

Charity registration number: 252062

# The Worgan Trust

Annual Report and Financial Statements

for the Year Ended 31 December 2023

**The Worgan Trust**  
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# **The Worgan Trust**

## **Reference and Administrative Details**

<b>Trustees</b>	Mr B I Compton Mrs C M Salmon Mr C B Compton Mrs C H Compton, Chair Mr F J E Salmon Mrs J E Cobain Mrs M Cobain
<b>Principal Office</b>	P O Box 876 Worcester WR4 4EP
<b>Solicitors</b>	Lambe Corner and Co 36/37 Bridge Street Hereford Herefordshire HR4 9DJ
<b>Charity Registration Number</b>	252062
<b>Property Managers</b>	N Russell Lavender Cottage Lucton Leominster Herefordshire HR6 9BH
<b>Independent Examiner</b>	Ballards LLP 11c Kingswood Road Hampton Lovett Droitwich Worcestershire WR9 0QH

# **The Worgan Trust**

## **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2023.

### **Objectives and activities**

#### ***Objects and aims***

The Worgan Trust was created to hold land for protection and preservation. This purpose is sustained through continued ownership of Longdon and Withybed Woods in Wyre Forest near Bewdley on the Shropshire side of Dowles Brook, and Chapman's Hill Farm in the Clent Hills. In the former case, access is enjoyed by members of the public using the numerous rights of way and users of Coopers Mill Youth Centre.

Other land and woodland including Walton and Moorhall farms are held for preservation or income purposes.

The Worgan Trust supports Mount Pleasant School Farm which provides facilities for primary and infant school children from a wide area, but mostly from the Birmingham Education Authority, to visit a working farm with a range of livestock. Visits are arranged daily throughout the school year and are conducted by the Head of Centre. The Centre is open to other groups by arrangement. Worgan Trust has been supporting School Farm education for over 50 years having started in 1972 at Chapmans Hill. Mount Pleasant School Farm is now run independently as a Charity Incorporated Organisation (C.I.O.) The Charity number is 1159485 and it has a website [www.mountpleasantschoolfarm.com](http://www.mountpleasantschoolfarm.com)

#### ***Public benefit***

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

### **Financial review**

#### ***Revaluation of Properties***

The land and properties held by the Trust were revalued in November 2022 on an open market value basis in accordance with guidelines issued by the Royal Institution of Chartered Surveyors; the valuations have been compiled by suitably knowledgeable Trustees, on an open market value basis. Mount Pleasant School Farm Study Centre was built on land leased from the Bournville Village Trust and has been transferred to Leasehold Property; it will be depreciated over the remaining 36 years of the lease.

#### ***Reserves Policy***

The balance of unrestricted funds represents funds arising from past surpluses. It is being used for the programme of repairs to houses, buildings and land maintenance. As the need to renovate large properties at the same time has depleted the Trust reserves Trustees took the decision to borrow the necessary finance using a long-term loan has been procured from the AMC in 2020. This continues to be repaid.

# **The Worgan Trust**

## **Trustees' Report (continued)**

### **Achievements and performance**

The Wyre Forest Woodlands are leased to Natural England who is responsible for management and harvesting; however, our agents are consulted so our interests are being preserved and the woods will be managed very much as they were under the old Woodland Grant Scheme. The lease includes Coopers Mill Cottage which is located deep in the Wyre Forest on the Worcestershire/Shropshire border. It is now being run by The ContinU Plus Academy who will market Coopers Mill as a residential venue for visiting school and voluntary groups.

Other woodland is being actively managed by our agents with less income as following some felling there has been a replanting programme.

Walton and Moorhall Farmland is now let in two parts on five-year Farm Business Tenancies. The policy of renovation has continued as houses have become vacant. Moorhall Farmhouse, Walton Farmhouse and five cottages have been renovated and are let on Assured Shorthold tenancies. The remaining cottages all have long term tenants.

