

**Financial Statements**  
**For the year ended 5th April 2021**  
**For**  
**Whitefield Christian Trust CIO**

**Registration No 1159626**

**Whitefield Christian Trust CIO**

**Registration No 1159626**

**Index to the Financial Statements**  
**For the year ended 5th April 2021**

	Page
Trustees' Report	1-2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Financial Statements	6-10

**Whitefield Christian Trust CIO**  
**TRUSTEES REPORT**  
**For the year ended 5th April 2021**

1. Name of the Charity

The full name of the charity is Whitefield Christian Trust CIO.

2. Governing Instrument

The charity was formed under a Constitution dated 15<sup>th</sup> December 2014 and is registered with the Charity Commission under reference number 1159626.

3. Trust Objectives

- (a) The advancement of the Christian Faith either in the UK or overseas and the provision of housing for those employed full-time by a registered charity whose main objective is the advancement of the Christian religion.
- (b) The advancement for the public benefit of religious or other education.
- (c) The relief of the aged, poor, sick or disabled.

4. Trustees

Mr P J Hellawell (Chair)  
Mr R J Snowdon  
Mrs M Grimes-Boyum  
Mr M Frith  
Mr R Kane  
Mr D Howard

5. Registered Address

Flat 6 Longmead Court, 29 Langstone Road, Langstone, Havant, Hants PO9 1RB

6. Professional Contacts

Bankers: Cater Allen Private Bank  
9 Nelson Street  
Bradford, BD1 5AN

Solicitors: Rutter & Rutter  
St Audreys  
South Street  
Wincanton  
BA9 9DR

Independent Examiners  
A J Carter & Co  
22b High Street  
Witney  
Oxon OX28 6RB

## **Whitefield Christian Trust CIO**

### **TRUSTEES REPORT** **For the year ended 5th April 2021 (continued)**

#### **7. Structure, Governance and Management**

The Trustees who held office during the financial year and at the date of this report are set out on page 1.

New Trustees are nominated by the existing Trustees, interviewed by the Chair and appointed by the existing Trustees where they have the necessary commitment to contribute to the Trust development. When new Trustees are appointed they are given an introduction to the work of the Trust and provided with the information to fulfil their role.

Day to day administration is dealt with by the Chair but decision making is taken by the body of Trustees.

#### **8. Activities in the Year**

During the year the trustees continued to manage the properties in the portfolio and have continued to raise funds whilst considering a number of potential beneficiaries. We completed the purchase of properties in Renfrew and Coventry. We sold properties in Tiree, Blackpool and Bognor Regis. We had one beneficiary purchase our interest in their property in Tain. We have a number of potential beneficiaries who we expect to assist in the coming years.

#### **9. Review of Financial Position**

The trust's finances remain strong with total funds of £2,842,994 and surplus funds for the year amounting to £20,356. With the increasing cost of property the trustees are mindful of the need to raise further funds to progress the work in the future.

#### **10. Reserves Policy**

The Trustees continue to seek ways of increasing the Trust's funds in order that they may be in a position to help more returning missionaries and meet the needs of our intended beneficiaries. Total expenditure in the year was £23,509 and this was covered by recurring income of £33,195 from rentals so the trustees do not consider there is need for free reserves on an ongoing basis. Cash amounting to £586,286 was held at the year end. Most of this money is allocated to new beneficiaries but delayed by COVID. The reserves and the nature of the restricted funds are set out in notes 4 and 5 on page 9.

#### **11. Risk Assessment**

The Trustees have considered the risks surrounding the Trust's activities and continue to keep matters under review.

#### **12. Interests of the Trustees**

R.J. Snowdon is a Partner in the firm of Rutter & Rutter Solicitors.

#### **13. Public Benefit**

The trustees have had due regard to guidance published by the Charity Commission on public benefit and consider that the information shown in the objectives and achievements provide sufficient information. We manage the properties for the benefit of our target group of beneficiaries and seek to assist new beneficiaries as they apply to us.

