

W.H. Knox Associated Charitable Trusts

Registered Charity Number 1092155

Annual Financial Statements

Year to 5th April 2022

| | | |
|------------------|------------------|-----------|
| Trustees: | G.A. Chappell | Chairman |
| | K.H. Erulin | |
| | J.O.J. Freeman | Secretary |
| | J.O.C. Middleton | |
| | G Demosthenous | |

| | |
|-------------------|-----------------------|
| Secretary: | J.O.J. Freeman |
| | 22 South Park Terrace |
| | Ilford IG1 1YA |
| | |

| | |
|------------------------------|----------------------|
| Independent Examiner: | Cobbin Floyd Limited |
| | The Old Surgery |
| | 15a Station Road |
| | Epping |
| | Essex |
| | CM16 4HG |

| | |
|--------------------|------------------------|
| Solicitors: | Lawson, Lewis, Blakers |
| | 11 Hyde Gardens |
| | Eastbourne |
| | East Sussex |
| | BN21 4PP |

Annual Financial Statements

5th April 2022

CONTENTS

| | Page |
|--|-------------|
| Objects of the Charity | 3 |
| Trustees Report | 3-4 |
| Independent Examiner's Report | 5 |
| Income and Expenditure Account | 6 |
| Balance Sheet | 7 |
| Notes to the Accounts | 9-12 |
| <u>Detailed Income and Expenditure accounts</u> | |
| Properties | 11 |
| Literature | 12 |

Governing Document:

The Charity Commission Scheme, Case No. 122234, Sealed on 22nd January 2002, and amalgamating the former Charities, together with the Scheme, Case No C-416804/431109, sealed on 16 February 2016 known as the South Park Chapel Property Trust.

Objects of the Charity:

The objects of the charity are:

- (a) the furtherance of the religious and other charitable work of South Park Chapel;
- (b) the provision of places of worship or meeting halls governed by the principles of South Park Chapel, Ilford, or the practice of the Open Brethren;
- (c) the provision of housing accommodation for persons who are in need, hardship or distress who profess a faith in accordance with the Statement of Faith and with a preference for those who are members of South Park Chapel (the beneficiaries);
- (d) the relief of persons who profess a faith in accordance with the Statement of Faith and who are in need, hardship or distress, with a preference for those who are members. The trustees may relieve such persons in need by:
 - (i) making grants of money to them;
 - (ii) providing or paying for goods, services or facilities for them; or
 - (iii) making grants of money to other persons or bodies who provide goods, services or facilities to those in need;
- (e) such charitable purposes for the benefit of the residents as the trustees decide; and
- (f) maintenance of Christian missionaries engaged wholly or partially in the foreign field, or of retired missionaries who are in ill health or in necessitous circumstances

Trustees Report for the Year ending 5th April 2022

Summary of the Trusts' activities for the public benefit: The Trusts' activities for the year fall within three main areas: first, the furtherance of the religious and other charitable work of South Park Chapel; second, the provision of 14 bungalows as housing for persons in need; third, the maintenance of Christian missionaries, by making available a house, ex gratia, for missionaries staying in England on leave. The Trustees recognise that these activities must be for the public benefit, and they have taken into consideration the Charity Commission guidance on public benefit before deciding what activities to undertake.

Summary of the Trusts' main achievements during the year:

The Trusts continued to carry out its core activities set out above. An area of particularly large expenditure is support for the ministry of South Park Chapel, which includes paying salaries totally about £35,000, and providing ministry accommodation. This has enabled the work of SPC to continue, so that there is a clear Gospel presence in Seven Kings. In addition we continued to support Becontree Church through low rent housing provision, and made a gift to support housing for needy Christians in Serbia.

The property in Rugby generated a net income of over £10,000. All other income generating properties remained let throughout the year, meaning that income levels were maintained. The Trusts' investments in COIF remained healthy, producing an income of some £25,000, as well as capital growth of about £77,000. This year Trusts also invested in a share of a property in the Canary Wharf area through an equity loan of £15,000 to Mission Housing, in order to provide housing to for the ministry of St Peter's Barge.

