



WHYTELEAFE FREE CHURCH

(A Charitable Incorporated Organisation)

Financial Statements

and

Report of the Trustees

(both independently examined)

for the year ended 31 December 2021



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for the year ended 31 December 2021**

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**Charity information
for the year ended 31 December 2021**

Whyteleafe Free Church is a Charitable Incorporated Organisation (CIO) and a registered charity governed by its Constitution dated 19 September 2019. The CIO was registered on 17 February 2020 and commenced operations on 1 January 2021. It succeeds United Free Church, Whyteleafe, Surrey (Funds held in connection therewith) (Charity Number 234218). For disclosure purposes this succession is treated as a reconstruction of the two charities under the Charities SORP (FRS 102) using the principles of merger accounting.

Charity name:	Whyteleafe Free Church	
Other operating names:	No other names	
Charity registration number:	1188003	
Registered office:	157a Godstone Road Whyteleafe Surrey CR3 0EH	
Operations address:	157a Godstone Road Whyteleafe Surrey CR3 0EH	
Trustees who held office during the year:	Anthony Cross Richard Butts Juliet Kilpatrick Daniel Morris George Sewell Thisari Tennakoon Lorna Webb	- Chair - Resigned 21 November 2021 - Resigned 10 January 2022 - Appointed 21 November 2021 - Appointed 2 May 2021
Chair:	Anthony Cross	
Treasurer:	Paul Baker FCA (Retired)	
Independent Examiner:	Isobel Currie FCA Currie Accountancy Ltd Top Floor 13a High Street Edenbridge Kent TN8 5AB	
Bankers:	Lloyds Bank PLC Butler Place Branch Chelmsford Legg Street OSC 1 Legg Street Chelmsford Essex CM1 1JS	



Report of the trustees for the year ended 31 December 2021

The trustees of Whyteleafe Free Church present their report together with the financial statements for the year ended 31 December 2021.

Whyteleafe Free Church (WFC) commenced operations as a Charitable Incorporated Organisation (CIO) on 1 January 2021. The CIO has taken over all the liabilities and reserves of United Free Church (WUFC), Whyteleafe, Surrey (Funds held in connection therewith), Registered Charity 234218. The CIO is a legal entity and can enter into contracts in its own right. It holds property in its own name and as a separate legal entity, the members and trustees will normally be protected from becoming personally liable for any liabilities incurred by the CIO.

The trustees confirm that the report and financial statements of the CIO comply with the current statutory requirements, the charity's governing document and the provisions of Charities SORP (FRS102) – 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. For the purposes of FRS102 the reconstruction is treated as a Merger under S27.13 of FRS102. The Legal and Administration on page 3 forms part of this report.

Objectives and Activities

The formal object of the CIO is the advancement of the Christian Faith for the public benefit. We are a friendly multicultural evangelical church in Whyteleafe, Surrey. Our vision is to share the good news of Jesus with our community, in word or deed, as we have opportunity. This flows out of our vision statement to be like Jesus, outworking His Commission in small-group discipleship. Our website contains information, news, weekly bulletins and a calendar of events.

In setting objectives and planning for activities, the trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit.

The services and pastoral meetings organised by the Church are disclosed below.

Achievements and Performance

Worship and Prayer

The pandemic has had a major impact on many churches around the country and Whyteleafe Free Church has been no exception. After using online resources for many months, the return to face to face services on Sundays and other groups during the week has been challenging. It has time for all to return with confidence. Weekly services for all ages, with creche, children's and youth work to provide age related teaching and activities have been established, with a You Tube live link for those wishing to join online. Rotas covering preaching, leading, technical support have enabled these services to be successful. The church has seen new people, adults, young people and children, come in and some of them stay.

Prayer times held in person and on Zoom, informally and formally, are a vital part of our life together. There is a weekly church prayer meeting but much more is done informally. We held a two week intense season of prayer with nightly meetings during the week in November/December to seek god. We have a wide reach in our links with several mission partners working in other countries, supporting them in prayer and connecting with them via Zoom, emails and occasional visits. This broadens the outlook of the church and provides opportunities for giving financially.



Report of the trustees (continued) for the year ended 31 December 2021

Our church is wonderfully multicultural, and embracing other cultures and finding out about them is always important. Occasional extra activities, such as meals together, either in the Church Hall or in Whyteleafe Recreation Ground, International Food Evenings, walks together or Games or table tennis evenings have been enjoyable events. It was a relief to do this more once lockdown was over.

Because part of the vision of the church has been to reach out to the local community and get them into the building, we have been pleased to let out the Hall to a local Guide/Brownie/Rainbow group regularly, and irregularly to outside WFC groups or as a party venue by arrangement with the Trustees.

Our vision as we go forward into 2022 and beyond is to see growth and maturity in people's walks of faith, people taking responsibility according to their gifting within the church, impacting the local community and beyond as we have ability, more home groups and more young people being reached.

Fabric of Church and Hall

The Church has been redecorated in recent years following an appeal from members and is looking very smart with a state-of-the-art sound and vision system together with a large wall-mounted screen. The continuing project will be the redecoration of the Church Hall and its roof, partly funded by sums left over from the appeal. Work is also constantly being undertaken on the driveway which is very narrow and tends to get overgrown.

