

THE WANSFORD ROAD CIO

England & Wales · Charity number 1201981

Details

Status Registered

Legal form CIO

Registered 2023-02-16

Register [View on the Charity Commission register](#)

Contact

Address The Wansford Road CIO
Woodstone Wharf Station
Pleasure Fair Meadow Road
Peterborough
PE2 9NR

Phone 07946605395

Email stan.bell@woodstonewharf.org.uk

Website www.WoodstoneWharf.org.uk

Activities

Objects: TO PROMOTE FOR THE BENEFIT OF THE PUBLIC THE PRESERVATION AND PROTECTION OF THE HISTORIC BUILDING THE WANSFORD ROAD RAILWAY STATION AND TO ADVANCE THE EDUCATION OF THE HISTORY OF THE BUILDING BY PROVIDING PUBLIC ACCESS AND IN OTHER SUCH WAYS AS THE TRUSTEES SEE FIT.

Activities: We are relocating the old Station Building from Wansford Road, near Sutton, to a new site close to Railworld and the Nene Valley Railway at Peterborough. Once rebuilt, it will act as the gateway to those two charities and we will provide services to the public visiting them.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Arts/culture/heritage/science
- **Who:** Children/young People, Elderly/old People, The General Public/mankind

Geography

- Peterborough City

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£429,810	£433,737	-	-
2023-12-31	£58,572	£42,990	-	-

Trustees

Name	Role	Appointed
ALAN CEDRIC SCOTT MBE		2023-02-16
CRAIG OWEN		2023-02-12
Dr DOROTHY BALL		2023-02-12
Martin Seery		2026-03-13
Philip Marshall		2023-02-12
Stanley James Bell		2023-02-12

THE WANSFORD ROAD CIO

England & Wales - Charity number 1201981

Accounts



Trustees' Annual Report for the period

From 1st January 2024 to 31st December 2024

Charity name: The Wansford Road CIO

Charity registration number: 1201981

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To promote for the benefit of the public the preservation and protection of the historic building The Wansford Road railway station and to advance the education of the history of the building by providing public access and in other such ways as the trustees see fit
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Securing approval for the creation of a railway station building on a site adjoining the Railworld Wildlife Haven and the Nene Valley Railway in Peterborough. Dismantling and relocating the Wansford Road station building to a temporary storage compound. Establishing foundations for the new building and preparing for construction to begin.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	In the activities above, and in the original purpose, the trustees have at all times had due regard to the guidance offered by the Charity Commission.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	We do not intend making grants.
Policy on social investment including program related investment	Para 1.38	We do not intend making use of social investments.
Contribution made by volunteers	Para 1.38	We plan to actively seek help from volunteers to fit-out and operate the station once rebuilding is complete. However, in this year there has been no

		opportunity for such activity.
Other		N/A

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Our activities in the year have been of a preparatory nature. We have been granted planning permission to erect new buildings at the Railworld/Nene Valley site at Peterborough. Dismantling and relocation of the original build has been completed and we have appointed contractors who have laid foundations and are starting to erect the walls.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Physical progress has been slower than anticipated. Both Bats and Nesting birds delayed the dismantling of the original building and the ground upon which the reconstruction is to be erected has been determined to require piling to ensure stability. This has cost both time and money but is now overcome.
Performance of fundraising activities against objectives set.	Para 1.41	We have again enjoyed the financial support from National Highways Designated Funds throughout the year. There has been no significant other fundraising activity in the year.
Investment performance against objectives	Para 1.41	We have made no investments.
Other		N/A

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	A CC17a Statement of Annual Accounts is appended to this report.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	We have not yet decided to hold reserves.
Amount of reserves held	Para 1.22	Nil
Reasons for holding zero reserves	Para 1.22	As last year, almost all our expenditure is underwritten by our funders and so we have not been actively fundraising, Consequently there are no funds to allocate to reserves. We hope this will change in the coming year.
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	We are currently dependent upon National Highways Designated Funds, who have committed pay for the rebuilding costs to the state of a weathertight shell. We do not have sufficient funds to take building to a visitor-ready state and so are actively attempting to raise funds.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	See above. We are applying to NLHF, local Landfill Grantmakers and other organisations who offer support to the preservation of heritage buildings.
Investment policy and objectives including any social investment policy adopted	Para 1.46	We have made no investments
A description of the principal risks facing the charity	Para 1.46	Continued difficulty generating sufficient funds to be able to open the building and begin earning income.
Other		N/A

Structure, Governance and Management

Description of charity's trusts:		None
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Between 3 and 6 trustees are required. Initial named trustees appointed in 2023 for 3 years. Constitution dictates that trustees appointed by resolution.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	The charity trustees will make available to each new charity trustee, on or before his or her first appointment a copy of the current version of the constitution and a copy of the CIO's latest trustees' Annual Report and statement of accounts.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The trustees have appointed one of their members as a chairperson for their meetings and a secretary/treasurer to undertake the organisational duties required. The other trustees are assigned particular duties as and when required.
Relationship with any related parties	Para 1.51	The charity has a close relationship with two neighbouring charities, the Railworld Wildlife Haven and the Nene Valley Railway.
Other		N/A

Reference and Administrative details

Charity name	The Wansford Road CIO
Other name the charity uses	Woodstone Wharf
Registered charity number	1201981
Charity's principal address	Woodstone Wharf Station Pleasure Fair Meadow Road Peterborough PE2 9NR

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Dorothy Ball	Chairperson		
2	Stanley Bell	Secretary/Treasurer		
3	Alan Scott			
4	Craig Owen			
5	Philip Marshall			
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

