

THE WOODCLYFFE HOSTEL

England & Wales · Charity number 229345

Details

Status Registered

Legal form Other

Registered 1963-11-19

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

Contact

Address 20 Ridgeway
Wargrave
Reading
RG10 8AS

Phone 01189406613

Activities

Objects: 1) AS A COFFEE TAVERN OR REFRESHMENT HOUSE OPEN TO PUBLIC USE. 2) AS A WORKING MEN'S CLUB FOR MEN OF THE INDUSTRIAL CLASSES WHO ARE SOBER, INDUSTRIOUS AND OF GOOD CHARACTER AND WITHOUT REGARD TO THEIR POLITICAL OR RELIGIOUS OPINIONS. 3) GENERALLY FOR THE PROMOTION OF THE RELIGIOUS MORAL, SOCIAL AND INTELLECTUAL WELFARE AND THE RATIONAL EDUCATION AND RECREATION OF THE SAID MEN, LADS AND OTHERWISE FOR THE BENEFIT OF THE PARISHIONERS.

Activities: The charity covers a listed building which is leased to various organisations within the village.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Environment/conservation/heritage
- **Who:** Children/young People, The General Public/mankind

Geography

- **Area of benefit:** WARGRAVE AND DISTRICT
- Wokingham

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£46,455	£26,762	-	-
2023-12-31	£35,923	£19,325	-	-
2022-12-31	£36,207	£13,978	-	-
2021-12-31	£29,763	£34,301	-	-
2020-12-31	£31,480	£78,522	-	-

Trustees

Name	Role	Appointed
Adrian Pagdin		2023-04-28
GRAHAM JONES		
KEVIN JOHN SOUTHWORTH		2025-07-03
PHILIP EDWARD JAMES KINCH		2021-06-29
PHILIP RICHARD BASTION		2025-09-24

THE WOODCLYFFE HOSTEL

England & Wales - Charity number 229345

Accounts

Report of the Trustees and
Examined Financial Statements for the Year Ended 31 December 2024

The Woodclyffe Hostel

The Woodclyffe Hostel

CHARITY
INFORMATION

**REFERENCE AND ADMINISTRATIVE
DETAILS**

Registered Charity Number

229345

Principal Address

20, Ridgeway
Wargrave
Berkshire
RG10 8AS

Trustees

Mr Graham Jones
Mr Philip Kinch
Mr Adrian Pagdin
Mrs Christin Walker

Independent Examiner

Richard Arnold
7, Braybrooke Road
Wargrave
Reading
Berkshire
RG10 8DU

The Woodclyffe
Hostel

Report of the
Trustees

for the Year Ended 31 December 2024

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of the Charities SORP (FRS 102).

1. Aim and Purpose of the Trust

The Woodclyffe Hostel was gifted to the people of Wargrave and surrounding areas by Mrs Harriet Smith, in 1905. Its purpose was, and remains, to provide facilities for recreation and education. The Trustees have the responsibility for maintaining and administering the building (which is Grade 2 listed) so that the facilities are in good order and utilised by as wide a range of people as possible.

The building is currently used to provide the following facilities and activities:

The Public Library

The Wargrave & District Snooker Club

The Wargrave Theatre (rehearsal room and costume store)

The Sansom Room, used by a local groups such as an Art group, Bridge Group,

Crafting group and others who use the room on an ad-hoc basis

The societies and organisations that carry out these activities each have a lease agreement, covering their respective parts of the building, with the Trustees. The rents charged by the Trustees are set with reference to the costs of running the building, so that over the medium and long term the Trust neither makes a profit nor incurs loss. Certain small rooms in the Hostel are used to store archives by local organisations such as the Wargrave History Society and the church, for which no charge is made.

In addition, there is a residential flat on the top floor.

2. Activities

The Building

The annual asbestos survey was again completed and, as in previous years, no remedial action is required. A leak in the roof resulted in repairs costing £9,230. The costs were not recoverable from our insurer but a grant of £4,615, representing 50% of the cost, was generously provided by the Wargrave Heritage Trust. Internal redecoration of the common areas impacted by the leak had not been carried out by the end of the year.

Tenancies

There were no changes to the tenancies during the year:

Report of the Trustees

The Woodclyffe Hostel or the Year Ended 31 December 2024

Health and Safety

The Health & Safety policy, instigated in 2009, is kept under constant review and steps have been taken to further mitigate risks identified.

Access for Disabled People

During 2009, in conjunction with Wokingham Borough Council, major modifications were made to the entrance and ground floor to facilitate the use of the library by disabled people.

Trustee Board

During the year, Reverend John Cook retired from the trust. Mr Adrian Pagdin joined and took over much of the maintenance issues.

3. The Public Benefit

The Trustees have given due consideration to the Charity Commission's guidance on public benefit and have concluded that the Woodclyffe Hostel is fully compliant. The Trust's overall responsibility is that of providing facilities to organisations and village societies who themselves exist to benefit the public in various ways. To the greatest extent possible the facilities are now accessible to disabled people.

Specifically, the public Library is managed by Wokingham Borough Council for the benefit of all the inhabitants of Wargrave and surrounding areas, without restriction. The Snooker Club provides snooker playing facilities to members and non-members alike. The Wargrave Theatre is the local amateur dramatic society which regularly stages performances that are open to the public. The Theatre welcomes anyone who wishes to participate in its activities in whatever capacity. One room of the Hostel is used by a variety of local organisations such as an artist clubs, bridge club, arts and crafts group and others on an ad-hoc basis. Use of this room is open to everybody without restriction.

None of these activities could be carried out for the public were it not for the premises provided by The Woodclyffe Hostel.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

Risk Management

The trustees have a duty to identify and review risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

ON BEHALF OF THE BOARD



Trustee

Independent Examiner's Report to the Trustees of
The Woodclyffe Hostel

I report on the accounts for the year ended 31 December 2024 set out on pages six and seven.

Respective responsibilities of trustees and 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 required.