Pastoral Care

Part of the vision of the church is to strengthen people's faith and bring them to maturity. Weekly or fortnightly groups meeting in homes, on the church premises and on Zoom enable greater depth of friendships to form and provide support for individuals as required. Troubled times need to be faced together and the network of friendships formed has been vital. There are seven such small groups meeting on various days throughout the week. The groups and their leaders are as follows:

Wednesday morning: Men's group led by Richard Butts (elder)
Wednesday morning: Mum's Bible Study led by Juliet Kilpatrick (elder and trustee)
Wednesday evening: group led by Richard Butts (elder)
Wednesday evening: online group led by Ros Morris, wife of Danny Morris (elder)
Thursday evening: Ladies online group led by Thisari Tennakoon (elder and trustee)
Thursday evening: Men led by George Sewell (trustee)
Friday morning Ladies led by Lorna Webb (trustee)

Mission and Evangelism

Helping those in need is a demonstration of our faith. The trustees allocate 15% of donated income, 12% to the Mission Fund and 3% to the Local Needs Fund. Grants from the Mission Fund for the year are detailed in Note 13.

The Church's website www.whyteleafefreechurch.org.uk and YouTube have up to date information about the church and its activities. These are updated weekly. Sermons, live worship and event details are published both for members and non-members consulting the site.



Report of the trustees (continued) for the year ended 31 December 2021

Ecumenical Relationships

In setting up the CIO the Church is indebted to Caterham Community Church and in particular to their Minister David Chadwick for help and advice in setting up the CIO. A strong relationship with this church continues. The church is affiliated to Evangelical Allowance.

Financial Review

Under FRS102 the comparative figures shown in these accounts are of WUFC as previously produced. It should be noted that no tangible fixed assets were held by the previous charity, these being held in a separate trust.

Total receipts on unrestricted funds were £51,027 (2020: £36,293) of which £15,651 (2020: £Nil) was Income from investments, mostly from properties, £10,700 (2020: £Nil) being short-term rent from the former pastor's house. Income on unrestricted funds also included the realisation of the the loan made to our former pastor when he purchased 216 Croydon Road. Restricted donations totalling £1,010 (2020: £1,050) were received and applied to the Mission and Local Needs funds. The former pastor's house is being refurbished in 2022 to allow long-term letting.

The financial arrangements for the purchase of 70% of the former pastor's home resulted in the Church receiving cash of £25,000. This sum has been transferred from the unrestricted funds to the restricted refurbishment fund.

Although collections at services was low because of Covid restrictions in place for much of the year, both Gift Aided Donations, including the gift aid, and Non-Gift Aided Donations exceeded budget and totalled £24,257 (2020: £23,090) and £10,118 (2020: £11,898), respectively.

Expenditure included administration of £4,403 (2020: £3,588), fabric costs of £5,627 (2020: £5,779) and £7,278 spent (2020: £1,237) on the former pastor's house (including legal costs). The legal costs relate to the purchase of the property and have been included in the capital cost. As mentioned above transfers to Restricted Funds for Mission and Local Needs totalled £5,276 (2020: £5,551).

Total funds carried forward now total £938,818 (2020: £712,252), being Unrestricted £907,488 (2020: £705,903), Restricted £31,330 (2020: £6,349) as shown in Note 27.

Strict budgetary control is exercised by the Trustees and the Treasurer and the Income and Expenditure Account (Unrestricted Funds) shown in the Management Accounts brought in a surplus of £25,960 which was only £727 short of budget (2.7%). The Trustees consider this a very satisfactory result in a year partly devastated by Covid restrictions. *(In 2020, the surplus was £1,109 against a breakeven budget.)*

Reserves policy

It is the trustee's policy to maintain a balance on unrestricted funds (if possible), which equates to at least six months' unrestricted payments, equivalent to about £13,000 (2020: £21,000), to cover emergency situations that may arise from time to time. The balance of £65,427 held on unrestricted funds, excluding properties, at the year end more than matched this target. *(In 2020, unrestricted funds stood at £16,362.)*



**Report of the trustees (continued)
for the year ended 31 December 2021**

Structure, Governance and Management

Governing document: The governing document was drawn up by solicitors Anthony Collins Solicitors LLP and is dated 30 September 2020. The Charity operated from on 1 January 2021.

Trustees: Details of the trustees can be found on Page 3. Trustees are responsible for running the charity as required by legislation from the Charity Commissioners.

For the first time Elders have been appointed to lead the spiritual side of the Church, services, meetings and other events. Four Elders were commissioned on 12 September 2021: Thisari Tennakoon (also trustee), Juliet Kilpatrick (also trustee), Richard Butts (former trustee) and Danny Morris (former trustee). The trustees are responsible for making decisions

All trustees and elders are expected to take courses about their roles and also training with regard to safeguarding.

Organisational Structure

Originally a Congregational Church many years ago, all members of the church can vote on general matters but the Board of Trustees are responsible for making decisions on all matters of general concern and importance to the church including deciding on how the funds of the church are to be spent

Independent Examiner

Details of the Independent Examiner are shown on page 3.

Approved by the trustees on 29 October 2022 and signed on their behalf by:

..... **ANTHONY CROSS** **Trustee**



**Statement of the responsibilities of the trustees
for the year ended 31 December 2021**

STATEMENT OF THE RESPONSIBILITIES OF THE TRUSTEES

The trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

The trustees are required by law to prepare financial statements for each financial period which give a true and fair view of the financial activities of the charity and of its financial position at the end of that period. In preparing those financial statements the trustees are required to:

- a. Select suitable accounting policies and apply them consistently;
- b. Observe the methods and principles in the Charities SORP;
- c. Make judgments and estimates that are reasonable and prudent;
- d. Prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with charity legislation. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT AS TO REGARD TO GUIDANCE FROM THE CHARITY COMMISSION

The trustees have complied with the duty in section 4 of the Charities Act 2006 to have due regard to guidance issued by The Charity Commission for England and Wales in pursuance of its public benefit objective.



