

**REGISTERED CHARITY NUMBER: 1158890**

Audited Financial Statements  
for the year ended  
31 March 2022

for

Kingswood Chapel Trust

Nicklin Audit Limited  
Chartered Accountants  
Statutory Auditors  
Church Court  
Stourbridge Road  
Halesowen  
West Midlands  
B63 3TT

# Kingswood Chapel Trust

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Kingswood Chapel Trust

Report of the Trustees  
for the year ended 31 March 2022

The Trustees present their report with the audited financial statements of the Charity for the year ended 31 March 2022. The Trustees have adopted the provisions of 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 2015).

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

1158890

**Principal address**

C/O Veale Wasbrough Vizards LLP  
PO Box 3501  
Bristol  
BS2 2FL

**Trustees**

O J E Beale  
A Berry  
M Bridgman  
K L Burns  
K Jinks (appointed 23.4.21)  
J R Kay  
D J Slade  
G Wall (resigned 26.11.21)  
P White

**Auditors**

Nicklin Audit Limited  
Chartered Accountants  
Statutory Auditors  
Church Court  
Stourbridge Road  
Halesowen  
West Midlands  
B63 3TT

**Solicitors & Clerk to the Trustees**

Veale Wasbrough Vizards LLP  
PO Box 3501  
Bristol  
BS2 2FL

**Investment Manager and Adviser**

EFG Harris Allday  
33 Great Charles Street  
Birmingham  
B3 3NJ

**Bankers**

Unity Trust Bank  
PO Box 7193  
Planetary Road  
Willenhall  
WV1 9DG

## Kingswood Chapel Trust

Report of the Trustees  
for the year ended 31 March 2022

### OBJECTIVES AND ACTIVITIES

#### Objectives and aims

The Trust is managed under the Constitution dated 17 October 2014, as amended by a resolution of the Trustees on 16 October 2015 and registered by the Charity Commission on 12 November 2015.

The Trustees are appointed by fellow Trustees.

The Chapel provided and maintained is Kingswood Meeting House ('the Chapel').

The objects of the Trust, as defined by the Constitution, are:

- (1) the provision and maintenance of a Chapel and burial ground for use for religious worship in accordance with the principles of Unitarianism as defined in the constitution of the General Assembly of Unitarian and Free Christian Churches;
- (2) to assist in the payment of the stipend of the Minister and/or the Assistant Minister and any related expenses of such office;
- (3) to assist in the provision of accommodation for the Minister and/or the Assistant Minister;
- (4) to further the religious and other charitable work of the congregation;
- (5) if and in so far as the income of the Trust cannot be applied to the objects above it may be applied in furthering the objects of the Midland Unitarian Association (registered Charity Number 500925) or the General Assembly of Unitarian and Free Christian Churches (Registered Charity Number 250788).

#### Significant activities

The Trust supports the work of the Chapel by making funding available towards the stipend of a Minister and the salary of the Lay Assistant to the Congregation, by providing accommodation for them and keeping it in a good state of repair, and by carrying out maintenance and repair work as necessary to the fabric of the Chapel buildings. The Chapel and adjacent Parsonage have been Grade 2 Listed since 1999. When appropriate, advice on maintenance is taken from a qualified conservation building surveyor. The graveyard and grounds are also maintained by the Trust.

The Chapel is open without discrimination to all members of the public and works towards the promotion of religion in accordance with the principles of Unitarianism. The schoolroom is made available by the Congregation committee to a range of local youth and community groups as well as its own activities. Trustees consider that the Trust's activities are undertaken for the public benefit and have had due regard to guidance issued by the Charity Commission on public benefit.

In carrying out its charitable objects, the Trust liaises with the Congregation committee of the Chapel as appropriate receiving regular reports about activities that they undertake. The Congregation committee members are appointed in accordance with their own constitution at an annual general meeting. One of the current Congregation committee is also a Trustee of Kingswood Chapel Trust.

The financial assets of the Trust are held in a nominee account by EFG Harris Allday (EFG), the Trust's financial advisors and managers who are appointed on a discretionary basis for the endowment portfolio. Additional unrestricted funds are managed by EFG on an advisory basis. An investment sub-committee comprising three trustees usually meets with EFG twice a year. A report from each meeting is made available to the next available main Trustees meeting.

The Trust renews annually a specialist insurance policy to cover both its own activities, the activities of visitors to Kingswood and to provide building and contents cover.