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 Charity commission (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items of disclosures in the accounts, and seeking explanations from you as trustees concerning any 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; and to prepare accounts with accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

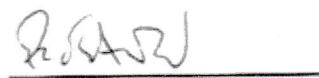
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached

Richard Arnold ACA
7, Braybrooke Road
Wargrave
Reading
Berkshire
RG10 8DU

THE WOODCLYFFE HOSTEL
INCOME AND EXPENDITURE ACCOUNT
1 January 2024 to 31 December 2024

	ACTUAL 2023		ACTUAL 2024	
	£	£	£	
RENTAL INCOME				
Wokingham Borough Council (Library)	9,000.00		10,000.00	
Snooker Club	6,000.00		6,000.00	
Theatre Workshop	5,004.00		5,004.00	
Residential Flat	9,000.00		9,000.00	
Sansom Room	1,900.50		1,966.20	
Total Rental Income		30,904.50		31,970.20
SERVICE CHARGES				
Snooker Club	1,993.00		2,796.50	
Theatre Workshop	1,710.00		1,710.00	
Total Service Charges		3,703.00		4,506.50
OTHER INCOME				
Investment Income	1,101.10		1,118.21	
Deposit Account Interest	214.19		4,245.01	
Grants and Donations	0.00		4,615.00	
Total Other Income		1,315.29		9,978.22
TOTAL INCOME		<u>35,922.79</u>		<u>46,454.92</u>
ON-GOING OPERATING COSTS				
Cleaning	2,208.00		2,317.00	
Gas	261.90		361.81	
Electricity	865.83		564.22	
Water	575.97		877.37	
Telecoms	313.81		687.80	
Council Tax	135.32		144.09	
Insurance	8,349.50		8,938.94	
Inspections	1,327.46		0.00	
General Repairs	5,029.14		3,540.54	
Miscellaneous Costs	258.23		100.49	
Total On-Going Costs		19,325.16		17,532.26
MAJOR EXPENDITURE				
External Renovation	0.00		9,230.00	
Internal Renovation	0.00		0.00	
Related Professional Fees	0.00		0.00	
Total Major Expenditure		0.00		9,230.00
TOTAL EXPENDITURE		<u>19,325.16</u>		<u>26,762.26</u>
NET SURPLUS/(DEFICIT)		<u>16,597.63</u>		<u>19,692.66</u>
INCREASE IN INVESTMENT VALUE - UNREALISED GAIN		3,464.03		922.01
TOTAL INCREASE IN RETAINED EARNINGS AND INVESTMENTS		<u>20,061.66</u>		<u>20,614.67</u>

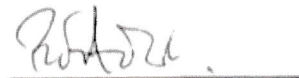

Philip Kinch Trustee / Treasurer


Richard Arnold Independent Examiner

**THE WOODCLYFFE HOSTEL
BALANCE SHEET
AS AT 31 December 2024**

	ACTUAL 2023	ACTUAL 2024
FIXED ASSETS		
Hostel Building at Insurance Vale	3,429,519.00	3,587,356.00
CURRENT ASSETS		
Investments held for Trust by CBF at Market Value	40,282.64	41,204.65
Cash at Santander	2,002.46	1,450.11
Current Account		
Deposit Account	26,558.76	42,861.65
Total Cash at Bank	28,561.22	44,311.76
Cambridge & Counties Bank	50,000.00	52,506.85
United Trust Bank	30,000.00	31,435.27
CREDITORS & ACCRUALS		
Flat Tenancy Deposit	-865.00	-865.00
Accrued renovation charges & fees	0.00	0.00
Total Creditors and Accruals	-865.00	-865.00
NET CURRENT ASSETS	<u>147,978.86</u>	<u>168,593.53</u>
NET ASSETS	<u>3,577,497.86</u>	<u>3,755,949.53</u>
TRUSTEE ACCOUNTS		
TRUSTEES CAPITAL ACCOUNT	3,429,519.00	3,587,356.00
TRUSTEES INCOME ACCOUNT RETAINED EARNINGS & UNREALISED INVESTMENT GAINS	147,978.86	168,593.53
TOTAL FUNDS	<u>3,577,497.86</u>	<u>3,755,949.53</u>


Philip Kinch Trustee / Treasurer


Richard Arnold Independent Examiner

THE WOODCLYFFE HOSTEL

England & Wales - Charity number 229345

Accounts

Registered Charity Number: 229345

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2023
for
The Woodclyffe Hostel

The Woodclyffe Hostel

Contents of the Financial Statements
for the Year Ended 31 December 2023

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The Woodclyffe Hostel

CHARITY INFORMATION

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number

229345

Principal Address

20, Ridgeway

Wargrave

Berkshire

RG10 8AS

Trustees

Rev John Cook

Mr Graham Jones

Mr Philip Kinch

Mrs Christine Walker

Mr Adrian Pagdin (from 28 April 2023)

Independent Examiner

Richard Arnold

7, Braybrooke Road

Wargrave

Reading

Berkshire

RG10 8DU

The Woodclyffe Hostel

Report of the Trustees

for the Year Ended 31 December 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of the Charities SORP (FRS 102).

1. Aim and Purpose of the Trust

The Woodclyffe Hostel was gifted to the people of Wargrave and surrounding areas by Mrs Harriet Smith, in 1905. Its purpose was, and remains, to provide facilities for recreation and education. The Trustees have the responsibility for maintaining and administering the building (which is Grade 2 listed) so that the facilities are in good order and utilised by as wide a range of people as possible.

The building is currently used to provide the following facilities and activities:

The Public Library

The Wargrave & District Snooker Club

The Wargrave Theatre (rehearsal room and costume store)

The societies and organisations that carry out these activities each have a lease agreement, covering their respective parts of the building, with the Trustees. The rents charged by the Trustees are set with reference to the costs of running the building, so that over the medium and long term the Trust neither makes a profit nor incurs loss. Certain small rooms in the Hostel are used to store archives by local organisations such as the Wargrave History Society and the church, for which no charge is made.

The Sansom Room is a meeting room, hired to its users on an hourly basis. It is used by local art and social groups, Church groups and others who use the room on an ad-hoc basis

In addition, there is a residential flat on the top floor.

2. Activities

The Building

No significant maintenance issues arose during the year.

The Woodclyffe Hostel

Report of the Trustees

for the Year Ended 31 December 2023

Health and Safety

The Health & Safety policy, instigated in 2009, is kept under constant review and steps are taken to mitigate any risks that are identified.