**Report of the Independent Examiner
to the trustees of Whyteleafe Free Church**

I report to the charity trustees on my examination of the accounts of the Charitable Incorporated Organisation (CIO) for the year ended 31 December 2021 which are set out on pages 10 to 24.

Responsibilities and basis of report

As the trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). You are satisfied that the financial statements are not required by charity law to be audited and that an independent examination is required.

I report in respect of my examination of the accounts. I have carried out my examination under section 145 of the 2011 Acct. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no opinion as to whether the accounts present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

Independent Examiner's statement

Since the CIO's gross income exceeded £250,000 your examiner must be a member of a body listed section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a fellow of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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, with respect to the Trust, were not kept as required by section 130 of the 2011 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; 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 confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

ISOBEL CURRIE FCA

Currie Accountancy Ltd

Top Floor

13a High Street

Edenbridge

Kent

TN8 5AB

Date 29 October 2022



Section A

Statement of financial activities

for the year ended 31 December 2021

	Unrestricted funds £	Restricted income funds £	Endowment funds £	Total funds £	Combined 2020 £
Incoming resources (Note 3)					
Income and endowments from:					
Donations and legacies	35,174	1,010	0	36,184	37,004
Charitable activities	202	0	0	202	0
Other trading activities	0	0	0	0	0
Investments (properties)	15,651	0	0	15,651	4,250
Gain on long term loan	258,064	0	0	258,064	0
Other	0	0	0	0	8
Total	309,091	1,010	0	310,101	41,262
Resources expended (Note 6)					
Expenditure on:					
Raising funds	4,892	0	0	4,892	1,246
Charitable activities	2,520	6,305	0	8,825	25,235
Gift to former pastor	2,225	0	0	2,225	0
Support costs	12,423	0	0	12,423	8,122
Total	22,060	6,305	0	28,365	34,603
Net income/expenditure before investment gains/(losses)	287,031	-5,295	0	281,736	6,659
Net gains/(losses) on investments (Note 17)	-55,170	0	0	-55,170	0
Net income/expenditure	231,861	-5,295	0	226,566	6,659
Extraordinary items	0	0	0	0	0
Transfers between funds	-30,276	30,276	0	0	0
Other recognised gains/(losses)					
Gains/(losses) on revaluation of fixed assets for the charity's own use	0	0	0	0	0
Other gains/(losses)	0	0	0	0	0
Net movement in funds	201,585	24,981	0	226,566	6,659
Reconciliation of funds:					
Total funds brought forward	705,903	6,349	0	712,252	705,593
Total funds carried forward	907,488	31,330	0	938,818	712,252



Section B

Balance sheet

as at 31 December 2021

	Note	Unrestricted funds	Restricted income funds	Capital reserve	Total this year	Combined 2020
	#	£	£	£	£	£
Fixed assets						
Intangible assets	15	0	0	0	0	0
Tangible assets	14	290,000	0	0	290,000	290,000
Heritage assets	16	0	0	0	0	0
Investment assets	17	552,061	0	0	552,061	290,000
Total fixed assets		842,061	0	0	842,061	580,000
Current assets						
Stocks	18	0	0	0	0	0
Debtors	19	6,220	0	0	6,220	28,926
Debtors due after more than one year	19	0	0	0	0	84,161
Cash at bank	24	60,747	34,025	0	94,772	20,104
Total current assets		66,967	34,025	0	100,992	133,191
Creditors: amounts falling due within one year	20	1,540	2,695	0	4,235	939
Net current assets/(liabilities)		65,427	31,330	0	96,757	132,252
Total assets less liabilities		907,488	31,330	0	938,818	712,252
Creditors: amounts falling due after one year	20	0	0	0	0	0
Provisions for liabilities		0	0	0	0	0
Total net assets or liabilities		907,488	31,330	0	938,818	712,252
Funds of the Charity						
Endowment funds	27	0	0	0	0	0
Restricted income funds	27	0	31,330	0	31,330	6,349
Unrestricted funds	27	907,488	0	0	907,488	705,903
Capital (revaluation) reserve		0	0	0	0	0
Total funds		907,488	31,330	0	938,818	712,252
Signed on behalf of the trustees				ANTHONY CROSS	Trustee	Approved 29.10.22



Section C

Notes to the financial statements

for the year ended 31 December 2021

Note 1 Basis of preparation

1.1 Basis of accounting

These financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

1.2 Going concern

There are no material uncertainties related to events or conditions that cast significant doubt on the charity's ability to continue as a going concern.

1.3 Change of accounting policy

The financial statements present a true and fair view and the accounting policies adopted are those outlined in Note 2.

1.4 Changes to accounting estimates

This being the first year of operation, no changes to accounting estimates have occurred in the reporting period.

1.5 Material prior year errors

This being the first year of operation, there are no material prior year errors.

Note 2 Accounting policies

2.1 Reconciliation with previous generally accepted accounting practice

This being the first year of operation, there are no material prior year errors.



Section C
Notes to the financial statements (continued)
for the year ended 31 December 2021

Note 2 Accounting policies (continued)

2.2 Income

Recognition of income	These are included in the Statement of Financial Activities (SOFA) when <ul style="list-style-type: none">- the charity becomes entitled to the resources;- It is more likely than not that the trustees will receive the resources; and- the monetary value can be measured with sufficient reliability.
Offsetting	There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by FOR 102 SORP.
Grants and donations	Grants and donations are only included in the SOFA when the general income criteria are met (5.10 to 5.12 FRS 102 SORP). There are no performance related grants receivable.
Legacies	Legacies are only included in the SOFA when receipt is probable, that is, when there has been grant of probate, the executors have established that there are sufficient funds in the estate and any conditions attached to the legacy are either within the control of the charity or have been met.
Government grants	The charity receives no government grants.
Tax reclaims on donations and gifts	Gift aid is receivable in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise.
Contractual income and performance-related grants	This is only included in the SOFA once the charity has provided the related goods or services or met the performance related conditions.
Donated goods	Donated goods are measured at fair value (the amount for which the asset could be exchanged) unless impractical to do so. There have been no goods donated for distribution to beneficiaries nor any donated goods for resale. Goods donated for on-going use by the charity are recognised as tangible fixed assets and included in the SOFA as incoming resources when receivable. Gifts in kind for use by the charity are included in the SOFA as income from donations when receivable.
Donated services and facilities	Donated services and facilities are included in the SOFA when received at the value of the gift to the charity provided the value of the gift can be measured reliably. Donated services and facilities that are consumed immediately are recognised as income with an equivalent amount recognised as an expense under the appropriate heading in the SOFA.



