Name:

GARY PETER BROOKES

Relevant professional qualification(s) or body (if any):

Follow of Institute of Chartered Accountants

Address:

150 WOMBOURNE PARK

WOMBOURNE

SOUTH STAFFES MK5 0LW

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

Separate management letter on this occasion, but not requiring disclosure levels of concern

TRYSULL AND SEISDON CHARITY

TRUSTEES REPORT 2024

The Trustees present their report and financial statements for the year ended 31st December 2024.

The principal activities of the Charity continue to be the provision of accommodation and assistance for needy persons of the Parish of Trysull and Seisdon.

The Charity's properties are maintained to a high standard with all necessary repairs undertaken in a timely manner and with all properties continuing to receive annual safety inspections. Bi-annual property inspection reports are also completed by independent, professional property agents agent.

Property improvement work in accordance with builder's surveys produced in 2023 is continuing. The remaining maintenance/upgrade programme is scheduled to be completed in the 2025 round and will ensure property values remain at full potential and that they will continue to remain desirable accommodation and valued charity assets.

The following Trustees held office during the year.

Mr. A. Hingley-Smith (Chairman)

Mr. A. Costin

Mrs. J. Bradley

Mrs. T. Clarke

Mr. P. Seedhouse

Mrs. W. Bagley

Rev. R. Fisher

Approved by the Trustees and signed on their behalf.

Mrs. S. Cotterell



Clerk to the Trustees 04/03/2025

Statement of Assets & Liabilities

		<u>As at 31 December 2024</u>	<u>As at 31 December 2023</u>
<u>Fixed Assets Investments:</u>	Notes:	£ Cost	£ Cost
Freehold Land & Buildings:	2	741,985.86	741,985.86
Listed Investments:	3	<u>12,150.28</u>	<u>12,150.28</u>
		754,136.14	754,136.14
 <u>Current Assets:</u>			
Bank:			
Current Account		19,642.09	6,702.02
Deposit Account		<u>80.32</u> <u>19,722.41</u>	<u>76.41</u> <u>6,778.43</u>
Total Assets		773,858.55	760,914.57
 <u>Current Liabilities:</u>			
Loan		<u>151,119.87</u>	<u>156,517.27</u>
	4	<u><u>622,738.68</u></u>	<u><u>604,397.30</u></u>

Approved by the Trustees and signed on their behalf:


 Mr A Hingley-Smith
 Trustee & Chairman

Date 4/3/25



Mr. A Costin
 Trustee

Date 04/03/25

Financial Statements for the Year Ended 31st December

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
<u>Income & Expenditure (Receipts & Payments)</u>				
<u>Incoming Resources:</u>				
Rents Received		37,831.59		36,500.49
Dividends /Interest Received/ Realised Gains		696.68		4,312.83
		<hr/>		<hr/>
Total Incoming Resources		38,528.27		40,813.32
 <u>Resources Expended:</u>				
Insurance	1,523.68		1,764.04	
Repairs & Maintenance	3,241.00		38,977.63	
Accountancy	200.00		200.00	
Management	450.00		610.00	
Postage, Stationery & Sundries	711.43		424.53	
Loan Repayments (Interest)	14,086.78		13,925.32	
		<hr/>		<hr/>
Total Resources Expended		20,212.89		55,901.52
		<hr/>		<hr/>
Surplus on Primary Activities		18,315.38		(15,088.20)
 Purchase of Investments	 -		 52.26	
Sale of Investments	-		(5,963.30)	
Loan Received	-		-	
Loan Capital Repaid	5,397.40		6,193.58	
		<hr/>		<hr/>
Movement in Investments:		5,397.40		282.54
		<hr/>		<hr/>
Movement in Cash Funds		12,917.98		(15,370.74)
		<hr/>		<hr/>
Bank Balances B/f		6,804.43		22,175.17
		<hr/>		<hr/>
Bank Balances C/f		19,722.41		6,804.43
		<hr/> <hr/>		<hr/> <hr/>

All funds are unrestricted in nature

Notes on Page 6 form part of these Accounts

Notes to the Accounts

1) Accounting Policies

The Financial Statements have been prepared on a receipts and payments basis in accordance with the Charity Commission publication CC16.

