

Westcott Fellowship Cottage Trust
Charity Number: 200389
Independent examiner's report to the Trustees

I report on the accounts of the Westcott Fellowship Cottage Trust for the year ended 31 December 2021, which are set out on pages 1 and 2.

Respective responsibilities of the Trustees and the examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- To follow the procedures laid down in the general Directions given by the Charities Commission under section 145(5)(b) of the 2011 Act
- To state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. That examination includes a review of the accounting records kept by the trustees and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 130 of the 2011 Act
- to prepare accounts which accord with the accounting records and comply with the requirements of the 2011 Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



D R Andrews BSc, MBA, FCA

Northacre, Deerleap Road, Westcott, Surrey RH4 3LD

25th May 2022

WESTCOTT FELLOWSHIP COTTAGE TRUST

ANNUAL REPORT

2021

The Trust had an uneventful year which allowed us to improve our reserves.

We upgraded one bathroom and replaced the double glazing and doors on one property. We anticipate that we will have to carry further window replacements.

We are aware that we face future substantial costs replacing our gas heating systems and improvements in insulating the buildings.




G G Crook

Chairman and Trustee

WESTCOTT FELLOWSHIP COTTAGE TRUST
INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31 DECEMBER 2021

2020		2021
£	Income	£
66,855	Rent	69,240
200	Interest	20
1	COIF interest	0
	Charity Bank Interest	1,296.00
<u>67,056</u>	Net income	<u>70,556</u>
	Expenditure	
1,002	General repairs and maintenance	15,414
5,049	central heating repairs and maintenance	3,910
123	External lighting Rose Cottages	130
3,031	Buildings insurance	3,096
1,600	Honoraria	1,600
210	Subscriptions	216
400	Garden maintenance Rose Cottages	1,268
76	Postage	0
	Misc	
<u>11,496</u>		<u>25,633</u>
<u>55,560</u>	Surplus/deficit for year	<u>44,923</u>


G G Crook
Chairman & Trustee


A J Meldrum
Hon Treasurer & Trustee

WESTCOTT FELLOWSHIP COTTAGE TRUST

Assets and Liabilities at 31/12/2021

2020 £	2021 £	2020 £	2021 £
486,228 Balance B/Fwd	541,788	178858 HSBC Business A/C	221,088
55,560 Excess Income	44,923	487 COIF Charities Deposit A/C	487
0 Creditors	54	189 HSBC Communities A/C	560
		380 Debtors	1,460
		100,000 Charity Bank	101,296
		261,874 4 Watson Road	261,874
<u>541,788</u>	<u>586,765</u>	<u>541,788</u>	<u>586,765</u>

Properties owned by the Trust

Declared Insured Values

2020/21 £	2021/2022 £
306,517.00 41 Bailey Road	311,728.00
306,517.00 43 Bailey Road	311,728.00
306,517.00 45 Bailey Road	311,728.00
306,517.00 47 Bailey Road	311,728.00
306,517.00 4 Watson Road	311,728.00
306,517.00 10 Watson Road	311,728.00
306,517.00 12 Watson Road	311,728.00
306,517.00 19 Parsonage Road	311,728.00
306,517.00 21 Parsonage Road	311,728.00
131,117.00 1 Rose Cottages	311,728.00
131,117.00 2 Rose Cottages	133,346.00
131,117.00 3 Rose Cottages	133,346.00
131,117.00 4 Rose Cottages	133,346.00
131,117.00 5 Rose Cottages	133,346.00
131,117.00 6 Rose Cottages	133,346.00
29,699.00 Outbuildings Rose Cottages	30,204.00
<u>3,575,054.00</u>	<u>3,635,832.00</u>