Section C
Notes to the financial statements (continued)
for the year ended 31 December 2021

Note 2 Accounting policies (continued)

2.2 Income (continued)

Volunteer help	The value of any voluntary help received is not included in these accounts but is described in the trustees' report.
Income from interest, royalties and dividends	This is included in the accounts when receipt is probable and the amount receivable can be measured reliably.
Income from membership subscriptions	There are no membership subscriptions.
Settlement of insurance claims	Insurance claims are only included in the SOFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP) and are included as an item of other income in the SOFA.

2.3 Expenditure and liabilities

Liability recognition	Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.
Governance and support costs	Support costs have been allocated between governance costs and other support. Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.
Grants with performance conditions	No grants are given with performance conditions.
Grants payable without performance conditions	Where there are no conditions attaching to the grant that enables the donor charity to realistically avoid the commitment, a liability for the full funding operation must be recognised.
Redundancy costs	The charity made no redundancy payments during the reporting period.
Deferred income	Deferred income is shown in note 20.
Creditors	The charity has creditors which are measured at settlement amounts less any trade discounts.



Section C

**Notes to the financial statements (continued)
for the year ended 31 December 2021**

Note 2 Accounting policies (continued)

2.3 Expenditure (continued)

Provisions for liabilities	A liability is measured on recognition at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date.
Basic financial instruments	The charity accounts for basic financial instruments on initial recognition as per paragraph 11.7 FRS102 SORP. Subsequent measurement is as per paragraphs 11.17 to 11.19 FRS102 SORP.

2.4 Assets

Tangible fixed assets for use by the charity	These are capitalised if they can be used for more than one year, and cost at least £1,000. They are valued at cost less depreciation other than land, which is not depreciated. Depreciation is provided over the estimated useful life of the asset so as to write it down to residual value. Residual value is the estimated amount that would currently be obtained from the disposal of the asset, after deducting the estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life.
Intangible fixed assets	The charity has no intangible fixed assets.
Heritage assets	The charity has no heritage assets,
Investments	The charity has investment properties which are shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.
Stocks and work in progress	The charity does not hold any stock or work in progress for sale.
Debtors	Debtors including trade debtors (including trade debtors and loans receivable) are measured at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.
Current asset investments	The charity has no current asset investments.

There are no policies adopted additional to or different from those above.


Section C
**Notes to the financial statements (continued)
for the year ended 31 December 2021**
Note 3 Analysis of Income

	Unrestricted funds £	Restricted income funds £	Endowment funds £	Total funds £	Combined 2020 £
Donations and legacies:					
Donations and gifts	30,321	808	0	31,129	31,706
Gift Aid and legacies	4,853	202	0	5,055	5,298
General grants provided by government/ other charities	0	0	0	0	0
Membership subscriptions and sponsorships which are in substance donations	0	0	0	0	0
Donated goods, facilities and services	0	0	0	0	0
Other	0	0	0	0	0
Total	35,174	1,010	0	36,184	37,004
Charitable activities:					
	0	0	0	0	0
Other	202	0	0	202	8
Total	202	0	0	202	8
Other trading activities:					
	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0
Income from investments:					
Interest income	1	0	0	1	0
Dividend income	0	0	0	0	0
Rental and leasing income	15,650	0	0	15,650	4,250
Other	0	0	0	0	0
Total	15,651	0	0	15,651	4,250
Separate material item of income:					
Return on long term loan	258,064	0	0	258,064	0
See note 28 'Transactions with related parties'	0	0	0	0	0
Total	258,064	0	0	258,064	0
Other income:					
Conversion of endowment funds into income	0	0	0	0	0
Gain on disposal of a tangible fixed asset held for charity's own use	0	0	0	0	0
Gain on disposal of a programme related investment	0	0	0	0	0
Royalties from the exploitation of intellectual property rights	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0
TOTAL INCOME	309,091	1,010	0	310,101	41,262


Section C
Notes to the financial statements (continued)
for the year ended 31 December 2021
Note 4 Analysis of receipts of government grants

No government grants are receivable.

Note 5 Donated goods, facilities and services

No donated goods, facilities and services were received in the reporting period

Note 6 Analysis of expenditure

The charity does not attempt to fund raise but relies on donations from members of the church, legacies, bank interest and rent from properties including hire charges for its hall.

