

The Woodlands House of Prayer

England & Wales · Charity number 1156862

Details

Other names	THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR), BRUNEL MANOR, Hopeswood
Status	Registered
Legal form	Charitable company
Company number	08606484
Registered	2014-04-30
Register	View on the Charity Commission register

Contact

Address	Griffin Chartered Accountants Courtenay House Pynes Hill Exeter EX2 5AZ
Phone	01803329333
Email	info@brunelmanor.com
Website	www.brunelmanor.com

Activities

Objects: 4. The objects of the company are for the benefit of the public ("the objects"): 4.1. To advance the Christian faith in accordance with the statement in such ways and in such parts of the United Kingdom or the world as the directors from time to time may think fit; 4.2. The relief of those in need or hardship or distress or who are aged or sick in such parts of the United Kingdom or the world as the directors from time to time think fit; 4.3. To establish and maintain a home for the purpose of affording the means of physical and spiritual help to those in need of rest; 4.4. To advance education in such ways and in such parts of the United Kingdom or the world as the directors from time to time may think fit; and 4.5. To further such other purposes being exclusively charitable according to the laws of England and Wales as the directors may for time to time determine.

Activities: THE ESTABLISHMENT AND MAINTENANCE OF A HOME FOR THE PURPOSE OF AFFORDING THE MEANS OF PHYSICAL AND SPIRITUAL HELP TO THOSE IN NEED OF REST.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£66,417	£134,593	-	-
2024-04-05	£75,215	£88,927	-	-
2023-04-05	£57,123	£45,617	-	-
2022-04-05	£43,851	£78,557	-	-
2021-04-05	£213,787	£263,141	-	-

Trustees

Name	Role	Appointed
ANDREW WILLIAM BENSLEY	Chair	2013-08-06
Sally Elizabeth Searle		2017-12-08
Timothy John Boaden		2015-01-05

Accounts

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)
UNAUDITED
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025



THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

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THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2025**

Trustees A Bensley, Chair
 M Tanner, Trustee (Deceased 29 May 2025)
 T Boaden, Trustee
 A Johnson, Trustee
 S Searle, Trustee

**Company registered
number** 08606484

**Charity registered
number** 1156862

Registered office Griffin Chartered Accountants
 Courtenay House
 Pynes Hill
 Exeter
 Devon
 EX2 5AZ

Company secretary A Bensley (Resigned on 21 October 2024)
 R Oates (Appointed on 16 October 2024)

Accountants Griffin
 Chartered Accountants
 Courtenay House
 Pynes Hill
 Exeter
 EX2 5AZ

Bankers National Westminster Bank
 48 Courtenay Street
 Newton Abbot
 TQ12 2EE

Solicitors Anthony Collins (formerly Geldards)
 134 Edmund Street
 Birmingham
 B3 2ES

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2025

The Trustees present their annual report together with the financial statements of the Charity for the 1 April 2024 to 31 March 2025. The Annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

a. The Charity's Aims and Main Objectives for 2024/25

Woodlands House of Prayer is a Christian charity rooted in prayer, committed to helping those in need of rest and restoration find new strength and hope through reconnecting with God, each other and nature.

We long for people to 'Be Restored' through faith, fellowship and nature

This can broadly be described as Christian well-being.

During 2024-25 the charity has continued its vision to provide resources for Christian well-being and to collaborate with the Lee Abbey Fellowship (a Christian charity with similar aims the Woodlands House of Prayer, and with whom a Memorandum of Understanding has been entered into) through the provision of:

- a bursary fund to assist the financially disadvantaged to visit Lee Abbey,
- grants towards capital projects to improve the facilities at Lee Abbey (through for example – energy saving measures such as the provision of solar panels, and/or improvements to accessibility for the less mobile)
- a new website www.hopeswood.org.uk providing freely available Christian wellbeing resources.
- Leading an in-person retreat at Lee Abbey

These aims fit well with WHoP's charitable objects. Many who most need to get away and experience physical and spiritual rest and refreshment are those least able to afford it, providing a bursary to give financial assistance aligns well. Assisting with material improvements to Lee Abbey fits with WHoP's object to maintain a home where physical and spiritual refreshment is provided.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Objectives and activities (continued)

b. The Charity's Strategies for achieving its Stated Objectives during 2024/25

The Trustees used the following strategies to achieve its stated objectives:

- Provision of a bursary fund to assist the financially disadvantaged to visit Lee Abbey. The bursary fund is advertised on the charity's website, and on the Lee Abbey website.
- Capital grant contributions towards material improvements to the buildings at Lee Abbey (particularly assisting with the installation of a new solar panel array and new windows).
- Bi-monthly video-conference meetings of the Trustees, ensuring active planning for the future.
- Investment of the proceeds of the sale of Brunel Manor in high interest savings accounts and an investment portfolio.
- Use of digital media – keeping the charity's website up-dated to reflect its new vision for Christian Wellbeing.
- Holding one in-person events at Lee Abbey in May,

All the above were designed to:

- minimise the charity's overheads and to protect the charity's financial assets.
- in the absence of having a physical base for the charity, making the most of opportunities to provide spiritual and physical rest and restoration to those in need, through digital and 'online' platforms, and through occasional in-person events.

c. Significant Activities Provided Contributing to Achievement of Stated Objectives

Key activities in 2024/25 have been:

- A total of £52,608.48 was used to assist over 320 financially disadvantaged people to visit Lee Abbey through a bursary with the following eligibility:
 - Those in formal training for ministry or missionary work 25% off
 - Students in full-time education 25% off
 - Those who are a main carer for a family member (whether or not the person for whom they provide care is also staying, but excludes Foster Carer) 25% off
 - Those in receipt of UK benefits* 25% off
 - Refugees, and anyone who is a main supporter of a refugee 25% off

UK benefits means: Child Tax Credit, Council Tax Benefit, Housing Benefit, Incapacity Benefit, Income Support, Jobseekers' Allowance, Pension Credit, Universal Credit, Working Tax Credit.

Capital grants totalling £52,397 were provided to Lee Abbey to cover 50% of the cost of providing a solar PV array, replacement windows and the purchase of equipment for the farm.

d. Social or Programme Related Investment policies

The charity does not make social or programme related investments.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Objectives and activities (continued)

e. Grant-making policies

Historically grant-making has not been a significant part of the charity's activities. With the new MoU between WHoP and the Lee Abbey Fellowship this has changed as described in section a. Financial grants are made to Lee Abbey for the specific purposes described in the MoU (provision of a bursary fund, and grants towards capital projects).

- A budget for the bursary fund will be agreed in advance annually with Lee Abbey. A monthly statement will be provided by Lee Abbey, and WHoP will reimburse the amount given.
- Grant funding to Lee Abbey is expected to typically be in the form of 'match funding' with planned projects and grant amounts agreed in advance. Evidence of spend will be provided in the form of invoices and photographs of the works carried out.

f. Volunteers

The Charity has benefitted from the valued assistance of a small number of volunteers to lead and support the in-person well-being weeks, and to provide administrative assistance to the charity.

Achievements and performance

a. Charitable Activities Undertaken

The charity has continued to :

- Provide bursaries and grants to Lee Abbey (as previously described)
- Provide in-person retreat weeks offering Christian well-being.
- Develop the charity's website to provide resources to assist people in finding spiritual refreshment through for example guides to prayer and 'DIY' retreats.

b. Factors Relevant to Achievement of Objectives

The charity has continued to adapt to new ways of working and achieving its objectives.

The charity continues to be grateful for the support offered by its network of about 350 subscribed "Friends of Brunel Manor" who have the interests of the charity at heart and who have committed to pray regularly for the charity and its future. Our supporters continue to assist the charity financially through donations and legacies.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Financial review

a. Going concern

As can be seen from the accounts the proceeds from the sale of Brunel Manor have left significant financial resources for the charity to continue its work in a re-envisioned format going forwards. For this reason, the trustees continue to adopt the going concern basis in preparing financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The existing Reserves Policy remains in force from previous years and the Charity aims to maintain £60,000 of free reserves. The Charity has free reserves at the year end of £1,638,560, currently exceeding this policy.

c. Principal Funding Sources

The proceeds of the sale of Brunel Manor have been deposited in a number of high interest savings accounts. Interest rates during 2024/25 have begun to reduce, but have still provided a good return which has allowed the charity to fund the bursary and capital grants to Lee Abbey mostly through the interest earned on the charity's financial assets.

d. Investments

The Trustees of the charity have taken professional financial advice and have placed some of the charity's financial assets in an investment portfolio which is professionally managed on the charity's behalf.

Structure, governance and management

a. Constitution

The Woodlands House of Prayer is a charitable company limited by guarantee of its members, incorporated on 11 July 2013 and governed by its memorandum and articles of association.

The Charity Commission consent and other relevant documentation are held in the charity's archives.

The Trustees continue to establish written policies and guidance for procedures.

b. Methods of appointment or election of Trustees

Persons to be considered for appointment as trustees must personally subscribe to the fundamentals identified in the governing documents. Trustees are members appointed by ordinary resolution by the members at an annual general meeting. The trustees may appoint a member as a trustee during the year, but they must resign at the next annual general meeting and seek re-appointment. Trustees are not required to retire by rotation.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Structure, governance and management (continued)

c. Organisational structure and decision-making policies

The charity Trustees ensure the vision of the charity's founders is realised in the most relevant and practical way possible to meet the needs of beneficiaries in today's society. They give overall direction to the charity and approve policies.

The Trustees may delegate certain day to day operations of the charity to employees under the direction of a nominated trustee.

d. Policies adopted for the induction and training of Trustees

New trustee candidates are fully briefed by existing trustees as to the origins, historical evolution and current position of the charity. They are presented with relevant documents. There is a requirement that, except in exceptional circumstances, candidates attend at least two meetings prior to appointment with the aim of developing a good working relationship.

The induction policy for new trustees has been revised and adopted. This includes a skills audit.

e. Financial Risk Management

The major risks to which the charity is exposed are reviewed by the Trustees, who ensure appropriate controls are in place to provide reasonable assurance against fraud and error. All systems that are established are reviewed regularly in order to mitigate these risks. The board is also committed to keeping up to date with changing employment issues and keeping abreast of new legislation.

f. Public Benefit Statement

During 2024-25 the charity has continued to offer freely available Christian wellbeing resources on the charity's website.

Concluding Remarks

The trustees continue to be totally united in the task that lies ahead and are committed to the furtherance of the charity's objects, appropriate to the needs of the charity's beneficiaries.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Company for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on
15/12/2025 and signed on their behalf by:

Andrew Bensley

.....
A Bensley

(Chair of Trustees)

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 MARCH 2025

Independent examiner's report to the Trustees of The Woodlands House of Prayer ('the Company')

I report to the charity Trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

As the Trustees of the Company (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Company's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:



Laura Waycott

Dated: 16/12/25

FCA

Griffin
Chartered Accountants
Courtenay House
Pynes Hill
Exeter
EX2 5AZ

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2025**

	Note	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income from:					
Donations and legacies	4	16,384	-	16,384	10,319
Investments	5	50,033	-	50,033	64,671
Other income	6	-	-	-	225
Total income		66,417	-	66,417	75,215
Expenditure on:					
Charitable activities	8	134,593	-	134,593	88,927
Total expenditure		134,593	-	134,593	88,927
Net expenditure before net gains on investments		(68,176)	-	(68,176)	(13,712)
Net gain on investments		1,788	-	1,788	-
Net expenditure		(66,388)	-	(66,388)	(13,712)
Transfers between funds	16	6,148	(6,148)	-	-
Net movement in funds		(60,240)	(6,148)	(66,388)	(13,712)
Reconciliation of funds:					
Total funds brought forward		1,698,800	6,148	1,704,948	1,718,660
Net movement in funds		(60,240)	(6,148)	(66,388)	(13,712)
Total funds carried forward		1,638,560	-	1,638,560	1,704,948

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 12 to 25 form part of these financial statements.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)
REGISTERED NUMBER: 08606484

BALANCE SHEET
FOR THE YEAR ENDED 31 MARCH 2025

	Note	2025 £	2024 £
Fixed assets			
Investments	12	994,772	1,515,472
		<u>994,772</u>	<u>1,515,472</u>
Current assets			
Debtors	13	1,978	884
Investments	14	614,367	-
Cash at bank and in hand		29,852	196,381
		<u>646,197</u>	<u>197,265</u>
Current liabilities			
Creditors: amounts falling due within one year	15	(2,409)	(7,789)
		<u>643,788</u>	<u>189,476</u>
Net current assets		<u>643,788</u>	<u>189,476</u>
Total assets less current liabilities		<u>1,638,560</u>	<u>1,704,948</u>
Net assets excluding pension asset		<u>1,638,560</u>	<u>1,704,948</u>
Total net assets		<u><u>1,638,560</u></u>	<u><u>1,704,948</u></u>
Charity funds			
Restricted funds	16	-	6,148
Unrestricted funds	16	1,638,560	1,698,800
Total funds		<u><u>1,638,560</u></u>	<u><u>1,704,948</u></u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

BALANCE SHEET (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

The Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees on
15/12/2025 and signed on their behalf by:

Andrew Bensley

A Bensley
(Chair of Trustees)

The notes on pages 12 to 25 form part of these financial statements.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

1. General information

The Woodlands House of Prayer is a private company, limited by guarantee, domiciled in England and Wales, registration number 08606484. The registered office is Courtenay House, Pynes Hill, Exeter, England, EX2 5AZ.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The Woodlands House of Prayer meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

The Trustees have undertaken appropriate enquiries and are satisfied that the Charity currently has sufficient resources to continue its operations for the foreseeable future. Accordingly, the financial statements have been prepared on a going concern basis.

The Charity is actively considering the potential cessation of its activities. This would involve the transfer of all assets and liabilities to another registered charity with similar objectives. While no formal decision has been made, it is anticipated that such a transfer may occur within the next few years.

2.3 Income

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies (continued)

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.10 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.11 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Company and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

THE WOODLANDS HOUSE OF PRAYER
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

4. Income from donations and legacies

	Unrestricted funds 2025 £	Total funds 2025 £
Donations and legacies	16,384	16,384
	<i>Unrestricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Donations and legacies	10,319	10,319

5. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £
Income from listed investments	4,511	4,511
Income from cash investments	45,522	45,522
	50,033	50,033
	<i>Unrestricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Income from cash investments	64,671	64,671

THE WOODLANDS HOUSE OF PRAYER
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

6. Other incoming resources

	<i>Unrestricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Reception sales	225	225

7. Analysis of grants

	Grants to Institutions 2025 £	Total funds 2025 £
Grants, Donations and Legacies	105,585	105,585

	<i>Grants to Institutions 2024 £</i>	<i>Total funds 2024 £</i>
Grants, Donations and Legacies	63,033	63,033

During the year ended 31 March 2025 the Charity made grant disbursements to Lee Abbey totalling £105,585 (2024 - £63,033).

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

8. Analysis of expenditure by activities

	Activities undertaken directly 2025 £	Grant funding of activities 2025 £	Total funds 2025 £
Donations and Legacies	-	105,585	105,585
Charitable activities	29,008	-	29,008
	29,008	105,585	134,593
	<i>As restated Activities undertaken directly 2024 £</i>	<i>As restated Grant funding of activities 2024 £</i>	<i>As restated Total funds 2024 £</i>
Donations and Legacies	-	63,033	63,033
Charitable activities	25,894	-	25,894
	25,894	63,033	88,927

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Total funds 2025 £	<i>As restated Total funds 2024 £</i>
Staff costs	-	6,036
Insurance	523	691
Accountancy and professional fees	3,811	5,823
Repairs and maintenance	2,765	2,496
Postage and stationery	177	20
Advertising	242	314
Trustee and volunteer expenses	3,867	1,989
Computer costs	4,473	7,855
General administration	150	285
Bank charges	13,000	385
	29,008	25,894

9. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £930 (2024 - £900), and an accounts preparation fee of £1,230 (2024 - £1,200).