Access for Disabled People

During 2009, in conjunction with Wokingham Borough Council, major modifications were made to the entrance and ground floor to facilitate the use of the library by disabled people.

Trustee Board

Mr Adrian Pagdin joined the trustee board on 28th April 2023.

3. The Public Benefit

The Trustees have given due consideration to the Charity Commission's guidance on public benefit and have concluded that the Woodclyffe Hostel is fully compliant. The charity's overall responsibility is that of providing facilities to organisations and village societies who themselves exist to benefit the public in various ways. To the greatest extent possible the facilities are now accessible to disabled people.

Specifically, the public Library is managed by Wokingham Borough Council for the benefit of all the inhabitants of Wargrave and surrounding areas, without restriction. The Snooker Club provides snooker playing facilities to members and non-members alike. The Wargrave Theatre is the local amateur dramatic society which regularly stages performances that are open to the public. The Wargrave Theatre welcomes anyone who wishes to participate in its activities, in whatever capacity. One room of the Hostel is used by a variety of local organisations such as an artist group and other social groups, Church groups and others on an ad-hoc basis. Use of this room is open to everyone without restriction.

None of these activities could be carried out for the public were it not for the premises provided by The Woodclyffe Hostel charity.

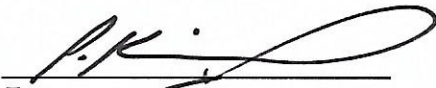
STRUCTURE, GOVERNANCE AND MANAGEMENT

The charity is a registered charity and is not incorporated

Risk Management

The trustees have a duty to identify and review risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

ON BEHALF OF THE BOARD


Trustee

Date: 4/9/2024

Independent Examiner's Report to the Trustees of
The Woodclyffe Hostel

I report on the accounts for the year ended 31 December 2023 set out on pages four to eight.

Respective responsibilities of trustees and 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 required.

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 Charity commission (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items of disclosures in the accounts, and seeking explanations from you as trustees concerning any 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; and
 - to prepare accounts with accord with the accounting records and to comply with the accounting 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.

Richard Arnold ACA
7, Braybrooke Road
Wargrave
Reading
Berkshire
RG10 8DU



Date:

4/9/24

The Woodclyffe Hostel
Statement of Financial Activities
for the Year Ended 31 December 2023

		31.12.23	31.12.22
	Notes	£	£
INCOMING RESOURCES			
Incoming resources from generated funds			
Investment Income		1315	1101
Other incoming resources		<u>34,608</u>	<u>35,106</u>
Total incoming resources		35,923	36,207
RESOURCES EXPENDED			
Other resources expended		<u>19,325</u>	<u>13,978</u>
NET OUTGOING / INCOMING RESOURCES		16,598	22,229
Other recognised gains/losses			
Gains/losses on investment assets	6	3,464	-4,912
Net movement in funds		<u>20,062</u>	<u>17,317</u>
RECONCILIATION OF FUNDS			
Total funds brought forward		127,917	110,601
		<u>147,979</u>	<u>127,918</u>

The notes form part of these financial statements

The Woodclyffe Hostel

Balance Sheet

At 31 December 2023

	Notes	31.12.23 Unrestricted funds £	31.12.22 Unrestricted funds £
FIXED ASSETS			
Tangible Assets	4	3,429,519	3,136,286
CURRENT ASSETS			
Investments	2	40,283	36,819
Cash at bank		<u>108,561</u>	<u>91,964</u>
		148,844	128,783
CREDITORS			
Amounts falling due within one year	5	-865	-865
NET CURRENT ASSETS		<u>147,979</u>	<u>127,918</u>
NET ASSETS		<u><u>3,577,498</u></u>	<u><u>3,264,204</u></u>
TRUSTEES ACCOUNTS			
Trustees Capital Account		3,429,519	3,136,286
Trustees Income Account Retained Earnings	6	147,979	127,918
Total funds		<u><u>3,577,498</u></u>	<u><u>3,264,204</u></u>

The financial statements were approved by the Board of Trustees on2/2/24.....and were signed on its behalf by:


Trustee

The notes form part of these financial statements

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention, and in accordance with the Charities SORP (FRS 102), the Charities Act 2011, and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Accounting Basis

The accounts have been prepared on an Income and Expenditure basis.

Tangible Fixed Assets

The charity has one tangible asset, the Woodclyffe Hostel. In accordance with Financial Reporting Statement 30, the trustees do not provide a depreciation charge on the Hostel building on the basis that the Hostel is being maintained and effectively has an indefinite life.

The Woodclyffe Hostel was donated to the Trust in 1905, and the current valuation in the accounts reflects a revised estimated Insurance cost. The Trustees believe that the cost of obtaining a professional market valuation would far outweigh any benefit, and in itself would be irrelevant.

Taxation

The charity is exempt from tax on its activities, as all income is applied to its primary purpose.

Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes. The only restricted assets being the Hostel itself.

2 INVESTMENTS

Investments consist of 1,782 shares in the Investment Fund of the Central Board of Finance of the Church of England and are valued at the Current Market Value as at 31 December 2023.

3 TRUSTEES REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023, nor for the year ended 31 December 2022.

4 TANGIBLE FIXED ASSETS

Treated as Restricted Funds	Freehold Property	
COST or Estimated Insurance value	£	
	31/12/2023	31/12/2022
At 1 January 2022 and 31 December 2022	<u>3,429,519</u>	<u>3,136,286</u>
BOOK VALUE		
At 31 December 2023	<u>3,429,519</u>	
At 31 December 2022	<u>3,136,286</u>	

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.23	31.12.22
Deposit re flat	865	865
Accrued works cost	0	0
	<u>865</u>	<u>865</u>

6 MOVEMENT IN FUNDS

	Net movement		
	At 1.1.23	In funds	At 31.12.23
	£	£	£
Unrestricted funds			
General fund	127,917	20,062	147,979
TOTAL FUNDS	<u>127,917</u>	<u>20,062</u>	<u>147,979</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	35,923	19,325	16,598
Unrealised Gain on Investments	3,464		3,464
TOTAL FUNDS	<u>39,387</u>	<u>19,325</u>	<u>20,062</u>