Reserves Policy: The main sources of income for the trusts are from almshouse residents' contributions, rents from other properties and dividends and interest on capital investments. The Almshouses WMC is calculated to cover maintenance costs over a 20 year cycle. Each year, 34% of the WMC is put into the Routine Maintenance fund (to cover costs that fall due each year), 42% into the Cyclical Maintenance fund (costs that fall due every 2-5 years), and 24% into the Extraordinary Repair Fund (expenses that fall due at 6-20 years intervals). Income from the other properties is placed into similar funds to ensure that these can also be properly maintained. The surplus from the other properties and the returns on investments in COIF are placed in the General Charitable Purposes Fund, for use furthering the wider charitable objects of the trusts.

**Report of the Independent Examiner
to the Trustees of
W H Knox Associated Charitable Trusts**

I report on the financial statements of the Trust for the year ended 5th April 2022 which are set out on pages 6 to 12.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

As the charity's trustees you are responsible for the preparation of the financial statements. You consider that the audit requirement of S43 (2) of the Charities Act 1993 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under S43 (7)(b) of the Act, whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently I do not express an audit opinion on the view given by the accounts.

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no matter has come to my attention:

a) which gives me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with Section 41 of the Act; and to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act.

have not been met; or

b) to which in my opinion, attention should be drawn in order for a proper understanding of the accounts to be reached.

Cobbin Floyd Limited

The Old Surgery

15a Station Road

Epping

Essex

CM16 4HG

Date

| Income & Expenditure Account for the year ended 5th April 2022 | | | | |
|---|-------|-----------|-------------------|-------------------|
| INCOME FUND | | | | |
| | notes | | 2022 | 2021 |
| <u>Income</u> | | | £ | £ |
| Contributions from Almshouse Residents | | 55,214.88 | | 57,911.01 |
| Contributions from tenants | | 44,486.60 | | 40,529.11 |
| Missionary Home Contributions | | 1,450.00 | | 1,880.00 |
| | | | 101,151.48 | 100,320.12 |
| Gifts/Refunds | | 133.98 | | 141.45 |
| Rugby Tenancy | | 10,815.00 | | 10,800.00 |
| Dagenham Tenancy | | 7,200.00 | | 7,200.00 |
| Deposit interest | | 14.16 | | 15.18 |
| Investment Dividends | | 25,845.42 | | 24,737.08 |
| | | | <u>44,008.56</u> | <u>42,893.71</u> |
| | | | <u>145,160.04</u> | <u>143,213.83</u> |
| <u>Expenditure</u> | notes | | | |
| Property Expenditure: | | | | |
| Seven Kings almshouses | | 59,274.79 | | 37,257.18 |
| Other Seven Kings Properties | | 8,873.75 | | 12,971.11 |
| Rugby Property | | 1,966.86 | | 1,759.20 |
| Dagenham Property | | 1,109.00 | | 0.00 |
| Missionary Home | | 4,909.97 | | 5,857.28 |
| Payroll & Salaries: Knox | | 17,686.92 | | 18,622.02 |
| Salaries & Housing: South Park Chapel | | 35,022.22 | | 36,578.19 |
| Gardening for all properties | | 3,278.65 | | 3,043.21 |
| Sundries | | 202.6 | | 212.50 |
| | | | 132,324.77 | 116,300.69 |
| Literature acquisitions & gifts | | | 0.00 | 700.00 |
| Gifts to South Park Chapel | | | 1,588.00 | 11,823.00 |
| Administration/Equipment | | | 461.97 | 64.02 |
| Ministry Gifts | | | 5,000.00 | 0.00 |
| Almshouse Association Fee | | | 222.00 | 216.00 |
| Accountancy Fees | | | 0.00 | 624.00 |
| | | | <u>139,596.74</u> | <u>129,727.71</u> |
| Excess of Income over Expenditure | | | 5,563.30 | 13,486.12 |
| Add surplus at 6th April 2021 | | | <u>237,238.38</u> | <u>223,752.26</u> |
| Income Fund at 5th April 2022 | 5 | | <u>242,801.68</u> | <u>237,238.38</u> |