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

10. Staff costs

	2025	2024
	£	£
Wages and salaries	-	5,479
Contribution to defined contribution pension schemes	-	557
	<u>-</u>	<u>6,036</u>

The average number of persons employed by the Company during the year was as follows:

	2025	2024
	No.	No.
Employees	<u>-</u>	<u>1</u>

No employee received remuneration amounting to more than £60,000 in either year.

The key management personnel of the charity comprise of the Key management personnel as listed on page 1. The total employee benefits of the key management personnel of the charity were £NIL (2024 - £5,479)

11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2024 - £NIL).

During the year ended 31 March 2025, expenses totalling £495 were reimbursed or paid directly to 3 Trustees (2024 - £1,989 to 5 Trustees).

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

12. Fixed asset investments

	Investments £	Other fixed asset investments £	Total £
Cost or valuation			
At 1 April 2024	1,515,471	1	1,515,472
Additions	1,066,946	-	1,066,946
Disposals	(1,588,276)	(1)	(1,588,277)
Revaluations	631	-	631
	<u>994,772</u>	<u>-</u>	<u>994,772</u>
At 31 March 2025	<u>994,772</u>	<u>-</u>	<u>994,772</u>
Net book value			
At 31 March 2025	<u>994,772</u>	<u>-</u>	<u>994,772</u>
At 31 March 2024	<u>1,515,471</u>	<u>1</u>	<u>1,515,472</u>

13. Debtors

	2025 £	2024 £
Due within one year		
Other debtors	495	884
Prepayments and accrued income	1,483	-
	<u>1,978</u>	<u>884</u>

14. Current asset investments

	2025 £	2024 £
Fixed term deposit investments	<u>614,367</u>	<u>-</u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

15. Creditors: Amounts falling due within one year

	2025 £	2024 £
Trade creditors	193	352
Amounts owed to trading subsidiary	-	5,687
Other creditors	56	-
Accruals and deferred income	2,160	1,750
	<u>2,409</u>	<u>7,789</u>

16. Statement of funds

Statement of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2025 £
Unrestricted funds						
General fund	1,698,800	66,417	(134,593)	6,148	1,788	1,638,560
	<u>1,698,800</u>	<u>66,417</u>	<u>(134,593)</u>	<u>6,148</u>	<u>1,788</u>	<u>1,638,560</u>
Restricted funds						
Garden fund	20	-	-	(20)	-	-
Carpets and furnishings	1,563	-	-	(1,563)	-	-
Pool building	20	-	-	(20)	-	-
Chapel fund	1,014	-	-	(1,014)	-	-
Hospitality fund	2,226	-	-	(2,226)	-	-
Nominated fund	1,305	-	-	(1,305)	-	-
	<u>6,148</u>	<u>-</u>	<u>-</u>	<u>(6,148)</u>	<u>-</u>	<u>-</u>
Total of funds	<u>1,704,948</u>	<u>66,417</u>	<u>(134,593)</u>	<u>-</u>	<u>1,788</u>	<u>1,638,560</u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

16. Statement of funds (continued)

Garden fund

Donations received towards garden improvements and equipment.

Carpets and furnishings

Donations were received for flooring and fixtures. The transfer is where funds have been used to purchase fixed assets and the restriction has therefore been satisfied.

Hospitality fund

Donations were received for contributions to enable people to visit the Manor who would not be able to without the support.

Pool building fund

Donations were received to be used towards renovating the pool building.

Chapel fund

Fund for plans to convert several single bedrooms in 1st Floor Woodlands Wing to create a dedicated Chapel.

Nominated fund

Restricted income received from multiple sources of small amounts to be used towards the upkeep of the manor.

The Trustees have taken all necessary action and unanimously agreed to transfer all above unspent restricted funds into unrestricted as at 31 March 2025.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

16. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 April 2023 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Balance at 31 March 2024 £</i>
Unrestricted funds				
General fund	1,712,512	75,215	(88,927)	1,698,800
	<u>1,712,512</u>	<u>75,215</u>	<u>(88,927)</u>	<u>1,698,800</u>
Restricted funds				
Garden fund	20	-	-	20
Carpets and furnishings	1,563	-	-	1,563
Pool building	20	-	-	20
Chapel fund	1,014	-	-	1,014
Hospitality fund	2,226	-	-	2,226
Nominated fund	1,305	-	-	1,305
	<u>6,148</u>	<u>-</u>	<u>-</u>	<u>6,148</u>
Total of funds	<u><u>1,718,660</u></u>	<u><u>75,215</u></u>	<u><u>(88,927)</u></u>	<u><u>1,704,948</u></u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

17. Summary of funds

Summary of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2025 £
General funds	1,698,800	66,417	(134,593)	6,148	1,788	1,638,560
Restricted funds	6,148	-	-	(6,148)	-	-
	<u>1,704,948</u>	<u>66,417</u>	<u>(134,593)</u>	<u>-</u>	<u>1,788</u>	<u>1,638,560</u>

Summary of funds - prior year

	Balance at 1 April 2023 £	Income £	Expenditure £	Balance at 31 March 2024 £
General funds	1,712,512	75,215	(88,927)	1,698,800
Restricted funds	6,148	-	-	6,148
	<u>1,718,660</u>	<u>75,215</u>	<u>(88,927)</u>	<u>1,704,948</u>

18. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Total funds 2025 £
Fixed asset investments	994,772	994,772
Current assets	646,197	646,197
Creditors due within one year	(2,409)	(2,409)
Total	<u>1,638,560</u>	<u>1,638,560</u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

18. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	<i>Unrestricted funds 2024 £</i>	<i>Restricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Fixed asset investments	1,515,472	-	1,515,472
Current assets	191,117	6,148	197,265
Creditors due within one year	(7,789)	-	(7,789)
Total	1,698,800	6,148	1,704,948

19. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £NIL (2024 - £557). Contributions totalling £Nil (2024 - £Nil) were payable to the fund at the balance sheet date and are included in creditors.

20. Members' liability

Each member of the charitable company undertakes to contribute to the assets of the company in the event of it being wound up while he/she is a member, or within one year after he/she ceases to be a member, such amount as may be required, not exceeding £1 for the debts and liabilities contracted before he/she ceases to be a member.

21. Related party transactions

The Charity has not entered into any related party transactions during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 March 2025.

Accounts

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)
UNAUDITED
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024



THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

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THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2024**

Trustees	A Bensley, Chair M Tanner, Trustee T Boaden, Trustee A Johnson, Trustee S Searle, Trustee
Company registered number	08606484
Charity registered number	1156862
Registered office	Griffin Chartered Accountants Courtenay House Pynes Hill Exeter Devon EX2 5AZ
Company secretary	A Bensley R Oates (Appointed on 16 August 2024)
Key management personnel	R Oates (Charity Manager - Resigned on 19 August 2023)
Accountants	Griffin Chartered Accountants Courtenay House Pynes Hill Exeter EX2 5AZ
Bankers	National Westminster Bank 48 Courtenay Street Newton Abbot TQ12 2EE
Solicitors	Anthony Collins (formerly Geldards) 134 Edmund Street Birmingham B3 2ES

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2024

The Trustees present their annual report together with the financial statements of the The Woodlands House of Prayer for the 1 April 2023 to 31 March 2024. The Annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

a. The Charity's Aims and Main Objectives for 2023/24

Woodlands House of Prayer is a Christian charity rooted in prayer, committed to helping those in need of rest and restoration find new strength and hope through reconnecting with God, each other and nature.

We long for people to 'Be Restored': through faith, fellowship and nature.

This can broadly be described as Christian well-being.

2023-24 has been the first full year of implementing the charity's new vision to provide resources for Christian well-being and to collaborate with the Lee Abbey Fellowship through the provision of:

- a bursary fund to assist the financially disadvantaged to visit Lee Abbey,
- grants towards capital projects to improve the facilities at Lee Abbey (through for example – energy saving measures such as the provision of solar panels, and/or improvements to accessibility for the less mobile)

These two aims fit well with WHoP's charitable objects. Many who most need to get away and experience physical and spiritual rest and refreshment are those least able to afford it, providing a bursary to give financial assistance aligns well. Assisting with material improvements to Lee Abbey fits with WHoP's object to maintain a home where physical and spiritual refreshment is provided.

b. The Charity's Strategies for achieving its Stated Objectives during 2023/24

The trustees used the following strategies to achieve its stated objectives:

- Provision of a bursary fund to assist the financially disadvantaged to visit Lee Abbey. The bursary fund is advertised on the charity's website, and on the Lee Abbey website.
- Capital grant contributions towards material improvements to the buildings at Lee Abbey.
- Bi-monthly video-conference meetings of the Trustees, ensuring active planning for the future.
- Regular communication with the charity's members and supporters to keep them apprised of the developing link with Lee Abbey.
- Investment of the proceeds of the sale of Brunel Manor in high interest savings accounts.
- Use of digital media – keeping the charity's website up-dated to reflect its new vision for Christian Wellbeing.
- Holding two in-person events, one at Othona Bradwell-on-Sea (Essex) in August and one at Lee Abbey in October,

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

Objectives and activities (continued)

All the above were designed to:

- minimise the charity's overheads and to protect the charity's financial assets.
- in the absence of having a physical base for the charity, making the most of opportunities to provide spiritual and physical rest and restoration to those in need, through digital and 'online' platforms, and through occasional in-person events.

c. Significant Activities Provided Contributing to Achievement of Stated Objectives

Key activities in 2023/24 have been:

- A total of £52,719.52 was used to assist over 350 financially disadvantaged people to visit Lee Abbey through a bursary with the following eligibility:
 - Those in formal training for ministry or missionary work 25% off
 - Students in full-time education 25% off
 - Those who are a main carer for a family member (whether or not the person for whom they provide care is also staying, but excludes Foster Carer) 25% off
 - Those in receipt of UK benefits* 25% off
 - Refugees, and anyone who is a main supporter of a refugee 25% off

* *UK benefits means: Child Tax Credit, Council Tax Benefit, Housing Benefit, Incapacity Benefit, Income Support, Jobseekers' Allowance, Pension Credit, Universal Credit, Working Tax Credit.*

A capital grant of £10,105 was provided to Lee Abbey to cover 50% of the cost of providing replacement windows for their Library and Small Lounge. The windows were in a poor state of repair and could not be safely opened.

d. Social or Programme Related Investment policies

The charity does not make social or programme related investments.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

Objectives and activities (continued)

e. Grant-making policies

Historically grant-making has not been a significant part of the charity's activities. With the new MoU between WHoP and the Lee Abbey Fellowship this is beginning to change as described in section a. financial grants will be made to Lee Abbey for the specific purposes described in the MoU (provision of a bursary fund, and grants towards capital projects).

- A budget for the bursary fund will be agreed in advance annually with Lee Abbey. A monthly statement will be provided by Lee Abbey, and WHoP will reimburse the amount given.
- Grant funding to Lee Abbey is expected to typically be in the form of 'match funding' with planned projects and grant amounts agreed in advance. Evidence of spend will be provided in the form of invoices and photographs of the works carried out.

f. Volunteers

The Charity has benefitted from the valued assistance of a small number of volunteers to lead and support the in-person well-being weeks, and to provide administrative assistance to the charity.

Achievements and performance

a. Charitable Activities Undertaken

The charity has continued to :

- Provide bursaries and grants to Lee Abbey (as previously described)
- Provide in-person retreat weeks offering Christian well-being.
- Develop the charity's website to provide resources to assist people in finding spiritual refreshment through for example guides to prayer and 'DIY' retreats.

b. Factors Relevant to Achievement of Objectives

The charity has continued to adapt to new ways of working and achieving its objectives.

The charity continues to be grateful for the support offered by its network of about 350 subscribed "Friends of Brunel Manor" who have the interests of the charity at heart and who have committed to pray regularly for the charity and its future. Our supporters continue to assist the charity financially through donations and have also supported the trustees and remaining staff through many letters and emails of encouragement. We continue to receive new requests to sign up for our prayer letters and updates which are sent out regularly to keep our supporters apprised of the charity's activities and plans for the future.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

Financial review

a. Going concern

As can be seen from the accounts the proceeds from the sale of Brunel Manor have left significant financial resources for the charity to continue its work in a re-envisioned format going forwards. For this reason, the trustees continue to adopt the going concern basis in preparing financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The existing Reserves Policy remains in force as from previous years, but will be revisited and revised once the charity has established the new basis upon which it will operate. It is anticipated that this will be undertaken in the next financial year (2024-25).

c. Principal Funding Sources

The proceeds of the sale of Brunel Manor have been deposited in a number of high-interest savings accounts. Interest rates during 2023/24 have been significantly higher than in recent years and have provided a good return which has allowed the charity to fund the bursary and capital grants to Lee Abbey mostly through the interest earned on the charity's financial assets.

The trustees of the charity have begun the process of seeking professional financial advice to ensure that the charity's financial assets are managed to provide an income that can be used to further the charity's objectives.

d. Investments

The only investment is in the trading subsidiary, Brunel Manor Limited. The investment is unlisted and all the profits are gifted to the Woodlands House of Prayer (Brunel Manor) each year so it does not hold any reserves. During this period the charity has applied to Companies House to close Brunel Manor Limited, as it is no longer required.

Structure, governance and management

a. Constitution

The Woodlands House of Prayer is a charitable company limited by guarantee of its members, incorporated on 11 July 2013, and governed by its memorandum and articles of association.

The Charity Commission consent and other relevant documentation are held in the charity's archive.

The Trustees continue to establish written policies and guidance for procedures.

b. Methods of appointment or election of Trustees

Persons to be considered for appointment as trustees must personally subscribe to the fundamentals identified in the governing documents. Trustees are members appointed by ordinary resolution by the members at an annual general meeting. The trustees may appoint a member as a trustee during the year, but they must resign at the next annual general meeting and seek re-appointment. Trustees are not required to retire by rotation.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

Structure, governance and management (continued)

c. Organisational structure and decision-making policies

The charity Trustees ensure the vision of the charity's founders is realised in the most relevant and practical way possible to meet the needs of beneficiaries in today's society. They give overall direction to the charity and approve policies.

The Trustees may delegate certain day-to-day operations of the charity to employees under the direction of a nominated trustee.

d. Policies adopted for the induction and training of Trustees

New trustee candidates are fully briefed by existing trustees as to the origins, historical evolution and current position of the charity. They are presented with relevant documents. There is a requirement that, except in exceptional circumstances, candidates attend at least two meetings prior to appointment with the aim of developing a good working relationship.

The induction policy for new trustees has been revised and adopted. This includes a skills audit.

e. Financial Risk Management

The major risks to which the charity is exposed are reviewed by the Trustees, who ensure appropriate controls are in place to provide reasonable assurance against fraud and error. All systems that are established are reviewed regularly in order to mitigate these risks. The board is also committed to keeping up to date with changing employment issues and keeping abreast of new legislation.

f. Public Benefit Statement

During 2023-24 the charity has continued to offer freely available Christian wellbeing resources on the charity's website.

Concluding Remarks

The trustees continue to be totally united in the task that lies ahead and are committed to the furtherance of the charity's objectives, appropriate to the needs of the charity's beneficiaries.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Company for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on
and signed on their behalf by:
11/12/2024



.....
A Bensley
(Chair of Trustees)

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 MARCH 2024

Independent examiner's report to the Trustees of The Woodlands House of Prayer ('the Company')

I report to the charity Trustees on my examination of the accounts of the Company for the year ended 31 March 2024.