2) Land & Buildings

	<u>Cost</u> £	<u>Market Value</u> £
1,2,3 and 4 John Rudge Court Seisdon	47,029.00	760,000.00
Bradstowe Trysull	187,500.00	350,000.00
10 Fox Close Seisdon	216,468.00	330,000.00
7 Fox Close Seisdon	290,988.86	330,000.00
	<hr/>	<hr/>
	<u>741,985.86</u>	<u>1,770,000.00</u>

3) Listed Investments

	<u>Cost</u> £	<u>Market Value</u> £
M & G	-	-
C.O.I.F.	12,150.28	25,449.17
	<hr/>	<hr/>
	<u>12,150.28</u>	<u>25,449.17</u>
	<u>2024</u> £	<u>2023</u> £
Market value as at 1st January	24,887.02	32,179.28
Net unrealised gain (loss)	562.15	2,137.34
Purchased in Year (Income Capitalised)	-	52.26
Sold in Year	-	(9,481.86)
	<hr/>	<hr/>
Market value as at 31st December	<u>25,449.17</u>	<u>24,887.02</u>

4) Assets & Liabilities Funded By

	<u>2024</u> £	<u>2023</u> £
Permanent Endowment	201.00	201.00
Extraordinary Maintenance Rerserve	1.00	1.00
Accumulated Surplus on Primary Activities B/f	604,221.30	619,309.50
Net Surplus (Deficit) in Year	18,315.38	(15,088.20)
	<hr/>	<hr/>
	<u>622,738.68</u>	<u>604,423.30</u>

TRYSULL AND SEISDON CHARITY

England & Wales - Charity number 1022857

Accounts

Trysull & Seisdon Charity

Charity No. 1022857

Annual Report & Financial Statements

For the Year Ended 31st December 2023

Trysull & Seisdon Charity

Annual Report & Financial Statements

For the Year Ended 31st December 2023

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Section A

Independent Examiner's Report

Report to the trustees/ members of

TRYSELL & SEISDON CHARITY

On accounts for the year ended

31ST DECEMBER 2023 Charity no (if any) 1022857

Set out on pages

4-6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2023

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
• the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed: [Signature] Date: 5/4/24

Name: D.G. WEBB

Relevant professional qualification(s) or body (if any):

CHARTERED ACCOUNTANT

Address:

THE SHUTE HOUSES
ROY ROAD SEISDON
WOLVERHAMPTON WV5 7ND

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

NONE

TRYSULL AND SEISDON CHARITY

TRUSTEES REPORT 2023

The Trustees present their report and financial statements for the year ended 31st December 2023.

The principal activities of the Charity continue to be the provision of accommodation and assistance for needy persons of the Parish of Trysull and Seisdon.

The Charity's properties are maintained to a high standard with all necessary repairs undertaken in a timely manner and with all properties continuing to receive an annual gas safety inspection. Bi-annual internal and external maintenance inspections are also conducted by a professional and independent letting agent.

A focus of the trustees going forward will again be attendance to property improvement work in accordance with builder's surveys produced in 2023. Some encashment of investments was necessary in order to fund improvement costs of £39k, but this will ensure property values remain at full potential and that they will continue to remain desirable accommodation and valued charity assets.

The following Trustees held office during the year.

Mr. A. Hingley-Smith (Chairman)

Mr. A. Costin

Mrs. J. Bradley

Mrs. T. Clarke

Mr. P. Seedhouse

Mrs. W. Bagley

Rev. R. Fisher

Approved by the Trustees and signed on their behalf.

Mrs. S. Cotterell



Clerk to the Trustees 27/02/2024

Financial Statements for the Year Ended 31st December

	2023		2022	
	£	£	£	£
Income & Expenditure (Receipts & Payments)				
Incoming Resources:				
Rents Received		36,500.49		33,535.27
Dividends /Interest Received/ Realised Gains		4,312.83		989.66
		<u> </u>		<u> </u>
Total Incoming Resources		40,813.32		34,524.93
Resources Expended:				
Insurance	1,764.04		1,502.77	
Repairs & Maintenance	38,977.63		4,176.83	
Accountancy	200.00		725.00	
Management	610.00		510.00	
Postage, Stationery & Sundries	424.53		292.92	
Loan Repayments (Interest)	13,925.32		9,074.77	
	<u> </u>		<u> </u>	
Total Resources Expended		55,901.52		16,282.29
Surplus on Primary Activities		(15,088.20)		18,242.64
Purchase of Investments	52.26		109.79	
Sale of Investments	(5,963.30)		-	
Loan Received	-		-	
Loan Capital Repaid	6,193.58		12,642.51	
	<u> </u>		<u> </u>	
Movement in Investments:		282.54		12,752.30
Movement in Cash Funds		(15,370.74)		5,490.34
Bank Balances B/f		22,175.17		16,684.83
Bank Balances C/f		6,804.43		22,175.17

