

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
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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>

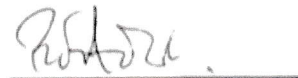

Philip Kinch Trustee / Treasurer


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	The CBF Church of England Investment Fund CCLA 1,782 shares	40,282.64	41,204.65
Cash at Santander	Current Account	2,002.46	1,450.11
	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		147,978.86	168,593.53
NET ASSETS		3,577,497.86	3,755,949.53
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		3,577,497.86	3,755,949.53


Philip Kinch Trustee / Treasurer


Richard Arnold Independent Examiner