	Unrestricted funds £	Restricted income funds £	Endowment funds £	Total funds £	Combined 2020 £
Expenditure on raising funds:					
Expenditure on rental properties	4,892	0	0	4,892	1,246
	0	0	0	0	0
Total	4,892	0	0	4,892	1,246
Expenditure on charitable activities:					
Pastor	0	0	0	0	24,358
Preaching	1,280	0	0	1,280	480
Evangelism	83	0	0	83	131
Sunday school and youth work	107	0	0	107	166
Consultancy fee	825	0	0	825	0
Other pastoral expenses	225	0	0	225	100
Grants	0	5,315	0	5,315	0
Donations	0	990	0	990	0
Total	2,520	6,305	0	8,825	25,235
Separate material items of expense					
Gift to former pastor	2,225	0	0	2,225	0
	0	0	0	0	0
Total	2,225	0	0	2,225	0
Support costs					
Administration	6,796	0	0	6,796	3,588
Fabric	5,627	0	0	5,627	4,534
Other	0	0	0	0	0
Total	12,423	0	0	12,423	8,122
TOTAL EXPENDITURE	22,060	6,305	0	28,365	34,603

**Section C****Notes to the financial statements (continued)
for the year ended 31 December 2021****Note 7 Extraordinary items**

£25,000 was transferred into the Refurbishment Fund on the acquisition of 216 Croydon Road.

Note 8 Funds received as agent

No such funds were received.

Note 9 Support costs

The charity only has one activity so there is no requirement to apportion support costs.

Note 10 Details of certain items of expenditure**10.1 Governance costs included in support costs**

	£
Independent examiner's fees	565
Costs for conversion to CIO paid from designated fund	2,396
Consultancy fee included in pastoral expenses	825
Total governance costs	<u>3,786</u>
Assurance services other than independent examination	<u>0</u>
Tax advisory fees	<u>0</u>
Other fees paid to the independent examiner	<u>0</u>

Note 11 Paid employees

There were no paid employees during the year.

Note 12 Pension schemes

There were no amounts paid to any defined pension or benefit schemes during the year.

Note 13 Grantmaking

		£
Grants from the Mission Fund made during the year:		
International Needs	Support costs	1,500
International Needs	Work in Egypt	539
Agape Ministries	Support costs	1,020
W J Page: Mission in Malawi	Support costs	100
Mission Aviation Fellowship	Work in Australia	539
Release International	Support for Imtiaz	539
Jainager Trust	Gorakphur Nurseries	539
Albert Oluwaseyi	Work In Nigeria	<u>539</u>
		<u>5,315</u>



Section C

Notes to the financial statements (continued) for the year ended 31 December 2021

Note 14 Tangible Fixed Assets

	Freehold land and buildings £	Other land and buildings £	Plant, Machinery and motor vehicles £	Fixtures, fittings and equipment £	Total £
14.1 Cost or valuation					
At beginning of the year	290,000	0	0	0	290,000
Additions	0	0	0	0	0
Disposals	0	0	0	0	0
Transfers	0	0	0	0	0
At end of the year	290,000	0	0	0	290,000

14.2 Depreciation and impairments

At beginning of the year	0	0	0	0	0
Disposals	0	0	0	0	0
Depreciation	0	0	0	0	0
Impairment	0	0	0	0	0
Transfers	0	0	0	0	0
At end of the year	0	0	0	0	0

14.3 Net book value

Net book value at the beginning of the year	290,000	0	0	0	290,000
Net book value at the end of the year	290,000	0	0	0	290,000

14.4 Impairment

There has been no impairment during the year.

14.5 Revaluation

All freehold properties were brought in from Whyteleafe United Free Church on 11th January 2021. Cost is taken to be the value assigned to the assets on that transfer. Properties held purely for rental income are shown as Investment Assets (note 17).

14.6 Other disclosures

There are none.

**Section C****Notes to the statements (continued)
for the year ended 31 December 2021****Note 15 Intangible assets**

The charity holds no intangible assets.

Note 16 Heritage assets

The charity holds no heritage assets.

Note 17 Investment assets - rental properties

	This year	Combined 2020
	£	£
At valuation		
At beginning of the year	290,000	290,000
Additions at cost	317,231	0
Disposals	0	0
Revaluation	-55,170	0
At end of the year	552,061	290,000

There are two properties held for rental one of which is wholly owned. The property purchased in the year is 70% owned and was purchased from the pastor on his retirement (see related parties transactions note).

Note 18 Stocks

The charity holds no material stocks or donated goods for distribution or resale.

Note 19 Debtors and prepayments

	This year	Combined 2020
	£	£
19.1 Analysis of debtors		
Gift aid	4,853	27,512
Prepayments and accrued income	867	714
Other debtors	500	700
	6,220	28,926

19.2 Debtors recoverable in more than 1 year

Mortgage	0	84,161
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This loan was secured on the former pastor's house. It was interest free and was repayable when the property was sold at an amount equal to 76.05% of the disposal proceeds. The property was sold to the Church at an independent valuation during 2021 (see related party transactions note).



Section C

**Notes to the financial statements (continued)
for the year ended 31 December 2021**

Note 20 Creditors and accruals

20.1 Analysis of creditors	Amounts due within one year		Amounts falling due after more than one year	
	<i>Combined</i>		<i>Combined</i>	
	This year	2020	This year	2020
	£	£	£	£
Accruals for grants payable	2,695	0	0	0
Bank loans and overdrafts	0	0	0	0
Trade creditors	0	0	0	0
Payments received on account for contracts or performance-related grants	0	0	0	0
Accruals and deferred income	1,540	939	0	0
Taxation and social security	0	0	0	0
Other creditors	0	0	0	0
	4,235	939	0	0

20.2 Deferred income (included above)

This year	<i>Combined 2020</i>
A deposit of £300 is held in respect of hall hire starting in a future year.	None

Deferred income account	<i>Combined</i>	
	This year	2020
	£	£
Balance at start of reporting period	0	0
Amounts added in current period	300	0
Amounts released to income from previous periods	0	0
Balance at the end of the reporting period	300	0

Note 21 Provisions for liabilities and charges

There are no recognised provisions and funding commitments that have been made.