All funds are unrestricted in nature

Notes on Page 6 form part of these Accounts

Statement of Assets & Liabilities

		<u>As at 31 December 2023</u>	<u>As at 31 December 2022</u>
		£ Cost	£ Cost
Fixed Assets Investments:			
Freehold Land & Buildings:	2	741,985.86	741,985.86
Listed Investments:	3	<u>12,150.28</u>	<u>18,061.32</u>
		754,136.14	760,047.18
Current Assets:			
Bank:			
Current Account		6,728.02	21,359.15
Deposit Account		<u>76.41 6,804.43</u>	<u>816.02 22,175.17</u>
Total Assets		760,940.57	782,222.35
Current Liabilities:			
Loan		<u>156,517.27</u>	<u>162,710.85</u>
	4	<u>604,423.30</u>	<u>619,511.50</u>

Approved by the Trustees and signed on their behalf:



Mr A Hingley-Smith
Trustee & Chairman

Date 27/02/2024



Mr. A Costin
Trustee

Date 27/02/2024

Notes to the Accounts

1) **Accounting Policies**

The Financial Statements have been prepared on a receipts and payments basis in accordance with the Charity Commission publication CC16.

2) **Land & Buildings**

	<u>Cost</u> £	<u>Market Value</u> £
1,2,3 and 4 John Rudge Court Seisdon	47,029.00	760,000.00
Bradstowe Trysull	187,500.00	350,000.00
10 Fox Close Seisdon	216,468.00	330,000.00
7 Fox Close Seisdon	290,988.86	330,000.00
	<u>741,985.86</u>	<u>1,770,000.00</u>

3) **Listed Investments**

	<u>Cost</u> £	<u>Market Value</u> £
M & G	-	-
C.O.I.F.	12,150.28	24,887.02
	<u>12,150.28</u>	<u>24,887.02</u>

	<u>2023</u> £	<u>2022</u> £
Market value as at 1st January	32,179.28	36,008.54
Net unrealised gain (loss)	2,137.34	(3,939.05)
Purchased in Year (Income Capitalised)	52.26	109.79
Sold in Year	(9,481.86)	-
Market value as at 31st December	<u>24,887.02</u>	<u>32,179.28</u>

4) **Assets & Liabilities Funded By**

	<u>2023</u> £	<u>2022</u> £
Permanent Endowment	201.00	201.00
Extraordinary Maintenance Reserve	1.00	1.00
Accumulated Surplus on Primary Activities B/f	619,309.50	601,066.86
Net Surplus (Deficit) in Year	(15,088.20)	18,242.64
	<u>604,423.30</u>	<u>619,511.50</u>

TRYSULL AND SEISDON CHARITY

England & Wales - Charity number 1022857

Accounts

Trysull & Seisdon Charity

Charity No. 1022857

Annual Report & Financial Statements

For the Year Ended 31st December 2022

Trysull & Seisdon Charity

Annual Report & Financial Statements

For the Year Ended 31st December 2022

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Section A

Independent Examiner's Report

**Report to the trustees/
members of**

TRYSULL & SEISDON CHARITY

**On accounts for the year
ended**

31ST DECEMBER 2022

**Charity no
(if any)**

1022857

Set out on pages

4-6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2022

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

30/5/23

Name:

D.G. WEBB

**Relevant professional
qualification(s) or body
(if any):**

CHARTERED ACCOUNTANT

Address:

THE SLATE HOUSES, FOX ROAD.

SEISDON, WOLVERHAMPTON

WV5 7HD

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

NONE

TRYSULL AND SEISDON CHARITY

TRUSTEES REPORT 2022

The Trustees present their report and financial statements for the year ended 31st December 2022.