## Kingswood Chapel Trust

Report of the Trustees  
for the year ended 31 March 2022

### ACHIEVEMENT AND PERFORMANCE

#### Charitable activities

The Trust's main source of income remains from its financial investments. The dividends and associated income are transferred to the Trust on a monthly basis by EFG Harris Allday direct into the Unity Trust bank account in accordance with supporting statements. This is supplemented by ad hoc income arising from the Trust's management of the graveyard and a small amount of rental income from the two fields adjacent to the graveyard.

The funding to be made available during the following year to support the activities of the Congregation is reviewed annually at the March meeting for which a budget of income and expenditure is prepared. This also has regards to cashflow bearing in mind the fluctuating nature of the monthly income received from the financial investments.

The policy and basis of charging for the graveyard is kept under review. The graveyard remains open to all but charges for interments vary according to categories, one such category being membership of the Chapel congregation.

#### Review of Achievements April 2021 to March 2022

The Trust's main expenditure remained grant support towards the costs that the Congregation incur in relation to ministry. There was no Minister in post during the year and so the level of grant support was reduced from previous years and was mainly to support the salary of the Lay Assistant. The grant payments are made by way of monthly standing order to the Congregation bank account. The position of Minister remains vacant at the present time. The Congregation are in the process of considering future ministry arrangements. As gradual reductions of Covid-19 restrictions unfold, activities at Kingswood have been steadily recovering.

The Trust continued to make available to the Congregation as living accommodation 2 Packhorse Cottages for use by the Lay Assistant. To maintain occupancy of the Parsonage whilst future ministry arrangements are considered and in order to maintain a presence on site generally, consent has been granted to the Congregation to grant an assured shorthold tenancy of the Parsonage. Legal advice was taken about the occupancy arrangements which are now in place for both buildings. The Trust remains responsible for structural and external repairs, insurance, statutory compliance and the main services.

The grazing licence of the Love Lane field has been renewed for a further 2 years from April 2021 at the same rent. A new 25-year lease of the Bateman's Green Substation site in Packhorse Lane has been granted to Western Power Distribution at a rent of £50 per annum.

Maintenance contracts remain in place for the main buildings in respect of fire precautions, pest control and heating maintenance as well as a contract for maintenance of the graveyard and grounds supported as necessary by a volunteer group. In early February 2022 following consultation with the Congregation, supplementary heating for the chapel in the form of overhead electric infrared heaters were installed. These can be switched on for services in colder weather.

Trustees continue to consider whether to make donations to either the Midland Unitarian Association or the General Assembly of Unitarian and Free Christian Churches in accordance with its charitable objects.

### FINANCIAL REVIEW

#### Reserves policy

It is the policy of the Trust to maintain free reserves of not less than £100,000 forming part of its unrestricted funds to cover the regular outgoings and administration of the Trust. The unrestricted funds are invested alongside the main endowment fund to generate the income required for the Trust's activities. Trustees are satisfied that if for some reason it became necessary to call on free reserves at short notice it could do so by realising all or part of these unrestricted funds.

Kingswood Chapel Trust

Report of the Trustees  
for the year ended 31 March 2022

## **FUTURE PLANS**

### **Plans for 2022 and Beyond**

Trustees consider the financial position of the Trust to be sound at the year end. The Trust continues to liaise with the Congregation about their future plans for Ministry at Kingswood and the level of financial support that may be required. Trustees are mindful of the situation in Ukraine and the financial risks that this may over time add to running costs.

In 2021, Trustees received from its retained RICS qualified conservation building surveyor quinquennial reports for the Chapel and Schoolroom and the Parsonage. These follow on from the 2015 reports since which time most of the recommendations for maintenance work have been carried out. The latest reports identify a few further items with suitable budget costs. These items will be carried out in accordingly.

The Trust continues to discuss with the Congregation potential further building improvements to better support the community related activities of Kingswood. An initial feasibility study has been completed following receipt of an Awards For All grant from the National Lottery Community Fund. Architects drawings have been prepared and a pre-application submitted to the local authority. The feedback from the pre-application is in the process of being further considered by the steering group set up to work on this potential project.

There are several years capacity remaining in the graveyard. In planning for the future, the Trust is at the early stages of considering the feasibility of a graveyard extension. As a first step, a groundwater survey of both the remaining available land in the existing graveyard and also the other potential areas of available land within the Trust's ownership was carried out in February 2022 by a suitably qualified firm to satisfy Environment Agency requirements. The outcome of the report is considered to be satisfactory both in terms of the existing graveyard and potential extension areas. In addition, the existing graveyard requires repairs to the old boundary wall dividing it from the adjacent Parsonage garden and at some point repairs to the main graveyard path are likely to be necessary.