Responsibilities and basis of report

As the Trustees of the Company (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Company's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:



Dated: 23/12/24

Laura Waycott

FCA

Griffin
Chartered Accountants
Courtenay House
Pynes Hill
Exeter
EX2 5AZ

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2024**

	Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from:					
Donations and legacies	3	10,319	-	10,319	54,501
Investments	4	64,671	-	64,671	2,622
Other income	5	225	-	225	-
Total income		75,215	-	75,215	57,123
Expenditure on:					
Charitable activities	6	88,927	-	88,927	45,617
Total expenditure		88,927	-	88,927	45,617
Net movement in funds		(13,712)	-	(13,712)	11,506
Reconciliation of funds:					
Total funds brought forward		1,712,512	6,148	1,718,660	1,707,154
Net movement in funds		(13,712)	-	(13,712)	11,506
Total funds carried forward		1,698,800	6,148	1,704,948	1,718,660

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 12 to 24 form part of these financial statements.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

BALANCE SHEET
FOR THE YEAR ENDED 31 MARCH 2024

	Note	2024 £	2023 £
Fixed assets			
Investments	11	1,515,472	1,408,103
		<u>1,515,472</u>	<u>1,408,103</u>
Current assets			
Debtors	12	884	2,380
Cash at bank and in hand		196,381	323,492
		<u>197,265</u>	<u>325,872</u>
Creditors: amounts falling due within one year	13	(7,789)	(15,315)
Net current assets		<u>189,476</u>	<u>310,557</u>
Total assets less current liabilities		<u>1,704,948</u>	<u>1,718,660</u>
Net assets excluding pension asset		<u>1,704,948</u>	<u>1,718,660</u>
Total net assets		<u><u>1,704,948</u></u>	<u><u>1,718,660</u></u>
Charity funds			
Restricted funds	14	6,148	6,148
Unrestricted funds	14	1,698,800	1,712,512
Total funds		<u><u>1,704,948</u></u>	<u><u>1,718,660</u></u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

BALANCE SHEET (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

The Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees on
and signed on their behalf by:

11/12/2024



A Bensley
(Chair of Trustees)

The notes on pages 12 to 24 form part of these financial statements.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

1. General information

The Woodlands House of Prayer is a private company, limited by guarantee, domiciled in England and Wales, registration number 08606484. The registered office is Courtenay House, Pynes Hill, Exeter, England, EX2 5AZ.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The Woodlands House of Prayer meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

2.3 Income

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is provided on the following basis:

Computer equipment	- 25% reducing balance
--------------------	------------------------

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of financial activities.

2.7 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.8 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

2. Accounting policies (continued)

2.9 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.10 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.11 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.12 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.13 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Company and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

3. Income from donations and legacies

	Unrestricted funds 2024 £	Total funds 2024 £
Donations and legacies	10,319	10,319
	<u> </u>	<u> </u>
	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Donations and legacies	54,501	54,501
	<u> </u>	<u> </u>

4. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £
Investment income	64,671	64,671
	<u> </u>	<u> </u>
	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Investment income	2,622	2,622
	<u> </u>	<u> </u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

5. Other incoming resources

	Unrestricted funds 2024 £	Total funds 2024 £	<i>Total funds 2023 £</i>
Reception sales	225	225	-

6. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Total funds 2024 £
Charitable activities	88,927	88,927

	<i>Activities undertaken directly 2023 £</i>	<i>Total funds 2023 £</i>
Hotel and Conference	45,617	45,617

THE WOODLANDS HOUSE OF PRAYER
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

6. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Hotel & conference 2024 £	Total funds 2024 £
Staff costs	6,036	6,036
Light, heat and water	691	691
Accountancy and professional fees	5,823	5,823
Grounds and repairs maintenance	2,496	2,496
Postage and stationery	20	20
Advertising	314	314
Donations	63,033	63,033
Trustees and volunteer expenses	1,989	1,989
Computer and telephone costs	7,855	7,855
General administration	285	285
Bank and interest charges	385	385
	<u>88,927</u>	<u>88,927</u>
	<i>Hotel & conference 2023 £</i>	<i>Total funds 2023 £</i>
Staff costs	12,379	12,379
Other staff costs	190	190
Light, heat and water	647	647
Accountancy and professional fees	8,236	8,236
Grounds and repairs maintenance	2,496	2,496
Postage and stationery	592	592
Advertising	970	970
Donations	12,444	12,444
Trustee's and volunteer expenses	4,336	4,336
Computer and telephone costs	2,768	2,768
General administration	141	141
Bank charges	418	418
	<u>45,617</u>	<u>45,617</u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

7. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £750 (2023 - £750), and an accounts preparation fee of £1,000 (2023 - £1,000).

8. Staff costs

	2024	2023
	£	£
Wages and salaries	5,479	11,169
Contribution to defined contribution pension schemes	557	1,210
	6,036	12,379

The average number of persons employed by the Company during the year was as follows:

	2024	2023
	No.	No.
Employees	1	1
	1	1

No employee received remuneration amounting to more than £60,000 in either year.

The key management personnel of the charity comprise of the Key management personnel as listed on page 1. The total employee benefits of the key management personnel of the charity were £5,479 (2023 - £11,169).

9. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 March 2024, expenses totalling £1,989 were reimbursed or paid directly to 5 Trustees (2023 - £3,881 to 5 Trustees).

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

10. Tangible fixed assets

	Computer equipment £
Cost or valuation	
At 1 April 2023	1,952
At 31 March 2024	1,952
Depreciation	
At 1 April 2023	1,952
At 31 March 2024	1,952
Net book value	
At 31 March 2024	-
At 31 March 2023	-

11. Fixed asset investments

	Other fixed asset investments £	Trade investments £	Total £
Cost or valuation			
At 1 April 2023	1	1,408,102	1,408,103
Additions	-	107,369	107,369
At 31 March 2024	1	1,515,471	1,515,472
Net book value			
At 31 March 2024	1	1,515,471	1,515,472
At 31 March 2023	1	1,408,102	1,408,103

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

12. Debtors

	2024 £	2023 £
Due within one year		
Other debtors	884	2,380
	884	2,380

13. Creditors: Amounts falling due within one year

	2024 £	2023 £
Trade creditors	352	9,565
Amounts owed to trading subsidiary	5,687	3,709
Other taxation and social security	-	18
Other creditors	-	121
Accruals and deferred income	1,750	1,902
	7,789	15,315

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

14. Statement of funds

Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Balance at 31 March 2024 £
Unrestricted funds				
General fund	1,712,512	75,215	(88,927)	1,698,800
Restricted funds				
Garden fund	20	-	-	20
Carpets and furnishings	1,563	-	-	1,563
Pool building	20	-	-	20
Chapel fund	1,014	-	-	1,014
Hospitality fund	2,226	-	-	2,226
Nominated fund	1,305	-	-	1,305
	6,148	-	-	6,148
Total of funds	1,718,660	75,215	(88,927)	1,704,948

Garden fund

Donations received towards garden improvements and equipment.

Carpets and furnishings

Donations were received for flooring and fixtures. The transfer is where funds have been used to purchase fixed assets and the restriction has therefore been satisfied.

Hospitality fund

Donations were received for contributions to enable people to visit the Manor who would not be able to without the support.

Pool building fund

Donations were received to be used towards renovating the pool building.

Chapel fund

Fund for plans to convert several single bedrooms in 1st Floor Woodlands Wing to create a dedicated Chapel.

Nominated fund

Restricted income received from multiple sources of small amounts to be used towards the upkeep of the manor.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

14. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 April 2022 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Balance at 31 March 2023 £</i>
Unrestricted funds				
General fund	1,701,006	57,123	(45,617)	1,712,512
Restricted funds				
Garden fund	20	-	-	20
Carpets and furnishings	1,563	-	-	1,563
Pool building	20	-	-	20
Chapel fund	1,014	-	-	1,014
Hospitality fund	2,226	-	-	2,226
Nominated fund	1,305	-	-	1,305
	6,148	-	-	6,148
Total of funds	<u>1,707,154</u>	<u>57,123</u>	<u>(45,617)</u>	<u>1,718,660</u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

15. Summary of funds

Summary of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Balance at 31 March 2024 £
General funds	1,712,512	75,215	(88,927)	1,698,800
Restricted funds	6,148	-	-	6,148
	<u>1,718,660</u>	<u>75,215</u>	<u>(88,927)</u>	<u>1,704,948</u>

Summary of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
General funds	1,701,006	57,123	(45,617)	1,712,512
Restricted funds	6,148	-	-	6,148
	<u>1,707,154</u>	<u>57,123</u>	<u>(45,617)</u>	<u>1,718,660</u>

16. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Fixed asset investments	1	-	1
Trade investments	1,515,471	-	1,515,471
Current assets	191,117	6,148	197,265
Creditors due within one year	(7,789)	-	(7,789)
Total	<u>1,698,800</u>	<u>6,148</u>	<u>1,704,948</u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

16. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	<i>Unrestricted funds 2023 £</i>	<i>Restricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Fixed asset investments	1	-	1
Trade investments	1,408,102	-	1,408,102
Current assets	319,724	6,148	325,872
Creditors due within one year	(15,315)	-	(15,315)
Total	<u>1,712,512</u>	<u>6,148</u>	<u>1,718,660</u>

17. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £557 (2023 - £1,210). Contributions totalling £Nil (2023 - £Nil) were payable to the fund at the balance sheet date and are included in creditors.

18. Members' liability

Each member of the charitable company undertakes to contribute to the assets of the company in the event of it being wound up while he/she is a member, or within one year after he/she ceases to be a member, such amount as may be required, not exceeding £1 for the debts and liabilities contracted before he/she ceases to be a member.

SIGNATURE CERTIFICATE



REFERENCE NUMBER
F5CE87A0-9286-4927-B0E7-D52031D4C803

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number F5CE87A0-9286-4927-B0E7-D52031D4C803	Document Name The Woodlands House of Prayer 2024 - Full accounts
Transaction Type Signature Request	Filename The_Woodlands_House_of_Prayer_2024_-_Full_accounts.pdf
Sent At 12/12/2024 05:37 EST	Pages 26 pages
Executed At 12/20/2024 05:20 EST	Content Type application/pdf
Identity Method email	File Size 235 KB
Distribution Method email	Original Checksum a21dd0675efd5acf65f0f53653a5f9c9c20d5a3223cfb4fb2ca347cedb924f83
Signed Checksum 433a84fb9e54bd4627c73523aef6ac0ac9a5c9b9f7a077735b3b9b68de816481	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Andrew Bensley	Status signed	Viewed At 12/20/2024 05:18 EST
Email andrew@brunelmanor.com	Multi-factor Digital Fingerprint Checksum 0c5c75030c9199f41ef9c2197ee8d63ad0e9e5f750cd513cf27be3b2a81ba33b	Identity Authenticated At 12/20/2024 05:20 EST
Components 4	IP Address 212.126.151.33	Signed At 12/20/2024 05:20 EST
	Device Firefox via Mac	
	Drawn Signature 	
	Signature Reference ID 28BC6349	
	Signature Biometric Count 1	

AUDITS

TIMESTAMP	AUDIT
12/12/2024 05:37 EST	Team Griffin (office@griffinaccountancy.co.uk) created document 'The_Woodlands_House_of_Prayer_2024_-_Full_accounts.pdf' on Chrome via Windows from 35.169.110.255.
12/12/2024 05:37 EST	Andrew Bensley (andrew@brunelmanor.com) was emailed a link to sign.
12/20/2024 05:18 EST	Andrew Bensley (andrew@brunelmanor.com) was emailed a reminder.
12/20/2024 05:18 EST	Andrew Bensley (andrew@brunelmanor.com) viewed the document on Firefox via Mac from 212.126.151.33.
12/20/2024 05:20 EST	Andrew Bensley (andrew@brunelmanor.com) authenticated via email on Firefox via Mac from 212.126.151.33.
12/20/2024 05:20 EST	Andrew Bensley (andrew@brunelmanor.com) signed the document on Firefox via Mac from 212.126.151.33.

Accounts

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)
UNAUDITED
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023



THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

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THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2023**

Trustees	A Bensley, Chair M Tanner, Trustee T Boaden, Trustee A Johnson, Trustee S Searle, Trustee
Company registered number	08606484
Charity registered number	1156862
Registered office	Griffin Chartered Accountants Courtenay House Pynes Hill Exeter Devon EX2 5AZ
Company secretary	A Bensley
Key management personnel	Rachel Oates (Charity Manager)
Accountants	Griffin Chartered Accountants Courtenay House Pynes Hill Exeter EX2 5AZ
Bankers	National Westminster Bank 48 Courtenay Street Newton Abbot TQ12 2EE
Solicitors	Anthony Collins (formerly Geldards) 134 Edmund Street Birmingham B3 2ES

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2023

The Trustees present their annual report together with the financial statements of the The Woodlands House of Prayer for the 1 April 2022 to 31 March 2023. The Annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

a. The Charity's Aims and Main Objectives for 2022/23

Woodlands House of Prayer is a Christian charity rooted in prayer, committed to helping those in need of rest and restoration find new strength and hope through reconnecting with God, each other, and nature.

We long for people to 'Be Restored': through faith, fellowship and nature.

This can broadly be described as Christian well-being.

2022-23 has continued to be a transitional period for Woodlands House of Prayer (WHoP). The charity's main objective for 2022-23 has been to develop and establish the renewed vision for the future after the sale of its long-term home of Brunel Manor in 2021. This has largely been completed during this period as described below.

After nearly two years of searching for new premises from which to re-establish a new outworking of WHoPs vision, it became apparent that with rising property prices the charity did not have the financial resources to purchase a suitable property. Prompted by and in agreement with the Members of the charity a deadline was set of 5th June after which, if a suitable property had not been found the charity would cease searching for new premises. Instead, WHoP would actively look for a like-minded charity that we could support with our resources ideally through partnering in some form.

The 6th of June deadline passed without finding a suitable property, and so a search was made for similar charities running Christian centres in the southwest of England. The closest match to WHoP was found to be Lee Abbey located near Lynton in north Devon. Lee Abbey was approached and indicated their willingness to develop a collaboration between the two charities.

An Extraordinary General Meeting was held in July 2022 at which it was agreed by the Members of the charity to seek to partner with Lee Abbey through the provision of:

- A bursary fund to assist the financially disadvantaged to visit Lee Abbey,
- Grants towards capital projects to improve the facilities at Lee Abbey (through for example – energy saving measures such as the provision of solar panels, and/or improvements to accessibility for the less mobile)

These two aims were considered to fit well with WHoP's charitable objects. Many who most need to get away and experience physical and spiritual rest and refreshment are those least able to afford it, providing a bursary to give financial assistance aligns well. Assisting with material improvements to Lee Abbey fits with WHoP's object to maintain a home where this is provided.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

Objectives and activities (continued)

It was agreed with Lee Abbey that WHoP would also look to hold a small number of in-person events at Lee Abbey each year.