The principal activities of the Charity continue to be the provision of accommodation and assistance for needy persons of the Parish of Trysull and Seisdon.

The Charity's properties are maintained to a high standard with all necessary repairs undertaken in a timely manner and with all properties continuing to receive an annual gas safety inspection. Bi-annual internal and external maintenance inspections are also conducted by a professional and independent letting agent.

A specific focus of the trustees going forward will be dealing with the condition of ageing kitchens, external doors etc that are now becoming evident will require more than ordinary and general maintenance considerations in order to maintain desired property standards. The integrity of one property roof will also need to be examined. Major works budgets will therefore be prepared in accordance with builder's surveys in early 2023 and once agreed, by the Trustees, works programmes will be commissioned with the intention of completing all necessary improvements by the end of next summer. It is recognised that some encashment of investments may be necessary in order to fund these activities, but this will ensure property values remain at full potential and that they will continue to remain desirable accommodation.

The following Trustees held office during the year.

Mrs.T. Clarke

Mrs. J. Bradley

Mr. P. Seedhouse

Mr. A. Hingley-Smith (Chairman)

Mrs. W. Bagley

Rev. R. Fisher

Mr. A. Costin

Approved by the Trustees and signed on their behalf.

Mrs. S. Cotterell



Clerk to the Trustees

Financial Statements for the Year Ended 31st December

	2022		2021	
	£	£	£	£
<u>Income & Expenditure (Receipts & Payments)</u>				
<u>Incoming Resources:</u>				
Rents Received		33,535.27		33,592.31
Dividends & Interest Received		989.66		935.72
		<u> </u>		<u> </u>
Total Incoming Resources		34,524.93		34,528.03
 <u>Resources Expended:</u>				
Insurance	1,502.77		1,494.52	
Repairs & Maintenance	4,176.83		9,371.00	
Accountancy	725.00		380.00	
Management	510.00		382.10	
Postage, Stationery & Sundries	292.92		758.17	
Loan Repayments (Interest)	9,074.77		7,510.73	
		<u> </u>		<u> </u>
Total Resources Expended		16,282.29		19,896.52
 Surplus on Primary Activities		18,242.64		14,631.51
 Purchase of Investments	109.79		85.91	
Sale of Investments	-		-	
Loan Capital Repaid	<u>12,642.51</u>		<u>13,730.02</u>	
 Movement in Investments:		<u>12,752.30</u>		<u>13,815.93</u>
 Movement in Cash Funds		5,490.34		815.58
 Bank Balances B/f		<u>16,684.83</u>		<u>15,869.25</u>
 Bank Balances C/f		<u>22,175.17</u>		<u>16,684.83</u>

All funds are unrestricted in nature

Notes on Page 6 form part of these Accounts

Statement of Assets & Liabilities

		<u>As at 31 December 2022</u>		<u>As at 31 December 2021</u>	
		£		£	
Fixed Assets Investments:	Notes:	Cost		Cost	
Freehold Land & Buildings:	2	741,985.86		741,985.86	
Listed Investments:	3	<u>18,061.32</u>		<u>17,951.53</u>	
		760,047.18		759,937.39	
Current Assets:					
Bank:					
Current Account		21,359.15		15,876.71	
Deposit Account		816.02	22,175.17	808.12	16,684.83
Total Assets		782,222.35		776,622.22	
Current Liabilities:					
Loan		<u>162,710.85</u>		<u>175,353.36</u>	
	4	<u>619,511.50</u>		<u>601,268.86</u>	

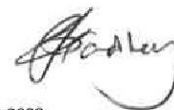
Approved by the Trustees and signed on their behalf:

Mr. A. Hingley-Smith
 Trustee & Chairman



Date 30.04.2023

Mr. J. Bradley
 Trustee



Date 30.04.2023

Notes to the Accounts1) Accounting Policies

The Financial Statements have been prepared on a receipts and payments basis in accordance with the Charity Commission publication CC16.

