

Trysull & Seisdon Charity

Charity No. 1022857

Annual Report & Financial Statements

For the Year Ended 31st December 2022

Trysull & Seisdon Charity

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For the Year Ended 31st December 2022

<u>Contents:</u>	Page
Independent Examiner's Report	1-2
Annual Report	3
Receipts & Payments Account (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**

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
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	
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	12,642.51		13,730.02	
Movement in Investments:		12,752.30		13,815.93
Movement in Cash Funds		5,490.34		815.58
Bank Balances B/f		16,684.83		15,869.25
Bank Balances C/f		22,175.17		16,684.83

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		<u>816.02</u>	<u>22,175.17</u>	<u>808.12</u>	<u>16,684.83</u>
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>