Heswall Maranatha Trust

England & Wales · Charity number 225760

Details

Other names	THE MARANATHA COTTAGE TRUST
Status	Registered
Legal form	Trust
Registered	1963-09-03
Register	View on the Charity Commission register

Contact

Address	129 Hither Green Lane Redditch B98 9BN
Phone	01527591467
Email	55gswright@gmail.com

Activities

Objects: PROVISION OF PLACES OF RESIDENCE FOR PERSONS WHO ARE AGED, SICK OR INFIRM AND IN NEED OF FINANCIAL ASSISTANCE REGARD BEING HAD TO THE RELIGIOUS BELIEFS OF SUCH PERSONS.

Activities: Provides affordable accommodation for those in need due to their financial and/or physical circumstance.Use excess funds for the support of activities to promote the gospel of God.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space, Other Charitable Activities
- **What:** Accommodation/housing, Religious Activities
- **Who:** Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** CHESHIRE
- Wirral

Finances

Period end	Income	Expenditure	Assets	Employees
2025-02-28	£114,272	£127,462	-	-
2024-02-29	£56,876	£57,665	-	-
2023-02-28	£58,344	£78,525	-	-
2022-02-28	£17,168	£37,173	-	-
2021-02-28	£16,460	£11,327	-	-

Trustees

Name	Role	Appointed
Dr Paul Graham Barton	Chair	2019-09-05
Gareth Andrew Wright		2019-11-01
Gordon Stuart Wright		1992-02-14
Timothy Stuart Wright		2019-11-01

Heswall Maranatha Trust

England & Wales - Charity number 225760

Accounts

<u>Heswall Maranatha Trust Annual Report 2024 -2025.</u>

Introduction.

This is the third report since the merger of Heswall Gospel Hall Trust with Maranatha Cottage Trust.

The purpose of the annual report is to capture, at a high level, the activities of the Trust over this financial period.

Our solicitor continues to be Jonathan Aldersley of Butcher & Barlow.

The Trust continue to bank with Barclays.

Funds.

Investment funds are held with an online platform called Insignis. Using this platform, we invest in low-risk accounts limiting the amount per account to benefit from the Government Guarantee Scheme. This decision was taken after we had investigated various options for using these funds and we concluded that we join an investment platform that would let us invest funds at preferential rates and to the level of risk with which we would be happy.

Property.

The Trust owns; 2 blocks of 4 flats and 5 conjoined bungalows. Of the 8 flats, 1 (number 18) has been sold on a leasehold basis which expires 01/01/2112. The Trust bought out the other leaseholder (number 20 with the sitting tenant remaining) in 2021 using the funds received for the sale of the semi-detached property (29 Hawthorn Drive). The other leaseholder decided to re-mortgage rather than sell the lease back to us. Heswall Gospel Hall sale was completed in May 2021.

The Berwyn flats under our control had an occupancy rate of 100% for this year (95.8% last year and 97.6% the year before), and Maranatha an occupancy rate of 100% (100% last year and 95% the year before), giving an overall occupancy rate of 100% (97.6% last year and 96.5% the year before). We are not aware of any tenants intending to leave.

An annual inspection of properties (including that sold on leasehold basis) was carried out between the 5/09/24 and 7/09/24 by GSW, GB, and GAW.

Year of inspection	No of jobs identified	No of new jobs	No of jobs completed
2024	(37-monitor21) 16	15	14
2023	(63-monitor25) 38	36	34
2022	25	8	14
2021	33	28	10
2020	74	27	24

This year details of work required were shared with the leaseholder (18 Berwyn) with the expectation that they will complete their work before the next inspection as was the case last year.

Opportunity was taken at the annual inspection to identify any interior decorating that needed to be done. This is the Tenant's responsibility.

All tenants were given the list of jobs identified at their property and site that the Trust was going to address, and also a list identifying decorating work that they were required to complete within 6 months.

Expenditure.

Expenditure this year has increased by 121% (the last 2 years it reduced by 26.6% and 18.4% respectively). Expenditure next year is expected to be about the same as this year.

Besides the usual low-cost maintenance jobs there have been 4 requiring expenditures over £1000;

1. replace kitchen in 14 Berwyn.
2. replace path from 24/22 Berwyn to pavement because the existing path was rough and making it difficult for the tenant at 24 Berwyn to manoeuvre his walking aid.
3. repair and paint the 3 garages at Berwyn.
4. cutting back trees and repairing paved area included within the Maranatha garden maintenance figure.

This year work completed that could be described as upgrading the properties has cost £9,095 (£26,488 last year) for Berwyn and £1,818 (£12,932 last year) for Maranatha giving a total cost of £10,913 (£39,420 last year).

Income.

Over the last year the income from rent has increased by 7.4% (6.3% last year and 24.1% the last year). Rents are reviewed every year.

Tenants.

To the best of our knowledge, of the Tenants of the 7 flats and 5 bungalows none are in employment, 5 are on benefits, one is a student, and the rest are retired.

Most of the tenants have been in residence for many years.

During the annual inspection most expressed their appreciation at being able to rent the premises.

New Tenant agreements were introduced from 01/12/24 being effective for 3 years. The agreement sets out clearly responsibilities of both Tenant and Landlord, and they were willingly signed by all. They are due for review and renewal in December 2027.