N/A

Other optional information

None

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)		
Position (eg Secretary, Chair, etc)		
Date		



The Wansford Road CIO			Charity No (if any)	1201981
Annual accounts for the period				
Period start date	01/01/2024	To	Period end date	31/12/2024

Section A Statement of financial activities

Recommended categories by activity	Guidance Notes	Unrestricted funds	Restricted income funds	Endowment funds	Total funds	Prior year funds
		£ F01	£ F02	£ F03	£ F04	£ F05
Incoming resources (Note 3)						
Income and endowments from:						
Donations and legacies	S01	89		-	89	
Charitable activities	S02	-	-	-	-	
Other trading activities	S03	-	-	-	-	
Investments	S04	-	-		-	
Separate material item of income	S05	-	427,721	-	427,721	51,572
Other	S06	2,000	-	-	2,000	7,000
Total	S07	2,089	427,721	-	429,810	58,572
Resources expended (Note 6)						
Expenditure on:						
Raising funds	S08	-	-	-	-	
Charitable activities	S09	-	-	-	-	
Separate material item of expense	S10	-	428,481	-	428,481	38,900
Other	S11	5,256	-	-	5,256	4,090
Total	S12	5,256	428,481	-	433,737	42,990
Net income/(expenditure) before investment gains/(losses)	S13	-	761	-	-	15,582
Net gains/(losses) on investments	S14	-	-	-	-	
Net income/(expenditure)	S15	-	761	-	-	15,582
Extraordinary items	S16	-	-	-	-	
Transfers between funds	S17	-	-	-	-	
Other recognised gains/(losses):						
Gains and losses on revaluation of fixed assets for the charity's own use	S18	-	-	-	-	
Other gains/(losses)	S19	-	-	-	-	
Net movement in funds	S20	-	761	-	-	15,582
Reconciliation of funds:						
Total funds brought forward	S21	995	14,587	-	15,582	
Total funds carried forward	S22	- 2,172	13,826	-	11,655	

Section B

Balance sheet

		Guidance Notes	Unrestricted funds £ F01	Restricted income funds £ F02	Endowment funds £ F03	Total this year £ F04	Total last year £ F05
Fixed assets							
Intangible assets	(Note 15)	B01	-	-	-	-	-
Tangible assets	(Note 14)	B02	-	-	-	-	-
Heritage assets	(Note 16)	B03	-	-	-	-	-
Investments	(Note 17)	B04	-	-	-	-	-
Total fixed assets		B05	-	-	-	-	-
Current assets							
Stocks	(Note 18)	B06	-	-	-	-	-
Debtors	(Note 19)	B07	-	79,988	-	79,988	-
Investments	(Note 17.4)	B08	-	-	-	-	-
Cash at bank and in hand	(Note 24)	B09	10,474	-	-	10,474	15,582
Total current assets		B10	10,474	79,988	-	90,462	15,582
Creditors: amounts falling due within one year							
	(Note 20)	B11	-	93,309	-	93,309	12,039
Net current assets/(liabilities)		B12	10,474	- 13,321	-	2,847	3,543
Total assets less current liabilities		B13	10,474	- 13,321	-	2,847	3,543
Creditors: amounts falling due after one year							
	(Note 20)	B14	-	-	-	-	-
Provisions for liabilities		B15	5,010	-	-	5,010	-
Total net assets or liabilities		B16	5,464	- 13,321	-	7,857	3,543
Funds of the Charity							
Endowment funds	(Note 27)	B17	-	-	-	-	-
Restricted income funds	(Note 27)	B18	-	13,321	-	13,321	-
Unrestricted funds		B19	5,464	-	-	5,464	-
Revaluation reserve		B20	-	-	-	-	-
Total funds		B21	5,464	- 13,321	-	7,857	-

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval dd/mm/yyyy

Note 1 Basis of preparation

This section should be completed by all charities.

1.1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with:

- and 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 Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)
- and with the Charities Act 2011.

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

Yes

* -Tick as appropriate

1.2 Going concern

If there are material uncertainties related to events or conditions that cast significant doubt on the charity's ability to continue as a going concern, please provide the following details or state "Not applicable", if appropriate:

An explanation as to those factors that support the conclusion that the charity is a going concern;

Not Applicable

Disclosure of any uncertainties that make the going concern assumption doubtful;

Not Applicable

Where accounts are not prepared on a going concern basis, please disclose this fact together with the basis on which the trustees prepared the accounts and the reason why the charity is not regarded as a going concern.

Not Applicable

1.3 Change of accounting policy

The accounts present a true and fair view and the accounting policies adopted are those outlined in note { }.

Yes* No* * -Tick as appropriate

Please disclose:

<i>(i) the nature of the change in accounting policy;</i>	
<i>(ii) the reasons why applying the new accounting policy provides more reliable and more relevant information; and</i>	
<i>(iii) the amount of the adjustment for each line affected in the current period, each prior period presented and the aggregate amount of the adjustment relating to periods before those presented, 3.44 FRS 102 SORP.</i>	

1.4 Changes to accounting estimates

No changes to accounting estimates have occurred in the reporting period (3.46 FRS 102 SORP).

Yes* No* * -Tick as appropriate

Please disclose:

<i>(i) the nature of any changes;</i>	
<i>(ii) the effect of the change on income and expense or assets and liabilities for the current period; and</i>	
<i>(iii) where practicable, the effect of the change in one or more future periods.</i>	

1.5 Material prior year errors

No material prior year error have been identified in the reporting period (3.47 FRS 102 SORP).