2) Land & Buildings

	<u>Cost</u> £	<u>Market Value</u> £
1,2,3 and 4 John Rudge Court Seisdon	47,029.00	760,000.00
Bradstowe Trysull	187,500.00	350,000.00
10 Fox Close Seisdon	216,468.00	330,000.00
7 Fox Close Seisdon	290,988.86	330,000.00
	<u>741,985.86</u>	<u>1,770,000.00</u>

3) Listed Investments

	<u>Cost</u> £	<u>Market Value</u> £
M & G	2,432.32	2,976.39
C.O.I.F.	15,629.00	29,202.89
	<u>18,061.32</u>	<u>32,179.28</u>

	<u>2022</u> £	<u>2021</u> £
Market value as at 1st January	36,008.54	31,549.49
Net unrealised gain (loss)	(3,939.05)	4,373.14
Purchased in Year (Income Capitalised)	109.79	85.91
Sold in Year	-	-
	<u>32,179.28</u>	<u>36,008.54</u>

4) Assets & Liabilities Funded By

	<u>2022</u> £	<u>2021</u> £
Permanent Endowment	201.00	201.00
Extraordinary Maintenance Reserve	1.00	1.00
Accumulated Surplus on Primary Activities B/f	601,066.86	586,435.35
Transfer from Designated Funds	-	-
Net Surplus (Deficit) in Year	18,242.64	14,631.51
	<u>619,511.50</u>	<u>601,268.86</u>

TRYSULL AND SEISDON CHARITY

England & Wales - Charity number 1022857

Accounts

Trysull & Seisdon Charity

Charity No. 1022857

Annual Report & Financial Statements

For the Year Ended 31st December 2021

Trysull & Seisdon Charity

Annual Report & Financial Statements

For the Year Ended 31st December 2021

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Section A

Independent Examiner's Report

**Report to the trustees/
members of**

TRYSULL & SEISDON CHARITY

**On accounts for the year
ended**

31ST DECEMBER 2021

**Charity no
(if any)**

1022857

Set out on pages

4-6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2021

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

12/4/22

Name:

D.C. WEBB

**Relevant professional
qualification(s) or body
(if any):**

CHARTERED ACCOUNTANT

Address:

THE SLATE HOUSES
FOX ROAD SEISDON
WOLVERHAMPTON WV5 7HD

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

NONE

TRYSULL AND SEISDON CHARITY

TRUSTEES REPORT

The Trustees present their report and financial statements for the year ended 31st December 2021.

The principal activities of the Charity continue to be the provision of accommodation and assistance for needy persons of the Parish of Trysull and Seisdon.

The "cash in bank & in hand" shown in these accounts will be used as a basis to accumulate sufficient funds to acquire more housing for rent, or at a future date to develop the land Poor's Piece owned by the Charity.

The charities properties have been maintained at a high standard with all necessary repairs done in a timely manner, including roof repairs to 1-4 John Rudge Court, mandatory electrical certificates at all properties and a temporary repair to the road in front of 1-4 John Rudge Court. All properties have received an annual gas inspection and an internal inspection by the letting agent.

The following Trustees held office during the year unless otherwise stated:

Mrs. T. Clarke

Mr. T. Costin.

Mr. P. Seedhouse

Mr. A. Hingley-Smith

Mrs W. Bagley

Rev. R. Fisher

Ms J. Johns

Approved by the Trustees and signed on their behalf

S. Cotterell

Mrs S. Cotterell Clerk to the Trustees

Financial Statements for the Year Ended 31st December

	2021		2020	
	£	£	£	£
<u>Income & Expenditure (Receipts & Payments)</u>				
<u>Incoming Resources:</u>				
Rents Received		33,592.31		33,594.26
Dividends & Interest Received		935.72		940.92
		<hr/>		<hr/>
Total Incoming Resources		34,528.03		34,535.18
 <u>Resources Expended:</u>				
Insurance	1,494.52		1,452.46	
Repairs & Maintenance	9,371.00		3,095.99	
Accountancy & Legal	380.00		200.00	
Management	382.10		306.67	
Postage, Stationery & Sundries	758.17		176.96	
Loan Repayments (Interest)	7,510.73		8,296.55	
		<hr/>		<hr/>
Total Resources Expended		19,896.52		13,528.63
		<hr/>		<hr/>
Surplus on Primary Activities		14,631.51		21,006.55
		<hr/>		<hr/>
Purchase of Investments	85.91		104.84	
Sale of Investments	-		-	
Loan Received	-		-	
Loan Capital Repaid	13,730.02		13,572.95	
		<hr/>		<hr/>
Movement in Investments:		13,815.93		13,677.79
		<hr/>		<hr/>
Movement in Cash Funds		815.58		7,328.76
		<hr/>		<hr/>
Bank Balances B/f		15,869.25		8,540.49
		<hr/>		<hr/>
Bank Balances C/f		16,684.83		15,869.25
		<hr/>		<hr/>