Trustees.

The number of trustees continues at 4 this year. During this year Graham has been Chairman, Gareth has been Treasurer/Auditor, and Gordon has been Secretary.

GW 7/3/25

HESWALL MARANATHA TRUST - Statement of accounts 01/03/24 - 28/02/25.

Expenditure	Last year	**This year**
Insurance	£ 1,235.70	£ 1,670.22
Expenses	£ 2,386.78	£ 2,369.10
Gifts	£ 4,400.08	£ 101,000.00
Maintenance M	£ 6,259.08	£ 5,555.73
Maintenance B	£ 3,737.66	£ 5,933.31
*Garden M	£ 2,958.00	£ 3,454.00
Total Maintenance	£ 9,996.74	£ 11,489.04
Upgrade M	£ 12,332.00	£ 1,818.00
Upgrade B	£ 26,488.20	£ 9,095.35
Other	£ 826.02	£ -
Legal	£ -	£ 20.00
Total Expenditure	£ 57,665.52	**£ 127,461.71**

*Included in Maintenance M

Income	Last year	**This year**
Rents M	£ 20,988.00	£ 21,649.00
Rent B	£ 35,685.14	£ 39,216.00
Contributions 18B	£ 203.50	£ 201.36
Interest Insignis	£ -	£ 53,205.70
Total Income	£ 56,876.64	**£ 114,272.06**
INSIGNIS		
Funds 29/02/24		£ 890,000.00
Minus fees		-£ 3,039.46
Plus interest		£ 53,205.70
*Transfer to Barclays		-£ 20,000.00
		£ 920,166.24

BARCLAYS	Last year	**This year**
Balance b/f Barclays a/c	£ 443,805.86	£ 82,006.55
Balance b/f HSBC	£ 528,989.57	£ -
Income	£ 56,876.64	£ 61,066.36
Less expenditure	£ 57,665.52	-£ 127,461.71
*Plus transfer from Insignis	£ -	£ 20,000.00
***Total funds**	£ 972,006.55	**£ 35,611.20**
*Balance in bank 28/02/25 Barclays		£ 35,611.20
Balance with Insignis 28/02/25		£ 920,166.24
Total		**£ 955,777.44**

Assets	Last year	This year
5 joined bungalows	£ 480,874.40	£ 504,918.10
2 blocks of 4 flats	£ 1,441,912.55	£ 1,514,008.18
Total	£ 1,922,786.95	£ 2,018,926.28

based on re-build costs

Examined and found to be correct: 17 March 2025

Date:

CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examination of charity accounts checklist (CC32a)

A recommended checklist for examiners

This checklist is not suitable for the examination of voluntary group accounts.

1. Self-assessment checklist

The questions in this checklist are designed to help the examiner to undertake their independent examination in accordance with the legal requirements and good practice recommendations set out in the Commission's guidance on Independent examination of charity accounts: Directions and guidance for examiners (CC32).

The examiner is recommended to use the checklist alongside the Directions for independent examination. Not all the checks listed will apply in the case of every independent examination and so the checklist is not a substitute to the examiner using their own judgment as to what is necessary.

The prompt 'step done' may prompt a 'yes' or 'no'. A 'no' answer does not always indicate a problem because it may simply be that the step was either not applicable or found not to be necessary to the examination undertaken in which case the words
'not applicable' or 'not necessary' might be entered in place of a working paper reference.

Some answers may be 'no' because the evidence or information that was needed could not be obtained and this will need to be considered when the examiner makes their report. It is recommended that all the steps for each Direction are completed with a working paper reference added.

It may be that the examiner completes the checklist as they go through the examination or as a completeness check at the end as they bring their examination to a conclusion and prepare their report. There is no legal requirement to use this checklist and examiners may substitute their own checklist or take an alternative approach.

If the checklist is completed it is recommended that this forms part of the formal record of their independent examination undertaken and is kept in the file of examiner's working papers.

2. Checklist

The Directions and documentation	Step done?	Working paper reference
Direction 1: Check whether the charity is eligible to have an independent examination		
Checked the charity audit threshold applying to the accounts to be reviewed		
Checked an audit is not required for any other reason		
Confirmed the charity is eligible for independent examination		
Confirmed the amount of the charity's income to figure shown the accounts (including any branches) and confirmed that income and assets are below the audit threshold or, if applicable, obtained a copy of the letter from the Commission approving an audit dispensation		
If the charity has one or more subsidiaries confirmed that group accounts are not required by law	N/A	
If a charitable company checked that the audit exemption statement has been made	N/A	
If applicable, rechecked the threshold calculation during the examination	N/A	
If the charity's income is more than £250,000 confirmed that the examiner is a member of one of the listed bodies	N/A	
If applicable, informed the trustees that the charity is not eligible for an independent examination	N/A	
If receipts and payments accounts have been prepared, checked that the charity's gross income is less than £250,000 and that it is not a company		
If receipts and payments accounts have been prepared, check that there is no requirement to prepare accruals accounts in the charity's governing document or for any other reason	N/A	
If applicable, informed the trustees that the charity is not eligible to prepare receipts and payments accounts	N/A	
Direction 2: Check for any conflict of interest that prevents the examiner from carrying out their independent examination		
Confirmed that there are no close personal relationships with the trustees that compromise independence		
Confirmed as having no involvement in the day to day administration of the charity		
If providing other services to the charity then confirmed that all the criteria in Direction 2 necessary for independence are met	N/A	
Identified that there are no circumstances in the examiner's judgment that would reasonably lead to the perception that the examiner is not independent		