Detailed Statement of Financial Activities
for the Year Ended 31 December 2023

	31.12.23	31.12.22
	£	£
INCOMING RESOURCES		
Investment Income		
Dividends	1,101	1,095
Interest receivable	214	6
	<u>1,315</u>	<u>1,101</u>
Other incoming resources		
WBC Library	9,000	9,000
Wargrave & District Club	6,000	6,000
Green Room/Wargrave Theatre	5,004	5,004
Residential Flat	9,000	9,000
Samsom Room	1,901	2,399
Other income/Service Charges	3,703	3,703
	<u>34,608</u>	<u>35,106</u>
Total incoming resources	35,923	36,207
RESOURCES EXPENDED		
Other resources expended		
Cleaning	2,208	2,268
Utilities	2,018	1,913
Rates/Council Tax	135	1
Insurance	8,350	7,497
Inspection/Works	1,327	0
General Building Repairs	5,029	2,140
Miscellaneous	258	159
Total resources expended	<u>19,325</u>	<u>13,978</u>
Net income before gains and losses	16,598	22,229
Realised recognised gains and losses		
Unrealised gains/(losses) on investments	3,464	-4,912
Net income	<u><u>20,062</u></u>	<u><u>17,317</u></u>

This page does not form part of the statutory financial statements

THE WOODCLYFFE HOSTEL

England & Wales - Charity number 229345

Accounts

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2022
for
The Woodclyffe Hostel

Richard Arnold
7, Braybrooke Road
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The Woodclyffe Hostel

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for the Year Ended 31 December 2022

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CHARITY INFORMATION

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number

229345

Principal Address

20, Ridgeway

Wargrave

Berkshire

RG10 8AS

Trustees

Rev J Cook

Mr Graham Jones

Mr Philip Kinch

Mr Peter Mayes (retired October 2022)

Mrs Christine Walker

Independent Examiner

Richard Arnold

7, Braybrooke Road

Wargrave

Reading

Berkshire

RG10 8DU

The Woodclyffe Hostel

Report of the Trustees

for the Year Ended 31 December 2022

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of the Charities SORP (FRS 102).

1. Aim and Purpose of the Trust

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The Sansom Room is a meeting room, hired to its users on an hourly basis. It is used by local art and social groups, Church groups and others who use the room on an ad-hoc basis

In addition, there is a residential flat on the top floor.

2. Activities

The Building

No significant maintenance issues arose during the year. The annual asbestos survey was again completed and, as in previous years, no remedial action was required.

The Woodclyffe Hostel

Report of the Trustees
for the Year Ended 31 December 2022

Health and Safety

The Health & Safety policy, instigated in 2009, is kept under constant review and steps have been taken to further mitigate risks identified.

Access for Disabled People

During 2009, in conjunction with Wokingham Borough Council, major modifications were made to the entrance and ground floor to facilitate the use of the library by disabled people.

Trustee Board

Mr Peter Mayes retired from the trustee Board in October 2022

3. The Public Benefit

The Trustees have given due consideration to the Charity Commission's guidance on public benefit and have concluded that the Woodclyffe Hostel is fully compliant. The Trust's overall responsibility is that of providing facilities to organisations and village societies who themselves exist to benefit the public in various ways. To the greatest extent possible the facilities are now accessible to disabled people.

Specifically, the public Library is managed by Wokingham Borough Council for the benefit of all the inhabitants of Wargrave and surrounding areas, without restriction. The Snooker Club provides snooker playing facilities to members and non-members alike. The Wargrave Theatre Workshop is the local amateur dramatic society which regularly stages performances that are open to the public. The Theatre Workshop welcomes anyone who wishes to participate in its activities, in whatever capacity. One room of the Hostel is used by a variety of local organisations such as two artist groups and other social groups, Church groups and others on an ad-hoc basis. Use of this room is open to everyone without restriction.

None of these activities could be carried out for the public were it not for the premises provided by the Woodclyffe Hostel Trust.

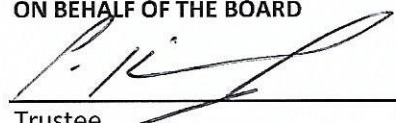
STRUCTURE, GOVERNANCE AND MANAGEMENT

the Trust is a registered Charity and is not incorporated

Risk Management

The trustees have a duty to identify and review risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

ON BEHALF OF THE BOARD


Trustee

Date: 28/9/2023

Independent Examiner's Report to the Trustees of
The Woodclyffe Hostel

I report on the accounts for the year ended 31 December 2022 set out on pages four to eight.

Respective responsibilities of trustees and 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 required.

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 Charity commission (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items of disclosures in the accounts, and seeking explanations from you as trustees concerning any 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; and
 - to prepare accounts with accord with the accounting records and to comply with the accounting 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 the accounts to be reached.

Richard Arnold ACA
7, Braybrooke Road
Wargrave
Reading
Berkshire
RG10 8DU



Date:

28/9/2023

The Woodclyffe Hostel
Statement of Financial Activities
for the Year Ended 31 December 2022

		31.12.22	31.12.21
	Notes	£	£
INCOMING RESOURCES			
Incoming resources from generated funds			
Investment Income		1101	1060
Other incoming resources		<u>35,106</u>	<u>28,704</u>
Total incoming resources		36,207	29,763
RESOURCES EXPENDED			
Other resources expended		<u>13,978</u>	<u>34,301</u>
NET OUTGOING / INCOMING RESOURCES		22,229	-4,538
Other recognised gains/losses			
Gains/losses on investment assets	6	-4,912	5,425
Net movement in funds		<u>17,317</u>	<u>887</u>
RECONCILIATION OF FUNDS			
Total funds brought forward		110,601	109,713
		<u><u>127,918</u></u>	<u><u>110,600</u></u>

The notes form part of these financial statements

The Woodclyffe Hostel

Balance Sheet

At 31 December 2022

	Notes	31.12.22 Unrestricted funds £	31.12.21 Unrestricted funds £
FIXED ASSETS			
Tangible Assets	4	3,136,286	2,828,064
CURRENT ASSETS			
Investments	2	36,819	41,731
Cash at bank		<u>91,964</u>	<u>69,734</u>
		128,783	111,465
CREDITORS			
Amounts falling due within one year	5	-865	-865
NET CURRENT ASSETS		<u>127,918</u>	<u>110,600</u>
NET ASSETS		<u><u>3,264,204</u></u>	<u><u>2,938,664</u></u>
TRUSTEES ACCOUNTS			
Trustees Capital Account		3,136,286	2,828,064
Trustees Income Account Retained Earnings	6	127,918	110,600
Total funds		<u><u>3,264,204</u></u>	<u><u>2,938,664</u></u>

The financial statements were approved by the Board of Trustees onand were signed on its behalf by:

Trustee

The notes form part of these financial statements

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention, and in accordance with the Charities SORP (FRS 102), the Charities Act 2011, and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Accounting Basis

The accounts have been prepared on an Income and Expenditure basis.

