

**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**

| <b><u>Contents:</u></b>                                     | <b>Page</b> |
|---|-------------|
| Independent Examiner's Report                               | 1-2         |
| Annual Report   | 3           |
| Receipts & Payments Account<br>(Movement in Monetary Funds) | 4           |
| Statement of Assets & Liabilities                           | 5           |
| Notes to the Accounts                                       | 6           |



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

TRYSUILL & SEISDON CHARITY

**On accounts for the year  
ended**

31<sup>ST</sup> 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 31<sup>st</sup> 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**

|  | <b>2021</b> |                  | <b>2020</b> |                  |
|--|-------------|------------------|-------------|------------------|
|  | £           | £                | £           | £                |
| <b><u>Income &amp; Expenditure (Receipts &amp; Payments)</u></b> |             |                  |             |                  |
| <b><u>Incoming Resources:</u></b>                                |             |                  |             |                  |
| Rents Received   |             | 33,592.31        |             | 33,594.26        |
| Dividends & Interest Received                                    |             | 935.72           |             | 940.92           |
|  |             |                  |             |                  |
| <b>Total Incoming Resources</b>                                  |             | <b>34,528.03</b> |             | <b>34,535.18</b> |
| <b><u>Resources Expended:</u></b>                                |             |                  |             |                  |
| 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    |                  |
|  |             |                  |             |                  |
| <b>Total Resources Expended</b>                                  |             | <b>19,896.52</b> |             | <b>13,528.63</b> |
|  |             |                  |             |                  |
| <b>Surplus on Primary Activities</b>                             |             | <b>14,631.51</b> |             | <b>21,006.55</b> |
|  |             |                  |             |                  |
| Purchase of Investments  | 85.91       |                  | 104.84      |                  |
| Sale of Investments  | -           |                  | -           |                  |
| Loan Received  | -           |                  | -           |                  |
| Loan Capital Repaid  | 13,730.02   |                  | 13,572.95   |                  |
|  |             |                  |             |                  |
| <b>Movement in Investments:</b>                                  |             | <b>13,815.93</b> |             | <b>13,677.79</b> |
|  |             |                  |             |                  |
| <b>Movement in Cash Funds</b>                                    |             | <b>815.58</b>    |             | <b>7,328.76</b>  |
|  |             |                  |             |                  |
| <b>Bank Balances B/f</b>   |             | <b>15,869.25</b> |             | <b>8,540.49</b>  |
|  |             |                  |             |                  |
| <b>Bank Balances C/f</b>   |             | <b>16,684.83</b> |             | <b>15,869.25</b> |

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

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 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><br>£  | <u>Market Value</u><br>£ |
|--------------------------------------|-------------------|--------------------------|
| 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><br>£ | <u>Market Value</u><br>£ |
|----------|------------------|--------------------------|
| 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><br>£ | <u>2020</u><br>£ |
|--|------------------|------------------|
| 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><br>£  | <u>2020</u><br>£  |
|---|-------------------|-------------------|
| 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> |