The Directions and documentation	Step done?	Working paper reference
Considered whether sufficiently skilled to carry out the examination and, where required, confirmed membership of a listed body		
If applicable, informed the trustees that you are not eligible to carry out the independent examination	N/A	
Direction 3: Record your independent examination		
File of working papers prepared to document the work undertaken (see the Direction for guidance on key working papers)		
Evidence of appointment on file		
If issued, letter of engagement signed by the trustees on file	N/A	
Documentation of steps required by Direction 1 are all done		
Documentation that steps required by Direction 2 are all done		
Analytical review documented		
Areas of concern identified and noted whether these were resolved or if unresolved and significant have included them in the examiner's report		
Verification and vouching procedures undertaken and any checks made are on file		
Copy of approved accounts on file		
Copy of trustees' annual report on file		
Copies of information relied upon as part of the examination are on file		
If applicable, copies of written assurances given	N/A	
Recorded the conclusions drawn as an outcome of the independent examination that support the examiner's report are on file		
Recorded any matters of material significance about which a report must be made direct to the Commission		
Recorded whether to exercise discretion and report on relevant matters direct to the Commission		
Direction 4: Plan your independent examination		
Obtained an understanding of the charity's constitution, objectives, organisational structure, the funds managed, its activities and accounting records and systems		
Planned specific examination procedures appropriate to the circumstances of the charity		
Reviewed whether any areas for improvement were advised to the trustees in the previous year's independent examiner's report (or audit report and management letter) and looked to see if any action taken	N/A	
Considered the financial risks identified and, where accruals accounts prepared, considered whether the trustees have evidence that shows that the charity is a going concern		
Noted any implications for the examiner's report and for separate reporting to the Commission		

The Directions and documentation	Step done?	Working paper reference
Direction 5: Check that accounting records are kept to the required standard		
Checked that accounting records have been kept are complete and considered if they have been kept to the required standard		
Asked the trustees about how they ensure the accounting records are complete		
If corrections made or records created during the examination, the trustee approval for these has been sought and obtained		
Asked the trustees if they carried out a review of the charity's internal financial controls in the year reported		
Noted any implications for the examiner's report and for separate reporting to the Commission		
Direction 6: Check that the accounts are consistent with the accounting records		
Compared the accounts with the underlying accounting records		
Checked some entries from the listing of transactions of income and expenditure to vouchers such as invoices, bank statements, and receipts.		
If applicable, confirmed that the trustees have taken the necessary steps to ensure that restricted or endowed funds are correctly reported in the accounts	N/A	
If additional checks were necessary, the evidence was found that showed the accounting record was complete, voucher present, and both supported the entry in the accounts	N/A	
Direction 7: If the accounts are prepared on an accruals basis and one or more related party transactions took place the examiner must check if these were properly disclosed in the notes to the accounts	N/A	
Checked that the disclosures required by the SORP have been made and are complete	N/A	
Considered whether there are any implications for the examiner's report and reporting to the Commission	N/A	
If receipts and payments accounts prepared and a related party transaction note was provided, then checked the note for any implications for the examiner's report	N/A	
Direction 8: Check the reasonableness of the significant estimates and judgments and accounting policies used in accounting for the types of fund held and in the preparation of the accounts		
Checked with the trustees that the separate funds of the charity have been correctly accounted for and reported correctly in the accounts		
Checked the reasonableness of any significant estimates or judgments that have been made in preparing the accounts		

The Directions and documentation	Step done?	Working paper reference
Where accruals accounts are prepared, checked that the accounting policies adopted are consistent with the SORP and are appropriate to the activities of the charity	N/A	
Where accruals accounts are prepared, checked that the accounts were prepared on a going concern basis	N/A	
Noted any implications for the examiner's report and for separate reporting to the Commission		
Direction 9: The examiner must check whether the trustees have considered the financial circumstances of the charity at the end of the reporting period and, if the accounts are prepared on an accruals basis, check whether the trustees have made an assessment of the charity's position as a going concern when approving the accounts		
Asked the trustees whether they expect the charity to be able to settle outstanding invoices, bills, and commitments as and when they fall due		
Asked the trustees about the reserves policy and the adequacy of the level of reserves held		
Where accruals accounts are prepared, checked that the trustees' have made an assessment of going concern and that their assessment is reasonable given the information available	N/A	
Where accruals accounts are prepared, checked that the SORP's disclosures about going concern have been made	N/A	
Noted any implications for the examiner's report and for separate reporting to the Commission		
Direction 10: Check the form and content of the accounts		
Where receipts and payments accounts have been prepared, checked that the charity can lawfully prepare such accounts, that all the accounting statements are present and that the funds of the charity are correctly identified		
Where accruals accounts are prepared, checked that they comply with the SORP and applicable accounting standard	N/A	
If the charity is a company, checked that the accounts also comply with the applicable company law requirements	N/A	
Noted any implications for the examiner's report and for separate reporting to the Commission		
Direction 11: Identify items from the analytical review of the accounts that need to be followed up for further explanation or evidence		
Carried out an analytical review		