Yes* No* * -Tick as appropriate

Please disclose:

<i>(i) the nature of the prior period error;</i>	
<i>(ii) for each prior period presented in the accounts, the amount of the correction for each account line item affected; and</i>	
<i>(iii) the amount of the correction at the beginning of the earliest prior period presented in the accounts.</i>	

Note 2 Accounting policies

Please complete this note when first reporting under FRS2102. Section 35 of FRS102, requires 3 reconciliations to be presented, if all are applicable.

2.1 RECONCILIATION WITH PREVIOUS GENERALLY ACCEPTED ACCOUNTING PRACTICE

Please provide a description of the nature of each change in accounting policy

Not Applicable

Reconciliation of funds per previous GAAP to funds determined under FRS 102

	Start of period £	End of period £
Fund balances as previously stated		
<i>Adjustments:</i>		
Fund balance as restated	_____	_____

Reconciliation of net income/(net expenditure) per previous GAAP to net income/(net expenditure) under FRS 102

	End of £
Net income/(expenditure) as previously stated	
<i>Adjustments:</i>	
Previous period net income/(expenditure) as restated	_____

Note 2 Accounting policies
2.2 INCOME

This standard list of accounting policies has been applied by the charity except for those ticked "No" or "N/a". Where a different or additional policy has been adopted then this is detailed in the box below.

Recognition of income	<p>These are included in the Statement of Financial Activities (SoFA) when:</p> <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. 	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Offsetting	<p>There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Grants and donations	<p>Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP).</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Legacies	<p>In the case of performance related grants, income must only be recognised to the extent that the charity has provided the specified goods or services as entitlement to the grant only occurs when the performance related conditions are met (5.16 FRS 102 SORP).</p> <p>Legacies are 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 assets in the estate and any conditions attached to the legacy are either within the control of the charity or have been met.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Government grants	<p>The charity has received government grants in the reporting period</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Tax reclaims on donations and gifts	<p>Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be 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.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Contractual income and performance related grants	<p>This is only included in the SoFA once the charity has provided the related goods or services or met the performance related conditions.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Donated goods	<p>Donated goods are measured at fair value (the amount for which the asset could be exchanged) unless impractical to do so.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
	<p>The cost of any stock of goods donated for distribution to beneficiaries is deemed to be the fair value of those gifts at the time of their receipt and they are recognised on receipt. In the reporting period in which the stocks are distributed, they are recognised as an expense at the carrying amount of the stocks at distribution.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
	<p>Donated goods for resale are measured at fair value on initial recognition, which is the expected proceeds from sale less the expected costs of sale, and recognised in 'Income from other trading activities' with the corresponding stock recognised in the balance sheet. On its sale the value of stock is charged against 'Income from other trading activities' and the proceeds from sale are also recognised as 'Income from other trading activities'.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
	<p>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.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
	<p>Gifts in kind for use by the charity are included in the SoFA as income from donations when receivable.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Donated services and facilities	<p>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.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
	<p>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.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Support costs	<p>The charity has incurred expenditure on support costs.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Volunteer help	<p>The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Income from interest, royalties and dividends	<p>This is included in the accounts when receipt is probable and the amount receivable can be measured reliably.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
Income from membership subscriptions	<p>Membership subscriptions received in the nature of a gift are recognised in Donations and Legacies.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						
	<p>Membership subscriptions which gives a member the right to buy services or other benefits are recognised as income earned from the provision of goods and services as income from charitable activities.</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> <th>N/a</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Yes	No	N/a	✓	✓	✓
Yes	No	N/a						
✓	✓	✓						

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.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Investment gains and losses	This includes any realised or unrealised gains or losses on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, eg allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Grants with performance conditions	Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specified service or output.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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 obligation must be recognised.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Redundancy cost	The charity made no redundancy payments during the reporting period.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Deferred income	No material item of deferred income has been included in the accounts.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Creditors	The charity has creditors which are measured at settlement amounts less any trade discounts	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

2.4 ASSETS

Tangible fixed assets for use by charity	These are capitalised if they can be used for more than one year, and cost at least <input type="text"/>	Yes	No	N/a
	They are valued at cost.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	The depreciation rates and methods used are disclosed in note 9.2.	Yes	No	N/a
Intangible fixed assets	The charity has intangible fixed assets, that is, non-monetary assets that do not have physical substance but are identifiable and are controlled by the charity through custody or legal rights. The amortisation rates and methods used are disclosed in note 9.5	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	They are valued at cost.	Yes	No	N/a
Heritage assets	The charity has heritage assets, that is, non-monetary assets with historic, artistic, scientific, technological, geophysical or environmental qualities that are held and maintained principally for their contribution to knowledge and culture. The depreciation rates and methods used as disclosed in note 9.6.1.4.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	They are valued at cost.	Yes	No	N/a
Investments	Fixed asset investments in quoted shares, traded bonds and similar investments are valued at initially at cost and subsequently at fair value (their market value) at the year end. The same treatment is applied to unlisted investments unless fair value cannot be measured reliably in which case it is measured at cost less impairment.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Investments held for resale or pending their sale and cash and cash equivalents with a maturity date of less than 1 year are treated as current asset investments	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stocks and work in progress	Stocks held for sale as part of non-charitable trade are measured at the lower or cost or net realisable value.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Goods or services provided as part of a charitable activity are measured at net realisable value based on the service potential provided by items of stock.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Work in progress is valued at cost less any foreseeable loss that is likely to occur on the contract.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Debtors	Debtors (including trade debtors and loans receivable) are measured on initial recognition 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.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Current asset investments The charity has investments which it holds for resale or pending their sale and cash and cash equivalents with a maturity date less than one year. These include cash on deposit and cash equivalents with a maturity date of less than one year held for investment purposes rather than to meet short term cash commitments as they fall due.

