

Trysull & Seisdon Charity

Charity No. 1022857

Annual Report & Financial Statements

For the Year Ended 31st December 2020

Trysull & Seisdon Charity

Annual Report & Financial Statements

For the Year Ended 31st December 2020

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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

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 31/12/2020

**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:

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 Poors 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	
	£	£	£	£
<u>Income & Expenditure (Receipts & Payments)</u>				
<u>Incoming Resources:</u>				
Rents Received		33,594.26		33,550.14
Dividends & Interest Received		940.92		922.89
Total Incoming Resources		34,535.18		34,473.03
<u>Resources Expended:</u>				
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>	
		£	£	£	£
	Notes:	Cost		Cost	
Fixed Assets Investments:					
Freehold Land & Buildings:	2	741,985.86		741,985.86	
Listed Investments:	3	17,865.62		17,760.78	
		759,851.48		759,746.64	
Current Assets:					
Bank:					
Current Account		15,061.25		7,734.61	
Deposit Account		808.00	15,869.25	805.88	8,540.49
Total Assets		775,720.73		768,287.13	
Current Liabilities:					
Loan		189,083.38		202,656.33	
	4	586,637.35		565,630.80	

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 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	680,000.00
Bradstowe Trysull	187,500.00	325,000.00
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>