The Directions and documentation	Step done?	Working paper reference
Following the analytical review, selected material items in the accounts for further explanation or supporting evidence		
If the accounts could be materially misstated, additional checks were undertaken and the examiner is satisfied that the item(s) identified were satisfactorily explained and correctly included in the accounts		
Noted any implications for the examiner’s report and for separate reporting to the Commission		
Direction 12: Compare the trustees’ annual report with the accounts		
Checked that any figure for reserves quoted in the trustees’ annual report is not materially inconsistent with the accounts		
Compared the trustees’ annual report with the accounts for any material inconsistency		
Noted any implications for the examiner’s report and for separate reporting to the Commission		
Direction 13: Write and sign the independent examination report		
Reviewed the conclusions from the independent examination		
Considered whether the examination has identified a matter of concern that should be reported in the examiner’s report		
Checked that the examiner’s report covers all the matters required		
If relying on the work of others in undertaking the independent examination, the examiner is fully satisfied with their work and that work has been fully documented	N/A	
Signed and dated the examiner’s report		
Reported matters of material significance direct to the Commission		
Exercised discretion and reported relevant matters direct to the Commission		

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Signed: Date:

Examiner: Thomas Rankin former owner & MD of T & J Farnell Ltd.

Accounts

Heswall Maranatha Trust Annual Report 2023 -2024.

Introduction.

This is the second report since the merger of Heswall Gospel Hall Trust with Maranatha Cottage

The purpose of the annual report is to capture at a high level the activities of the Trust over this

Our solicitor continues to be Jonathan Aldersley of Butcher & Barlow.

The Trust continued the arrangements of the previous Trusts by continuing to bank with HSBC a
year we have been moving funds from HSBC to Barclays because we intend closing the HSBC ac
applying bank charges, and their inability to provide online banking services. To help reduce the
expenditure, where possible, was made from HSBC, and all income was deposited into Barclays th June 2023 the HSBC
account was closed and all funds with them was transferred to Barclays.

Property.

The Trust owns; 2 blocks of 4 flats and 5 conjoined bungalows. Of the 8 flats, 1 (number 18) has
which expires 01/01/2112.

The Berwyn flats under our control had an occupancy rate of 95.8% for this year (97.6% last yea
rate of 100% (95% last year), giving an overall occupancy rate of 97.6% (96.5% last year). We a
intending to leave.

Two tenants in Berwyn have left this year. Number 14 moved to live with his brother, and 22 wa
Birmingham.

An annual inspection of properties (including those sold on leasehold basis) was carried out betw
by GSW, GB, and GAW.

Year of inspection	No of jobs identified	No of new jobs	No of jobs completed
2023	(63-monitor25) 38	36	34
2022	25	8	14
2021	33	28	10
2020	74	27	24

This year details of work required were shared with the leaseholder (18 Berwyn) with the expec
work before the next inspection as was the case last year.

Opportunity was taken at the annual inspection to identify any interior decorating that needed t
responsibility.

All tenants were given the list of jobs identified at their property that the Trust was going to add
decorating work that they were required to complete within 6 months.

Expenditure.

Expenditure this year has reduced by 26.6% (18.4% reduction last year) and is expected to redu

In view of the increase in cost of energy we completed a project last year to ensure all lofts wer
the Tenants, and make the property inspections safer, we also floored all lofts and ensured ther
properties the total cost was £18,945, and for Maranatha £14,384 giving a total expenditure for

we implemented the recommendations from the Fire Survey report to upgrade the alarm syster
doors in the Berwyn properties. The cost for the Berwyn properties was £26,100 and for Marana
cost of £29,705

Besides the usual low-cost maintenance jobs and those identified above, there have been two r
£1000;

1. £4220 building of a bin store at Maranatha.
2. £2400 replace front door and panel at 3 Maranatha.

This year work completed that could be described as upgrading the properties has cost £26,488
Maranatha giving a total cost of £39,420.

Income.

Over the last year the income from rent has increased by 6.3% (24.1% increase last year).

Tenants.

Most of the tenants have been in residence for many years. There were 2 new tenants this year

During the annual inspection most expressed their appreciation of being able to rent the premis

New Tenant agreements were introduced from 01/12/22 being effective for 2 years. The agreen
responsibilities of both Tenant and Landlord, and they were willingly signed by all. They are due
December 2024.

Trustees.

There number of trustees has reduced to 4 this year. On 31st October 2023 Neil resigned due to poor health afte
of loyal service. During this year Graham has been Chairman, Neil has been Treasurer/Auditor u
took over this responsibility, and Gordon has been Secretary.

GW 20/3/24

HESWALL MARANATHA TRUST - Statement of accounts 01/03/23 - 29/02/24.