Yes	No	N/a
✓	✓	✓

They are valued at fair value except where they qualify as basic financial instruments.

Yes	No	N/a
✓	✓	✓

**POLICIES ADOPTED
ADDITIONAL TO OR
DIFFERENT FROM
THOSE ABOVE**

Note 3 Analysis of income

Analysis		Unrestricted	Restricted	Endowment	Total funds	Prior year
		funds	income funds	funds	£	£
Donations and legacies:	Donations and gifts	89	-	-	89	-
		-	-	-	-	-
	Total	89	-	-	89	-
Charitable activities:		-	-	-	-	-
	None	-	-	-	-	-
	Total	-	-	-	-	-
Other trading activities:		-	-	-	-	-
	None	-	-	-	-	-
	Other	-	-	-	-	-
	Total	-	-	-	-	-
Income from investments:	Interest income	-	-	-	-	-
	Dividend income	-	-	-	-	-
	Rental and leasing income	-	-	-	-	-
	Other	-	-	-	-	-
	Total	-	-	-	-	-
Separate material item of income:	Rebuild of Wansford Rd Stn	-	427,721	-	427,721	47,004
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
	Total	-	427,721	-	427,721	47,004
Other:	Conversion of endowment funds into income	-	-	-	-	-
	Gain on disposal of a tangible fixed asset held for charity's own use	-	-	-	-	-
	Gain on disposal of a programme related investment	-	-	-	-	-
	Royalties from the exploitation of intellectual property rights	-	-	-	-	-
	Other - Loan from Trustee	2,000	-	-	2,000	-
	Total	2,000	-	-	2,000	-
	TOTAL INCOME	2,089	427,721	-	429,810	47,004

Other information:

All income in the prior year was unrestricted except for: (please provide description and amounts)

Prior year restricted income was from National Highways Designated Fund £47004

Where any endowment fund is converted into income in the reporting period, please give the reason for the conversion.

Not applicable

Where any endowment fund is converted into income in the prior period, please give the reason for the conversion.

Not applicable

Within the income items above the following items are material: (please disclose the nature, amount and any prior year amounts)

Current Year material income from National Highways Designated Fund

Note 4 Analysis of receipts of government grants

	Description	This year £
Government grant 1	None	-
Other	None	-
	Total	-

	Description	Last year £
Government grant 1	None	-
Other	None	-
	Total	-

	This year	Last year
<i>Please provide details of any unfulfilled conditions and other contingencies attaching to grants that have been recognised in income.</i>	None	None

	This year	Last year
<i>Please give details of other forms of government assistance from which the charity has directly benefited.</i>	None	None

Note 5 Donated goods, facilities and services

	This year £	Last year £
Seconded staff	-	-
Use of property	-	-
Other	-	-

	This year	Last year
Please provide details of the accounting policy for the recognition and valuation of donated goods, facilities and services.	Not Applicable	
Please provide details of any unfulfilled conditions and other contingencies attaching to resources from donated goods and services not recognised in income.	Not Applicable	
Please give details of other forms of other donated goods and services not recognised in the accounts, eg contribution of unpaid volunteers.	The Wansfrod Road CIO is managed by its five trustees who receive no reimbursement for the incidental costs that they incur. This is discussed in the Trustees Retport	

Section C

Notes to the accounts

(cont)

Note 6

Analysis of expenditure

Analysis	This year				Last year			
	Unrestricted funds	Restricted income funds	Endowment funds	Total funds	Unrestricted funds	Restricted income funds	Endowment funds	Total funds
	£							
Expenditure on raising funds:								
None	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Total expenditure on raising funds	-	-	-	-	-	-	-	-
Expenditure on charitable activities:								
None	-	-	-	-	-	-	-	-
Total expenditure on charitable activities	-	-	-	-	-	-	-	-
Separate material item of expense								
Rebuild of Wansford Rd Stn	-	428,481	-	428,481	-	32,417	-	32,417
	-	-	-	-	-	-	-	-
Total	-	428,481	-	428,481	-	32,417	-	32,417
Other								
Unrestricted	5,526	-	-	5,526	10,573	-	-	10,573
Total other expenditure	5,526	-	-	5,526	10,573	-	-	10,573
TOTAL EXPENDITURE	5,526	428,481	-	434,007	10,573	32,417	-	42,990

Other information:

Analysis of expenditure on charitable activities

Activity or programme	This year				Last year			
	Activities undertaken directly	Grant funding of activities	Support Costs	Total this year	Activities undertaken directly	Grant funding of activities	Support Costs	Total last year
	£	£	£	£	£	£	£	£
None	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-

Note 7 Extraordinary items

Please explain the nature of each extraordinary item occurring in the period.

	Description	This year £	Last year £
Extraordinary item 1	There are no extraordinary items.	-	-
Total extraordinary items		-	-

Note 8 Funds received as agent

8.1 The charity did not act as an agent in this, or the previous, year.

Section C

Notes to the accounts

Note 9 Support Costs

Please complete this note if the charity has analysed its expenses using activity categories and has support costs.

This year

Support cost (examples)	Raising funds	Activity 1	Activity 2	Activity 3	Grand total	Basis of allocation (Describe method)
	£	£	£	£	£	
Governance	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
Other	-	-	-	-	-	
Total	-	-	-	-	-	

Last year

Support cost (examples)	Raising funds	Activity 1	Activity 2	Activity 3	Grand total	Basis of allocation (Describe method)
	£	£	£	£	£	
Governance	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
Other	-	-	-	-	-	
Total	-	-	-	-	-	

Please provide details of the accounting policy adopted for the apportionment of costs between activities and any estimation techniques used to calculate their apportionment.