Approved by the trustees and signed on 30 October 2021

Signed Peter J Hellawell - Trustee

## WHITEFIELD CHRISTIAN TRUST CIO

### INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report to the trustees on my examination of the accounts of Whitefield Christian Trust CIO (the charity) for the year ended 5<sup>th</sup> April 2021

#### Responsibilities and Basis of Report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### Independent Examiner's Statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

A P Williams BSc FCCA  
A J Carter & Co  
Chartered Accountants

4<sup>th</sup> November 2021

22b High Street  
Witney  
Oxon  
OX28 6RB

**Whitefield Christian Trust CIO**

**Registration Number 1159626**

**Statement of Financial Activities**  
**For the year ended 5th April 2021**

	Unrestricted Funds £	Restricted Funds £	2021 Total Funds £	2020 Total Funds £
Incoming from:				
Donations, Legacies and Voluntary Income:				
General	16,953	-	16,953	5,463
Rental Income	33,195	-	33,195	35,253
Interest and Dividends	737	-	737	1,311
Total Income	50,885	-	50,885	42,027
Expenditure on				
Rental Expenses	20,108	-	20,108	13,264
Other property Repairs & Expenses	-	-	-	-
Office Expenses	312	-	312	386
Website	486	-	486	258
Marketing	100	-	100	1,024
Independent Examiner	474	-	474	474
Legal & Professional Expenses	2,029	-	2,029	-
Bank Charges	-	-	-	20
	23,509	-	23,509	15,427
Realised Property Losses/Gains	-7,020	-	-7,020	252,804
Net incoming resources for year	20,356	-	20,356	279,404
Reconciliation of Funds				
Fund balances brought forward	2,541,188	281,450	2,822,638	2,543,234
Release from Restricted Funds	7,917	(7,917)	-	-
Fund balances carried forward	2,569,461	273,533	2,842,994	2,822,638

The notes on pages 6 to 10 form part of these financial statements

**Whitefield Christian Trust CIO**

**Registration Number 1159626**

Balance Sheet	5th April 2021	5th April 2020
	£                      £	£
FIXED ASSETS (Note 3)	2,228,953	<u>2,250,154</u>
 CURRENT ASSETS		
Loans	28,900	28,900
Debtors (note 7)	4,329	3,467
Bank	586,286	545,591
	<u>619,515</u>	<u>577,958</u>
 CURRENT LIABILITIES		
Creditors (note 8)	<u>5474</u>	<u>5,474</u>
	614,041	572,484
	<u>2,842,994</u>	<u>2,822,638</u>
 FUNDS (note 4)		
Unrestricted	2,569,461	2,541,188
Restricted (note 5)	273,533	281,450
	<u>2,842,994</u>	<u>2,822,638</u>

**Client Approval Certificate**

We approve the financial statements and confirm that we have made available all relevant records and information for their preparation.

Signed. Peter J Hellawell – Trustee

Dated: 30 October 2021

The notes on pages 6 to 10 form part of these financial statements

**Whitefield Christian Trust CIO**

**Notes to the Financial Statements**

**Year ended 5 April 2021**

**1. Accounting Policies**

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

**Basis of Preparation**

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (second edition) preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

**Income Recognition Policies**

Items of income are recognised and included in the accounts when all of the following criteria are met:

- The charity has entitlement to the funds;
- any performance conditions attached to the items of income have been met or are fully within the control of the charity;
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

Income received in advance of a specific performance or provision of other specified service is deferred until the criteria for income recognition are met.

**Interest Receivable**

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the bank.

**Fund Accounting**

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. Designated funds are unrestricted funds of the Charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for the particular areas of the Charity's work or for specific projects being undertaken by the Charity.

**Whitefield Christian Trust CIO**

**Notes to the Financial Statements**

**Year ended 5 April 2021**

**Expenditure and Irrecoverable VAT**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Cost of raising funds comprise –
- Expenditure on Charitable activities includes the cost of – managing the properties owned by the trust, administration and website management
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

**Tangible Fixed Assets**

The fixed assets represent investments in Freehold and long leasehold property. No depreciation is charged in the accounts as the Trustees believe that the property has a market value in excess of its book value.

**Debtors**

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

**Cash at Bank and in Hand**

Cash at bank and cash 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.