Tangible Fixed Assets

The Trust has one tangible asset, the Woodclyffe Hostel. In accordance with Financial Reporting Statement 30, the trustees do not provide any Depreciation charge on the Hostel building on the basis that the Hostel is being maintained and effectively has an indefinite life.

The Woodclyffe Hostel was donated to the Trust in 1905, and the current valuation in the accounts reflects a revised estimated Insurance cost. The Trustees believe that the cost of obtaining a professional market valuation would far outweigh any benefit, and in itself would be irrelevant.

Taxation

The charity is exempt from tax on its activities, as all income is applied to its primary purpose.

Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes. The only restricted assets being the Hostel itself.

2 INVESTMENTS

Investments consist of 1,782 shares in the Investment Fund of the Central Board of Finance of the Church of England and are valued at the Current Market Value as at 31 December 2021.

3 TRUSTEES REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022, nor for the year ended 31 December 2021.

The Woodclyffe Hostel

Notes to the Financial Statements
for the Year Ended 31 December 2022

4 TANGIBLE FIXED ASSETS

Treated as Restricted Funds	Freehold Property
COST or Estimated Insurance value	£
At 1 January 2022 and 31 December 2022	<u>3,136,286</u>
BOOK VALUE	
At 31 December 2022	<u>3,136,286</u>
At 31 December 2021	<u>2,828,064</u>

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.22	31.12.21
Deposit re flat	865	865
Accrued works cost	0	0
	<u>865</u>	<u>865</u>

6 MOVEMENT IN FUNDS

	Net movement		
	At 1.1.22	In funds	At 31.12.22
	£	£	£
Unrestricted funds			
General fund	110,601	17,317	127,918
TOTAL FUNDS	<u>110,601</u>	<u>17,317</u>	<u>127,918</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	36,207	13,978	22,229
Unrealised Gain on Investments	-4,912		-4,912
TOTAL FUNDS	<u>31,295</u>	<u>13,978</u>	<u>17,317</u>

The Woodclyffe Hostel

Detailed Statement of Financial Activities
for the Year Ended 31 December 2022

	31.12.22	31.12.21
	£	£
INCOMING RESOURCES		
Investment Income		
Dividends	1,095	1,059
Interest receivable	6	1
	<u>1,101</u>	<u>1,060</u>
Other incoming resources		
WBC Library	9,000	9,000
Wargrave & District Club	6,000	3,400
Green Room/WTW	5,004	3,753
Residential Flat	9,000	8,075
Samsom Room	2,399	720
Other income/Service Charges	3,703	3,756
	<u>35,106</u>	<u>28,704</u>
Total incoming resources	36,207	29,763
RESOURCES EXPENDED		
Other resources expended		
Cleaning	2,268	2,376
Utilities	1,913	323
Rates/Council Tax	1	213
Insurance	7,497	6,533
Inspection/Works	0	10,617
General Building Repairs	2,140	13,787
Miscellaneous	159	452
Total resources expended	<u>13,978</u>	<u>34,301</u>
Net income before gains and losses	22,229	-4,538
Realised recognised gains and losses		
Un realised gains/(losses) on investments	-4,912	5,425
Net income	<u><u>17,317</u></u>	<u><u>887</u></u>

This page does not form part of the statutory financial statements

THE WOODCLYFFE HOSTEL

England & Wales - Charity number 229345

Accounts

Registered Charity Number: 229345

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2021
for
The Woodclyffe Hostel

Richard Arnold
7, Braybrooke Road
Wargrave
Reading
Berkshire
RG10 8DU

The Woodclyffe Hostel

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for the Year Ended 31 December 2021

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The Woodclyffe Hostel

CHARITY INFORMATION

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number

229345

Principal Address

20, Ridgeway
Wargrave
Berkshire
RG10 8AS

Trustees

Rev J Cook

Mr Graham Jones

Mr Philip Kinch (Appointed 29/06/2021)

Mr Peter Mayes

Mrs Christine Walker

Independent Examiner

Richard Arnold

7, Braybrooke Road

Wargrave

Reading

Berkshire

RG10 8DU

The Woodclyffe Hostel

Report of the Trustees for the Year Ended 31 December 2021

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of the Charities SORP (FRS 102).

1. Aim and Purpose of the Trust

The Woodclyffe Hostel was gifted to the people of Wargrave and surrounding areas by Mrs Harriet Smith, in 1905. Its purpose was, and remains, to provide facilities for recreation and education. The Trustees have the responsibility for maintaining and administering the building (which is Grade 2 listed) so that the facilities are in good order and utilised by as wide a range of people as possible.

The building is currently used to provide the following facilities and activities:

The Public Library

The Wargrave & District Snooker Club

The Wargrave Theatre Workshop (rehearsal room and costume store)

The Sansom Room, used by two local art groups, Church groups, a children's dance group and others who use the room on an ad-hoc basis

The societies and organisations that carry out these activities each have a lease agreement, covering their respective parts of the building, with the Trustees. The rents charged by the Trustees are set with reference to the costs of running the building, so that over the medium and long term the Trust neither makes a profit nor incurs loss. Certain small rooms in the Hostel are used to store archives by local organisations such as the Wargrave History Society and the church, for which no charge is made.

The Sansom Room is a meeting room, hired to its users on an hourly basis.

In addition, there is a residential flat on the top floor.