Not Applicable - the charity does not apportion costs between activities

Section C**Notes to the accounts****Note 10** Details of certain items of expenditure**10.1 Fees for examination of the accounts**

Please provide details of the amount paid for any statutory external scrutiny of accounts and other services provided by your independent examiner. If nothing was paid please enter '0' in the appropriate box(es).

	This year £	Last year £
Independent examiner's fees	595	-
Assurance services other than audit or independent examination	-	-
Tax advisory fees	-	-
Other fees (for example: financial advice, consultancy, accountancy services) paid to the independent examiner	-	-
Total	595	-

Note 11

Paid employees

Please complete this note if the charity has any employees.

Not applicable - the charity has never had any employees

Note 12 **Defined contribution pension scheme or defined benefit scheme accounted for as a defined contribution scheme.**

Not applicable - the charity has never operated any pension scheme.

Section C**Notes to the accounts****(cont)****Note 13 Grantmaking**

Please complete this note if the charity made any grants or donations which in aggregate form a material part of the charitable activities undertaken.

Not applicable - the charity has never made any grants or donations.

Section C

Notes to the accounts

Note 14

Tangible fixed assets

Please complete this note if the charity has any tangible fixed assets

Not applicable - the charity has no tangible fixed assets

(cont)

ever had any

Note 15 Intangible assets

Please complete this note if the charity has any intangible assets

Not applicable - the charity has never had any intangible fixed assets

Section C **Notes to the accounts** **(cont)**

Note 16 **Heritage assets**
Please complete this note if the charity has heritage assets

Not applicable - the charity has never had any heritage assets

Section C **Notes to the accounts** **(cont)**

Note 17 **Investment assets**

Not applicable - the charity has never had any investment assets

Section C

Notes to the accounts

(cont)

Note 18

Stocks

Please complete this note if the charity holds any stock items

*Not applicable - the charity has
never held stock items*

Section C **Notes to the accounts** **(cont)**

Note 19 Debtors and prepayments

Please complete this note if the charity has any debtors or prepayments.

19.1 Analysis of debtors

Trade debtors
Prepayments and accrued income
Other debtors

This year	Last year
£	£
-	-
78,708.17	-
1,279.80	-
-	-
79,987.97	-

Total

Please complete 19.2 where a material debtor is recoverable more than a year after the reporting date.

19.2 Analysis of debtors recoverable in more than 1 year (included in debtors above)

Trade debtors
Prepayments and accrued income
Other debtors

This year	Last year
£	£
-	-
-	-
-	-
-	-
Total	-

Note 20 Creditors and accruals

Please complete this note if the charity has any creditors or accruals.

20.1 Analysis of creditors

	Amounts falling due within one year		Amounts falling due after more than one year	
	This year £	Last year £	This year £	Last year £
Accruals for grants payable	-	-	-	-
Bank loans and overdrafts	-	-	-	-
Trade creditors	75,416	12,039	-	-
Payments received on account for contracts or performance-related grants	-	-	-	-
Accruals and deferred income	12,883	-	-	-
Taxation and social security	-	-	-	-
Other creditors	5,010	-	-	-
Total	93,309	12,039	-	-

20.2 Deferred income

Please complete this note if the charity has deferred income.

Please explain the reasons why income is deferred.

	This year	Last year

Movement in deferred income account

Balance at the start of the reporting period
 Amounts added in current period
 Amounts released to income from previous periods
 Balance at the end of the reporting period

	This year £	Last year £
	-	-
	-	-
	-	-
	-	-

Note 21 Provisions for liabilities and charges

Please complete this note if you have included in charity expenditure any provisions. A provision is made when the charity has a liability of uncertain timing or amount.

Not applicable - the charity has never had to make provision for liabilities and charges

Note 22 Other disclosures for debtors, creditors and other basic financial instruments

Not applicable - the charity has no other disclosures in respect of this or last year

Section C **Notes to the accounts** **(cont)**

Note 23 **Contingent liabilities and contingent assets**

Not applicable - the charity held no contingent assets in the current or preceding year

Section C**Notes to the accounts****(cont)****Note 24 Cash at bank and in hand**

Short term cash investments (less than 3 months maturity date)
Short term deposits
Cash at bank and on hand
Other
Total

This year £	Last year £
-	-
-	-
10,474	15,582
-	-
10,474	15,582

Note 25 Fair value of assets and liabilities

	This year	Last year
<p>25.1 Please provide details of the charity's exposure to credit risk (the risk of incurring a loss due to a debtor not paying what is owed) , liquidity risk (the risk of not being able to meet short term financial demands) and market risk (the risk that the value of an investment will fall due to changes in the market) arising from financial instruments to which the charity is exposed at the end of the reporting period and explain how the charity manages those risks.</p>	Not Applicable	Not Applicable
<p>25.2 Please give details of the amount of change in the fair value of basic financial instruments (debtors, creditors, investments (see section 11, FRS 102 SORP)) measured at fair value through the SoFA that is attributable to changes in credit risk.</p>	Not Applicable	Not Applicable

Section C**Notes to the accounts****(cont)****Note 26** **Events after the end of the reporting period**

Please complete this note events (not requiring adjustment to the accounts) have occurred after the end of the reporting period but before the accounts are authorised which relate to conditions that arose after the end of the

	This year	Last year
Please provide details of the nature of the event	Not Applicable	Not Applicable
Provide an estimate of the financial effect of the event or a statement that such an estimate cannot be made	Not Applicable	Not Applicable

Section C **Notes to the accounts** **(cont)**

Note 27 **Charity funds (cont)**

Not applicable - the charity has never transferred money between funds

Note 28 Transactions with trustees and related parties

If the charity has any transactions with related parties (other than the trustee expenses explained in guidance notes) details of such transactions should be provided in this note. If there are no transactions to report, please enter "True" in the box or "False" if there are transactions to report.