All funds are unrestricted in nature

Notes on Page 6 form part of these Accounts

Statement of Assets & Liabilities

		<u>As at 31 December 2021</u>		<u>As at 31 December 2020</u>	
		£		£	
		Cost		Cost	
Fixed Assets Investments:	Notes:				
Freehold Land & Buildings:	2		741,985.86		741,985.86
Listed Investments:	3		<u>17,951.53</u>		<u>17,865.62</u>
			759,937.39		759,851.48
Current Assets:					
Bank:					
Current Account		15,876.71		15,061.25	
Deposit Account		<u>808.12</u>	<u>16,684.83</u>	<u>808.00</u>	<u>15,869.25</u>
Total Assets			776,622.22		775,720.73
Current Liabilities:					
Loan			<u>175,353.36</u>		<u>189,083.38</u>
	4		<u>601,268.86</u>		<u>586,637.35</u>

Approved by the Trustees and signed on their behalf:

Mr A Hingley-Smith
 Trustee & Chairman



Date 16/03/2022

Mr. A Costin
 Trustee



Date 16/03/2022

Notes to the Accounts

1) **Accounting Policies**

The Financial Statements have been prepared on a receipts and payments basis in accordance with the Charity Commission publication CC16.

2) **Land & Buildings**

	<u>Cost</u> £	<u>Market Value</u> £
1,2,3 and 4 John Rudge Court Seisdon	47,029.00	760,000.00
Bradstowe Trysull	187,500.00	350,000.00
10 Fox Close Seisdon	216,468.00	330,000.00
7 Fox Close Seisdon	290,988.86	330,000.00
	<u>741,985.86</u>	<u>1,770,000.00</u>

3) **Listed Investments**

	<u>Cost</u> £	<u>Market Value</u> £
M & G	2,322.53	2,963.06
C.O.I.F.	15,629.00	33,045.48
	<u>17,951.53</u>	<u>36,008.54</u>

	<u>2021</u> £	<u>2020</u> £
Market value as at 1st January	31,549.49	29,895.61
Net unrealised gain (loss)	4,373.14	1,549.04
Purchased in Year (Income Capitalised)	85.91	104.84
Sold in Year	-	-
	<u>36,008.54</u>	<u>31,549.49</u>

4) **Assets & Liabilities Funded By**

	<u>2021</u> £	<u>2020</u> £
Permanent Endowment	201.00	201.00
Extraordinary Maintenance Reserve	1.00	1.00
Accumulated Surplus on Primary Activities B/f	586,435.35	565,428.80
Transfer from Designated Funds	-	-
Net Surplus (Deficit) in Year	14,631.51	21,006.55
	<u>601,268.86</u>	<u>586,637.35</u>

TRYSULL AND SEISDON CHARITY

England & Wales - Charity number 1022857

Accounts

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Annual Report & Financial Statements

For the Year Ended 31st December 2020

Trysull & Seisdon Charity

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Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
TRYSULL & SEISDON CHARITY

**On accounts for the year
ended**

31ST DECEMBER 2020

**Charity no
(if any)**

1022857

Set out on pages

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(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2020

**Responsibilities and
basis of report**

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examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

14/4/21

Name:

D.C. WEBB

**Relevant professional
qualification(s) or body
(if any):**

F.C.A

Address:

1 THE SLATE HOUSES
FOX ROAD SEISDON
WOLVERHAMPTON WV5 7ND

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

NOTHING TO DISCLOSE.

TRYSULL AND SEISDON CHARITY

TRUSTEES REPORT

The Trustees present their report and financial statements for the year ended 31st December 2020.

The principal activities of the Charity continue to be the provision of accommodation and assistance for needy persons of the Parish of Trysull and Seisdon.

The cash and investments shown in these accounts will be used as a basis to accumulate sufficient funds to acquire more housing for rent, or at a future date to develop the land Poores Piece owned by the Charity.