| Capital Accounts for year ended 5th April 2022 | | | | | |
|--|--|--|---------------------|--|---------------------|
| | | | | | |
| | | | 2022 | | 2021 |
| | | | £ | | £ |
| | | | | | |
| <u>Income</u> | | | 0.00 | | 0.00 |
| No Income | | | | | |
| | | | | | |
| <u>Expenditure</u> | | | | | |
| No Expenditure | | | | | |
| | | | | | |
| Equity Loan for property 4 Sexton Court E14 | | | 15,000.00 | | |
| | | | | | |
| Growth from investment accounts | | | 62,308.83 | | 53,535.26 |
| | | | | | |
| Excess of Expenditure over Income | | | 0.00 | | 0.00 |
| | | | | | |
| Add surplus at 6th April 2021 | | | <u>1,171,211.48</u> | | <u>1,117,676.22</u> |
| | | | | | |
| Capital Fund at 5th April 2022 | | | <u>1,248,520.31</u> | | <u>1,171,211.48</u> |

| Balance Sheet | | | | |
|----------------------------------|---------------|------------|---------------------|---------------------|
| | | | | |
| | 5.4.22 | | | |
| | | | | |
| | notes | | 2022 | 2021 |
| FIXED ASSETS | | | £ | £ |
| Freehold Properties | 2 | | 705,980.00 | 705,980.00 |
| | | | 705,980.00 | 705,980.00 |
| | | | | |
| Equity Loan | | | 15,000.00 | |
| | | | | |
| CURRENT ASSETS | | £ | | £ |
| Bank Account Balances | | 15,768.95 | | 24065.23 |
| Deposits with COIF - Bank | | 25,905.39 | | 12043.34 |
| Deposits with COIF - Unit Trusts | | 728,757.10 | | 666448.27 |
| | | | 770,431.44 | 702,556.84 |
| | | | | |
| | | | 1,491,411.44 | 1,408,536.84 |
| | | | | |
| FUNDS | | | | |
| Capital Funds | 4 | | 1,248,520.31 | 1,171,211.48 |
| <i>Almshouse Funds</i> | | | | |
| Extraordinary Repair Funds | | 55,041.00 | | 56,803.00 |
| Cyclical Maintenance Funds | | 40,779.88 | | 35,935.00 |
| | | | | |
| <i>Other Properties Funds</i> | | | | |
| Extraordinary Repair Funds | | 19,329.22 | | 15,311.97 |
| Cyclical Maintenance Funds | | 13,695.92 | | 34,199.20 |
| | | | | |
| General Charitable Purposes Fund | | 113,958.16 | | 94,989.21 |
| South Park Literature Fund | | 86.95 | | 86.95 |
| | | | | |
| Income Funds | 5 | | 242,891.13 | 237,325.33 |
| | | | | |
| | | | 1,491,411.44 | 1,408,536.81 |
| | | | | |

The notes on pages 9 to 12 form part of these accounts.

Signed on behalf of the Trustees.



Date: 1st February 2023

Annual Financial Statements

Year to 5th April 2022

Notes to the Accounts

1. Accounting Policies:

- a. The accounts have been prepared in accordance with current accounting standards and on an historic cost basis.
- b. No depreciation is provided in the Freehold Properties and buildings as the Trustees are of the opinion that their current market value greatly exceeds the book value.

2. Freehold Properties

| | 2022 | 2021 |
|---|-----------------|-----------------|
| 155 Woodward Road, Dagenham (at cost) | 265,000 | 265,000 |
| 128 Railway Terrace, Rugby, purchased 2007-2008 (at cost) | 115,000 | 115,000 |
| 30 Water Lane, purchased 2003 (at cost) | 317,500 | 317,500 |
| 49 Ripley Road (at cost) | 500 | 500 |
| 34 Water Lane & 131 Cobham Road (at cost) | 1,480 | 1,480 |
| 14 Cottage Homes & 32 Water Lane (at cost) | 6,500 | <u>6,500</u> |
| Equity Loan for property 4 Sexton Court E14 (at cost) | <u>15,000</u> | |
| | <u>£720,980</u> | <u>£705,980</u> |

3. Loans & Interest for year ended 5th April 2022

The Capital Fund of the Trusts is available for the purpose of advancing loans to allow the building or improvement of church buildings. No application for such funds has been made during the past three years and hence the capital funds set aside for this and the interest therefrom are both nil.

4. Capital Account for year ended 5th April 2022

155 Woodward Road, Dagenham was purchased as an investment in March 2014 with a lease-back arrangement with Becontree Church.

The Trust contributed £15,000 towards the purchase of 4 Sexton Court, E14 2DU in September 2021. This represented a 3.8961% share of the value of the property.