Discussions were held with Lee Abbey during the autumn of 2022 and a Memorandum of Understanding was subsequently entered into by the two charities.

b. The Charity's Strategies for achieving its Stated Objectives during 2022/23

The trustees used the following strategies to achieve its stated objectives:

- Bi-monthly video-conference meetings of the Trustees, ensuring active planning for the future.
- Regular communication with the charity's members and supporters to keep them apprised of the developing link with Lee Abbey.
- Investment of the proceeds of the sale of Brunel Manor in high interest savings accounts.
- Retention of key staff with mutually agreed reduction in hours.
- Increased use of digital media – keeping the charity's website up-dated to reflect its new vision for Christian Wellbeing, continuing to use Facebook and providing an online video-conference ministry programme.
- Holding two in-person events at Lee Abbey
- Holding an 80th Anniversary Garden Party

All the above were designed to:

- minimise the charity's overheads and to protect the charity's financial assets so that the charity would be in a good position to rebuild 'post-covid'.
- in the absence of having a physical base for the charity, making the most of opportunities to provide spiritual and physical rest and restoration to those in need, through digital and 'online' platforms,

c. Significant Activities Provided Contributing to Achievement of Stated Objectives

Key activities in 2022/23 have been:

- Development of the charity's online reach through the use of social media and regular video-conferencing events.
- Communication with our supporters to ensure they are kept up to date with developments.
- Search for new premises. In total ten potential properties have been visited by the trustees and interim manager. Unfortunately, the majority of the properties visited were found to have significant drawbacks making them unsuitable for the charity's purposes. One property was deemed to be suitable with some adaptation, and an offer was made at the end of October 2021. Due to significant interest in the property the trustees unanimously agreed that it would be an acceptable use of the charity's resources to increase the offer made to approx. 10% over the asking price, which would still allow sufficient funds to undertake the adaptations required to the property and to restart the charity's work. Sadly, the bid was unsuccessful and the vendor accepted a significantly higher offer.
- Discussion with the Lee Abbey Fellowship and setting up of a Memorandum of Understanding between the two charities.
- A summer Garden Party to celebrate the 80th Anniversary of the charity.
- Two in-person residential events held at Lee Abbey.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

Objectives and activities (continued)

d. Social or Programme Related Investment policies

The charity does not make social or programme related investments.

e. Grant-making policies

Historically grant-making has not been a significant part of the charity's activities. With the new MoU between WHoP and the Lee Abbey Fellowship this is beginning to change as described in section a. financial grants will be made to Lee Abbey for the specific purposes described in the MoU (provision of a bursary fund, and grants towards capital projects).

- A budget for the bursary fund will be agreed in advance annually with Lee Abbey. A monthly statement will be provided by Lee Abbey, and WHoP will reimburse the amount given.
- Grant funding to Lee Abbey is expected to typically be in the form of 'match funding' with planned projects and grant amounts agreed in advance. Evidence of spend will be provided in the form of invoices and photographs of the works carried out.

f. Volunteers

The Charity has benefitted from the valued assistance of volunteers in organising and running the 80th Anniversary Garden Party and in supporting the residential events held at Lee Abbey.

Achievements and performance

a. Charitable Activities Undertaken

As the charity was not able to provide its historic conferencing and hospitality activities, other ways to fulfil its charitable objectives (within covid-restriction limitations) were sought. By necessity these have been limited in scope, however the benefits have been tangible:

- Development of the charity's website to provide resources to assist people in finding spiritual refreshment through for example guides to prayer and 'DIY' retreats.
- Offer an online events programme of approximately monthly 'Reviver Days' offering beneficiaries the opportunity to meet virtually for spiritual refreshment.

These activities have all been offered free of charge and advertised publicly on the charity's website and Facebook page.

The first bursaries and grants have been provided to Lee Abbey. This has enabled people on benefits to visit Lee Abbey at a 25% discount and has supported provision of measures to improve the acoustics in the Lee Abbey dining room (the room is noisy when full, making it difficult for those with hearing problems to hear and join in with conversations).

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

Achievements and performance (continued)

b. Factors Relevant to Achievement of Objectives

The charity has continued to adapt to new ways of working and achieving its objectives.

The charity continues to be grateful for the support offered by its network of about 350 subscribed "Friends of Brunel Manor" who have the interests of the charity at heart and who have committed to pray regularly for the charity and its future. Our supporters continue to assist the charity financially through donations and have also supported the trustees and remaining staff through many letters and emails of encouragement. We continue to receive new requests to sign up to our prayer letters and updates which are sent out regularly to keep our supporters apprised of the charity's activities and plans for the future.

Financial review

a. Going concern

As can be seen from the accounts the proceeds from the sale of Brunel Manor have left significant financial resources for the charity to continue its work in a re-envisioned format going forwards. For this reason, the trustees continue to adopt the going concern basis in preparing financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

The existing Reserves Policy remains in force as from previous years, but will be revisited and revised once the charity has established the new basis upon which it will operate. It is anticipated that this will be undertaken in the next financial year (2023-24).

c. Principal Funding Sources

The principal funding source of the charity has historically been the fees charged to guests staying at the Centre. Having sold Brunel Manor this income no longer exists, however with the sale of the building the charity's outgoings have reduced significantly with much lower staffing levels and costs related to owning and maintaining premises. The charity has expended from its reserves during the 2022/23 period but has also benefitted from continued donations by supporters and a significant legacy.

The proceeds of the sale of Brunel Manor have been deposited in a number of high interest savings accounts. Interest rates during 2022/23 have begun to increase.

Now that the charity has an agreed plan for the future, we will be obtaining professional investment advice as to the best way to manage the charity's financial resources.

d. Investments

The only investment is in the trading subsidiary, Brunel Manor Limited. The investment is unlisted and all the profits are gifted to the Woodlands House of Prayer each year so it does not hold any reserves.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

Structure, governance and management

a. Constitution

The Woodlands House of Prayer is a charitable company limited by guarantee of its members, incorporated on 11 July 2013, and governed by its memorandum and articles of association.

The Charity Commission consent and other relevant documentation are held in the charity's archive.

The Trustees continue to establish written policies and guidance for procedures.

b. Methods of appointment or election of Trustees

Persons to be considered for appointment as trustees must personally subscribe to the fundamentals identified in the governing documents. Trustees are members appointed by ordinary resolution by the members at an annual general meeting. The trustees may appoint a member as a trustee during the year, but they must resign at the next annual general meeting and seek re-appointment. Trustees are not required to retire by rotation.

c. Organisational structure and decision-making policies

The charity Trustees ensure the vision of the charity's founders is realised in the most relevant and practical way possible to meet the needs of beneficiaries in today's society. They give overall direction to the charity and approve policies.

The Trustees may delegate certain day to day operations of the charity to employees under the direction of a nominated trustee.

d. Policies adopted for the induction and training of Trustees

New trustee candidates are fully briefed by existing trustees as to the origins, historical evolution and current position of the charity. They are presented with relevant documents. There is a requirement that, except in exceptional circumstances, candidates attend at least two meetings prior to appointment with the aim of developing a good working relationship.

The induction policy for new trustees has been revised and adopted. This includes a skills audit.

e. Financial Risk Management

The major risks to which the charity is exposed are reviewed by the Trustees, who ensure appropriate controls are in place to provide reasonable assurance against fraud and error. All systems that are established are reviewed regularly in order to mitigate these risks. The board is also committed to keeping up to date with changing employment issues and keeping abreast of new legislation.

f. Public Benefit Statement

During 2022-23 the charity has continued to offer freely available Christian wellbeing resources on the charity's website, and a programme of regular video-conferencing events which are offered at no cost to participants.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

Concluding Remarks

The trustees continue to be totally united in the task that lies ahead and are committed to working together with the Charity manager, for the furtherance of the charity's objects, appropriate to the needs of the charity's beneficiaries.

Trustees' Statement as to Disclosure of Information to Auditors

As far as the trustees are aware, there is no relevant audit information of which the charitable company's auditors are unaware and the trustees have taken all necessary steps in order to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

The report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Company for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on
13 December 2023 and signed on their behalf by:



.....
A Bensley

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 MARCH 2023

Independent examiner's report to the Trustees of The Woodlands House of Prayer ('the Company')

I report to the charity Trustees on my examination of the accounts of the Company for the year ended 31 March 2023.

Responsibilities and basis of report

As the Trustees of the Company (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Company's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:



Dated: 20/12/2023

Laura Waycott

FCA

Griffin
Chartered Accountants
Courtenay House
Pyness Hill
Exeter
EX2 5AZ

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2023**

	Note	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income from:					
Donations and legacies	3	54,501	-	54,501	16,764
Charitable activities	4	-	-	-	3,204
Investments	5	2,622	-	2,622	4,217
Other income	6	-	-	-	19,666
Total income		57,123	-	57,123	43,851
Expenditure on:					
Charitable activities	7	45,617	-	45,617	78,557
Total expenditure		45,617	-	45,617	78,557
Net movement in funds		11,506	-	11,506	(34,706)
Reconciliation of funds:					
Total funds brought forward		1,701,006	6,148	1,707,154	1,741,860
Net movement in funds		11,506	-	11,506	(34,706)
Total funds carried forward		1,712,512	6,148	1,718,660	1,707,154

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 12 to 26 form part of these financial statements.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

BALANCE SHEET
FOR THE YEAR ENDED 31 MARCH 2023

	Note	2023 £	2022 £
Fixed assets			
Investments	12	1,408,103	1,349,232
		<u>1,408,103</u>	<u>1,349,232</u>
Current assets			
Debtors	13	2,380	5,814
Cash at bank and in hand		323,492	358,060
		<u>325,872</u>	<u>363,874</u>
Creditors: amounts falling due within one year	14	(15,315)	(5,952)
Net current assets		<u>310,557</u>	<u>357,922</u>
Total assets less current liabilities		<u>1,718,660</u>	<u>1,707,154</u>
Net assets excluding pension asset		<u>1,718,660</u>	<u>1,707,154</u>
Total net assets		<u><u>1,718,660</u></u>	<u><u>1,707,154</u></u>
Charity funds			
Restricted funds	15	6,148	6,148
Unrestricted funds	15	1,712,512	1,701,006
Total funds		<u><u>1,718,660</u></u>	<u><u>1,707,154</u></u>

The Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees on 13 December 2023 and signed on their behalf by:

.....
A Bensley

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

BALANCE SHEET (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023

The notes on pages 12 to 26 form part of these financial statements.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

1. General information

The Woodlands House of Prayer is a private company, limited by guarantee, domiciled in England and Wales, registration number 08606484. The registered office is Courtenay House, Pynes Hill, Exeter, England, EX2 5AZ.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The Woodlands House of Prayer meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

2.3 Income

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

THE WOODLANDS HOUSE OF PRAYER
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.

2.5 Government grants

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of financial activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of financial activities as the related expenditure is incurred.

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.7 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is provided on the following basis:

Computer equipment	- 25% reducing balance
--------------------	------------------------

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of financial activities.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

2. Accounting policies (continued)

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.12 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.13 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.14 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Company and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

THE WOODLANDS HOUSE OF PRAYER
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

3. Income from donations and legacies

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Donations and legacies	54,501	-	54,501
	<u>54,501</u>	<u>-</u>	<u>54,501</u>
	<i>Unrestricted funds 2022 £</i>	<i>Restricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Donations and legacies	10,633	20	10,653
Government grants	6,111	-	6,111
	<u>16,744</u>	<u>20</u>	<u>16,764</u>

4. Income from charitable activities

		Total funds 2023 £
Hotel and Conference		-
	Unrestricted funds 2022 £	Total funds 2022 £
Hotel and Conference	3,204	3,204

THE WOODLANDS HOUSE OF PRAYER
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

5. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £
Investment income	2,622	2,622
	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Investment income	4,217	4,217

6. Other incoming resources

		Total funds 2023 £
	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Reception sales	95	95
Board and lodging	1,698	1,698
Profit on sale of fixed assets	17,873	17,873
<i>Total 2022</i>	<i>19,666</i>	<i>19,666</i>

On 28 May 2021, the manor house was sold for £1,803,000 which resulted in a profit of £5,873. Also included in the profit on sale of fixed assets is £12,000 in relation to the sale of a minibus.

THE WOODLANDS HOUSE OF PRAYER
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

7. Analysis of expenditure by activities

	Activities undertaken directly 2023 £	Total funds 2023 £
Charitable activities	45,617	45,617
	Activities undertaken directly 2022 £	Total funds 2022 £
Hotel and Conference	78,557	78,557

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

7. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Hotel & conference 2023 £	Total funds 2023 £
Staff costs	12,379	12,379
Other staff costs	190	190
Light, heat and water	647	647
Accountancy and professional fees	8,236	8,236
Grounds and repairs maintenance	2,496	2,496
Postage and stationery	592	592
Advertising	970	970
Donations	12,444	12,444
Trustees and volunteer expenses	4,336	4,336
Computer and telephone costs	2,768	2,768
General administration	141	141
Bank and interest charges	418	418
	<u>45,617</u>	<u>45,617</u>

THE WOODLANDS HOUSE OF PRAYER
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

7. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	<i>Hotel & conference 2022 £</i>	<i>Total funds 2022 £</i>
Staff costs	29,600	29,600
Light, heat and water	6,784	6,784
Accountancy and professional fees	3,556	3,556
Grounds and repairs maintenance	11,178	11,178
Health and safety	57	57
Motor expenses	566	566
Postage and stationery	2,485	2,485
Advertising	1,128	1,128
Trustee's and volunteer expenses	1,101	1,101
Computer and telephone costs	17,741	17,741
General administration	1,537	1,537
Bank charges	2,824	2,824
	<u>78,557</u>	<u>78,557</u>

8. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £750 (2022 - £1,000), and an accounts preparation fee of £1,000 (2022 - £1,500).

9. Staff costs

	2023 £	2022 £
Wages and salaries	11,169	28,172
Contribution to defined contribution pension schemes	1,210	1,428
	<u>12,379</u>	<u>29,600</u>

The average number of persons employed by the Company during the year was as follows:

	2023 No.	2022 No.
Employees	<u>1</u>	<u>2</u>

THE WOODLANDS HOUSE OF PRAYER
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

9. Staff costs (continued)

No employee received remuneration amounting to more than £60,000 in either year.

The key management personnel of the charity comprise of the Key management personnel as listed on page 1. The total employee benefits of the key management personnel of the charity were £11,169 (2022 - £12,841).

10. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the year ended 31 March 2023, expenses totalling £3,881 were reimbursed or paid directly to 5 Trustees (2022 - £801 to 3 Trustees).

THE WOODLANDS HOUSE OF PRAYER
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

11. Tangible fixed assets

	Computer equipment £
Cost or valuation	
At 1 April 2022	1,952
At 31 March 2023	1,952
Depreciation	
At 1 April 2022	1,952
At 31 March 2023	1,952
Net book value	
At 31 March 2023	-
At 31 March 2022	-

12. Fixed asset investments

	Other fixed asset investments £	Trade investments £	Total £
Cost or valuation			
At 1 April 2022	1	-	1
Additions	-	1,408,102	1,408,102
At 31 March 2023	1	1,408,102	1,408,103
Net book value			
At 31 March 2023	1	1,408,102	1,408,103
At 31 March 2022	1	-	1

THE WOODLANDS HOUSE OF PRAYER
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

13. Debtors

	2023 £	2022 £
Due within one year		
Other debtors	2,380	2,196
Prepayments and accrued income	-	3,618
	<u>2,380</u>	<u>5,814</u>

14. Creditors: Amounts falling due within one year

	2023 £	2022 £
Trade creditors	9,565	464
Amounts owed to trading subsidiary	3,709	3,709
Other taxation and social security	18	-
Other creditors	121	-
Accruals and deferred income	1,902	1,779
	<u>15,315</u>	<u>5,952</u>

Net obligations under finance lease and hire purchase contracts are secured on the asset they have funded.