2. Activities

The Building

The annual asbestos survey was again completed and, as in previous years, no remedial action is required.

A comprehensive structural survey was carried out during the summer of 2020, with a view to establishing the building renovation requirements. Following that and when Covid 19 restrictions were sufficiently eased, the work was carried out, starting in October and was substantially completed by the end of the year. The cost of the works are shown in full in the accounts despite the final invoice from the contractors not having been received until after the year-end.

Tenancies

The rental income for the year was lower than normal due to the fact that the 'rent holidays' granted to some tenants last year, to mitigate the effects of the Covid lockdowns, carried over to the current year.

The Woodclyffe Hostel

Report of the Trustees for the Year Ended 31 December 2021

Health and Safety

The Health & Safety policy, instigated in 2009, is kept under constant review and steps have been taken to further mitigate risks identified.

Access for Disabled People

During 2009, in conjunction with Wokingham Borough Council, major modifications were made to the entrance and ground floor to facilitate the use of the library by disabled people.

Trustee Board

Following the retirement of Mr Michael Simpson, Mr Philip Kinch joined the trustee Board as Treasurer

3. The Public Benefit

The Trustees have given due consideration to the Charity Commission's guidance on public benefit and have concluded that the Woodclyffe Hostel is fully compliant. The Trust's overall responsibility is that of providing facilities to organisations and village societies who themselves exist to benefit the public in various ways. To the greatest extent possible the facilities are now accessible to disabled people.

Specifically, the public Library is managed by Wokingham Borough Council for the benefit of all the inhabitants of Wargrave and surrounding areas, without restriction. The Snooker Club provides snooker playing facilities to members and non-members alike. The Wargrave Theatre Workshop is the local amateur dramatic society which regularly stages performances that are open to the public. The Theatre Workshop welcomes anyone who wishes to participate in its activities, in whatever capacity. One room of the Hostel is used by a variety of local organisations such as two artists clubs, the church, a children's dance group and others on an ad-hoc basis. Use of this room is open to everyone without restriction.

None of these activities could be carried out for the public were it not for the premises provided by the Woodclyffe Hostel Trust.

STRUCTURE, GOVERNANCE AND MANAGEMENT

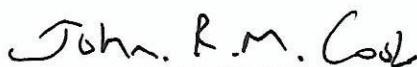
Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

Risk Management

The trustees have a duty to identify and review risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

ON BEHALF OF THE BOARD



Trustee

Date: 25th October 2022

Independent Examiner's Report to the Trustees of
The Woodclyffe Hostel

I report on the accounts for the year ended 31 December 2021 set out on pages four to eight.

Respective responsibilities of trustees and 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 required.

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 Charity commission (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any 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; and
 - to prepare accounts with accord with the accounting records and to comply with the accounting 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.

Richard Arnold ACA
7, Braybrooke Road
Wargrave
Reading
Berkshire
RG10 8DU



Date: 29/9/2022

The Woodclyffe Hostel
Statement of Financial Activities
for the Year Ended 31 December 2021

		31.12.21	31.12.20
	Notes	£	£
INCOMING RESOURCES			
Incoming resources from generated funds			
Investment Income		1060	1056
Other incoming resources		<u>28,704</u>	<u>30,424</u>
Total incoming resources		29,763	31,480
RESOURCES EXPENDED			
Other resources expended		<u>34,301</u>	<u>78,522</u>
NET OUTGOING / INCOMING RESOURCES		-4,538	-47,043
Other recognised gains/losses			
Gains/losses on investment assets	6	5,425	6,804
Net movement in funds		<u>887</u>	<u>-40,239</u>
RECONCILIATION OF FUNDS			
Total funds brought forward		109,713	149,952
		<u><u>110,600</u></u>	<u><u>109,713</u></u>

The notes form part of these financial statements

The Woodclyffe Hostel

Balance Sheet

At 31 December 2021

	Notes	31.12.21 Unrestricted funds £	31.12.20 Unrestricted funds £
FIXED ASSETS			
Tangible Assets	4	2,828,064	2,828,064
CURRENT ASSETS			
Investments	2	41,731	36,306
Cash at bank		<u>69,734</u>	<u>102,011</u>
		111,465	138,317
CREDITORS			
Amounts falling due within one year	5	-865	-28,604
NET CURRENT ASSETS		<u>110,600</u>	<u>109,713</u>
NET ASSETS		<u><u>2,938,664</u></u>	<u><u>2,937,777</u></u>
TRUSTEES ACCOUNTS			
Trustees Capital Account		2,828,064	2,828,064
Trustees Income Account Retained Earnings	6	110,600	109,713
Total funds		<u><u>2,938,664</u></u>	<u><u>2,937,777</u></u>

The financial statements were approved by the Board of Trustees onand were signed on its behalf by:

John R.M. Cooke

Trustee

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention, and in accordance with the Charities SORP (FRS 102), the Charities Act 2011, and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Accounting Basis

The accounts have been prepared on an Income and Expenditure basis.

Tangible Fixed Assets

The Trust has one tangible asset, the Woodclyffe Hostel. In accordance with Financial Reporting Statement 30, the trustees do not provide any Depreciation charge on the Hostel building on the basis that the Hostel is being maintained and effectively has an indefinite life.

The Woodclyffe Hostel was donated to the Trust in 1905, and the current valuation in the accounts reflects a revised estimated Insurance cost. The Trustees believe that the cost of obtaining a professional market valuation would far outweigh any benefit, and in itself would be irrelevant.

Taxation

The charity is exempt from tax on its activities, as all income is applied to its primary purpose.

Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes. The only restricted assets being the Hostel itself.

2 INVESTMENTS

Investments consist of 1,782 shares in the Investment Fund of the Central Board of Finance of the Church of England and are valued at the Current Market Value as at 31 December 2021.