**Section C****Notes to the financial statements (continued)
for the year ended 31 December 2021****Note 22 Other disclosures for debtors, creditors or other basic financial instruments**

There are none.

Note 23 Contingent liabilities and contingent assets

There are none.

Note 24 Cash at bank and in hand	This year	Combined 2020
	£	£
Short term cash investments (less than 3 months maturity date)	0	0
Short term deposits	0	0
Cash in bank and in hand	94,772	20,104
Other	0	0
Total	94,772	20,104

Note 25 Fair value of assets and liabilities**This year:**

All assets and liabilities are shown as fair value. The two investment properties are held at trustees' valuation and the property held for the charity's own use is included at the value assigned to it on transfer from the predecessor trust. Enhancements are scheduled for 2022.

Thereafter it is intended that each property will professionally valued every few years (maximum every 5 years). The trustees agree that all assets, including net current assets, are stated at a fair value and will not diminish when professionally valued.

Last year:

Properties held by the predecessor trusts are included at the value assigned to them on transfer to the CIO on 11th January 2021.

Note 26 Events after the end of the reporting period

No events have occurred since the end of the reporting period but before the accounts are authorised which relate to conditions that arose after the end of the reporting year.



Section C

**Notes to the financial statements (continued)
for the year ended 31 December 2021**

Note 27 Charity Funds

27.1 Details of material funds held and movements during the CURRENT reporting period

Fund Name	Type	Purpose and Restrictions	Combined 2020	Income	Expenditure	Investment gains/(losses)	Transfers	Fund Balances carried forward
								£
General	UR	SOFA	701,337	309,091	-19,665	-55,170	-30,276	905,317
Governance	D	CIO	4,566	0	-2,395	0	0	2,171
Bible	R	New Bibles	89	0	0	0	0	89
Mission	R	Missions	245	850	-5,315	0	4,221	1
Local Needs	R	Local Needs	2,372	160	-990	0	1,055	2,597
Refurbishment	R	Hall	3,643	0	0	0	25,000	28,643
			0	0	0	0	0	0
			712,252	310,101	-28,365	-55,170	0	938,818

UR = Unrestricted

R = Restricted

D = Designated (unrestricted)

27.2 Details of material funds held and movements during the PREVIOUS reporting period

The detailed movements on funds for the previous year have not been determined. The predecessor trust accounts were correctly prepared on a receipts and payments basis and accordingly only included assets and liabilities as freeform notes. The trustees believe that the resources needed to provide details of the previous period would be disproportionate to the benefit of providing this information. The comparatives for the statement of financial activities has also not been determined for the same reason.

27.3 Transfers between funds

This year

Between unrestricted and restricted funds:

Mission Fund £4,221 being 12% of donated income, approved by the trustees

Local Needs Fund £1,055 being 3% of donated income, approved by the trustees

Refurbishment £25,000 being part of the proceeds of the realisation of the long term loan crystallising on the disposal of the former pastor's property, as designated by the trustees

Last year

Mission Fund £4,441 being 12% of donated income, approved by the trustees

Local Needs Fund £1,110 being 3% of donated income, approved by the trustees

27.4 Designated funds

This year

Governance fund £2,171 for set up of CIO, approved by the trustees

Last year

Governance fund £4,066 for set up of CIO, approved by the trustees



Section C

**Notes to the financial statements (continued)
for the year ended 31 December 2021**

Note 28 Transactions with trustees and related parties

28.1 Trustee remuneration and benefits

This year

None of the trustees were paid any remuneration or received any other benefits from an employment with their charity.

Last year

Two of the trustees of the predecessor trust, Paul and Jenny Riseley, received the benefit of an interest free loan secured on a property they owned. There was no time limit on the loan which was only repayable when the property was sold. They resigned as trustees on 31st August 2020.

The trustee, Paul Riseley, was the pastor and received fees of £24,358 for this work.

None of the other trustees were paid any remuneration or received any other benefit from an employment with their charity.

28.2 Trustees' expenses

This year

No trustee expenses have been incurred.

Last year

No trustee expenses have been incurred.

28.3 Transactions with related parties

This year

During the year the Church purchased 70% of a property belonging to two former trustees of the predecessor trust, United Free Church, Whyteleafe, at an independent valuation. The predecessor trust had given an interest free loan to the two former trustees which was secured on the property and was repayable in the amount of 76.05% of the sale proceeds should the property be sold. The Church paid the former pastor's legal fees of £1,014 and paid an additional £2,225 to complete the sale.

Last year

There have been no related party transactions other than the transaction noted above in transactions with trustees.

Note 29 Additional disclosures

The charity took over the operations of United Free Church, Whyteleafe, Surrey (Funds held in connection therewith) Charity Number 234218 on 1 January 2021, which has now been closed.

These accounts have been prepared under merger accounting principles as required by the Charity SORP.

There are no other significant matters which are not covered in other notes and need to be included to provide a proper understanding of the accounts.



WHYTELEAFE FREE CHURCH

(A Charitable Incorporated Organisation)

Financial Statements

and

Report of the Trustees

(both independently examined)

for the year ended 31 December 2021



**Index to the Financial Statements
for the year ended 31 December 2021**

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**Charity information
for the year ended 31 December 2021**

Whyteleafe Free Church is a Charitable Incorporated Organisation (CIO) and a registered charity governed by its Constitution dated 19 September 2019. The CIO was registered on 17 February 2020 and commenced operations on 1 January 2021. It succeeds United Free Church, Whyteleafe, Surrey (Funds held in connection therewith) (Charity Number 234218). For disclosure purposes this succession is treated as a reconstruction of the two charities under the Charities SORP (FRS 102) using the principles of merger accounting.

