

Trysull & Seisdon Charity

Charity No. 1022857

Annual Report & Financial Statements

For the Year Ended 31st December 2023

Trysull & Seisdon Charity

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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:

Date:

5/4/24

Name:

D.G. WEBB

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

CHARTERED ACCOUNTANT

Address:

THE SHUTE 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.

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	
	£	£	£	£
<u>Income & Expenditure (Receipts & Payments)</u>				
<u>Incoming Resources:</u>				
Rents Received		36,500.49		33,535.27
Dividends /Interest Received/ Realised Gains		4,312.83		989.66
Total Incoming Resources		40,813.32		34,524.93
<u>Resources Expended:</u>				
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	
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	
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

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

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 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	-	-
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)	-
	<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>