Expenditure	**Last year**	**This year**
Insurance	£ 2,645.80	£ 1,235.70
Expenses	£ 1,149.48	£ 2,386.78
Gifts	£ 5,000.00	£ 4,400.08
Maintenance M	£ 2,100.12	£ 6,259.08
Maintenance B	£ 8,481.00	£ 3,737.66
*Garden M	£ 1,976.00	£ 2,958.00
Total Maintenance	£ 12,557.12	£ 9,996.74
Upgrade M	£ 35,702.08	£ 12,332.00
Upgrade B	£ 20,345.00	£ 26,488.20
Other	£ 1,125.97	£ 826.02
Total Expenditure	**£ 78,525.45**	£ 57,665.52

Income	**Last year**	**This year**
Rents M	£ 19,504.00	£20,988.00
Rent B	£ 33,779.00	£35,685.14
Refund dup payment	£ 3,435.00	£ -
*Contributions 18B&1M	£ 255.77	£ 203.50
Insurance refunds	£ 1,370.53	£ -
Total Income	**£ 58,344.30**	£56,876.64

*1M last yr only.

2. Checklist

The Directions and documentation	Step done?	Working paper reference
Direction 1: Check whether the charity is eligible to have an independent examination		
Checked the charity audit threshold applying to the accounts to be reviewed	✓	CHECKED ON LAPTOP. ONLINE.
Checked an audit is not required for any other reason	✓	
Confirmed the charity is eligible for independent examination	✓	
Confirmed the amount of the charity's income to figure shown the accounts (including any branches) and confirmed that income and assets are below the audit threshold or, if applicable, obtained a copy of the letter from the Commission approving an audit dispensation	✓	STATEMENT OF ACC 2023 - 2024 EXP £57,665
If the charity has one or more subsidiaries confirmed that group accounts are not required by law	N/A	
If a charitable company checked that the audit exemption statement has been made	N/A	
If applicable, rechecked the threshold calculation during the examination	N/A	
If the charity's income is more than £250,000 confirmed that the examiner is a member of one of the listed bodies	N/A	
If applicable, informed the trustees that the charity is not eligible for an independent examination	N/A	
If receipts and payments accounts have been prepared, checked that the charity's gross income is less than £250,000 and that it is not a company	✓	FROM STATEMENT of Acc.
If receipts and payments accounts have been prepared, check that there is no requirement to prepare accruals accounts in the charity's governing document or for any other reason	N/A	
If applicable, informed the trustees that the charity is not eligible to prepare receipts and payments accounts	N/A	
Direction 2: Check for any conflict of interest that prevents the examiner from carrying out their independent examination		
Confirmed that there are no close personal relationships with the trustees that compromise independence	✓	AGM of 13.4.24 STATE PRACTICES To AVOID
Confirmed as having no the day to day involvement in the administration of the charity	✓	
If providing other services to the charity then confirmed that all the criteria in Direction 2 necessary for independence are met	N/A	
Identified that there are no circumstances in the examiner's judgment that would reasonably lead to the perception that the examiner is not independent	✓	

The Directions and documentation	Step done?	Working paper reference
Considered whether sufficiently skilled to carry out the examination and, where required, confirmed membership of a listed body	✓	QUALIFIED BY EXPERIENCE EX M D & HEAD of OPERATION?
If applicable, informed the trustees that you are not eligible to carry out the independent examination	N/A	
Direction 3: Record your independent examination		
File of working papers prepared to document the work undertaken (see the Direction for guidance on key working papers)	✓	PREVIOUS AUDIT PAPERS.
Evidence of appointment on file	✓	ITEM 24 ON AGM MINUTES.
If issued, letter of engagement signed by the trustees on file	N/A	
Documentation of steps required by Direction 1 are all done	✓	
Documentation that steps required by Direction 2 are all done	✓	
Analytical review documented	✓	
Areas of concern identified and noted whether these were resolved or if unresolved and significant have included them in the examiner's report	NONE	/
Verification and vouching procedures undertaken and any checks made are on file	✓	SEE ITEMS 4 & 5 ON SUMMARY.
Copy of approved accounts on file	✓	VIEWED
Copy of trustees' annual report on file	✓	VIEWED.
Copies of information relied upon as part of the examination are on file	✓	ANNUAL REP VIEWED
If applicable, copies of written assurances given	N/A	
Recorded the conclusions drawn as an outcome of the independent examination that support the examiner's report are on file	✓	REVIEWED AGM MINUTES & SUPPORTING DOCS
Recorded any matters of material significance about which a report must be made direct to the Commission	✓	NONE
Recorded whether to exercise discretion and report on relevant matters direct to the Commission	✓	NONE
Direction 4: Plan your independent examination		
Obtained an understanding of the charity's constitution, objectives, organisational structure, the funds managed, its activities and accounting records and systems	✓	DEEDS CHECKED 2023 NO CHANGE.
Planned specific examination procedures appropriate to the circumstances of the charity		DEEDS VIEWED & ANNUAL ACC & AGM MINUTES.
Reviewed whether any areas for improvement were advised to the trustees in the previous year's independent examiner's report (or audit report and management letter) and looked to see if any action taken	N/A	
Considered the financial risks identified and, where accruals accounts prepared, considered whether the trustees have evidence that shows that the charity is a going concern	✓	ANNUAL ACC SHOW BANKS ACC IN GOOD FINANCIAL STATE.
Noted any implications for the examiner's report and for separate reporting to the Commission	✓	NONE.

