

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

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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

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

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 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 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.

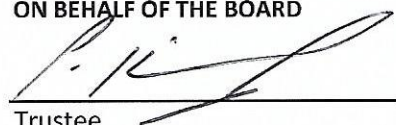
STRUCTURE, GOVERNANCE AND MANAGEMENT

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 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

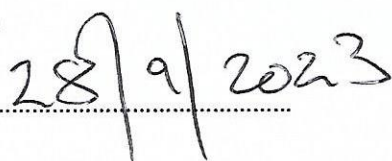
have not been met; or

- (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:



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>127,918</u>	<u>110,600</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.

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	<u>3,703</u>	<u>3,756</u>
	<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	<u>159</u>	<u>452</u>
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