Charity name:	Whyteleafe Free Church	
Other operating names:	No other names	
Charity registration number:	1188003	
Registered office:	157a Godstone Road Whyteleafe Surrey CR3 0EH	
Operations address:	157a Godstone Road Whyteleafe Surrey CR3 0EH	
Trustees who held office during the year:	Anthony Cross Richard Butts Juliet Kilpatrick Daniel Morris George Sewell Thisari Tennakoon Lorna Webb	- Chair - Resigned 21 November 2021 - Resigned 10 January 2022 - Appointed 21 November 2021 - Appointed 2 May 2021
Chair:	Anthony Cross	
Treasurer:	Paul Baker FCA (Retired)	
Independent Examiner:	Isobel Currie FCA Currie Accountancy Ltd Top Floor 13a High Street Edenbridge Kent TN8 5AB	
Bankers:	Lloyds Bank PLC Butler Place Branch Chelmsford Legg Street OSC 1 Legg Street Chelmsford Essex CM1 1JS	



Report of the trustees for the year ended 31 December 2021

The trustees of Whyteleafe Free Church present their report together with the financial statements for the year ended 31 December 2021.

Whyteleafe Free Church (WFC) commenced operations as a Charitable Incorporated Organisation (CIO) on 1 January 2021. The CIO has taken over all the liabilities and reserves of United Free Church (WUFC), Whyteleafe, Surrey (Funds held in connection therewith), Registered Charity 234218. The CIO is a legal entity and can enter into contracts in its own right. It holds property in its own name and as a separate legal entity, the members and trustees will normally be protected from becoming personally liable for any liabilities incurred by the CIO.

The trustees confirm that the report and financial statements of the CIO comply with the current statutory requirements, the charity's governing document and the provisions of Charities SORP (FRS102) – 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. For the purposes of FRS102 the reconstruction is treated as a Merger under S27.13 of FRS102. The Legal and Administration on page 3 forms part of this report.

Objectives and Activities

The formal object of the CIO is the advancement of the Christian Faith for the public benefit. We are a friendly multicultural evangelical church in Whyteleafe, Surrey. Our vision is to share the good news of Jesus with our community, in word or deed, as we have opportunity. This flows out of our vision statement to be like Jesus, outworking His Commission in small-group discipleship. Our website contains information, news, weekly bulletins and a calendar of events.

In setting objectives and planning for activities, the trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit.

The services and pastoral meetings organised by the Church are disclosed below.

Achievements and Performance

Worship and Prayer

The pandemic has had a major impact on many churches around the country and Whyteleafe Free Church has been no exception. After using online resources for many months, the return to face to face services on Sundays and other groups during the week has been challenging. It has time for all to return with confidence. Weekly services for all ages, with creche, children's and youth work to provide age related teaching and activities have been established, with a You Tube live link for those wishing to join online. Rotas covering preaching, leading, technical support have enabled these services to be successful. The church has seen new people, adults, young people and children, come in and some of them stay.

Prayer times held in person and on Zoom, informally and formally, are a vital part of our life together. There is a weekly church prayer meeting but much more is done informally. We held a two week intense season of prayer with nightly meetings during the week in November/December to seek god. We have a wide reach in our links with several mission partners working in other countries, supporting them in prayer and connecting with them via Zoom, emails and occasional visits. This broadens the outlook of the church and provides opportunities for giving financially.



Report of the trustees (continued) for the year ended 31 December 2021

Our church is wonderfully multicultural, and embracing other cultures and finding out about them is always important. Occasional extra activities, such as meals together, either in the Church Hall or in Whyteleafe Recreation Ground, International Food Evenings, walks together or Games or table tennis evenings have been enjoyable events. It was a relief to do this more once lockdown was over.

Because part of the vision of the church has been to reach out to the local community and get them into the building, we have been pleased to let out the Hall to a local Guide/Brownie/Rainbow group regularly, and irregularly to outside WFC groups or as a party venue by arrangement with the Trustees.

Our vision as we go forward into 2022 and beyond is to see growth and maturity in people's walks of faith, people taking responsibility according to their gifting within the church, impacting the local community and beyond as we have ability, more home groups and more young people being reached.

Fabric of Church and Hall

The Church has been redecorated in recent years following an appeal from members and is looking very smart with a state-of-the-art sound and vision system together with a large wall-mounted screen. The continuing project will be the redecoration of the Church Hall and its roof, partly funded by sums left over from the appeal. Work is also constantly being undertaken on the driveway which is very narrow and tends to get overgrown.

Pastoral Care

Part of the vision of the church is to strengthen people's faith and bring them to maturity. Weekly or fortnightly groups meeting in homes, on the church premises and on Zoom enable greater depth of friendships to form and provide support for individuals as required. Troubled times need to be faced together and the network of friendships formed has been vital. There are seven such small groups meeting on various days throughout the week. The groups and their leaders are as follows:

Wednesday morning: Men's group led by Richard Butts (elder)
Wednesday morning: Mum's Bible Study led by Juliet Kilpatrick (elder and trustee)
Wednesday evening: group led by Richard Butts (elder)
Wednesday evening: online group led by Ros Morris, wife of Danny Morris (elder)
Thursday evening: Ladies online group led by Thisari Tennakoon (elder and trustee)
Thursday evening: Men led by George Sewell (trustee)
Friday morning Ladies led by Lorna Webb (trustee)

Mission and Evangelism

Helping those in need is a demonstration of our faith. The trustees allocate 15% of donated income, 12% to the Mission Fund and 3% to the Local Needs Fund. Grants from the Mission Fund for the year are detailed in Note 13.

The Church's website www.whyteleafechurch.org.uk and YouTube have up to date information about the church and its activities. These are updated weekly. Sermons, live worship and event details are published both for members and non-members consulting the site.