Income continues to be generated from the horse livery, horse grazing and lockup units in the farm buildings. They all help to generate income from the properties in Clent which are our main income stream.

### **Structure, governance and management**

#### ***Nature of governing document***

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

#### ***Recruitment and appointment of trustees***

New trustees are recruited and appointed at the discretion of the existing trustees.

#### ***Organisational structure***

The Trust is run by the trustees and an administrator. They meet in committee two to five times a year. Day to day running is handled by the chairman in direct consultation with the trustees as necessary.

#### ***Risk Management***

The trustees have a duty to identify and review the risk to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. Regular meetings are held with the Forestry and Estate advisors during which risks to the charity and its work are assessed and action is taken when necessary.

## **The Worgan Trust**

### **Trustees' Report (continued)**

21 May 2024

The annual report was approved by the trustees of the charity on ..... and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'Mrs C H Compton'.

.....  
Mrs C H Compton  
Trustee

## The Worgan Trust

### Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

21 May 2024

Approved by the trustees of the charity on ..... and signed on its behalf by:



.....  
Mrs C H Compton  
Trustee

## **The Worgan Trust**

### **Independent Examiner's Report to the trustees of The Worgan Trust**

I report to the trustees on my examination of the accounts of The Worgan Trust for the year ended 31 December 2023.

#### **Responsibilities and basis of report**

As the charity trustees of The Worgan Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the The Worgan Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of The Worgan Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



.....  
Mark Skellum FCA

11c Kingswood Road  
Hampton Lovett  
Droitwich  
Worcestershire  
WR9 0QH

21 May 2024  
Date:.....



## The Worgan Trust

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

	Note	Total Unrestricted funds 2023 £	Total Unrestricted funds 2022 £
<b>Income and Endowments from:</b>			
Other trading activities		34,100	-
Investment income	3	<u>191,094</u>	<u>189,835</u>
Total Income		<u>225,194</u>	<u>189,835</u>
<b>Expenditure on:</b>			
Raising funds		(212,021)	(203,531)
Charitable activities		<u>(46,521)</u>	<u>(28,129)</u>
Total Expenditure		<u>(258,542)</u>	<u>(231,660)</u>
Net expenditure		(33,348)	(41,825)
<b>Other recognised gains and losses</b>			
Gains/(losses) on revaluation of fixed assets		<u>-</u>	<u>3,785,000</u>
Net movement in funds		(33,348)	3,743,175
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>11,128,920</u>	<u>7,385,745</u>
Total funds carried forward	10	<u><u>11,095,572</u></u>	<u><u>11,128,920</u></u>

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2022 is shown in note 10.

The notes on pages 9 to 14 form an integral part of these financial statements.

**The Worgan Trust**  
**(Registration number: 252062)**  
**Balance Sheet as at 31 December 2023**

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	6	11,153,450	11,164,615
<b>Current assets</b>			
Debtors	7	3,199	4,912
Cash at bank and in hand		<u>150,339</u>	<u>197,565</u>
		153,538	202,477
<b>Creditors: Amounts falling due within one year</b>	8	<u>(39,557)</u>	<u>(44,609)</u>
<b>Net current assets</b>		<u>113,981</u>	<u>157,868</u>
<b>Total assets less current liabilities</b>		11,267,431	11,322,483
<b>Creditors: Amounts falling due after more than one year</b>	9	<u>(171,859)</u>	<u>(193,563)</u>
<b>Net assets</b>		<u>11,095,572</u>	<u>11,128,920</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>11,095,572</u>	<u>11,128,920</u>
<b>Total funds</b>	10	<u>11,095,572</u>	<u>11,128,920</u>

The financial statements on pages 7 to 14 were approved by the trustees, and authorised for issue on 21 May 2024 signed on their behalf by:

.....  
Mrs C H Compton  
Trustee



# **The Worgan Trust**

## **Notes to the Financial Statements for the Year Ended 31 December 2023**

### **1 Accounting policies**

#### **Statement of compliance**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

#### **Basis of preparation**

The Worgan Trust meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

#### **Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

#### **Income and endowments**

All income is recognised once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

#### **Expenditure**

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

#### **Raising funds**

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

#### **Charitable activities**

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

#### **Grant provisions**

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

## **The Worgan Trust**

### **Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)**

#### **Support costs**

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

#### **Governance costs**

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Trade creditors**

are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Fund structure**

Unrestricted income funds are general funds that are available for use at the trustees's discretion in furtherance of the objectives of the charity. The property revaluation reserve comprises the surplus on the revaluation of the charity's properties.

## The Worgan Trust

### Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

#### 2 Income from other trading activities

	Unrestricted funds General £	Total funds £
Trading income;		
Timber sales	34,100	34,100
	<u>34,100</u>	<u>34,100</u>

#### 3 Investment income

	Unrestricted funds General £	Total 2023 £	Total 2022 £
Interest receivable and similar income;			
Interest receivable on bank deposits	4,506	4,506	993
Other investment income	8,500	8,500	8,500
Income from rents	178,088	178,088	180,342
	<u>191,094</u>	<u>191,094</u>	<u>189,835</u>

#### 4 Expenditure on raising funds

	Unrestricted General £	Total 2023 £	Total 2022 £
Other investment management costs;			
Property repairs	179,405	179,405	154,312
Maintenance charges	26,353	26,353	26,960
Allocated support costs	6,263	6,263	22,259
	<u>212,021</u>	<u>212,021</u>	<u>203,531</u>

#### 5 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

The amount of expenses reimbursed to the trustees during the year totalled £560 (2022 - £639).

## The Worgan Trust

### Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

#### 6 Tangible fixed assets

	Land and buildings £	Total £
<b>Cost</b>		
At 1 January 2023	11,287,430	11,287,430
At 31 December 2023	11,287,430	11,287,430
<b>Depreciation</b>		
At 1 January 2023	122,815	122,815
Charge for the year	11,165	11,165
At 31 December 2023	133,980	133,980
<b>Net book value</b>		
At 31 December 2023	11,153,450	11,153,450
At 31 December 2022	11,164,615	11,164,615

Included within the net book value of land and buildings above is £10,785,000 (2022 - £10,785,000) in respect of freehold land and buildings and £368,450 (2022 - £379,615) in respect of leaseholds.

In accordance with the provisions of FRS102, the land and properties held by the Trust were revalued by suitably knowledgeable trustees in December 2022 on an open market value basis in accordance with guidelines issued by the Royal Institution of Chartered Surveyors. Mount Pleasant Study Centre was built on land leased from the Bournville Village Trust and is valued at its cost of £502,430; it is being depreciated over the 37 years of the lease from 2012.

#### 7 Debtors

	2023 £	2022 £
Prepayments	3,199	4,912

#### 8 Creditors: amounts falling due within one year

	2023 £	2022 £
Bank loans	19,839	19,839
Trade creditors	15,995	19,570
Other creditors	823	2,300
Accruals	2,900	2,900
	39,557	44,609

# The Worgan Trust

## Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

### 9 Creditors: amounts falling due after one year

	2023 £	2022 £
Bank loans	<u>171,859</u>	<u>193,563</u>

### 10 Funds

	Balance at 1 January 2023 £	Incoming resources £	Resources expended £	Balance at 31 December 2023 £
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#### Unrestricted funds

##### General

General	359,450	225,194	(258,542)	326,102
Property Revaluation Reserve	<u>10,769,470</u>	<u>-</u>	<u>-</u>	<u>10,769,470</u>
	<u>11,128,920</u>	<u>225,194</u>	<u>(258,542)</u>	<u>11,095,572</u>

	Balance at 1 January 2022 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 December 2022 £
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#### Unrestricted funds