In considering the above projects, the Trust will continue to explore the potential availability of grant support alongside its own funding resources.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

The Trust is controlled by its governing document, its Constitution as a Charitable Incorporated Organisation dated 17 October 2014 as amended by a resolution of the Trustees on 16 October 2015 and registered by the Charity Commission on 12 November 2015. The linked unincorporated charity (1158890-1) is still controlled by the Scheme approved by the Charity Commission on 28 December 2008.

Trustees' meetings are usually held twice a year in March and October. The Constitution requires a minimum of eight Trustees and for a minimum of five Trustees to be present at each meeting to be quorate. Under the terms of the Constitution, Trustees are normally appointed for life.

At its meeting in November 2021, Trustees decided to change the administration arrangements of the Trust. With effect from 1 April 2022, Messrs Veale Wasbrough Vizards (VWV), the Trust's solicitors, took on an administrative role of some of the tasks required including arranging and attending Trustees meetings. VWV will also be available to provide review advice as required of Trust policies and its operation generally having regard to Charity Commission procedures.

The Trust continues to review the appropriateness of its policies and procedures for good governance.

### **Recruitment and appointment of new Trustees**

Any new Trustees are provided with literature outlining their responsibilities together with a copy of the Constitution and of the Trust's latest report and financial statements, and they are briefed through introductory meetings about the organisation and their role before they become Trustees. Specific Trustee training can be offered as well.

### **Risk management**

The Trustees have a duty to identify and review the risks to which the Trust is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. A risk assessment has been completed and is regularly updated.

Kingswood Chapel Trust

Report of the Trustees  
for the year ended 31 March 2022

**TRUSTEES' RESPONSIBILITY STATEMENT**

The Trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the Constitution requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the Trust for that period. In preparing those financial statements, the Trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Constitution. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the Board of Trustees on 28.10.2022 and signed on its behalf by:



Report of the Independent Auditors to the Trustees of  
Kingswood Chapel Trust

**Opinion**

We have audited the financial statements of Kingswood Chapel Trust (the 'Trust') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Trust's affairs as at 31 March 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

**Other information**

The Trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of trustees**

As explained more fully in the Trustees' Responsibilities Statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Trust or to cease operations, or have no realistic alternative but to do so.

**Our responsibilities for the audit of the financial statements**

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We identify and assess risks of material misstatement of the financial statements, whether due to fraud and error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry, control environment and business performance;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we have identified having reviewed the Trust's procedures for complying with laws and regulations and whether they were aware of any instances of non-compliance. The key laws and regulations we considered in this context included the Charities Act 2011.

As a result of these procedures we considered the opportunities that may exist within the organisation for fraud resulting in material misstatement in the financial statements. We considered that any such opportunities are mitigated by the fact that the Trust is under the close control of its Trustees.

Our procedures to arrive at this conclusion included the following:

- reviewing balance sheet control accounts to ensure properly reconciled;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring with management concerning actual and potential litigation claims.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

**Use of our report**

This report is made solely to the Trust's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Trust's Trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Trust and the Trust's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

*Nicklin Audit Limited*

Nicklin Audit Limited  
Chartered Accountants  
Statutory Auditors  
Church Court  
Stourbridge Road  
Halesowen  
West Midlands  
B63 3TT

Date: ..... *1st November 2022*

Kingswood Chapel Trust

Statement of Financial Activities  
for the year ended 31 March 2022

	Notes	Unrestricted funds £	Endowment funds £	2022 Total funds £	2021 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
<b>Charitable activities</b>					
Chapel activities		20,394	-	20,394	30,321
Investment income	2	<u>60,577</u>	<u>-</u>	<u>60,577</u>	<u>65,777</u>
<b>Total</b>		<u>80,971</u>	<u>-</u>	<u>80,971</u>	<u>96,098</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Chapel activities		81,584	-	81,584	73,094
Governance costs		<u>2,760</u>	<u>-</u>	<u>2,760</u>	<u>2,640</u>
<b>Total</b>		<u>84,344</u>	<u>-</u>	<u>84,344</u>	<u>75,734</u>
Net gains on investments		<u>11,383</u>	<u>86,282</u>	<u>97,665</u>	<u>488,208</u>
<b>NET INCOME</b>		<u>8,010</u>	<u>86,282</u>	<u>94,292</u>	<u>508,572</u>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<u>297,891</u>	<u>1,837,423</u>	<u>2,135,314</u>	<u>1,626,742</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>305,901</u></u>	<u><u>1,923,705</u></u>	<u><u>2,229,606</u></u>	<u><u>2,135,314</u></u>