Unless otherwise stated, all properties are shown at their historic cost value (unrelated to present day property values).

The W.H. Knox Associated Charitable Trusts current assets are invested in funds with Charities Official Investment Funds, invested to provide high income but with some capital growth.

Summary of Funds

| Income Accounts for year ended 5th April 2022 | | | | | |
|---|--|-------------|-------------|------------|---------------|
| | | | | | |
| | | | 2022 | | 2021 |
| | | | £ | | £ |
| Investment Dividends | | | 25845.42 | | 24737.08 |
| Deposit Interest (excluding Lit. Fund) | | | 14.16 | | 15.18 |
| Gifts | | | 0.00 | | 0.00 |
| | | | 25,859.58 | | 24,752.26 |
| | | | | | |
| deduct | | | | | |
| Legal Fees | | 0.00 | | 0 | |
| Accountancy Fees | | <u>0.00</u> | <u>0.00</u> | <u>624</u> | <u>624.00</u> |
| | | | 25,859.58 | | 24,128.26 |
| | | | | | |

| Property Repairs & Outgoings for year ended 5th April 2022 | | | | |
|---|--|------------------|-------------------|-------------------|
| | | 2022 | | 2021 |
| <u>Income</u> | | | | |
| Seven Kings Almshouses | | 55,214.88 | | 57,911.01 |
| <i>of which Garden Scheme</i> | | <i>4,786.39</i> | | <i>4,891.94</i> |
| Other Seven Kings Properties | | 44,486.60 | | 40,529.11 |
| Rugby rent | | 10,815.00 | | 10800.00 |
| Dagenham rent | | 7,200.00 | | 7200.00 |
| Gifts/Refunds | | 133.98 | | 141.45 |
| Missionary Home contributions | | <u>1,450.00</u> | | <u>1880.00</u> |
| | | | 119,300.46 | 118,461.57 |
| | | | <u>119,300.46</u> | <u>118,461.57</u> |
| <u>Expenditure</u> | | | | |
| Seven Kings almshouses | | | | |
| Water & insurance | | 4,984.52 | | 4,891.05 |
| Council tax & Utility bills | | 728.12 | | 1,410.63 |
| Gardens | | 3,008.37 | | 6,153.71 |
| Repairs | | <u>50,553.78</u> | | <u>24,801.79</u> |
| | | | 59,274.79 | 37,257.18 |
| Other SK properties | | | | |
| Water/Insurance | | 1,247.00 | | 450.85 |
| Council tax | | 0.00 | | 465.05 |
| Gardens | | 579.00 | | 1,719.48 |
| Repairs | | <u>7,047.75</u> | | <u>10,335.73</u> |
| | | | 8,873.75 | 12,971.11 |
| Rugby Property | | | | |
| Management Fees | | | 1,291.93 | 1,166.40 |
| Repairs and Running Costs | | | 674.93 | 592.80 |
| | | | | |
| Dagenham Property | | | 1,109.00 | 0.00 |
| | | | | |
| Missionary Home | | | | |
| Council tax | | 990.51 | | 826.81 |
| Running Costs 34 Water Lane | | 2,644.96 | | 1,912.47 |
| Repairs | | 611.50 | | 2,242.00 |
| Garden | | <u>663.00</u> | | 876.00 |
| | | | 4,909.97 | 5,857.28 |
| Almshouse Association Fee | | | 222.00 | 216.00 |
| Sundries | | | 202.60 | 212.50 |
| Administration/Equipment | | | 461.97 | 64.02 |
| | | | <u>17,746.16</u> | <u>58,337.29</u> |
| | | | | |
| Excess of income over expenditure: | | | <u>101,554.31</u> | <u>60,124.28</u> |
| | | | | |

| Literature Fund Account - year ended 5th April 2022 | | | | | |
|---|--|--|-------------|--|-------------|
| | | | | | |
| | | | 2022 | | 2021 |
| | | | £ | | £ |
| Balance brought forward | | | 86.95 | | 86.95 |
| Allocation under Will of W.H. Knox | | | 0.00 | | 700.00 |
| Bank Deposit Interest | | | 0.00 | | 0.00 |
| | | | 86.95 | | 786.95 |
| deduct | | | | | |
| | | | | | |
| Gifts for Literature | | | 0.00 | | 700.00 |
| | | | | | |
| | | | 86.95 | | 86.95 |