3 TRUSTEES REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021, nor for the year ended 31 December 2020.

Notes to the Financial Statements
for the Year Ended 31 December 2021

4 TANGIBLE FIXED ASSETS

Treated as Restricted Funds	Freehold Property
COST or Estimated Insurance value	£
At 1 January 2021 and 31 December 2021	<u>2,828,064</u>
BOOK VALUE	
At 31 December 2021	<u>2,828,064</u>
At 31 December 2020	<u>2,828,064</u>

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.21	31.12.20
Deposit re flat	865	836
Accrued works cost	0	27,768
	<u>865</u>	<u>28,604</u>

6 MOVEMENT IN FUNDS

	Net movement		
	At 1.1.21	In funds	At 31.12.21
	£	£	£
Unrestricted funds			
General fund	109,713	887	110,600
TOTAL FUNDS	<u>109,713</u>	<u>887</u>	<u>110,600</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	29,763	34,301	-4,538
Unrealised Gain on Investments	5,425		5,425
TOTAL FUNDS	<u>35,188</u>	<u>34,301</u>	<u>887</u>

The Woodclyffe Hostel

Detailed Statement of Financial Activities
for the Year Ended 31 December 2021

	31.12.21	31.12.20
	£	£
INCOMING RESOURCES		
Investment Income		
Dividends	1,059	1,023
Interest receivable	1	34
	<hr/>	<hr/>
	1,060	1,056
Other incoming resources		
WBC Library	9,000	9,000
Wargrave & District Club	3,400	6,000
Green Room/WTW	3,753	3,753
Residential Flat	8,075	7,700
Samsom Room	720	695
Other income/Service Charges	3,756	3,276
	<hr/>	<hr/>
	28,704	30,424
Total incoming resources	29,763	31,480
RESOURCES EXPENDED		
Other resources expended		
Cleaning	2,376	2,208
Utilities	323	3,873
Rates/Council Tax	213	128
Insurance	6,533	6,024
Inspection/Works	10,617	
General Building Repairs	13,787	65,686
Miscellaneous	452	602
	<hr/>	<hr/>
Total resources expended	34,301	78,522
Net income before gains and losses	-4,538	-47,043
Realised recognised gains and losses		
Un realised gains/(losses) on investments	5,425	6,804
	<hr/>	<hr/>
Net income	887	-40,239

This page does not form part of the statutory financial statements

THE WOODCLYFFE HOSTEL

England & Wales - Charity number 229345

Accounts

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2020
for
The Woodclyffe Hostel

Richard Arnold
7, Braybrooke Road
Wargrave
Reading
Berkshire
RG10 8DU

The Woodclyffe Hostel

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for the Year Ended 31 December 2020

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The Woodclyffe Hostel

CHARITY INFORMATION

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number

229345

Principal Address

20, Ridgeway

Wargrave

Berkshire

RG10 8AS

Trustees

Rev J Cook

Mr Graham Jones

Mr Michael Simpson (Resigned September 2020)

Mr Peter Mayes

Ms Christine Walker

Independent Examiner

Richard Arnold

7, Braybrooke Road

Wargrave

Reading

Berkshire

RG10 8DU

The Woodclyffe Hostel

Report of the Trustees

for the Year Ended 31 December 2020

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of the Charities SORP (FRS 102).

1. Aim and Purpose of the Trust

The Woodclyffe Hostel was gifted to the people of Wargrave and surrounding areas by Mrs Harriet Smith, in 1905. Its purpose was, and remains, to provide facilities for recreation and education. The Trustees have the responsibility for maintaining and administering the building (which is Grade 2 listed) so that the facilities are in good order and utilised by as wide a range of people as possible.

The building is currently used to provide the following facilities and activities:

The Public Library

The Wargrave & District Snooker Club

The Wargrave Theatre Workshop (rehearsal room and costume store)

The Sansom Room, used by two local art groups, Church groups, a children's dance group and others who use the room on an ad-hoc basis

The societies and organisations that carry out these activities each have a lease agreement, covering their respective parts of the building, with the Trustees. The rents charged by the Trustees are set with reference to the costs of running the building, so that over the medium and long term the Trust neither makes a profit nor incurs loss. Certain small rooms in the Hostel are used to store archives by local organisations such as the Wargrave History Society and the church, for which no charge is made.

The Sansom Room is a meeting room, hired to its users on an hourly basis.

In addition, there is a residential flat on the top floor.

2. Activities

The Building

The annual asbestos survey was again completed and, as in previous years, no remedial action is required.

A comprehensive structural survey was carried out during the summer of 2020, with a view to establishing the building renovation requirements. Following that and when Covid 19 restrictions were sufficiently eased, the work was carried out, starting in October and was substantially completed by the end of the year. The cost of the works are shown in full in the accounts despite the final invoice from the contractors not having been received until after the year-end.

Tenancies

When the Covid 19 restrictions were introduced, the trustees agreed to listen sympathetically to requests for financial assistance that any of the tenants submitted. Accordingly, the Snooker Club, the Theatre Workshop and the tenant of the residential flat were all granted rent reductions in a variety of forms. As such, rental income for the year is somewhat below previous levels. There is no intention to reclaim any of these rent reductions.

The Woodclyffe Hostel

Report of the Trustees

for the Year Ended 31 December 2020

Health and Safety

The Health & Safety policy, instigated in 2009, is kept under constant review and steps have been taken to further mitigate risks identified.

Access for Disabled People

During 2009, in conjunction with Wokingham Borough Council, major modifications were made to the entrance and ground floor to facilitate the use of the library by disabled people.

Trustee Board

Mr Michael Simpson retired from the board in September 2020. A new trustee will be introduced in due course

3. The Public Benefit

The Trustees have given due consideration to the Charity Commission's guidance on public benefit and have concluded that the Woodclyffe Hostel is fully compliant. The Trust's overall responsibility is that of providing facilities to organisations and village societies who themselves exist to benefit the public in various ways. To the greatest extent possible the facilities are now accessible to disabled people.

Specifically, the public Library is managed by Wokingham Borough Council for the benefit of all the inhabitants of Wargrave and surrounding areas, without restriction. The Snooker Club provides snooker playing facilities to members and non-members alike. The Wargrave Theatre Workshop is the local amateur dramatic society which regularly stages performances that are open to the public. The Theatre Workshop welcomes anyone who wishes to participate in its activities, in whatever capacity. One room of the Hostel is used by a variety of local organisations such as two artists clubs, the church, a children's dance group and others on an ad-hoc basis. Use of this room is open to everyone without restriction.

None of these activities could be carried out for the public were it not for the premises provided by the Woodclyffe Hostel Trust.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.