The notes form part of these financial statements

Kingswood Chapel Trust

Balance Sheet  
31 March 2022

	Notes	Unrestricted funds £	Endowment funds £	2022 Total funds £	2021 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	5	124,484	223,436	347,920	347,920
Investments	6	<u>121,843</u>	<u>1,675,657</u>	<u>1,797,500</u>	<u>1,686,712</u>
		<u>246,327</u>	<u>1,899,093</u>	<u>2,145,420</u>	<u>2,034,632</u>
<b>CURRENT ASSETS</b>					
Debtors	7	2,071	-	2,071	3,179
Cash at bank and in hand		<u>60,495</u>	<u>24,612</u>	<u>85,107</u>	<u>100,143</u>
		<u>62,566</u>	<u>24,612</u>	<u>87,178</u>	<u>103,322</u>
<b>CREDITORS</b>					
Amounts falling due within one year	8	<u>(2,992)</u>	-	<u>(2,992)</u>	<u>(2,640)</u>
<b>NET CURRENT ASSETS</b>		<u>59,574</u>	<u>24,612</u>	<u>84,186</u>	<u>100,682</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>305,901</u>	<u>1,923,705</u>	<u>2,229,606</u>	<u>2,135,314</u>
<b>NET ASSETS</b>		<u>305,901</u>	<u>1,923,705</u>	<u>2,229,606</u>	<u>2,135,314</u>
<b>FUNDS</b>	9				
Unrestricted funds				305,901	297,891
Endowment funds				<u>1,923,705</u>	<u>1,837,423</u>
<b>TOTAL FUNDS</b>				<u>2,229,606</u>	<u>2,135,314</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 28.10.22 and were signed on its behalf by:



The notes form part of these financial statements

**1. ACCOUNTING POLICIES****Basis of preparing the financial statements**

The financial statements of the Trust, which is a public benefit entity under FRS 102, 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 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', and the Charities Act 2011. The financial statements have been prepared under the historical cost convention with the exception of investments and freehold properties which are included at fair value.

**Income**

All income is recognised in the Statement of Financial Activities once the Trust has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Incoming resources from endowment funds are considered to be unrestricted.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

**Tangible fixed assets**

Freehold property is included at fair value by the Trustees. The Freehold Property comprises two fields, the Parsonage, the Chapel and the Cottage. Trust property is not depreciated as, in the opinion of the Trustees, its estimated residual value is not materially less than its carrying value.

**Taxation**

The Trust is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the Trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the Trust. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

The designated fund represents amounts set aside by the Trustees at their discretion.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Investments in securities**

Investments in securities are included at closing mid-market value at the balance sheet date. Any gain or loss on revaluation is taken to the Statement of Financial Activities.

**2. INVESTMENT INCOME**

	2022	2021
	£	£
Rents receivable	1,009	912
Income from investments	<u>59,568</u>	<u>64,865</u>
	<u>60,577</u>	<u>65,777</u>

**3. TRUSTEES' REMUNERATION AND BENEFITS**

There were no Trustees' remuneration or other benefits for the year ended 31 March 2022 or the year ended 31 March 2021.

**Trustees' expenses**

There were no Trustees' expenses paid for the year ended 31 March 2022 or the year ended 31 March 2021.

**4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Endowment funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
<b>Charitable activities</b>			
Chapel activities	30,321	-	30,321
Investment income	<u>65,777</u>	<u>-</u>	<u>65,777</u>
<b>Total</b>	96,098	-	96,098
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Chapel activities	73,094	-	73,094
Governance costs	<u>2,640</u>	<u>-</u>	<u>2,640</u>
<b>Total</b>	75,734	-	75,734
Net gains on investments	<u>25,847</u>	<u>462,361</u>	<u>488,208</u>
<b>NET INCOME</b>	46,211	462,361	508,572
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	<u>251,680</u>	<u>1,375,062</u>	<u>1,626,742</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>297,891</u></u>	<u><u>1,837,423</u></u>	<u><u>2,135,314</u></u>

**5. TANGIBLE FIXED ASSETS**

	Freehold property £
<b>COST</b>	
At 1 April 2021 and 31 March 2022	<u>347,920</u>
<b>NET BOOK VALUE</b>	
At 31 March 2022	<u>347,920</u>
At 31 March 2021	<u>347,920</u>

The freehold property which comprises two fields, the Parsonage, the Chapel and the Cottage was valued on an open market basis on 31 March 2016. If the freehold property had not been revalued it would have been included at a cost of £304,420.