Report of the trustees (continued) for the year ended 31 December 2021

Ecumenical Relationships

In setting up the CIO the Church is indebted to Caterham Community Church and in particular to their Minister David Chadwick for help and advice in setting up the CIO. A strong relationship with this church continues. The church is affiliated to Evangelical Allowance.

Financial Review

Under FRS102 the comparative figures shown in these accounts are of WUFC as previously produced. It should be noted that no tangible fixed assets were held by the previous charity, these being held in a separate trust.

Total receipts on unrestricted funds were £51,027 (2020: £36,293) of which £15,651 (2020: £Nil) was Income from investments, mostly from properties, £10,700 (2020: £Nil) being short-term rent from the former pastor's house. Income on unrestricted funds also included the realisation of the the loan made to our former pastor when he purchased 216 Croydon Road. Restricted donations totalling £1,010 (2020: £1,050) were received and applied to the Mission and Local Needs funds. The former pastor's house is being refurbished in 2022 to allow long-term letting.

The financial arrangements for the purchase of 70% of the former pastor's home resulted in the Church receiving cash of £25,000. This sum has been transferred from the unrestricted funds to the restricted refurbishment fund.

Although collections at services was low because of Covid restrictions in place for much of the year, both Gift Aided Donations, including the gift aid, and Non-Gift Aided Donations exceeded budget and totalled £24,257 (2020: £23,090) and £10,118 (2020: £11,898), respectively.

Expenditure included administration of £4,403 (2020: £3,588), fabric costs of £5,627 (2020: £5,779) and £7,278 spent (2020: £1,237) on the former pastor's house (including legal costs). The legal costs relate to the purchase of the property and have been included in the capital cost. As mentioned above transfers to Restricted Funds for Mission and Local Needs totalled £5,276 (2020: £5,551).

Total funds carried forward now total £938,818 (2020: £712,252), being Unrestricted £907,488 (2020: £705,903), Restricted £31,330 (2020: £6,349) as shown in Note 27.

Strict budgetary control is exercised by the Trustees and the Treasurer and the Income and Expenditure Account (Unrestricted Funds) shown in the Management Accounts brought in a surplus of £25,960 which was only £727 short of budget (2.7%). The Trustees consider this a very satisfactory result in a year partly devastated by Covid restrictions. *(In 2020, the surplus was £1,109 against a breakeven budget.)*

Reserves policy

It is the trustee's policy to maintain a balance on unrestricted funds (if possible), which equates to at least six months' unrestricted payments, equivalent to about £13,000 (2020: £21,000), to cover emergency situations that may arise from time to time. The balance of £65,427 held on unrestricted funds, excluding properties, at the year end more than matched this target. *(In 2020, unrestricted funds stood at £16,362.)*



**Report of the trustees (continued)
for the year ended 31 December 2021**

Structure, Governance and Management

Governing document: The governing document was drawn up by solicitors Anthony Collins Solicitors LLP and is dated 30 September 2020. The Charity operated from on 1 January 2021.

Trustees: Details of the trustees can be found on Page 3. Trustees are responsible for running the charity as required by legislation from the Charity Commissioners.

For the first time Elders have been appointed to lead the spiritual side of the Church, services, meetings and other events. Four Elders were commissioned on 12 September 2021: Thisari Tennakoon (also trustee), Juliet Kilpatrick (also trustee), Richard Butts (former trustee) and Danny Morris (former trustee). The trustees are responsible for making decisions

All trustees and elders are expected to take courses about their roles and also training with regard to safeguarding.

Organisational Structure

Originally a Congregational Church many years ago, all members of the church can vote on general matters but the Board of Trustees are responsible for making decisions on all matters of general concern and importance to the church including deciding on how the funds of the church are to be spent

Independent Examiner

Details of the Independent Examiner are shown on page 3.

Approved by the trustees on 29 October 2022 and signed on their behalf by:

..... **ANTHONY CROSS** **Trustee**



**Statement of the responsibilities of the trustees
for the year ended 31 December 2021**

STATEMENT OF THE RESPONSIBILITIES OF THE TRUSTEES

The trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

The trustees are required by law to prepare financial statements for each financial period which give a true and fair view of the financial activities of the charity and of its financial position at the end of that period. In preparing those financial statements the trustees are required to:

- a. Select suitable accounting policies and apply them consistently;
- b. Observe the methods and principles in the Charities SORP;
- c. Make judgments and estimates that are reasonable and prudent;
- d. Prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with charity legislation. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT AS TO REGARD TO GUIDANCE FROM THE CHARITY COMMISSION

The trustees have complied with the duty in section 4 of the Charities Act 2006 to have due regard to guidance issued by The Charity Commission for England and Wales in pursuance of its public benefit objective.



**Report of the Independent Examiner
to the trustees of Whyteleafe Free Church**

I report to the charity trustees on my examination of the accounts of the Charitable Incorporated Organisation (CIO) for the year ended 31 December 2021 which are set out on pages 10 to 24.

Responsibilities and basis of report

As the trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). You are satisfied that the financial statements are not required by charity law to be audited and that an independent examination is required.

I report in respect of my examination of the accounts. I have carried out my examination under section 145 of 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.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no opinion as to whether the accounts present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

Independent Examiner's statement

Since the CIO's gross income exceeded £250,000 your examiner must be a member of a body listed section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a fellow of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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, with respect to the Trust, were not kept as required by section 130 of the 2011 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; 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 confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

ISOBEL CURRIE FCA

Currie Accountancy Ltd

Top Floor

13a High Street

Edenbridge

Kent

TN8 5AB

Date 29 October 2022