The Directions and documentation	Step done?	Working paper reference
Direction 5: Check that accounting records are kept to the required standard		
Checked that accounting records have been kept are complete and considered if they have been kept to the required standard	✓	SPREAD SHEET VIEWED
Asked the trustees about how they ensure the accounting records are complete	✓	INCOME/EXP CROSS CHECKED AGAINST B/S
If corrections made or records created during the examination, the trustee approval for these has been sought and obtained	✓	NONE
Asked the trustees if they carried out a review of the charity's internal financial controls in the year reported	✓	NOTED IN AGM
Noted any implications for the examiner's report and for separate reporting to the Commission	✓	NONE
Direction 6: Check that the accounts are consistent with the accounting records		
Compared the accounts with the underlying accounting records	✓	EXCEL RECORD 1
Checked some entries from the listing of transactions of income and expenditure to vouchers such as invoices, bank statements, and receipts.	✓	INVOICE 12347 BOILER SERV INC SAFETY ONLINE TRANSACTION 2
If applicable, confirmed that the trustees have taken the necessary steps to ensure that restricted or endowed funds are correctly reported in the accounts	N/A	
If additional checks were necessary, the evidence was found that showed the accounting record was complete, voucher present, and both supported the entry in the accounts	N/A	
Direction 7: If the accounts are prepared on an accruals basis and one or more related party transactions took place the examiner must check if these were properly disclosed in the notes to the accounts	N/A	
Checked that the disclosures required by the SORP have been made and are complete	N/A	
Considered whether there are any implications for the examiner's report and reporting to the Commission	N/A	
If receipts and payments accounts prepared and a related party transaction note was provided, then checked the note for any implications for the examiner's report	N/A	
Direction 8: Check the reasonableness of the significant estimates and judgments and accounting policies used in accounting for the types of fund held and in the preparation of the accounts		3
Checked with the trustees that the separate funds of the charity have been correctly accounted for and reported correctly in the accounts	✓	CHECKED MONETARY TRANSACTIONS ON BROKERS PLATFORM. 3
Checked the reasonableness of any significant estimates or judgments that have been made in preparing the accounts	✓	NO ESTIMATES OR JUDGEMENTS NECCESSARY.

The Directions and documentation	Step done?	Working paper reference
Where accruals accounts are prepared, checked that the accounting policies adopted are consistent with the SORP and are appropriate to the activities of the charity	N/A	
Where accruals accounts are prepared, checked that the accounts were prepared on a going concern basis	N/A	
Noted any implications for the examiner's report and for separate reporting to the Commission	✓	NONE.
Direction 9: The examiner must check whether the trustees have considered the financial circumstances of the charity at the end of the reporting period and, if the accounts are prepared on an accruals basis, check whether the trustees have made an assessment of the charity's position as a going concern when approving the accounts		
Asked the trustees whether they expect the charity to be able to settle outstanding invoices, bills and commitments as and when they fall due	✓	SUFFICIENT FUNDS AVAILABLE FOR ALL PROPOSED EXPENDITURE
Asked the trustees about the reserves policy and the adequacy of the level of reserves held	✓	SUFFICIENT RESERVE FUNDS HELD
Where accruals accounts are prepared, checked that the trustees' have made an assessment of going concern and that their assessment is reasonable given the information available	N/A	
Where accruals accounts are prepared, checked that the SORP's disclosures about going concern have been made	N/A	
Noted any implications for the examiner's report and for separate reporting to the Commission	✓	NONE
Direction 10: Check the form and content of the accounts		
Where receipts and payments accounts have been prepared, checked that the charity can lawfully prepare such accounts, that all the accounting statements are present and that the funds of the charity are correctly identified	✓	IN LINE WITH REQUIREMENTS
Where accruals accounts are prepared, checked that they comply with the SORP and applicable accounting standard	N/A	
If the charity is a company, checked that the accounts also comply with the applicable company law requirements	N/A	
Noted any implications for the examiner's report and for separate reporting to the Commission	✓	NONE.
Direction 11: Identify items from the analytical review of the accounts that need to be followed up for further explanation or evidence		
Carried out an analytical review	✓	NONE

The Directions and documentation	Step done?	Working paper reference
Following the analytical review, selected material items in the accounts for further explanation or supporting evidence	✓	NONE
If the accounts could be materially misstated, additional checks were undertaken and the examiner is satisfied that the item(s) identified were satisfactorily explained and correctly included in the accounts	✓	NONE
Noted any implications for the examiner's report and for separate reporting to the Commission	✓	NONE
Direction 12: Compare the trustees' annual report with the accounts		
Checked that any figure for reserves quoted in the trustees' annual report is not materially inconsistent with the accounts	✓	NONE
Compared the trustees' annual report with the accounts for any material inconsistency	✓	CHECKED ITEM 21 & 58 (5) FOR TRANSPARANCY OF TRANSACTION.
Noted any implications for the examiner's report and for separate reporting to the Commission	✓	NONE.
Direction 13: Write and sign the independent examination report		
Reviewed the conclusions from the independent examination	✓	
Considered whether the examination has identified a matter of concern that should be reported in the examiner's report	✓	NONE
Checked that the examiner's report covers all of the matters required	✓	
If relying on the work of others in undertaking the independent examination, the examiner is fully satisfied with their work and that work has been fully documented	N/A	
Signed and dated the examiner's report	✓	
Reported matters of material significance direct to the Commission	✓	NONE
Exercised discretion and reported relevant matters direct to the Commission	✓	NONE