##### General

General	401,275	189,835	(231,660)	-	359,450
Property Revaluation Reserve	<u>6,984,470</u>	<u>-</u>	<u>-</u>	<u>3,785,000</u>	<u>10,769,470</u>
	<u>7,385,745</u>	<u>189,835</u>	<u>(231,660)</u>	<u>3,785,000</u>	<u>11,128,920</u>

## The Worgan Trust

### Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

#### 11 Analysis of net assets between funds

	Unrestricted funds General £	Total funds at 31 December 2023 £
Tangible fixed assets	11,153,450	11,153,450
Current assets	153,538	153,538
Current liabilities	(39,557)	(39,557)
Creditors over 1 year	(171,859)	(171,859)
Total net assets	<u>11,095,572</u>	<u>11,095,572</u>

#### 12 Analysis of net funds

	At 1 January 2023 £	Financing cash flows £	At 31 December 2023 £
Cash at bank and in hand	<u>197,565</u>	<u>(47,226)</u>	<u>150,339</u>
Net debt	<u>197,565</u>	<u>(47,226)</u>	<u>150,339</u>

  

	At 1 January 2022 £	Financing cash flows £	At 31 December 2022 £
Cash at bank and in hand	<u>231,642</u>	<u>(34,077)</u>	<u>197,565</u>
Net debt	<u>231,642</u>	<u>(34,077)</u>	<u>197,565</u>

#### 13 Related party transactions

There were no related party transactions in the year.



## The Worgan Trust

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

	Total 2023 £	Total 2022 £
<b>Income and Endowments from:</b>		
Other trading activities (analysed below)	34,100	-
Investment income (analysed below)	<u>191,094</u>	<u>189,835</u>
Total income	<u>225,194</u>	<u>189,835</u>
<b>Expenditure on:</b>		
Raising funds (analysed below)	(212,021)	(203,531)
Charitable activities (analysed below)	<u>(46,521)</u>	<u>(28,129)</u>
Total expenditure	<u>(258,542)</u>	<u>(231,660)</u>
Net expenditure	(33,348)	(41,825)
<b>Other recognised gains and losses</b>		
Gains/losses on revaluation of fixed assets for charity's own use (analysed below)	<u>-</u>	<u>3,785,000</u>
Net movement in funds	(33,348)	3,743,175
<b>Reconciliation of funds</b>		
Total funds brought forward	<u>11,128,920</u>	<u>7,385,745</u>
Total funds carried forward	<u><u>11,095,572</u></u>	<u><u>11,128,920</u></u>

# The Worgan Trust

## Detailed Statement of Financial Activities for the Year Ended 31 December 2023 (continued)

	Total 2023 £	Total 2022 £
<b>Other trading activities</b>		
Timber sales	34,100	-
	<u>34,100</u>	<u>-</u>
<b>Investment income</b>		
Rental income	178,088	180,342
Bank interest receivable	4,506	993
Natural England lease	8,500	8,500
	<u>191,094</u>	<u>189,835</u>
<b>Raising funds</b>		
Property letting and operating costs	(26,353)	(26,960)
Property repairs	(179,405)	(154,312)
Trustees expenses	(560)	(639)
Bad debts written off	(85)	(14,517)
Bank charges	(66)	(66)
Loan interest	(5,552)	(7,037)
	<u>(212,021)</u>	<u>(203,531)</u>
<b>Charitable activities</b>		
Accountancy fees	(3,210)	(3,016)
Administration	(3,496)	(4,511)
Depreciation of long leasehold property	(11,165)	(11,165)
Chapman's Hill Farm rent	(3,650)	(3,650)
Grants to institutions	(25,000)	-
Professional fees	-	(5,787)
	<u>(46,521)</u>	<u>(28,129)</u>
<b>Gains/losses on revaluation of fixed assets for charity's own use</b>		
Gains/losses on revaluation of fixed assets	-	3,785,000

This page does not form part of the statutory financial statements.