THE WOODLANDS HOUSE OF PRAYER
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

15. Statement of funds

Statement of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
Unrestricted funds				
General fund	1,701,006	57,123	(45,617)	1,712,512
Restricted funds				
Garden fund	20	-	-	20
Carpets and furnishings	1,563	-	-	1,563
Pool building	20	-	-	20
Chapel fund	1,014	-	-	1,014
Hospitality fund	2,226	-	-	2,226
Nominated fund	1,305	-	-	1,305
	6,148	-	-	6,148
Total of funds	1,707,154	57,123	(45,617)	1,718,660

Garden fund

Donations received towards garden improvements and equipment.

Carpets and furnishings

Donations were received for flooring and fixtures. The transfer is where funds have been used to purchase fixed assets and the restriction has therefore been satisfied.

Hospitality fund

Donations were received for contributions to enable people to visit the Manor who would not be able to without the support.

Pool building fund

Donations were received to be used towards renovating the pool building.

Chapel fund

Fund for plans to convert several single bedrooms in 1st Floor Woodlands Wing to create a dedicated Chapel.

Nominated fund

Restricted income received from multiple sources of small amounts to be used towards the upkeep of the manor.

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

15. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 April 2021 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Balance at 31 March 2022 £</i>
Unrestricted funds				
General fund	1,735,732	43,831	(78,557)	1,701,006
Restricted funds				
Garden fund	-	20	-	20
Carpets and furnishings	1,563	-	-	1,563
Pool building	20	-	-	20
Chapel fund	1,014	-	-	1,014
Hospitality fund	2,226	-	-	2,226
Nominated fund	1,305	-	-	1,305
	6,128	20	-	6,148
Total of funds	<u>1,741,860</u>	<u>43,851</u>	<u>(78,557)</u>	<u>1,707,154</u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

16. Summary of funds

Summary of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Balance at 31 March 2023 £
General funds	1,701,006	57,123	(45,617)	1,712,512
Restricted funds	6,148	-	-	6,148
	<u>1,707,154</u>	<u>57,123</u>	<u>(45,617)</u>	<u>1,718,660</u>

Summary of funds - prior year

	Balance at 1 April 2021 £	Income £	Expenditure £	Balance at 31 March 2022 £
General funds	1,735,732	43,831	(78,557)	1,701,006
Restricted funds	6,128	20	-	6,148
	<u>1,741,860</u>	<u>43,851</u>	<u>(78,557)</u>	<u>1,707,154</u>

17. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Fixed asset investments	1	-	1
Trade investments	1,408,102	-	1,408,102
Current assets	319,724	6,148	325,872
Creditors due within one year	(15,315)	-	(15,315)
Total	<u>1,712,512</u>	<u>6,148</u>	<u>1,718,660</u>

THE WOODLANDS HOUSE OF PRAYER
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

17. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	<i>Unrestricted funds 2022 £</i>	<i>Restricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Fixed asset investments	1	-	1
Trade investments	1,349,231	-	1,349,231
Current assets	357,726	6,148	363,874
Creditors due within one year	(5,952)	-	(5,952)
Total	<u>1,701,006</u>	<u>6,148</u>	<u>1,707,154</u>

18. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £1,210 (2022 - £1,428). Contributions totalling £121 (2022 - £Nil) were payable to the fund at the balance sheet date and are included in creditors.

19. Members' liability

Each member of the charitable company undertakes to contribute to the assets of the company in the event of it being wound up while he/she is a member, or within one year after he/she ceases to be a member, such amount as may be required, not exceeding £1 for the debts and liabilities contracted before he/she ceases to be a member.

SIGNATURE CERTIFICATE



REFERENCE NUMBER
106AFD49-7F2F-4CED-8C14-A208582D0B1C

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number 106AFD49-7F2F-4CED-8C14-A208582D0B1C	Document Name The Woodlands House of Prayer - Full Accounts 2023
Transaction Type Signature Request	Filename The_Woodlands_House_of_Prayer_-_Full_Accounts_2023.pdf
Sent At 18/12/2023 13:24 EET	Pages 28 pages
Executed At 19/12/2023 13:52 EET	Content Type application/pdf
Identity Method email	File Size 236 KB
Distribution Method email	Original Checksum d4cadf2d13f15b5c9309da7f7b00236ecf5b0bdab8607a08e1a8bd9fcd3fa6ba
Signed Checksum 45abf6e5fdbb51d302846b8a552d927acf824043d77ce3f0ecb2997952a1c40f	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Andrew Bensley	Status signed	Viewed At 19/12/2023 13:50 EET
Email andrew@brunelmanor.com	Multi-factor Digital Fingerprint Checksum 7c6f669e9e011f97cebf92df55e6744ff10c368bc55961a2fbcaba1acea77652	Identity Authenticated At 19/12/2023 13:52 EET
Components 4	IP Address 79.123.76.146	Signed At 19/12/2023 13:52 EET
	Device Microsoft Edge via Windows	
	Drawn Signature 	
	Signature Reference ID 2CD626C1	
	Signature Biometric Count 1	

AUDITS

TIMESTAMP	AUDIT
18/12/2023 13:24 EET	Katy de Looze (katy@griffinaccountancy.co.uk) created document 'The_Woodlands_House_of_Prayer_-_Full_Accounts_2023.pdf' on Chrome via Windows from 185.253.179.97.
18/12/2023 13:24 EET	Andrew Bensley (andrew@brunelmanor.com) was emailed a link to sign.
19/12/2023 13:50 EET	Andrew Bensley (andrew@brunelmanor.com) viewed the document on Microsoft Edge via Windows from 79.123.76.146.
19/12/2023 13:52 EET	Andrew Bensley (andrew@brunelmanor.com) authenticated via email on Microsoft Edge via Windows from 79.123.76.146.
19/12/2023 13:52 EET	Andrew Bensley (andrew@brunelmanor.com) signed the document on Microsoft Edge via Windows from 79.123.76.146.

Accounts

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)

(A company limited by guarantee)

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022



THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

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THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2022**

Trustees A Bensley, Trustee
 M Tanner, Trustee
 T Boaden, Trustee
 A Johnson, Trustee
 P du Feu, Trustee (resigned 28 May 2021)
 S Searle, Trustee

**Company registered
number** 08606484

**Charity registered
number** 1156862

Registered office Griffin Chartered Accountants
 Unit 4 Silverdown Office Park
 Exeter
 Devon
 EX5 2UX

Company secretary S Linacre (resigned 25 August 2021)
 A Bensley (appointed 25 August 2021)

**Key management
personnel** Rachel Oates (Acting Centre Manager)

Accountants Griffin
 Chartered Accountants
 Silverdown Office Park
 Exeter Airport Business Park
 Exeter
 EX5 2UX

Bankers National Westminster Bank
 48 Courtenay Street
 Newton Abbot
 TQ12 2EE

Solicitors Geldards (formerly Robinsons)
 Number One Pride Place
 Pride Park
 Derby
 DE24 8QR

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

The Trustees present their annual report together with the financial statements of the The Woodlands House of Prayer (Brunel Manor) for the 1 April 2021 to 31 March 2022. The Annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

a. The Charity's Aims and Main Objectives for 2021/22

The charity's purpose, as defined in its governing document, is the establishment and maintenance of a home for the purpose of affording the means of physical and spiritual help to those in need of rest.

Historically the charity fulfilled these objects by providing a Centre where holidays, retreats, conferences and seminars were hosted within an explicitly Christian context, and could be attended by as broad a range of beneficiaries as possible. Prior to the covid pandemic the charity aimed to provide Christian hospitality, ministry and biblical teaching that refreshed, enabled and edified all of its guests. Guests comprised a cross-section of society: those who were well, the infirm, those pressured by work or life, the frail, the needy, the physically disabled and the emotionally challenged of all ages.

The extended covid lockdowns during 2020 and 2021 and the social distancing restrictions between lockdowns made it impossible to fulfil the charity's objectives by its usual means, and also took away the charity's main source of income. The ability of the charity to function in its normal manner was compromised by the covid pandemic due to the enforced closures of the hospitality industry during 2020 and 2021. However this gave the trustees and management the opportunity to stop, take stock and consider the long term future.

The trustees and management quickly recognised that the charity could not survive the covid pandemic in its traditional form due to the high running costs of the Brunel Manor buildings and estate even when mothballed. It became clear that the social distancing measures and additional hygiene requirements required at the end of the first lockdown in 2020 would limit the number of guests that could be accommodated, to the extent that re-opening for smaller numbers would not be financially viable. This coupled with a longer term downward trend in guest numbers and income over a period of several years, and the knowledge that the building would require significant maintenance within the next five years resulted in the trustees taking the unanimous decision to put the Brunel Manor estate up for sale and to relocate, re-envision and re-focus the efforts of the charity for a 'post-covid' world, in line with the charitable objectives.

In view of this decision the trustees affirmed a new mission statement and aims for the charity:

Woodlands House of Prayer is a Christian charity rooted in prayer, committed to helping those in need of rest and restoration find new strength and hope through reconnecting with God, each other and nature.
We long for people to 'Be Revived':

- by nature
- through fellowship
- in faith

This can broadly be described as Christian well-being.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022

Objectives and activities (continued)

Based on this, the objectives for the charity for the 2021/22 period were:

- To accomplish a successful sale of the Brunel Manor estate, pay back all loans, mortgage (taken out to weather the covid lockdowns) and settle remaining outstanding contracts relating to the estate,
- To safeguard and make prudent use of the charity's financial assets,
- To seek new premises from which to rebuild the charity, with the aim of offering space for personal retreat, 'time out', and development of a Christian wellbeing programme,
- To consider approaches from other like-minded Christian charities asking for assistance or opportunities to partner,
- In the absence of a physical home and during the continued uncertainty of the covid pandemic, to continue to seek ways to provide physical and spiritual help to those in need of rest, particularly through the use of digital media and online activity
- To maintain and build contact with the charity's supporters,
- To begin to plan celebrations for the charities 80th anniversary in July 2022.

b. The Charity's Strategies for achieving its Stated Objectives during 2021/22

The knock-on effects of the covid pandemic forced a major rethink of how the charity could achieve its objectives in a meaningful and sustainable manner. The 2021/22 financial year has therefore been a time of transition and change with the sale of Brunel Manor and the search for new premises.

The trustees used the following strategies to achieve its stated objectives:

- Monthly video-conference meetings of the Trustees, ensuring a prompt response to issues arising from the ongoing effects of the pandemic, and planning for the future.
- Regular communication with the charity's members and supporters to keep them apprised of the emerging situation.
- Investment of the proceeds of the sale of Brunel Manor after repayment of all outstanding expenses
- Agreement of criteria needed in a suitable property (lower running costs and maintenance requirements, suitable location, size etc.), and search for new premises for the charity.
- Consideration of a small number of requests from similar charities for financial support (declined after discussion by the trustees, due to insufficient match between the charities that would allow for a meaningful partnership to continue the objectives of the Woodlands House of Prayer).
- Appropriate use of the government Job Retention Scheme during 2021.
- A carefully considered programme of redundancies to minimise expenditure on roles that would no longer be required as the charity moves forward beyond the pandemic.
- Retention of key staff with mutually agreed reduction in hours.
- Increased use of digital media – updating the charity's website to reflect its new vision for Christian Wellbeing, improving the use of Facebook and introducing a new online video-conference ministry programme.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022

Objectives and activities (continued)

All the above were designed to:

- Minimise the charity's expenditure and on completion of the sale of Brunel Manor to protect the charity's financial assets so that the charity would be in a good position to rebuild 'post-covid'.
- In the absence of having a physical base for the charity, make the most of opportunities to provide spiritual and physical rest and restoration to those in need, through digital and 'online' platforms,

c. Significant Activities Provided Contributing to Achievement of Stated Objectives

This has continued to be an unprecedented time in the 80 year history of the charity, however the trustees, employees and volunteers have continued to work hard to ensure the survival of the charity. Much time and effort has also been expended developing plans to re-envision the charity to enable a 'fresh start' as we emerge from the initial stages of the pandemic.

Key activities in 2021/22 have been:

- The successful completion of the sale of the Brunel Manor estate on 31 May 2021, repayment of all loans, mortgage and 'winding up' of affairs related to the property.
- Continued development of plans to relocate and rebuild the charity as covid restrictions ease, with a particular emphasis on future resilience, and responding to the emerging 'post-covid' needs of our beneficiaries by providing a programme and resources focussing on the theme of Christian wellbeing.
- Development of the charity's online reach through the use of social media and regular video-conferencing events.
- Communication with our supporters to ensure they are kept up to date with developments.
- Search for new premises. In total ten potential properties have been visited by the trustees and interim manager. Unfortunately the majority of the properties visited were found to have significant drawbacks making them unsuitable for the charity's purposes. One property was deemed to be suitable with some adaptation, and an offer was made at the end of October 2021. Due to significant interest in the property the trustees unanimously agreed that it would be an acceptable use of the charity's resources to increase the offer made to approx. 10% over the asking price, which would still allow sufficient funds to undertake the adaptations required to the property and to restart the charity's work. Sadly the bid was unsuccessful and the vendor accepted a significantly higher offer.

d. Social or Programme Related Investment policies

The charity does not make social or programme related investments

e. Grant-making policies

The charity does not typically make financial grants.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022

Objectives and activities (continued)

f. Volunteers

The Charity continued to benefit from the valued commitment of three residential volunteers during April and May of 2021 up to the completion of the sale of Brunel Manor. The Board are particularly grateful for the dedication these volunteers showed, helping to keep the buildings and gardens in good order prior to completion of the sale, and assisting with practical aspects of winding up and moving out of the buildings. Due to the continued covid social-distancing restrictions it was not possible to support day volunteering.

Until the completion date resident volunteers continued to be provided with board and lodging and a monthly allowance (covering reasonable subsistence expenses and travel costs) as they were not eligible to be furloughed. Pastoral and practical support was provided by the charity to resident volunteers and staff in finding and moving to new accommodation.

Since the sale of Brunel Manor and while searching for new premises there has not been a need for volunteers, as the roles historically undertaken by them no longer exist.

Achievements and performance

a. Charitable Activities Undertaken

As the charity was not able to provide its historic conferencing and hospitality activities, other ways to fulfil its charitable objectives (within covid-restriction limitations) were sought. By necessity these have been limited in scope, however the benefits have been tangible:

- Development of the charity's website to provide resources to assist people in finding spiritual refreshment through for example guides to prayer and 'DIY' retreats.
- Greater use of the charity's Facebook page to offer regular 'prayer posts'.
- The development of an online events programme of approximately monthly 'Reviver Days' offering beneficiaries the opportunity to meet virtually for spiritual refreshment.

These activities have all been offered free of charge and advertised publicly on the charity's website and Facebook page.

In particular feedback from the online 'Reviver Days' has been positive. Many of the attendees report feeling much more isolated since the covid lockdowns, and have for various reasons been unable to return to physical gatherings as restrictions have eased. The 'Reviver Days' are designed to facilitate fellowship and a sense of togetherness, with an emphasis on finding ways for participants to improve their wellbeing through the material presented and the subsequent discussion times, the subject matter is explicitly Christian in nature though open to any to participate. Space is also given for prayer and worship, allowing those who attend to receive much needed spiritual refreshment and encouragement.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022

Achievements and performance (continued)

b. Factors Relevant to Achievement of Objectives

The 2021-22 financial year has continued to be challenging, as the charity has adapted to new ways of working and achieving its objectives.

Leaving Brunel Manor – the charity's home for nearly 60 years – has been emotional for the charities beneficiaries and supporters, as well as trustees and team, many of whom have connections to the building and gardens dating back decades and feel it to be a 'second home'. Due to covid restrictions in place at the time of sale it was only possible to hold a small socially distanced farewell gathering at Brunel Manor, however a book entitled 'Memories of Brunel Manor' was produced with around 130 copies being distributed to supporters of the charity.