**6. FIXED ASSET INVESTMENTS**

	Listed investments £
<b>MARKET VALUE</b>	
At 1 April 2021	1,686,712
Additions	365,759
Disposals	(333,333)
Revaluations	<u>78,362</u>
At 31 March 2022	<u>1,797,500</u>
<b>NET BOOK VALUE</b>	
At 31 March 2022	<u>1,797,500</u>
At 31 March 2021	<u>1,686,712</u>

There were no investment assets outside the UK.

Cost or valuation at 31 March 2022 is represented by:

	Listed investments £
Valuation in 2022	<u>1,797,500</u>

**7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Prepayments and accrued income	<u>2,071</u>	<u>3,179</u>

**8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Other creditors	<u>2,992</u>	<u>2,640</u>

**9. MOVEMENT IN FUNDS**

	At 1.4.21 £	Net movement in funds £	At 31.3.22 £
<b>Unrestricted funds</b>			
General fund	297,891	8,010	305,901
<b>Endowment funds</b>			
Endowment Fund Land	58,500	-	58,500
Endowment Fund Other	<u>1,778,923</u>	<u>86,282</u>	<u>1,865,205</u>
	<u>1,837,423</u>	<u>86,282</u>	<u>1,923,705</u>
<b>TOTAL FUNDS</b>	<u>2,135,314</u>	<u>94,292</u>	<u>2,229,606</u>

**9. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	80,971	(84,344)	11,383	8,010
<b>Endowment funds</b>				
Endowment Fund Other	-	-	86,282	86,282
<b>TOTAL FUNDS</b>	<u>80,971</u>	<u>(84,344)</u>	<u>97,665</u>	<u>94,292</u>

**Comparatives for movement in funds**

	At 1.4.20 £	Net movement in funds £	At 31.3.21 £
<b>Unrestricted funds</b>			
General fund	251,680	46,211	297,891
<b>Endowment funds</b>			
Endowment Fund Land	58,500	-	58,500
Endowment Fund Other	<u>1,316,562</u>	<u>462,361</u>	<u>1,778,923</u>
	<u>1,375,062</u>	<u>462,361</u>	<u>1,837,423</u>
<b>TOTAL FUNDS</b>	<u>1,626,742</u>	<u>508,572</u>	<u>2,135,314</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	96,098	(75,734)	25,847	46,211
<b>Endowment funds</b>				
Endowment Fund Other	-	-	462,361	462,361
<b>TOTAL FUNDS</b>	<u>96,098</u>	<u>(75,734)</u>	<u>488,208</u>	<u>508,572</u>

The Permanent Endowment Funds represent assets that are to be retained in perpetuity. Income arising from these Funds is expendable for the general purposes of the Trust to establish and further the Trust's objectives.

**10. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2022, other than the grant to the Congregation committee.

Kingswood Chapel Trust

Detailed Statement of Financial Activities  
for the year ended 31 March 2022

	2022 £	2021 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Rents receivable	1,009	912
Income from investments	<u>59,568</u>	<u>64,865</u>
	<u>60,577</u>	<u>65,777</u>
<b>Charitable activities</b>		
Graveyard receipts	18,245	29,297
Grants	<u>2,149</u>	<u>1,024</u>
	<u>20,394</u>	<u>30,321</u>
<b>Total incoming resources</b>	<u>80,971</u>	<u>96,098</u>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Council tax and insurance	5,217	4,505
Repairs and maintenance	37,130	17,473
Grant to Congregation Committee	<u>24,000</u>	<u>34,330</u>
	<u>66,347</u>	<u>56,308</u>
<b>Support costs</b>		
<b>Management</b>		
Audit	2,760	2,640
Legal and professional fees	<u>15,166</u>	<u>16,714</u>
	<u>17,926</u>	<u>19,354</u>
<b>Finance</b>		
Bank charges	<u>71</u>	<u>72</u>
Total resources expended	<u>84,344</u>	<u>75,734</u>
<b>Net (expenditure)/income before gains and losses</b>	(3,373)	20,364
<b>Realised recognised gains and losses</b>		
Profits on disposals	19,303	161,690
Revaluations	<u>78,362</u>	<u>326,518</u>
<b>Net income</b>	<u>94,292</u>	<u>508,572</u>

This page does not form part of the statutory financial statements