The charity's properties have been maintained at a high standard with all necessary repairs done in a timely manner, including a new boiler at No 1 John Rudge Court and a new electric hob at 10 Fox Close. All properties have received an annual gas inspection and an internal inspection by the letting agent.

The following Trustees held office during the year unless otherwise stated.

Mrs.T. Clarke

Mr. S. Harrison - resigned November 2020 as he was leaving the area.

Mr. P. Seedhouse

Mr. A. Hingley-Smith

Mrs. W. Bagley

Rev. R. Fisher

Approved by the Trustees and signed on their behalf



Mrs S. Cotterell

Clerk to the Trustees

Financial Statements for the Year Ended 31st December

	2020		2019	
	£	£	£	£
Income & Expenditure (Receipts & Payments)				
Incoming Resources:				
Rents Received		33,594.26		33,550.14
Dividends & Interest Received		940.92		922.89
Total Incoming Resources		34,535.18		34,473.03
Resources Expended:				
Insurance	1,452.46		1,837.91	
Repairs & Maintenance	3,095.99		7,942.94	
Accountancy	200.00		420.00	
Management (Clerk)	306.67		509.04	
Postage, Stationery & Sundries	176.96		489.38	
Loan Repayments (Interest)	8,296.55		9,824.47	
Total Resources Expended		13,528.63		21,023.74
Surplus on Primary Activities		21,006.55		13,449.29
Purchase of Investments	104.84		101.78	
Sale of Investments	-		-	
Loan Capital Repaid	13,572.95		7,224.84	
Movement in Investments:		13,677.79		7,326.62
Movement in Cash Funds		7,328.76		6,122.67
Bank Balances B/f		8,540.49		2,417.82
Bank Balances C/f		15,869.25		8,540.49

All funds are unrestricted in nature

Notes on Page 6 form part of these Accounts

Statement of Assets & Liabilities

		<u>As at 31 December 2020</u>		<u>As at 31 December 2019</u>	
		£		£	
		Cost		Cost	
Fixed Assets Investments:	Notes:				
Freehold Land & Buildings:	2		741,985.86		741,985.86
Listed Investments:	3		<u>17,865.62</u>		<u>17,760.78</u>
			759,851.48		759,746.64
Current Assets:					
Bank:					
Current Account		15,061.25		7,734.61	
Deposit Account		<u>808.00</u>	<u>15,869.25</u>	<u>805.88</u>	<u>8,540.49</u>
Total Assets			775,720.73		768,287.13
Current Liabilities:					
Loan			<u>189,083.38</u>		<u>202,656.33</u>
	4		<u>586,637.35</u>		<u>565,630.80</u>

Approved by the Trustees and signed on their behalf:

Mr A Hingley-Smith
Trustee & Chairman



Date 2nd April 2021

Mrs. J. Johns
Trustee



Date 2nd April 2021

Notes to the Accounts1) **Accounting Policies**

The Financial Statements have been prepared on a receipts and payments basis in accordance with the Charity Commission publication CC16.

2) **Land & Buildings**

	<u>Cost</u> £	<u>Market Value</u> £
1,2,3 and 4 John Rudge Court Seisdon	47,029.00	680,000.00
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10 Fox Close Seisdon	216,468.00	300,000.00
7 Fox Close Seisdon	290,988.86	300,000.00
	<u>741,985.86</u>	<u>1,605,000.00</u>

3) **Listed Investments**

	<u>Cost</u> £	<u>Market Value</u> £
M & G	2,236.62	2,609.31
C.O.I.F.	15,629.00	28,940.18
	<u>17,865.62</u>	<u>31,549.49</u>

	<u>2020</u> £	<u>2019</u> £
Market value as at 1st January	29,895.61	25,353.53
Net unrealised gain (loss)	1,549.04	4,440.30
Purchased in Year (Income Capitalised)	104.84	101.78
Sold in Year	-	-
	<u>31,549.49</u>	<u>29,895.61</u>

4) **Assets & Liabilities Funded By**

	<u>2020</u> £	<u>2019</u> £
Permanent Endowment	201.00	201.00
Extraordinary Maintenance Reserve	1.00	1.00
Accumulated Surplus on Primary Activities B/f	565,428.80	551,979.51
Transfer from Designated Funds	-	-
Net Surplus (Deficit) in Year	21,006.55	13,449.29
	<u>586,637.35</u>	<u>565,630.80</u>