The charity continues to be grateful for the support offered by its network of about 350 subscribed "Friends of Brunel Manor" who have the interests of the charity at heart and who have committed to pray regularly for the charity and its future. Our supporters have continued to assist the charity financially through donations, and have also supported the trustees and remaining staff through many letters and emails of encouragement. We continue to receive new requests to sign up to our prayer letters and updates which are sent out regularly to keep our supporters apprised of the charity's activities and plans for the future.

Financial review

a. Going concern

On completion of the sale of Brunel Manor, all outstanding loans and a mortgage taken out during the first year of the covid pandemic were paid off in full. The remaining contracts relating to Brunel Manor were settled and all affairs relating to the buildings and estate have been wound up.

As can be seen from the accounts this has left significant financial resources for the charity to continue its work in a re-envisioned format going forwards. For this reason the trustees continue to adopt the going concern basis in preparing financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies..

b. Reserves policy

The existing Reserves Policy remains in force as from previous years, but will be revisited and revised once the charity has established the new basis upon which it will operate. It is anticipated that this will be undertaken in the next financial year (2022-23).

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022

c. Principal Funding Sources

The principal funding source of the charity has historically been the fees charged to guests staying at the Centre. Having sold Brunel Manor this income no longer exists, however with the sale of the building the charity's outgoings have reduced significantly with much lower staffing levels and costs related to owning and maintaining premises. The charity has expended from its reserves during the 2021/22 period, but has also benefitted from continued donations by supporters. The charity has been informed of an upcoming legacy which when received will replenish the reserves and provide for outgoings over the next one to two years, allowing the net proceeds of the sale of Brunel Manor to be kept intact to purchase new premises.

The proceeds of the sale of Brunel Manor have been deposited in a number of savings accounts to allow for quick access in the event of having an offer accepted on a property. Interest rates during 2021/22 have remained low, therefore during this period the accounts have not shown a significant return.

d. Investments

The only investment is in the trading subsidiary, Brunel Manor Limited. The investment is unlisted and all the profits are gifted to the Woodlands House of Prayer (Brunel Manor) each year so it does not hold any reserves.

Structure, governance and management

a. Constitution

The Woodlands House of Prayer (Brunel Manor) is a charitable company limited by guarantee of its members, incorporated on 11 July 2013, and governed by its memorandum and articles of association.

The Charity Commission consent and other relevant documentation are held on deposit at National Westminster Bank, 48 Courtenay Street, Newton Abbot, Devon, TQ12 2EE. Property Deeds, Easements, etc., are held at Geldards, Number One Pride Place, Pride Park, Derby, DE24 8QR.

The Trustees continue to establish written policies and guidance for procedures.

b. Methods of appointment or election of Trustees

Persons to be considered for appointment as trustees must personally subscribe to the fundamentals identified in the governing documents. Trustees are members appointed by ordinary resolution by the members at an annual general meeting. The trustees may appoint a member as a trustee during the year, but they must resign at the next annual general meeting and seek re-appointment. Trustees are not required to retire by rotation.

c. Organisational structure and decision-making policies

The charity Trustees ensure the vision of the charity's founders is realised in the most relevant and practical way possible to meet the needs of beneficiaries in today's society. They give overall direction to the charity and approve policies.

The Trustees may delegate certain day to day operations of the charity to employees under the direction of a nominated trustee.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022

Structure, governance and management (continued)

d. Policies adopted for the induction and training of Trustees

New trustee candidates are fully briefed by existing trustees as to the origins, historical evolution and current position of the charity. They are presented with relevant documents. There is a requirement that, except in exceptional circumstances, candidates attend at least two meetings prior to appointment with the aim of developing a good working relationship.

The induction policy for new trustees has been revised and adopted. This includes a skills audit.

e. Financial Risk Management

The major risks to which the charity is exposed are reviewed by the Trustees, who ensure appropriate controls are in place to provide reasonable assurance against fraud and error. All systems that are established are reviewed regularly in order to mitigate these risks. The board is also committed to keeping up to date with changing employment issues and keeping abreast of new legislation.

f. Public Benefit Statement

The Woodlands House of Prayer (Brunel Manor) expressed its charitable mandate for 59 years of its 80 year history through Brunel Manor – a Grade II listed building, set in landscaped Grade II listed gardens and parkland, overlooking Torquay to the sea. The closure of the hospitality industry during much of the covid pandemic

However the charity has responded to the twin challenges of the pandemic and being without physical premises. This has been achieved by developing Christian wellbeing resources that are freely available on the charity's website, and by presenting a new programme of regular video-conferencing events which are offered at no cost to participants.

Concluding Remarks

The trustees continue to be totally united in the task that lies ahead and are committed to working together with the interim manager, for the furtherance of the charity's objects, appropriate to the needs of the charity's beneficiaries.

Trustees' Statement as to Disclosure of Information to Auditors

As far as the trustees are aware, there is no relevant audit information of which the charitable company's auditors are unaware and the trustees have taken all necessary steps in order to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

The report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Company for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

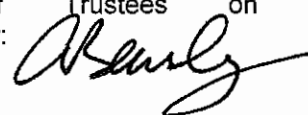
Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on
and signed on their behalf by:

7 December 2022



THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

Independent examiner's report to the Trustees of The Woodlands House of Prayer (Brunel Manor) ('the Company')

I report to the charity Trustees on my examination of the accounts of the Company for the year ended 31 March 2022.

Responsibilities and basis of report

As the Trustees of the Company (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Company's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed: 

Dated: 21/12/22

Misty Nickells FCA

Griffin
Chartered Accountants
Silverdown Office Park
Exeter Airport
Business Park
EX5 2UX

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2022**

	Note	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:					
Donations and legacies	3	16,744	20	16,764	166,291
Charitable activities	4	3,204	-	3,204	16,808
Investments	5	4,217	-	4,217	153
Other income	6	19,666	-	19,666	30,535
Total income		43,831	20	43,851	213,787
Expenditure on:					
Hotel and Conference		78,557	-	78,557	263,141
Total expenditure		78,557	-	78,557	263,141
Net movement in funds		(34,726)	20	(34,706)	(49,354)
Reconciliation of funds:					
Total funds brought forward		1,735,732	6,128	1,741,860	1,791,214
Net movement in funds		(34,726)	20	(34,706)	(49,354)
Total funds carried forward		1,701,006	6,148	1,707,154	1,741,860

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 14 to 30 form part of these financial statements.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

BALANCE SHEET
FOR THE YEAR ENDED 31 MARCH 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	11	-	1,746,322
Investments	12	1,349,232	1
		<u>1,349,232</u>	<u>1,746,323</u>
Current assets			
Stocks	13	-	1,753
Debtors	14	5,814	11,254
Cash at bank and in hand		358,060	287,584
		<u>363,874</u>	<u>300,591</u>
Creditors: amounts falling due within one year	15	(5,952)	(77,111)
Net current assets		<u>357,922</u>	<u>223,480</u>
Total assets less current liabilities		<u>1,707,154</u>	<u>1,969,803</u>
Creditors: amounts falling due after more than one year	16	-	(227,943)
Net assets excluding pension asset		<u>1,707,154</u>	<u>1,741,860</u>
Total net assets		<u>1,707,154</u>	<u>1,741,860</u>
Charity funds			
Restricted funds	17	6,148	6,128
Unrestricted funds	17	1,701,006	1,735,732
Total funds		<u>1,707,154</u>	<u>1,741,860</u>

The Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

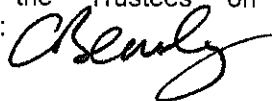
The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

BALANCE SHEET (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022

The financial statements were approved and authorised for issue by the Trustees on
7 December 2022 and signed on their behalf by: 

The notes on pages 14 to 30 form part of these financial statements.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

1. General information

The Woodlands House of Prayer (Brunel Manor) is a private company, limited by shares, domiciled in England and Wales, registration number 08606484. The registered office is Brunel Manor, Teignmouth Road, Torquay, Devon, TQ1 4SF.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The Woodlands House of Prayer (Brunel Manor) meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

2.3 Income

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.

2.5 Government grants

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of financial activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of financial activities as the related expenditure is incurred.

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.7 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

2. Accounting policies (continued)

2.7 Tangible fixed assets and depreciation (continued)

Depreciation is provided on the following bases:

Freehold property	- No depreciation
Plant and machinery	- 15% reducing balance
Fixtures and fittings	- 15% reducing balance
Computer equipment	- 25% reducing balance

In the opinion of the Trustees, given the nature of the property, the anticipated residual value and the expected useful life of the building element is such that any depreciation is considered to be immaterial. The Trustees carry out an annual impairment review to ensure that the residual value of the property is not less than the carrying value in the account.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of financial activities.

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.9 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

2. Accounting policies (continued)

2.13 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.14 Finance leases and hire purchase

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the Company. Obligations under such agreements are included in creditors, net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Statement of financial activities so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

2.15 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.16 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Company and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

3. Income from donations and legacies

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Donations and legacies	10,633	20	10,653
Government grants	6,111	-	6,111
	<u>16,744</u>	<u>20</u>	<u>16,764</u>
	<i>Unrestricted funds 2021 £</i>	<i>Restricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Donations and legacies	113,831	48	113,879
Government grants	52,412	-	52,412
	<u>166,243</u>	<u>48</u>	<u>166,291</u>

4. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £
Hotel and Conference	<u>3,204</u>	<u>3,204</u>
	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Hotel and Conference	<u>16,808</u>	<u>16,808</u>

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

5. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £
Investment income	4,217	4,217

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Investment income	153	153

6. Other incoming resources

	Unrestricted funds 2022 £	Total funds 2022 £
Reception sales	95	95
Board and lodging	1,698	1,698
Profit on the sale of fixed assets	17,873	17,873
	19,666	19,666

On 28 May 2021, the manor house was sold for £1,803,000 which resulted in a profit of £5,873. Also included in the profit on sale of fixed assets is £12,000 in relation to the sale of a minibus.

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Reception sales	5,207	5,207
Board and lodging	25,328	25,328
	30,535	30,535

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

6. Other incoming resources (continued)

7. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Total funds 2022 £
Hotel and Conference	78,557	78,557

	<i>Activities undertaken directly 2021 £</i>	<i>Total funds 2021 £</i>
Hotel and Conference	263,141	263,141

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

7. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Hotel & conference 2022 £	Total funds 2022 £
Staff costs	29,600	29,600
Light, heat and water	6,784	6,784
Accountancy and professional fees	3,556	3,556
Grounds and repairs maintenance	11,178	11,178
Health and safety	57	57
Motor expenses	566	566
Postage and stationery	2,485	2,485
Advertising	1,128	1,128
Trustees and volunteer expenses	1,101	1,101
Computer and telephone costs	17,741	17,741
General administration	1,537	1,537
Bank and interest charges	2,824	2,824
	<u>78,557</u>	<u>78,557</u>

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

7. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	<i>Hotel & conference 2021 £</i>	<i>Total funds 2021 £</i>
Staff costs	100,375	100,375
Other staff costs	76	76
Light, heat and water	46,887	46,887
Accountancy and professional fees	44,461	44,461
Grounds and repairs maintenance	20,818	20,818
Health and safety	62	62
Depreciation	11,218	11,218
Motor expenses	769	769
Postage and stationery	4,832	4,832
Advertising	879	879
Trustee's and volunteer expenses	8,266	8,266
Computer and telephone costs	15,839	15,839
General administration	1,499	1,499
Bank charges	7,160	7,160
	<u>263,141</u>	<u>263,141</u>

8. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £750 (2021 - £1,000), and an accounts preparation fee of £1,000 (2021 - £1,500).

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

9. Staff costs

	2022 £	2021 £
Wages and salaries	28,172	95,934
Social security costs	-	633
Contribution to defined contribution pension schemes	1,428	3,808
	<u>29,600</u>	<u>100,375</u>

The average number of persons employed by the Company during the year was as follows:

	2022 No.	2021 No.
Employees	<u>2</u>	<u>6</u>

No employee received remuneration amounting to more than £60,000 in either year.

The key management personnel of the charity comprise of the Key management personnel as listed on page 1. The total employee benefits of the key management personnel of the charity were £12,841 (2021 - £19,980).

10. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 31 March 2022, expenses totalling £801 were reimbursed or paid directly to 3 Trustees (2021 - £412 to 3 Trustees).

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

11. Tangible fixed assets

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Computer equipment £	Total £
Cost or valuation					
At 1 April 2021	1,719,255	222,407	265,344	28,589	2,235,595
Disposals	(1,719,255)	(222,407)	(265,344)	(26,637)	(2,233,643)
At 31 March 2022	-	-	-	1,952	1,952
Depreciation					
At 1 April 2021	34,148	174,704	251,832	28,589	489,273
On disposals	(34,148)	(174,704)	(251,832)	(26,637)	(487,321)
At 31 March 2022	-	-	-	1,952	1,952
Net book value					
At 31 March 2022	-	-	-	-	-
At 31 March 2021	1,685,107	47,703	13,512	-	1,746,322

12. Fixed asset investments

	Other fixed asset investments £	Trade investments £	Total £
Cost or valuation			
At 1 April 2021	1	-	1
Additions	-	1,349,231	1,349,231
At 31 March 2022	1	1,349,231	1,349,232
Net book value			
At 31 March 2022	1	1,349,231	1,349,232
At 31 March 2021	1	-	1

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

12. Fixed asset investments (continued)

13. Stocks

	2022	2021
	£	£
Raw materials	-	1,753
	<u> </u>	<u> </u>

14. Debtors

	2022	2021
	£	£
Due within one year		
Other debtors	2,196	9,921
Prepayments and accrued income	3,618	1,333
	<u>5,814</u>	<u>11,254</u>
	<u> </u>	<u> </u>

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

15. Creditors: Amounts falling due within one year

	2022 £	2021 £
Bank loans	-	50,000
Other loans	-	2,500
Trade creditors	464	14,655
Amounts owed to trading subsidiary	3,709	3,722
Other taxation and social security	-	259
Obligations under finance lease and hire purchase contracts	-	1,214
Other creditors	-	553
Accruals and deferred income	1,779	4,208
	<u>5,952</u>	<u>77,111</u>

Net obligations under finance lease and hire purchase contracts are secured on the asset they have funded.

16. Creditors: Amounts falling due after more than one year

	2022 £	2021 £
Bank loans	-	199,943
Other loans	-	28,000
	<u>-</u>	<u>227,943</u>

Net obligations under finance lease and hire purchase contracts are secured on the asset they have funded.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

17. Statement of funds

Statement of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Balance at 31 March 2022 £
Unrestricted funds				
General fund	1,735,732	43,831	(78,557)	1,701,006
Restricted funds				
Garden fund	-	20	-	20
Carpets and furnishings	1,563	-	-	1,563
Pool building	20	-	-	20
Chapel fund	1,014	-	-	1,014
Hospitality fund	2,226	-	-	2,226
Nominated fund	1,305	-	-	1,305
	6,128	20	-	6,148
Total of funds	1,741,860	43,851	(78,557)	1,707,154

Garden fund

Donations received towards garden improvements and equipment.

Carpets and furnishings

Donations were received for flooring and fixtures. The transfer is where funds have been used to purchase fixed assets and the restriction has therefore been satisfied.

Hospitality fund

Donations were received for contributions to enable people to visit the Manor who would not be able to without the support.

Pool building fund

Donations were received to be used towards renovating the pool building.

Chapel fund

Fund for plans to convert several single bedrooms in 1st Floor Woodlands Wing to create a dedicated Chapel.