(1) CHECKED INCOME SPREAD SHEET AGAINST STATEMENT of ACCOUNTS
(2) CHECKED EXP RECORD FOR (43) WORK DONE, INVOICE, & BANK STATEMENT
(3) CHECKED STATEMENT of ACCOUNTS INFO AGAINST INSIGNIS RECORD of TRANSACTION HISTORY AGREGATED.
(4) ANY PROPOSED WORK OR GIFTS ARE FULLY COSTED & QUOTES RECEIVED, ALL GIFTS ARE WELL WITHIN THE CURRENT FUNDS HELD
(5) GIFT ITEM 21 EXP SHEET LISTS GIFT of £1000.00 TO JACK HAY WAS PAID 05.06.23 A LETTER of THANKS (BY EMAIL) WAS RECEIVED THE SAME DAY
A GIFT OF £3408 FOR NEW CHAIRS PAID OUT 30.11.2023, INVOICE FOR SUPPLY DATED 03.10.2023 ITEM NO 58.

FROM MY EXAMINATION of THE ACCOUNTS & SUPORTING DOCUMENTS I CAN CONFIRM THAT THE TRUST IS OPERATING IN A CORRECT & PROPER WAY. THERE ARE SYSTEMS & SOFWARE IN USE THAT ENABLE THEM TO KEEP ACCURATE & COMPREHENSIVE RECORDS of ALL TRANSACTIONS RELATING TO THE TRUST

Signed: [signature] Date: 14 . 05 . 2024 .

Examiner: Thomas Rankin former owner & MD of T & J Farnell Ltd.

Heswall Maranatha Trust

England & Wales - Charity number 225760

Accounts

Heswall Maranatha Trust Annual Report 2022 -2023.

Introduction.

This is the first report since the merger of Heswall Gospel Hall Trust with Maranatha Cottage Trust.

The purpose of the annual report is to capture at a high level the activities of the Trust over this financial period.

Our solicitor continues to be Jonathan Aldersley of Butcher & Barlow.

The Trust continued the arrangements of the previous Trusts by continuing to bank with HSBC and Barclays. We are now able to use online banking with Barclays. Throughout this year we have been moving funds from HSBC to Barclays because we intend closing the HSBC account due to them now applying bank charges, and their inability to provide online banking services. To help reduce the level of funds with HSBC, all expenditure, where possible, is made from HSBC, and all income goes into Barclays. Once we have spread the funds to make the most of the Government's Guarantee scheme we will close the account with HSBC.

Property.

The Trust owns; 2 blocks of 4 flats. Of the 8 flats, 1 (number 18) has been sold on a leasehold basis which expires 01/01/2112. The Trust bought out the other leaseholder (number 20) in 2021 using the funds received for the sale of the semi-detached property (29 Hawthorn Drive). The sitting tenant remained. The other leaseholder decided to re-mortgage rather than sell the lease back to us.

The Berwyn flats under our control had an occupancy rate of 97.6% for this year, and Maranatha an occupancy rate of 95%, giving an overall occupancy rate of 96.5%. We are aware that the Tenant at 14 Berwyn will be moving out around the middle of 2023 to go and live with his brother. The Tenant of 22 Berwyn is due to be married in May 2023 and is also expected to leave.

An annual inspection of properties (including those sold on leasehold basis) was carried out between the 22/09/22 and 24/09/22 by GSW, GB, and GAW.

Year of inspection	No of jobs identified	No of new jobs	No of jobs completed
2022	25	8	14
2021	33	28	10
2020	74	27	24

This year details of work required were shared with the leaseholder (18 Berwyn) with the expectation that they will complete the work before the next inspection as was the case last year.

Opportunity was taken at the annual inspection to identify any interior decorating that needed to be done. This is the Tenant's responsibility.

All tenants were given the list of jobs identified at their property that the Trust was going to address, and also a list identifying decorating work that they were required to complete within 6 months.

Expenditure.

Expenditure this year has reduced by 18.4% and is expected to reduce next year too.

In view of the increase in cost of energy we embarked on a project to ensure all lofts were correctly insulated. To protect the Tenants, and make the property inspections safer, we also floored all lofts and ensured there was a loft light. For the Berwyn properties the total cost was £18,945, and for Maranatha £14,384 giving a total expenditure for this project of £33,329.

Beside the usual low cost maintenance jobs there have been some requiring considerable expenditure. Those costing over £1000 are;

1. £2406 pointing chimney stack on the block 18-24 Berwyn.
2. £4370 new kitchen in 1 Maranatha.
3. £2620 decorate 1 Maranatha.
4. £1411 carpet throughout 1 Maranatha.
5. £3350 replace boiler 2 Maranatha.
6. £3350 replace boiler 4 Maranatha.

Income.

Over the last year the income from rent has increased by 24.1%.

Tenants.

Of the Tenants of the 7 flats and 5 bungalows only 3 are in employment (2 are part time), 3 are on disability benefits, and the rest are retired.

Most of the tenants have been in residence for many years. There were 2 new tenants this year, 1 in Maranatha and the other in Berwyn.

During the annual inspection most expressed their appreciation of being able to rent the premises.