Covid pandemic.

As stated, the restrictions applied to usage of the Woodclyffe Hostel have meant that rental income reduced during 2020. However, the trust has adequate reserves and the trustees believe that its ongoing viability is secure.

Risk Management

The trustees have a duty to identify and review risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

ON BEHALF OF THE BOARD



Trustee

Date:

23 June '21

Independent Examiner's Report to the Trustees of
The Woodclyffe Hostel

I report on the accounts for the year ended 31 December 2020 set out on pages four to eight.

Respective responsibilities of trustees and 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 required.

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 Charity commission (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items of disclosures in the accounts, and seeking explanations from you as trustees concerning any 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; and
 - to prepare accounts with accord with the accounting records and to comply with the accounting 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.

Richard Arnold ACA
7, Braybrooke Road
Wargrave
Reading
Berkshire
RG10 8DU



Date: 23/6/2021

The Woodclyffe Hostel
Statement of Financial Activities
for the Year Ended 31 December 2020

		31.12.20	31.12.19
	Notes	£	£
INCOMING RESOURCES			
Incoming resources from generated funds			
Investment Income		1056	1043
Other incoming resources		<u>30,424</u>	<u>34,059</u>
Total incoming resources		31,480	35,102
RESOURCES EXPENDED			
Other resources expended		<u>78,522</u>	<u>15,101</u>
NET OUTGOING / INCOMING RESOURCES		-47,043	20,001
Other recognised gains/losses			
Gains/losses on investment assets	6	6,804	725
Net movement in funds		<u>-40,239</u>	<u>20,726</u>
RECONCILIATION OF FUNDS			
Total funds brought forward		149,952	129,226
		<u>109,713</u>	<u>149,952</u>

The notes form part of these financial statements

The Woodclyffe Hostel

Balance Sheet

At 31 December 2020

	Notes	31.12.20 Unrestricted funds £	31.12.19 Unrestricted funds £
FIXED ASSETS			
Tangible Assets	4	2,828,064	1,505,670
CURRENT ASSETS			
Investments	2	36,306	29,502
Cash at bank		<u>102,011</u>	<u>121,286</u>
		138,317	150,788
CREDITORS			
Amounts falling due within one year	5	-28,604	-836
NET CURRENT ASSETS		<u>109,713</u>	<u>149,952</u>
NET ASSETS		<u><u>2,937,777</u></u>	<u><u>1,655,622</u></u>
TRUSTEES ACCOUNTS			
Trustees Capital Account		2,828,064	1,505,670
Trustees Income Account Retained Earnings	6	109,713	149,952
Total funds		<u><u>2,937,777</u></u>	<u><u>1,655,622</u></u>

The financial statements were approved by the Board of Trustees on 23 June '21 and were signed on its behalf by:



Trustee

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention, and in accordance with the Charities SORP (FRS 102), the Charities Act 2011, and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Accounting Basis

The accounts have been prepared on an Income and Expenditure basis.

Tangible Fixed Assets

The Trust has one tangible asset, the Woodclyffe Hostel. In accordance with Financial Reporting Statement 30, the trustees do not provide any Depreciation charge on the Hostel building on the basis that the Hostel is being maintained and effectively has an indefinite life.

The Woodclyffe Hostel was donated to the Trust in 1905, and the current valuation in the accounts reflects a revised estimated Insurance cost. The Trustees believe that the cost of obtaining a professional market valuation would far outweigh any benefit, and in itself would be irrelevant.

Taxation

The charity is exempt from tax on its activities, as all income is applied to its primary purpose.

Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes. The only restricted assets being the Hostel itself.

2 INVESTMENTS

Investments consist of 1,782 shares in the Investment Fund of the Central Board of Finance of the Church of England and are valued at the Current Market Value as at 31 December 2020.

3 TRUSTEES REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020, nor for the year ended 31 December 2020.

Notes to the Financial Statements
for the Year Ended 31 December 2020

4 TANGIBLE FIXED ASSETS

Treated as Restricted Funds	Freehold Property
COST or Estimated Insurance value	£
At 1 January 2020 and 31 December 2020	<u>2,828,064</u>
BOOK VALUE	
At 31 December 2020	<u>2,828,064</u>
At 31 December 2019	<u>1,505,670</u>

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20	31.12.19
Deposit re flat	836	836
Accrued works cost	27,768	
	<u>28,604</u>	<u>835</u>

6 MOVEMENT IN FUNDS

	Net movement		
	At 1.1.20	In funds	At 31.12.20
	£	£	£
Unrestricted funds			
General fund	149,952	-40,239	109,713
TOTAL FUNDS	<u>149,952</u>	<u>-40,239</u>	<u>109,713</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	31,480	78,522	-47,043
Unrealised Gain on Investments	6,804		6,804
TOTAL FUNDS	<u>38,284</u>	<u>78,522</u>	<u>-40,239</u>

The Woodclyffe Hostel

Detailed Statement of Financial Activities
for the Year Ended 31 December 2020

	31.12.20	31.12.19
	£	£
INCOMING RESOURCES		
Investment Income		
Dividends	1,023	993
Interest receivable	34	50
	<hr/>	<hr/>
	1056	1043
Other incoming resources		
WBC Library	9,000	9,000
Wargrave & District Club	6,000	6,001
Green Room/WTW	3,753	5,000
Residential Flat	7,700	7,671
Samsom Room	695	2,681
Other income/Service Charges	3,276	3,706
	<hr/>	<hr/>
	30,424	34,059
Total incoming resources	31,480	35,102
RESOURCES EXPENDED		
Other resources expended		
Cleaning	2,208	2,416
Utilities	3,873	1,689
Rates/Council Tax	128	263
Insurance	6,024	5,760
Inspection/Works		1,063
General Building Repairs	65,686	3,619
Miscellaneous	602	291
	<hr/>	<hr/>
Total resources expended	78,522	15,101
Net income before gains and losses	-47,043	20,001
Realised recognised gains and losses		
Un realised gains/(losses) on investments	6,804	725
	<hr/>	<hr/>
Net income	<u>-40,239</u>	<u>20,726</u>

This page does not form part of the statutory financial statements