Nominated fund

Restricted income received from multiple sources of small amounts to be used towards the upkeep of the manor.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

17. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 April 2020 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Balance at 31 March 2021 £</i>
Unrestricted funds				
General fund	1,780,294	213,739	(258,301)	1,735,732
Restricted funds				
Garden fund	2,682	48	(2,730)	-
Carpets and furnishings	1,563	-	-	1,563
Pool building	2,020	-	(2,000)	20
Chapel fund	1,014	-	-	1,014
Hospitality fund	2,226	-	-	2,226
Nominated fund	1,415	-	(110)	1,305
	<u>10,920</u>	<u>48</u>	<u>(4,840)</u>	<u>6,128</u>
Total of funds	<u><u>1,791,214</u></u>	<u><u>213,787</u></u>	<u><u>(263,141)</u></u>	<u><u>1,741,860</u></u>

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

18. Summary of funds

Summary of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Balance at 31 March 2022 £
General funds	1,735,732	43,831	(78,557)	1,701,006
Restricted funds	6,128	20	-	6,148
	<u>1,741,860</u>	<u>43,851</u>	<u>(78,557)</u>	<u>1,707,154</u>

Summary of funds - prior year

	Balance at 1 April 2020 £	Income £	Expenditure £	Balance at 31 March 2021 £
General funds	1,780,294	213,739	(258,301)	1,735,732
Restricted funds	10,920	48	(4,840)	6,128
	<u>1,791,214</u>	<u>213,787</u>	<u>(263,141)</u>	<u>1,741,860</u>

19. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Fixed asset investments	1	-	1
Trade investments	1,349,231	-	1,349,231
Current assets	357,726	6,148	363,874
Creditors due within one year	(5,952)	-	(5,952)
Total	<u>1,701,006</u>	<u>6,148</u>	<u>1,707,154</u>

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

19. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	<i>Unrestricted funds 2021 £</i>	<i>Restricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Tangible fixed assets	1,746,322	-	1,746,322
Fixed asset investments	1	-	1
Current assets	294,463	6,128	300,591
Creditors due within one year	(77,111)	-	(77,111)
Creditors due in more than one year	(227,943)	-	(227,943)
Total	<u>1,735,732</u>	<u>6,128</u>	<u>1,741,860</u>

20. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £1,428 (2021 - £3,808). Contributions totalling £NIL (2021 - £240) were payable to the fund at the balance sheet date and are included in creditors.

21. Members' liability

Each member of the charitable company undertakes to contribute to the assets of the company in the event of it being wound up while he/she is a member, or within one year after he/she ceases to be a member, such amount as may be required, not exceeding £1 for the debts and liabilities contracted before he/she ceases to be a member.

Accounts

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)
UNAUDITED
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021



THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

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THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2021**

Trustees	A Bensley, Trustee M Tanner, Trustee T Boaden, Trustee A Johnson, Trustee P du Feu, Trustee S Searle, Trustee
Company registered number	08606484
Charity registered number	1156862
Registered office	Griffin Chartered Accountants Unit 4 Silverdown Office Park Exeter Devon EX5 2UX
Company secretary	S Linacre
Key management personnel	Rachel Oates (Acting Centre Manager)
Accountants	Griffin Chartered Accountants Silverdown Office Park Exeter Airport Business Park Exeter EX5 2UX
Bankers	National Westminster Bank 48 Courtenay Street Newton Abbot TQ12 2EE
Solicitors	Geldards (formerly Robinsons) Number One Pride Place Pride Park Derby DE24 8QR

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2021

The Trustees present their annual report together with the financial statements of the Company for the 1 April 2020 to 31 March 2021. The Annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

a. The Charity's Aims and Main Objectives for 2020/21

The charity's purpose, as defined in its governing document, is the establishment and maintenance of a home for the purpose of affording the means of physical and spiritual help to those in need of rest.

Historically the charity has fulfilled these objects by providing a Centre where holidays, retreats, conferences and seminars hosted within an explicitly Christian context can be attended by as broad a range of beneficiaries as possible. Prior to the covid pandemic the charity aimed to provide Christian hospitality, ministry and biblical teaching that refreshed, enabled and edified all of its guests. Guests comprised a cross-section of society: those who were well, the infirm, those pressured by work or life, the frail, the needy, the physically disabled and the emotionally challenged of all ages.

The ability of the charity to function in its normal manner has been compromised during the covid pandemic, however the enforced closures of the hospitality industry during 2020 and 2021 gave the trustees and management the opportunity to stop, take stock and consider the long term future.

In spite of this the charity has continued to seek out ways to provide physical and spiritual help to those in need of rest and also to support the pandemic response.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

Objectives and activities (continued)

b. The Charity's Strategies for achieving its Stated Objectives during 2020/21

The extended Covid-19 lockdowns during 2020 and 2021 and the social distancing restrictions between lockdowns made it impossible to fulfil the charity's objectives by its usual means, and also took away the charity's main source of income.

The trustees and management quickly recognised that the charity could not survive the covid pandemic in its traditional form due to the high running costs of the Brunel Manor buildings and estate even when mothballed. It became clear that the social distancing measures and additional hygiene requirements required at the end of the first lockdown in 2020 would limit the number of guests that could be accommodated, to the extent that re-opening for smaller numbers would not be financially viable. This coupled with a longer term downward trend in guest numbers and income over a period of several years, and the knowledge that the building would require significant maintenance within the next five years resulted in the trustees taking the unanimous decision to put the Brunel Manor estate up for sale and to relocate, re-envision and re-focus the efforts of the charity for a 'post-covid' world, in line with the charitable objectives.

The trustees used the following strategies to achieve its stated objectives:

- Fortnightly video-conference meetings of the Trustees, ensuring a speedy response to issues arising from the pandemic, and planning for the future.
- Regular communication with the charity's members and supporters to keep them apprised of the emerging situation, and to elicit financial support in the form of donations and loans to tide the charity over the initial lockdown.
- Appropriate use of the government Job Retention Scheme and Bounce Back Loan facilities in order to minimise expenditure.
- A reduction in resident volunteers.
- A carefully considered programme of redundancies to minimise expenditure on roles that would no longer be required as the charity moves forward beyond the pandemic.
- Retention of key staff and resident volunteers to ensure the estate and buildings were kept in good repair prior to sale.
- Seeking ways to reduce expenditure e.g. 'Mothballing' of the premises, suspending or cancelling contracts etc.
- Seeking ways to assist in the pandemic response and to actively assist other charities also responding to the pandemic.
- Seeking ways to generate income to offset the estate costs.

All the above were designed to minimise the charity's expenditure and protect the charity's physical assets in terms of the buildings and estate so that the charity would be in a good position to rebuild 'post-covid'. Within government restrictions opportunities were also made by us to offer physical and spiritual help to those in need of rest.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

Objectives and activities (continued)

c. Significant Activities Provided Contributing to Achievement of Stated Objectives

This has been an unprecedented time in the 79 year history of the charity. However, the trustees, employees and volunteers have continued to work hard to ensure the survival of the charity through the covid pandemic lockdown. Much time and effort has also been offered to develop plans for re-envisioning the charity to enable a 'fresh start' as we emerge from the initial stages of the pandemic.

Key activities in 2020/21 have been:

- Preparing Brunel Manor for sale, and successfully securing a buyer for the whole site.
- Development of plans to relocate and rebuild the charity as Covid-19 restrictions ease, with a particular emphasis on future resilience, and responding to the emerging 'post-covid' needs of our beneficiaries

d. Social or Programme Related Investment policies

The charity does not make social or programme related investments

e. Grant-making policies

The charity does not typically make financial grants. However, during 2020/21 the charity has made a number of physical donations of food, cleaning materials, furniture and equipment that would otherwise have gone to waste or been unused due to the pandemic restrictions.

These donations have included:

- Christmas decorations, spare food, crockery, cutlery and catering equipment given to a local charity to allow them to provide socially distanced meals (including Christmas Lunch) to homeless and isolated people in Torbay,
- Donation of items of unused furniture to the same charity to allow them to furnish a flat for a homeless person
- Donation of spare food and tables to a Christian retreat centre to allow them to set up socially distanced dining facilities on their re-opening
- Donation of unused play and sports equipment for use in local schools and youth clubs
- Donation of miscellaneous items to a local church that had just bought new premises to assist them in furnishing their new building

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

Objectives and activities (continued)

f. Volunteers

The Charity has continued to benefit from the valued commitment of a small number of residential volunteers – initially six, reducing to three during the year. Sadly due to the lockdown restrictions we were not able to permit day volunteering for the majority of the year. Volunteers have given just over 4,200 hours of work.

Volunteers initially concentrated on decorating, gardening, general maintenance and cleaning to ensure the property would look its best when put up for sale. Once the sale of the premises was agreed, volunteers continued to assist in keeping the property in good order and also helped to sort and prepare items and archives to be kept.

Resident volunteers continued to be provided with board and lodging and a monthly allowance (covering reasonable subsistence expenses and travel costs) as they were not eligible to be furloughed.

The Board have particularly valued the support and commitment of the volunteers through this uncertain and stressful time.

Achievements and performance

a. Charitable Activities Undertaken

As the charity was not able to provide its usual conferencing and hospitality activities, other ways to fulfil its charitable objectives (within covid-restriction limitations) were sought. By necessity these have been limited in scope, however the benefits have been tangible:

- Throughout 2020/21 the gardens and grounds of Brunel Manor have been made freely available to local people to provide quiet, socially distanced outdoor space. Feedback from those visiting the gardens has shown that this has contributed significantly to people's wellbeing – providing a peaceful and restorative space of physical and spiritual refreshment during a difficult period. In particular we have had a small number of regular visits from families with children with additional needs (autism etc.) who have found that their children cannot cope with social distancing in busier outdoor spaces, and who have benefitted from the seclusion and tranquillity available at Brunel Manor.
- During June 2020 we were pleased to open for three days for the National Garden Scheme, with a specially prepared, socially distanced garden trail highlighting the history and heritage of the gardens and the link to Isambard Kingdom Brunel.
- Meeting space was provided on a monthly basis between lockdowns to the Torbay Community Development Trust to allow them to meet as a whole team (their own facilities not having sufficient capacity to allow them to meet in a socially distanced manner).

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

Achievements and performance (continued)

b. Factors Relevant to Achievement of Objectives

In this particularly difficult 'Covid' year, the charity has continued to rely heavily on the commitment of its remaining team of employees and volunteers. The trustees gratefully acknowledge and appreciate the dedication and work of the whole team in unprecedented circumstances.

The charity is further supported by its network of about 350 subscribed "Friends of Brunel Manor" who have the interests of the charity at heart and who have committed to prayer regularly for the charity and its future. In this last year we have been particularly grateful for the generous response of our supporters to an emergency appeal. This financial support was essential in the initial 2020 lockdown as it allowed the charity to continue to function while a mortgage on the property was obtained and preparations were made to sell the premises.

The charity has been encouraged as more people have signed up to receive regular prayer letters and to keep in touch with plans going forward.

Financial review

a. Going concern

After securing firstly a mortgage on the property (see below), and secondly a buyer for the charity's property, the Trustees have a reasonable expectation that there will be adequate resources to continue the work of the charity in a re-envisioned format on completion of the sale of the property. For this reason they continue to adopt the going concern basis in preparing financial statements.

Post year end – the sale of the Brunel Manor estate was successfully completed at the end of May 2021, which has enabled the charity to repay the mortgage and all the loans from the proceeds of the sale of property.

b. Reserves policy

The aim of the 2020/21 reserves policy was to smooth out any cash flow issues. At the year end the charity had unrestricted reserves of £1,735,732, all of which was tied up in fixed assets. Therefore, the overall free reserves of the charity at 31 March 2021 were £Nil. However, the sale of the Brunel Manor estate was successfully completed at the end of May 2021, generating significant free reserves for the charity.

c. Principal Funding Sources

The principal funding source of the charity has historically been the fees charged to guests staying at the Centre. With the Covid-19 lockdowns and restrictions of 2020/21 this income has been virtually zero. Additional funding totalling approximately £140,000 was received during the period up to April 2021 in the form of gifts, donations and loans from supporters of the charity. The charity was also able to obtain a mortgage of £200,000 from Kingdom Bank, a government funded Bounce Back Loan of £50,000 from National Westminster Bank, and some grants from the local authority/HMRC of just under £77,500. Post year end the charity has been able to repay the mortgage and all the loans from the proceeds of the sale of property.

A small additional income of approximately £11,000 was obtained during the autumn and winter of 2020/21 by letting three additional units on short term tenancies to key workers and those on low incomes (NHS, social workers etc.). These units have previously been used for team accommodation or for self-catering.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

d. Investments

The only investment is in the trading subsidiary, Brunel Manor Limited. The investment is unlisted and all the profits are gifted to The Woodlands House of Prayer (Brunel Manor) each year so it does not hold any reserves.

Structure, governance and management

a. Constitution

The Woodlands House of Prayer (Brunel Manor) is a charitable company limited by guarantee of its members, incorporated on 11 July 2013, and governed by its memorandum and articles of association.

The Charity Commission consent and other relevant documentation are held on deposit at National Westminster Bank, 48 Courtenay Street, Newton Abbot, Devon, TQ12 2EE. Property Deeds, Easements, etc., are held at Geldards, Number One Pride Place, Pride Park, Derby, DE24 8QR.

The Trustees continue to establish written policies and guidance for procedures.

b. Methods of appointment or election of Trustees

Persons to be considered for appointment as trustees must personally subscribe to the fundamentals identified in the governing documents. Trustees are members appointed by ordinary resolution by the members at an annual general meeting. The trustees may appoint a member as a trustee during the year, but they must resign at the next annual general meeting and seek re-appointment. Trustees are not required to retire by rotation.

c. Organisational structure and decision-making policies

The charity Trustees ensure the vision of the charity's founders is realised in the most relevant and practical way possible to meet the needs of beneficiaries in today's society. They give overall direction to the charity and approve policies.

The Trustees may delegate certain day to day operations of the charity to employees under the direction of a nominated trustee.

d. Policies adopted for the induction and training of Trustees

New trustee candidates are fully briefed by existing trustees as to the origins, historical evolution and current position of the charity. They are presented with relevant documents. There is a requirement that, except in exceptional circumstances, candidates attend at least two meetings prior to appointment with the aim of developing a good working relationship.

The induction policy for new trustees has been revised and adopted. This includes a skills audit.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

Structure, governance and management (continued)

e. Financial Risk Management

The major risks to which the charity is exposed are reviewed by the Trustees, who ensure appropriate controls are in place to provide reasonable assurance against fraud and error. All systems that are established are reviewed regularly in order to mitigate these risks. The Board is also committed to keeping up to date with the changing employment issues and keeping abreast of new legislation.

The risks associated with price setting is considered to be low, as the Charity will be able to build reserves over the next few years whilst keeping prices competitive to ensure demand for services. The Charity has current assets, no borrowings and a low working capital requirement so credit, liquidity and cash flow risks are considered to be low.

f. Public Benefit Statement

The Woodlands House of Prayer (Brunel Manor) has expressed its charitable mandate for 58 years through Brunel Manor – a Grade II listed building, set in landscaped Grade II listed gardens and parkland, overlooking Torquay to the sea. The covid pandemic has largely prevented the ability of the charity from exercising its normal ministry of hospitality and care throughout the 2020/21 period.

However the charity has responded to the challenges of the pandemic, providing benefit to the public through allowing free access to the peaceful gardens and grounds of the estate, providing a calm and restorative space for the well being of local people.

Concluding Remarks

The Trustees continue to be totally united in the task that lies ahead and are committed to working, together with the Brunel Manor team, for the furtherance of the charity's objects, appropriate to the needs of people who come to us as guests.