28.1 Trustee remuneration and benefits**This year**

None of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity (True or False)

TRUE

In the period the charity has paid trustees remuneration and benefits. Please give the amount of, and legal authority for, any remuneration or other benefits paid to a trustee by the charity or any institution or company connected with it.

Name of trustee	Legal authority (eg order, governing document)	Amounts paid or benefit value				
		Remuneration	Pension contribution	Redundancy (including loss of office)/ex gratia	Other	TOTAL
		£	£	£	£	£
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-

Please give details of why remuneration or other employment benefits were paid.

Not Applicable

Where an ex gratia payment has been made to a trustee, provide an explanation of the nature of the payment.

Not Applicable

Last year

None of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity (True or False)

TRUE

In the period the charity has paid trustees remuneration and benefits. Please give the amount of, and legal authority for, any remuneration or other benefits paid to a trustee by the charity or any institution or company connected with it.

Name of trustee	Legal authority (eg order, governing document)	Amounts paid or benefit value				
		Remuneration	Pension contribution	Redundancy (including loss of office)/ex gratia	Other	TOTAL
		£	£		£	£
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-

Please give details of why remuneration or other employment benefits were paid.

Not Applicable

Where an ex gratia payment has been made to a trustee, provide an explanation of the nature of the payment.

Not Applicable

28.2 Trustees' expenses

If the charity has paid trustees expenses for fulfilling their duties, details of such transactions should be provided in this note. If there are no transactions to report, please enter "True" in the box below. If there are transactions to report, please enter "False".

No trustee expenses have been incurred (True or False)

FALSE

Type of expenses reimbursed	This year	Last year
	£	£
Travel	-	-
Subsistence	-	-
Accommodation	-	-
Other (please specify): Material purchases in support of historic window refurbishment	173	-
	-	-
TOTAL	173	-

Please provide the number of trustees reimbursed for expenses or who had expenses paid by the charity

One	None
-----	------

28.3 Transaction(s) with related parties

Please give details of any transaction undertaken by (or on behalf of) the charity in which a related party has a material interest, including where funds have been held as agent for related parties. If there are no such transactions, please enter 'true' in the box provided.

This year

There have been no related party transactions in the reporting period (True or False)

TRUE

Name of the trustee or related party	Relationship to charity	Description of the transaction(s)	Amount	Balance at period end	Provision for bad debts at period end	Amounts written off during reporting period
			£	£	£	£

In relation to the transactions above, please provide the terms and conditions, including any security and the nature of any payment (consideration) to be provided in settlement.

Not Applicable

For any related party, please provide details of any guarantees given or received.

Not Applicable

Last year

There have been no related party transactions in the reporting period (True or False)

TRUE

Name of the trustee or related party	Relationship to charity	Description of the transaction(s)	Amount	Balance at period end	Provision for bad debts at period end	Amounts written off during reporting period
			£	£	£	£

In relation to the transactions above, please provide the terms and conditions, including any security and the nature of any payment (consideration) to be provided in settlement.

Not Applicable

For any related party, please provide details of any guarantees given or received.

Not Applicable

Note 29**Additional Disclosures**

The following are significant matters which are not covered in other notes and need to be included to provide a proper understanding of the accounts. If there is insufficient room here, please add a separate sheet.

Not Applicable

Independent Desktop Review Report

Client: The Wansford Road CIO

Period: 2024 Management Accounts (Sage)

Prepared by: Pui Lee, ICAEW Chartered Accountant, LeeP Accountants, Peterborough

Date: 25 February 2025

1. Introduction

This report presents the findings of an independent desktop review of the 2024 management accounts prepared using Sage for The Wansford Road CIO. The review was conducted in my capacity as an ICAEW chartered accountant at LeeP Accountants in Peterborough.

2. Scope of Review

The procedures performed during this review included:

- Spot checking the largest income and expense source documents and cross-checking these against the bank statements.
- General review of the monthly profit and loss to identify any irregularities or unusual transactions
- Review of balance sheet items against supporting documentation
- Verifying the latest (December 2024) VAT return against HMRC records.
- Recommending necessary adjustments for the year-end accounts reporting in accordance with FRS102.

3. Findings

No material exceptions were identified. Based on the review, the accounts represent a true and fair reflection of the underlying transactions of the business.

4. Conclusion

In my opinion, the 2024 management accounts accurately reflect the transactions of The Wansford Road CIO.

5. Enclosures

Attached to this report are the Profit and Loss statement and the Balance Sheet, which provide additional detail on the accounts reviewed.

6. Caveats and Limitations

This report is based solely on a desktop review and does not constitute an audit. The procedures performed were limited in scope and are not intended to detect deliberate fraud or misappropriation of assets. Users of this report should be aware that it provides limited assurance compared to a full audit.