**Creditors and Provisions**

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

**2. Legal Status of the Charity**

Whitefield Christian Trust CIO is a registered charity and was formed under a Constitution dated 15<sup>th</sup> December 2014.

**Whitefield Christian Trust CIO**

**Registration Number 1159626**  
**Notes to the Financial Statements**  
**For the year ended 5th April 2021**

**3 Fixed Assets for Charity Use**

	Unrestricted	Restricted	2021	2020
	£	£	£	£
Freehold property in shared ownership				
Bognor Regis	-	-	-	79,173
Handforth	4,111	40,571	44,682	44,682
Ross On Wye	150,762	20,000	170,762	170,762
Pembroke	74,188	-	74,188	74,188
Wallyford	72,756	-	72,756	72,756
Worthing	93,570	-	93,570	93,570
Lewes	141,674	-	141,674	141,674
Blackpool	58,540	-	58,540	58,540
Wavertree	-	212,644	212,644	212,644
Stockport	102,821	-	102,821	102,821
Tiree	-	-	-	108,731
Witney	299,190	-	299,190	299,190
Kirkintilloch	36,025	-	36,025	36,025
Bexhill on Sea	147,373	-	147,373	147,373
Ivybridge	91,427	-	91,427	91,427
Coventry	53,624	-	53,624	-
Renfrew	124,250	-	124,250	-
	1,450,311	273,215	1,723,526	1,733,556
Equity stakes:				
Horsham	72,550	-	72,550	72,550
Lenzie	25,000	-	25,000	25,000
Nottingham	30,000	318	30,318	30,318
Enfield	18,300	-	18,300	18,300
Halstead	30,000	-	30,000	30,000
Tain	-	-	-	11,171
Bury St Edmunds	84,000	-	84,000	84,000
Abingdon	45,300	-	45,300	45,300
Potters Bar	99,959	-	99,959	99,959
Sheffield	100,000	-	100,000	100,000
	1,955,420	273,533	2,228,953	2,250,154

**Whitefield Christian Trust CIO**

**Registration Number 1159626**

**Notes to the Financial Statements**  
**For the year ended 5th April 2021**

4. **Statement of Funds**

	Unrestricted	Restricted	Total	2020
Fixed Assets	1,955,420	273,533	2,228,953	2,250,154
Current Assets	619,515	-	619,515	577,958
Current Liabilities	(5,474)	-	(5,474)	(5,474)
	<u>2,569,461</u>	<u>273,533</u>	<u>2,842,994</u>	<u>2,822,638</u>

5. **Restricted Funds**

There are funds raised for the specific purpose of acquiring a property for Miss Margaret Wood. The funds are to provide accommodation for her for the rest of her life and will then become unrestricted funds of the Trust.

The Godfrey Fund is the excess from a donation given specifically to cover the expenses of purchase and the balance to the property acquisition.

The Riches Fund was a donation for the support of our purchase of a property for Miss Pamela Riches for the rest of her life and will then become unrestricted funds of the trust.

The Hutchinson Fund is a legacy given for the housing of the Mbewe family for the rest of the lives of Shefan & Caitlin and will then become unrestricted funds of the Trust.

	2021	2020
	£	£
Wood Fund	40,571	40,571
Godfrey Fund	318	318
Riches Fund	20,000	20,000
Hutchinson Fund	212,644	212,644
	<u>273,533</u>	<u>273,533</u>

**Whitefield Christian Trust CIO**

**Registration Number 1159626**

**Notes to the Financial Statements**  
**For the year ended 5th April 2021**

6. **Trustees Remuneration**

No Trustee received any remuneration during the year. One trustee's firm received professional fees amounting to £1500. One trustee was reimbursed £516 for expenses incurred. The trust has no employees.

7. **Debtors**

	2021	2020
	£	£
Monies held by solicitors	1,137	3,467
Legal expenses	1,280	-
Gift Aid	1,595	-
Rent due	317	-
	<u>4,329</u>	<u>3,467</u>

8. **Creditors**

Funds held for third parties	5,000	5,000
Examiner's remuneration	474	474
	<u>5,474</u>	<u>5,474</u>