New Tenant agreements were introduced from 01/12/22 being effective for 2 years. The agreement sets out clearly responsibilities of both Tenant and Landlord, and they were willingly signed by all.

Trustees.

There have been no changes to the Trustees. During this year Graham has been Chairman, Neil has been Treasurer/Auditor, and Gordon has been Secretary.

GW 06/3/23

HESWALL MARANATHA TRUST - Statement of accounts 01/03/22 - 28/02/23.

Expenditure	Last year	This year
Insurance	£ 3,220.61	£ 2,645.80
Expenses	£ 1,888.05	£ 1,149.48
Gifts	£ 9,000.00	£ 5,000.00
Maintenance M	£ 12,655.05	£ 2,100.12
Maintenance B	£ 16,303.68	£ 8,481.00
Maintenance HGH	£ 49.02	£ -
Garden M	£ 9,289.00	£ 1,976.00
Total Maintenance	£ 38,296.75	£ 12,557.12
*Rebuild boundary wall	£ 31,488.00	£ -
Leaflet re demise HGH	£ 1,364.20	£ -
Upgrade M	£ 8,612.27	£ 35,702.08
Upgrade B	£ -	£ 20,345.00
Other	£ 2,892.18	£ 1,125.97
Total Expenditure	£ 96,762.06	**£ 78,525.45**

*25% of this recovered from 18 & 20 Berwyn

Income	Last year	This year
Rents M	£ 17,078.37	£ 19,504.00
Rent B	£ 27,063.00	£ 33,779.00
Interest NS&I	£ 4.65	£ -
Refund dup payment	£ 85.00	£ 3,435.00
*Contributions 18&20B 1M	£ 9,259.34	£ 255.77
O/s rent previous yr 29H	£ 850.00	£ -
Insurance refunds	£ 851.30	£ 1,370.53
Total Income	£ 55,191.66	**£ 58,344.30**

*20B last yr only. 1M this yr only

Assets

5 joined bungalows	£ 362,005	£ 447,325.00	
2 blocks of 4 flats	£ 948,932.00	£ 1,341,314.00	
Total	£ 1,310,937	£ 1,788,639.00	based on re-build costs

Examined and found to be correct: R. N. Molyneux

14 March 2023.

The Directions and documentation	Step done?	Working paper reference
Following the analytical review, selected material items in the accounts for further explanation or supporting evidence	✓	SEE SECTION 3
If the accounts could be materially misstated, additional checks were undertaken and the examiner is satisfied that the item(s) identified were satisfactorily explained and correctly included in the accounts	✓	NONE.
Noted any implications for the examiner's report and for separate reporting to the Commission	✓	NONE.
Direction 12: Compare the trustees' annual report with the accounts		
Checked that any figure for reserves quoted in the trustees' annual report is not materially inconsistent with the accounts	✓	P 2 of AGM CHIMNEY REPAIR. NONE MR
Compared the trustees' annual report with the accounts for any material inconsistency	✓	
Noted any implications for the examiner's report and for separate reporting to the Commission	✓	NONE
Direction 13: Write and sign the independent examination report		
Reviewed the conclusions from the independent examination	✓	
Considered whether the examination has identified a matter of concern that should be reported in the examiner's report	✓	NONE
Checked that the examiner's report covers all of the matters required	✓	NONE
If relying on the work of others in undertaking the independent examination, the examiner is fully satisfied with their work and that work has been fully documented	N/A	
Signed and dated the examiner's report	✓	
Reported matters of material significance direct to the Commission	✓	NONE
Exercised discretion and reported relevant matters direct to the Commission	✓	NONE

1 ON PC SPREAD SHEET REVIEWED REPAIR EXPENDITURE of £2 406, RECORDED & PAID.
2 " " " " CHECKED INCOME RECORDS FOR NO1 MARANATHA. CORRECT INFO.
3 REVIEWED PAYMENT OF 1 ABOVE, INVOICE RECIEVED & PAID SAME DAY WHICH IS THE NORMAL PRACTICE FOR THE TRUST.
4 ACC WITH HSBC WAS SINGLE SIGNATORY, NOW CLOSED (26.05.23). ONLINE BANKING WITH BARCLAYS REQ 2ND SIGNATURE, CARRIED OUT WHEN 2ND SIGNATORY SEES EMAIL COPY of INVOICE. CHANGE MADE FOLLOWING AGM 25.03.2023. A FURTHER REVIEW WILL BE DONE AT NEXT AGM.

HAVING REVIEWED THE COMPUTER BASED RECORDS THESE SHOW A COMPREHENSIVE RECORD of ALL TRANSACTIONS, FROM WHICH THE ANNUAL STATEMENT of ACCOUNTS IS PRODUCED.

THE AGM MINUTES ARE COMPREHENSIVE AND ANY ACTIONS & DECISIONS ARE FULLY RECORDED.

FROM THE EVIDENCE PRESENT IT IS CLEAR THAT THE TRUST TAKES VERY SERIOUSLY THE REQUIREMENT TO KEEP ACCURATE & COMPREHENSIVE FINANCIAL RECORDS. EXAMINER. THOMAS RANKIN. [signature] 02.05.2023

FORMER OWNER & MD of T & J FARNELL LTD.