The Wansford Road CIO

Profit and Loss Report

01 January, 2024 - 31 December, 2024

Sales		
4900 - Other income	427,720.58	
4950 - Donations	88.97	
	Total Sales	£427,809.55
Direct Expenses		
	Total Direct Expenses	£0.00
	GROSS PROFIT / LOSS	£427,809.55
Overheads		
5050 - Sub-Contractors	14,914.42	
5500 - Dismantling Work	116,926.48	
5510 - Building Preparation	135,021.52	
5520 - Foundations	33,072.13	
5530 - Construction	77,662.19	
7340 - Miscellaneous Vehicle Expenses	69.21	
7500 - Printing	43.69	
7540 - Internet Charges	44.00	
7550 - Computer & Software	174.00	
7600 - Legal Fees	1,033.00	
7610 - Accountancy Fees	595.00	
7620 - Consultancy & Professional Fees	54,632.50	
7630 - Business Insurance	535.87	
7800 - Repairs and Renewals	173.20	
	Total Overheads	£434,897.21

NET PROFIT / LOSS

-£7,087.66

The Wansford Road CIO

Balance Sheet Report

To: 31 December, 2024

ASSETS

Fixed Assets

Total Fixed Assets £0.00

Current Assets

1100 - Trade Debtors 78,708.17

1200 - Metro Bank Current Account 10,474.15

1400 - Prepayments 1,279.80

Total Current Assets £90,462.12

TOTAL ASSETS £90,462.12

LIABILITIES

Current Liabilities

2100 - Trade Creditors 90,483.66

2110 - Accruals 12,882.81

4960 - Trustees Loans 5,000.00

6111 - Outgoing Refund due 136.00

6211 - Anticipated payment 4.51

VAT -15,067.72

2202 - VAT Liability -15,067.72

Total Current Liabilities £93,439.26

Future Liabilities

Total Future Liabilities	£0.00
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TOTAL LIABILITIES	£93,439.26
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TOTAL NET ASSETS	-£2,977.14
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EQUITY

Net Profit / Loss	-2,977.14
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<i>Net Profit / Loss (prior year(s))</i>	4,110.52
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<i>Net Profit / Loss (current year)</i>	-7,087.66
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TOTAL EQUITY	-£2,977.14
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Appendix

Queries raised

1. Fordson invoice 0583 for £84,286.86 inc VAT dated 3/10/24 paid on 10/10/24 – [AGREED TO INVOICE SUPPLIED](#)
2. Fordson inv 0600 for £88,534.90 inc VAT dated 31/12/24 (paid 23/1/25) [AGREED TO INVOICE SUPPLIED](#)
3. Hudson Architects inv WAN 08/5233 dated 31/1/24 for £4,569.72 inc VAT [AGREED TO INVOICE SUPPLIED](#)
4. Bank statement for the year showing the running balance [RECONCILED TO BANK STATEMENTS](#)
5. Accrual for accountancy fees in addition to retentions – [ACCRUAL NOW ADDED](#)
6. Prepayment for insurance – [PREPAYMENTS NOW ADDED](#)
 - a. 9/8/24 Trustees indemnity insurance £695.67ErnestRshaw – what is period of cover
 - b. 16/10/24 Commercial insurance £1,120 from NFP insurance services – period of cover
7. Is there a loan agreement to support the £5,000 loans owed to Stan Bell – [LOAN AGREEMENT NOW IMPLEMENTED](#)
8. 31/12/24 VAT return for £15,067.72 – to check against HMRC portal and bank account – [AGREED TO HMRC DOWNLOAD](#)
9. Personal expenses such as mileage, out of pocket expenses payable to trustees? – [STAN NOTIFIED TXNS 241 AND 264 ONLY](#)
10. Were there any projects that were completed but not yet invoiced for as at 31/12/24 – [NONE](#)
11. Was any of the income invoiced for from National Highways unearned ie. The work had not yet been conducted and therefore the income should be deferred – [NONE](#)
12. Any costs that were invoiced after 31/12/24 but related to work carried out prior to 31/12/24 – [NONE](#)
13. No accrual for the Trustee loan is needed as this is only a balance sheet item. I note the loan agreement copy. Thanks

THE WANSFORD ROAD CIO

England & Wales - Charity number 1201981

Accounts



Trustees' Annual Report for the period

From 16th February 2023 To 31st December 2023

Charity name: The Wansford Road CIO

Charity registration number: 1201981

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To promote for the benefit of the public the preservation and protection of the historic building The Wansford Road railway station and to advance the education of the history of the building by providing public access and in other such ways as the trustees see fit
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Preparing plans and obtaining approval for the creation of a railway station building on a site adjoining the Railworld Wildlife Haven and the Nene Valley Railway in Peterborough. Preparing for the relocation of the Wansford Road station building to a temporary storage compound from where material can be sourced for this new build.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	In the activities above, and in the original purpose, the trustees have at all times had due regard to the guidance offered by the Charity Commission. We regard safe and free access for the public to the new building as of paramount importance.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	We do not intend making grants.
Policy on social investment including program related investment	Para 1.38	We do not intend making use of social investments.
	Para 1.38	We plan to actively seek help from volunteers to fit-out and operate the station once rebuilding is complete.

Contribution made by volunteers		However, in this year there has been no opportunity for such activity.
Other		N/A.