Trustees' Statement as to Disclosure of Information to Auditors

As far as the trustees are aware, there is no relevant audit information of which the charitable company's auditors are unaware and the trustees have taken all necessary steps in order to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

The report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Company for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

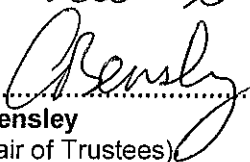
Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on
and signed on their behalf by:

15 December 2021

.....

A Bensley
(Chair of Trustees)

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 MARCH 2021**

Independent examiner's report to the Trustees of The Woodlands House of Prayer (Brunel Manor) ('the Company')

I report to the charity Trustees on my examination of the accounts of the Company for the year ended 31 March 2021.

Responsibilities and basis of report

As the Trustees of the Company (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Company's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

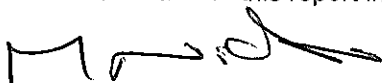
Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:



Dated:

21/2/2021

Misty Nickells FCA

Griffin
Chartered Accountants
Silverdown Office Park
Exeter Airport
Business Park
EX5 2UX

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2021**

	Note	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income from:					
Donations and legacies	3	166,243	48	166,291	82,424
Charitable activities	4	16,808	-	16,808	293,977
Investments	5	153	-	153	256
Other income	6	30,535	-	30,535	35,192
Total income		213,739	48	213,787	411,849
Expenditure on:					
Hotel and Conference		258,301	4,840	263,141	461,062
Total expenditure		258,301	4,840	263,141	461,062
Net movement in funds		(44,562)	(4,792)	(49,354)	(49,213)
Reconciliation of funds:					
Total funds brought forward		1,780,294	10,920	1,791,214	1,840,427
Net movement in funds		(44,562)	(4,792)	(49,354)	(49,213)
Total funds carried forward		1,735,732	6,128	1,741,860	1,791,214

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 14 to 31 form part of these financial statements.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

BALANCE SHEET
FOR THE YEAR ENDED 31 MARCH 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	11	1,746,322	1,757,831
Investments	12	1	1
		<u>1,746,323</u>	<u>1,757,832</u>
Current assets			
Stocks	13	1,753	-
Debtors	14	11,254	29,474
Cash at bank and in hand		287,584	120,578
		<u>300,591</u>	<u>150,052</u>
Creditors: amounts falling due within one year	15	(77,111)	(115,494)
Net current assets		<u>223,480</u>	<u>34,558</u>
Total assets less current liabilities		<u>1,969,803</u>	<u>1,792,390</u>
Creditors: amounts falling due after more than one year	16	(227,943)	(1,176)
Net assets excluding pension asset		<u>1,741,860</u>	<u>1,791,214</u>
Total net assets		<u><u>1,741,860</u></u>	<u><u>1,791,214</u></u>
Charity funds			
Restricted funds	17	6,128	10,920
Unrestricted funds	17	1,735,732	1,780,294
Total funds		<u><u>1,741,860</u></u>	<u><u>1,791,214</u></u>

The Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

BALANCE SHEET (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2021

The financial statements were approved and authorised for issue by the Trustees on
15 December 2021 and signed on their behalf by:


.....
A Bensley
(Chair of Trustees)

The notes on pages 14 to 31 form part of these financial statements.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

1. General information

The Woodlands House of Prayer (Brunel Manor) is a private company, limited by shares, domiciled in England and Wales, registration number 08606484. The registered office is Brunel Manor, Teignmouth Road, Torquay, Devon, TQ1 4SF.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The Woodlands House of Prayer (Brunel Manor) meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

The Trustees assess whether the use of going concern is appropriate ie whether any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The Trustees make this assessment in respect of a period of at least 12 months from the date of authorisation for issue of the financial statements and have concluded that the charity has adequate resources to continue in operational existence for the foreseeable future and there are no material uncertainties about the charity's ability to continue as a going concern, thus they will continue to adopt the going concern basis of accounting in preparing the financial statements.

After securing firstly a mortgage on the property, and secondly a buyer for the charity's property, the Trustees have a reasonable expectation that there will be adequate resources to continue the work of the charity in a re-envisioned format on completion of the sale of the property. For this reason they continue to adopt the going concern basis in preparing financial statements.

Post year end, the sale of the Brunel Manor estate was successfully completed at the end of May 2021, which has enabled the charity to repay the mortgage and all the loans from the proceeds of the sale of property.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

2. Accounting policies (continued)

2.3 Income

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.

2.5 Government grants

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of financial activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of financial activities as the related expenditure is incurred.

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

2. Accounting policies (continued)

2.7 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is provided on the following bases:

Freehold property	- No depreciation
Plant and machinery	- 15% reducing balance
Fixtures and fittings	- 15% reducing balance
Computer equipment	- 25% reducing balance

In the opinion of the Trustees, given the nature of the property, the anticipated residual value and the expected useful life of the building element is such that any depreciation is considered to be immaterial. The Trustees carry out an annual impairment review to ensure that the residual value of the property is not less than the carrying value in the account.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of financial activities.

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.9 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

2. Accounting policies (continued)

2.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.13 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.14 Finance leases and hire purchase

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the Company. Obligations under such agreements are included in creditors, net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Statement of financial activities so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

2.15 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.16 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Company and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

3. Income from donations and legacies

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Donations and legacies	113,831	48	113,879
Government grants	52,412	-	52,412
	<u>166,243</u>	<u>48</u>	<u>166,291</u>
	<i>Unrestricted funds 2020 £</i>	<i>Restricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Donations and legacies	52,685	4,739	57,424
Government grants	25,000	-	25,000
	<u>77,685</u>	<u>4,739</u>	<u>82,424</u>

4. Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £
Hotel and Conference	16,808	16,808
	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Hotel and Conference	293,977	293,977

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

5. Investment income

	Unrestricted funds 2021 £	Total funds 2021 £
Investment income	153	153

	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Investment income	256	256

6. Other incoming resources

	Unrestricted funds 2021 £	Total funds 2021 £
Reception sales	5,207	5,207
Board and lodging	25,328	25,328
	<u>30,535</u>	<u>30,535</u>

	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Reception sales	2,131	2,131
Board and lodging	21,061	21,061
Rent of kitchen subsidiary	12,000	12,000
	<u>35,192</u>	<u>35,192</u>

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

7. Analysis of expenditure by activities

	Activities undertaken directly 2021 £	Total funds 2021 £
Hotel and Conference	263,141	263,141

	<i>Activities undertaken directly 2020 £</i>	<i>Total funds 2020 £</i>
Hotel and Conference	461,062	461,062

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

7. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Hotel & conference 2021 £	Total funds 2021 £
Staff costs	100,375	100,375
Other staff costs	76	76
Light, heat and water	46,596	46,596
Accountancy and professional fees	44,461	44,461
Grounds and repairs maintenance	20,818	20,818
Health and safety	62	62
Depreciation	11,218	11,218
Loss on disposal	291	291
Motor expenses	769	769
Postage and stationery	4,832	4,832
Advertising	879	879
Trustees and volunteer expenses	8,266	8,266
Computer and telephone costs	15,839	15,839
General administration	1,499	1,499
Bank and interest charges	7,160	7,160
	263,141	263,141

THE WOODLANDS HOUSE OF PRAYER (BRUNEL MANOR)
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

7. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	<i>Hotel & conference 2020 £</i>	<i>Total funds 2020 £</i>
Staff costs	158,431	158,431
Other staff costs	2,031	2,031
Light, heat and water	89,945	89,945
Accountancy and professional fees	8,053	8,053
Grounds and repairs maintenance	56,274	56,274
Health and safety	20,978	20,978
Depreciation	46,615	46,615
Motor expenses	4,850	4,850
Postage and stationery	3,674	3,674
Advertising	7,821	7,821
Trustee's and volunteer expenses	31,900	31,900
Computer and telephone costs	18,334	18,334
General administration	7,753	7,753
Bank charges	4,403	4,403
	<u>461,062</u>	<u>461,062</u>

8. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £750 (2020 - £1,000), and an accounts preparation fee of £1,000 (2020 - £1,500).

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9. Staff costs

	2021 £	2020 £
Wages and salaries	95,934	144,129
Social security costs	633	6,755
Contribution to defined contribution pension schemes	3,808	7,547
	<u>100,375</u>	<u>158,431</u>

Included within wages and salaries is £17,707 relating to redundancy payments. Individually, the payments were £6,823 and £10,884.

The average number of persons employed by the Company during the year was as follows:

	2021 No.	2020 No.
Employees	<u>6</u>	<u>12</u>

No employee received remuneration amounting to more than £60,000 in either year.

The key management personnel of the charity comprise of the Key management personnel as listed on page 1. The total employee benefits of the key management personnel of the charity were £19,980 (2020 - £30,458).

10. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 31 March 2021, expenses totalling £412 were reimbursed or paid directly to 3 Trustees (2020 - £4,400 to 5 Trustees).

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11. Tangible fixed assets

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Computer equipment £	Total £
Cost or valuation					
At 1 April 2020	1,678,799	264,685	271,289	30,865	2,245,638
Disposals	-	(1,822)	(5,945)	(2,276)	(10,043)
Transfers between classes	40,456	(40,456)	-	-	-
At 31 March 2021	1,719,255	222,407	265,344	28,589	2,235,595
Depreciation					
At 1 April 2020	-	201,966	254,977	30,864	487,807
Charge for the year	-	8,417	2,800	1	11,218
On disposals	-	(1,531)	(5,945)	(2,276)	(9,752)
Transfers between classes	34,148	(34,148)	-	-	-
At 31 March 2021	34,148	174,704	251,832	28,589	489,273
Net book value					
At 31 March 2021	1,685,107	47,703	13,512	-	1,746,322
At 31 March 2020	1,678,799	62,719	16,312	1	1,757,831

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FOR THE YEAR ENDED 31 MARCH 2021**

12. Fixed asset investments

	Other fixed asset investments £
Cost or valuation	
At 1 April 2020	1
At 31 March 2021	<u>1</u>
Net book value	
At 31 March 2021	<u>1</u>
<i>At 31 March 2020</i>	<u>1</u>

13. Stocks

	2021 £	2020 £
Raw materials	1,753	-

14. Debtors

	2021 £	2020 £
Due within one year		
Other debtors	9,921	2,590
Prepayments and accrued income	1,333	1,884
Grants receivable	-	25,000
	<u>11,254</u>	<u>29,474</u>

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15. Creditors: Amounts falling due within one year

	2021 £	2020 £
Bank loans	50,000	-
Other loans	2,500	-
Trade creditors	14,655	25,840
Amounts owed to trading subsidiary	3,722	11,125
Other taxation and social security	259	4,469
Obligations under finance lease and hire purchase contracts	1,214	2,631
Other creditors	553	2,380
Accruals and deferred income	4,208	69,049
	<u>77,111</u>	<u>115,494</u>

Net obligations under finance lease and hire purchase contracts are secured on the asset they have funded.

16. Creditors: Amounts falling due after more than one year

	2021 £	2020 £
Bank loans	199,943	-
Other loans	28,000	-
Net obligations under finance lease and hire purchase contracts	-	1,176
	<u>227,943</u>	<u>1,176</u>

Net obligations under finance lease and hire purchase contracts are secured on the asset they have funded.

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

17. Statement of funds

Statement of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Balance at 31 March 2021 £
Unrestricted funds				
General fund	1,780,294	213,739	(258,301)	1,735,732
Restricted funds				
Garden fund	2,682	48	(2,730)	-
Carpets and furnishings	1,563	-	-	1,563
Pool building	2,020	-	(2,000)	20
Chapel fund	1,014	-	-	1,014
Hospitality fund	2,226	-	-	2,226
Nominated fund	1,415	-	(110)	1,305
	10,920	48	(4,840)	6,128
Total of funds	1,791,214	213,787	(263,141)	1,741,860

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

17. Statement of funds (continued)

Garden fund

Donations received towards garden improvements and equipment.

Carpets and furnishings

Donations were received for flooring and fixtures. The transfer is where funds have been used to purchase fixed assets and the restriction has therefore been satisfied.

Hospitality fund

Donations were received for contributions to enable people to visit the Manor who would not be able to without the support.

Pool building fund

Donations were received to be used towards renovating the pool building.

Computer fund

A grant was received towards specialist magnifying computer equipment and training for a member of staff. The balance of the fund is the value of the asset as the asset is for the use of one member of staff and is not available for general use.

Chapel fund

Fund for plans to convert several single bedrooms in 1st Floor Woodlands Wing to create a dedicated Chapel.

Fireplace fund

Fund to pay for installation of multi-fuel stoves in Rodenhurst Room and Reception fire places.

Nominated fund

Restricted income recieved from multiple sources of small amounts to be used towards the upkeep of the manor.

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

17. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 April 2019 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Transfers in/out £</i>	<i>Balance at 31 March 2020 £</i>
Unrestricted funds					
General fund	1,829,179	407,110	(453,351)	(2,644)	1,780,294
Restricted funds					
Garden fund	2,958	-	(276)	-	2,682
Carpets and furnishings	2,522	-	(2,793)	1,834	1,563
Pool building	2,020	-	-	-	2,020
Chapel fund	768	-	-	246	1,014
Hospitality fund	2,079	-	(417)	564	2,226
Fireplace fund	252	-	(252)	-	-
Computer fund	649	-	(649)	-	-
Nominated fund	-	4,739	(3,324)	-	1,415
	11,248	4,739	(7,711)	2,644	10,920
Total of funds	1,840,427	411,849	(461,062)	-	1,791,214

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**NOTES TO THE FINANCIAL STATEMENTS
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18. Summary of funds

Summary of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Balance at 31 March 2021 £
General funds	1,780,294	213,739	(258,301)	1,735,732
Restricted funds	10,920	48	(4,840)	6,128
	<u>1,791,214</u>	<u>213,787</u>	<u>(263,141)</u>	<u>1,741,860</u>

Summary of funds - prior year

	Balance at 1 April 2019 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2020 £
General funds	1,829,179	407,110	(453,351)	(2,644)	1,780,294
Restricted funds	11,248	4,739	(7,711)	2,644	10,920
	<u>1,840,427</u>	<u>411,849</u>	<u>(461,062)</u>	<u>-</u>	<u>1,791,214</u>

19. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	1,746,322	-	1,746,322
Fixed asset investments	1	-	1
Current assets	294,463	6,128	300,591
Creditors due within one year	(77,111)	-	(77,111)
Creditors due in more than one year	(227,943)	-	(227,943)
Total	<u>1,735,732</u>	<u>6,128</u>	<u>1,741,860</u>

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NOTES TO THE FINANCIAL STATEMENTS
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19. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	<i>Unrestricted funds 2020 £</i>	<i>Restricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Tangible fixed assets	1,757,831	-	1,757,831
Fixed asset investments	1	-	1
Current assets	139,132	10,920	150,052
Creditors due within one year	(115,494)	-	(115,494)
Creditors due in more than one year	(1,176)	-	(1,176)
Total	1,780,294	10,920	1,791,214

20. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £3,808 (2020 - £7,547). Contributions totalling £240 (2020 - £890) were payable to the fund at the balance sheet date and are included in creditors.

21. Members' liability

Each member of the charitable company undertakes to contribute to the assets of the company in the event of it being wound up while he/she is a member, or within one year after he/she ceases to be a member, such amount as may be required, not exceeding £1 for the debts and liabilities contracted before he/she ceases to be a member.

22. Post balance sheet events

Post year end, the sale of the Brunel Manor estate was successfully completed at the end of May 2021, generating proceeds of £1,803,000, which has enabled the charity to repay the mortgage and all the loans from the proceeds of the sale of property.