

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 2022, 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
28th April 2023

WESTCOTT FELLOWSHIP COTTAGE TRUST

ANNUAL REPORT

2022

The Trust was fortunate to be gifted a three bedroom house in the will of a former village resident.

We are at present upgrading the property to our standards, and hope that we will be able to appoint a beneficiary early next year.

We are commencing a phased programme to update double glazing units where the frames have warped.

The upgrading of the electrical systems in all our properties is now complete.


A handwritten signature in black ink, appearing to read 'A J Meldrum', with a long horizontal stroke extending to the right.

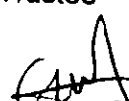
A J Meldrum

Chairman and Trustee

WESTCOTT FELLOWSHIP COTTAGE TRUST
INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31 DECEMBER 2022

2021			2022
£	Income		£
69,240	Rent		70,075
20	Interest		357
0	COIF interest		5
1296	Charity Bank Interest		476
<u>70,556</u>	Net income		<u>70,913</u>
	Expenditure		
15,414	General repairs and maintenance		2,838
3,910	central heating repairs and maintenance		8,053
130	External lighting Rose Cottages		252
3,096	Buildings insurance		3,479
1,600	Honoraria		1,600
216	Subscriptions		257
1,268	Garden maintenance Rose Cottages		1,800
0	Postage		0
	Misc		35
	Bank Charges		60
	Rent written off		1,460
	Legal		900
	3 Westcott Mews		2,218
<u>25,633</u>			<u>22,952</u>
44,923	Surplus/Deficit for year		47,961


Chairman

Trustee


WESTCOTT FELLOWSHIP COTTAGE TRUST

Assets and Liabilities at 31/12/2022

2021 £	2022 £	2021 £	2022 £
541,788 Balance B/Fwd	586,765	221,088 HSBC Business A/C	265,510
44,923 Excess Income	47,961	487 COIF Charities Deposit A/c	491
54 Creditors		560 HSBC Communities A/C	2,588
		1,460 Debtors	2,510
		101,296 Charity Bank	101,773
		261,874 4 Watson Road	261,874
<u>586,765</u>	<u>634,726</u>	<u>586,765</u>	<u>634,726</u>

Properties owned by the Trust

Declared Insured Values

2021/2022 £	2022/2023 £
311,728 41 Bailey Road	397,562
311,728 43 Bailey Road	397,562
311,728 45 Bailey Road	397,562
311,728 47 Bailey Road	397,562
311,728 4 Watson Road	397,562
311,728 10 Watson Road	397,562
311,728 12 Watson Road	397,562
311,728 19 Parsonage Road	397,562
311,728 21 Parsonage Road	397,562
3 Westcott Mews	397,562
133,346 1 Rose Cottages	170,062
133,346 2 Rose Cottages	170,062
133,346 3 Rose Cottages	170,062
133,346 4 Rose Cottages	170,062
133,346 5 Rose Cottages	170,062
133,346 6 Rose Cottages	170,062
30,204 Outbuildings Rose Cottages	33,496
<u>3,635,832</u>	<u>5,029,488</u>