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Our activities in the year have been of a preparatory nature. We have commissioned architects to prepare plans suitable for the application for planning permission to erect new buildings at the Railworld/Nene valley site at Peterborough. These plans have been approved by Peterborough City Council and have formed the basis if more detailed plans which will be submitted to potential building contractors. We have appointed dismantling contractors to undertake the relocation of the build from the A47 site to a secure compound adjacent to the rebuild location.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Physical progress has been slower than anticipated. Delays in the A47 Dualling scheme have impeded our access to the building to start dismantling. As a consequence, architect resource for the planning process has been diverted into a work-around scheme to decouple our activities from progress on the road. This means that we have moved to relocate less quickly than planned. We expect to have the materials in the compound by the end of July 2024. We also expect to have quotes for the rebuild in May 2024 and hope to be able to place orders very soon after that.
Performance of fundraising activities against objectives set.	Para 1.41	We have enjoyed the financial support of National Highways Designated funds throughout the year. There has been no other fundraising activity in the year.
Investment performance against objectives	Para 1.41	We have made no investments
Other		N/A

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	A balance sheet is appended to this report. It shows a total equity of £11,110.52.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	We have not yet decided to hold reserves.
Amount of reserves held	Para 1.22	Nil
Reasons for holding zero reserves	Para 1.22	This is the first year of our activity and we have very little expenditure that is not underwritten by our funders and so we have not been actively fundraising, Consequently there are no funds to allocate to reserves. We expect this to change in the coming year.
Details of fund materially in deficit	Para 1.24	Not Applicable
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	(a) We are currently dependent upon National Highways Designated Funds, who have committed to underwrite the dismantling and relocation of the building. They have also made provision in their budget for funds to pay for the rebuilding costs but, as yet, this is not committed to us.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	See (a) above
Investment policy and objectives including any social investment policy adopted	Para 1.46	We have made no investments
A description of the principal risks facing the charity	Para 1.46	1. See (a) above. 2. Rebuild costs exceed expectations and more time is needed to raise additional money.
Other		N/A

Structure, Governance and Management

Description of charity's trusts:		None
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Between 3 and 6 trustees are required. Initial named trustees appointed in 2023 for 3 years. Constitution dictates that trustees appointed by resolution.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	The charity trustees will make available to each new charity trustee, on or before his or her first appointment a copy of the current version of the constitution and a copy of the CIO's latest trustees' Annual Report and statement of accounts.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The trustees have appointed one of their members as a chairperson for their meetings and a secretary/treasurer to undertake the organisational duties required. The other trustees are assigned particular duties as and when required.
Relationship with any related parties	Para 1.51	The charity has a close relationship with two neighbouring charities, the Railworld Wildlife Haven and the Nene Valley Railway. These two charities may nominate trustees to the Wansford Road CIO.
Other		N/A

Reference and Administrative details

Charity name	The Wansford Road CIO
Other name the charity uses	Woodstone Wharf
Registered charity number	1201981
Charity's principal address	C/O Railworld Wildlife Haven Peterborough PE2 9NR

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Dorothy Ball	Chairperson		
2	Stanley Bell	Secretary/Treasurer		
3	Philip Marshall			
4	Alan Scott			
5	Craig Owen			
6	Timothy Hobman		16/2/23 – 1/11/23	
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

Not applicable

Other optional information

None

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)		
Position (eg Secretary, Chair, etc)		
Date		



Receipts and payments accounts

CC16a

For the period from	01/01/2023	To	31/12/2023
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
SJB Test	10	-	-	10	-
SJB Loan	5,000	-	-	5,000	-
NH 230727	-	816	-	816	-
NH 230816	-	17,450	-	17,450	-
VAT 230920	3,525	-	-	3,525	-
VAT 231120	1,033	-	-	1,033	-
NH 231128	-	2,535	-	2,535	-
SJB Loan	2,000	-	-	2,000	-
NH 231220	-	2,585	-	2,585	-
NH 231221	-	23,618	-	23,618	-
Sub total (Gross income for AR)	11,568	47,004	-	58,572	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	11,568	47,004	-	58,572	-
A3 Payments					
TG QU-710	315	1,575	-	1,890	-
RL 230620	148	737	-	885	-
RL 230620	147	738	-	885	-
MR 230620	150	750	-	900	-
DC 230816	136	680	-	816	-
RL 230816	295	1,475	-	1,770	-
HU 230817	2,417	12,088	-	14,505	-
Sage £14 plus VAT/month Aug-Dec	84	-	-	84	-
IONOS Internet	6	-	-	6	-
SJB Repay part	4,000	-	-	4,000	-
HU 231128	507	2,535	-	3,042	-
FO 231205	106	529	-	635	-
CE 231207	400	2,000	-	2,400	-
HU 231222	625	3,125	-	3,750	-
HU 231222	517	2,585	-	3,102	-
CC 231222	720	3,600	-	4,320	-
	-	-	-	-	-
Sub total	10,573	32,417	-	42,990	-
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	10,573	32,417	-	42,990	-
Net of receipts/(payments)	995	14,587	-	15,582	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	995	14,587	-	15,582	-

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Current Account	995	14,587	-
		-	-	-
		-	-	-
	Total cash funds	995	14,587	-
(agree balances with receipts and payments account(s))				

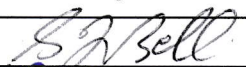

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	VAT reclaim pending	3,705	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

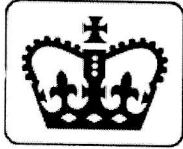
Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	S.J. Bell	3rd Feb 2024
	P. Marshall	3rd Feb 2024



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
The Wansford Road CIO

**On accounts for the year
ended**

31st December 2023

**Charity no
(if any)**

1201981

Set out on pages

1 and 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12/ 2023**.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 (~~other than that disclosed below~~*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

* Please delete the words in the brackets if they do not apply.

Signed:

Date: 11 / 2 / 24

Name: David O Connell.

**Relevant professional
qualification(s) or body
(if any):**

Address:
TOP FARM.
BOUGHTON END LANE.
LIDWINGTON. BEDFORD.

Only complete if the examiner needs to highlight matters of concern (see CC32 Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

