

WESTCOTT HOUSE

England & Wales · Charity number 311445

Details

Status Registered

Legal form Other

Registered 1964-05-29

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

Contact

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Jesus Lane
Cambridge
CB5 8BP

Phone 01223741000

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Website www.westcott.cam.ac.uk

Activities

Objects: TO PROVIDE, CARRY ON AND MAINTAIN A COLLEGE OR COLLEGES FOR THE PREPARATION IN ACCORDANCE WITH THE FORMULARIES OF THE CHURCH OF ENGLAND OR CANDIDATES FOR HOLY ORDERS IN THE CHURCH OF ENGLAND OR IN A CHURCH IN COMMUNION WITH THE SEE OF CANTERBURY.

Activities: To provide, carry on and maintain a College or Colleges for the preparation in accordance with the formularies of the Church of England of candidates for Holy Orders in the Church of England or in a Church in communion with the See of Canterbury.

Classification

- **How:** Provides Human Resources
- **What:** Education/training, Religious Activities
- **Who:** Other Defined Groups, The General Public/mankind

Geography

- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£1,318,000	£1,415,000	£13,890,000	23
2024-08-31	£1,128,000	£1,460,000	£13,979,000	16
2023-08-31	£1,060,949	£1,373,664	£14,311,314	15
2022-08-31	£1,138,363	£1,420,687	£14,622,500	17
2021-08-31	£1,099,000	£1,537,000	£14,910,000	19

Trustees

Name	Role	Appointed
Venerable Mark John Steadman	Chair	2023-07-07
Adam Christopher Morrow		2023-07-07
Canon Clement Henly Hutton-Mills		2025-10-20
Charlotte Anne Drinkwater		2025-10-20
Prof Helen King		2022-11-18
Professor David Alexander Syme Fergusson		2022-01-13
Revd Canon Dr Flora Jane Louise Winfield		2023-07-07
Revd Canon Mark David Bennet		2020-10-20
Revd Dr Muthuraj Swamy		2024-10-29
Revd Dr Samuel Richard Hole		2025-10-20
Revd Dr Victoria Louise Johnson		2024-07-10
Rt Revd Dr Anderson Jeremiah		2025-10-20
Venerable Dr Alexander James Hughes		2023-07-07

Linked charities

- PURVIS BEQUEST (311445-1)
- JENNINGS FUND (311445-10)
- THE HAWORTH PRIZE (311445-11)
- B K CUNNINGHAM BEQUEST FUND (311445-2)
- CUNNINGHAM MEMORIAL FUND (311445-3)
- INGE BEQUEST (311445-4)
- ARTHUR SWINGLER TRUST FUND (311445-5)
- PRINCIPAL'S DISCRETIONARY FUND (311445-6)
- MONTFIORE PRIZE FUND (311445-7)
- BUSHBY TRUST FUND (311445-8)
- INGE BEQUEST (311445-9)

WESTCOTT HOUSE

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Accounts

Charity number
311445

Westcott House

Report and Financial Statements

31 August 2025

Westcott House
Report and accounts
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Westcott House

Reference and Administrative Details of the College, its Trustees and Advisors for the year ended 31 August 2025

The Trustees of the Charity are the Council of the College, as detailed in the Charter.

Ex-officio Members

Regius Professor of Divinity

The Very Revd Prof David Fergusson OBE, DD, FRSE, FBA (appointed January 2022)

The Honorary Treasurer

Mr Adam Morrow (appointed Treasurer July 2023)

Academic Members (who shall hold office for three years)

Two members of the Divinity Faculty nominated by the Faculty

Revd Dr Victoria Johnson (appointed July 2024)

Member of Academic Staff of a Federation Institution nominated by the Federation Council

The Revd Dr Muthuraj Swamy (appointed October 2024)

Appointed Representative of the Institution with Academic links with the College

Revd Dr Sam Hole (appointed October 2025)

Appointed Members (3/5 years) (not more than seven members appointed by the Council)

The Rt Revd Paul Ferguson (appointed November 2018, appointed Chair July 2019)

Mr William Chapman CVO (appointed Observer March 2019, appointed Trustee October 2019, resigned February 2025)

The Revd Canon Professor James Walters (appointed March 2019 as a Gen.Synod Rep, in January 2022 became an Appointed Member, resignation effective October 2025)

The Revd Canon Flora Winfield (appointed July 2023)

The Venerable Mark Steadman (appointed July 2023)

The Venerable Alex Hughes (appointed July 2023)

Mr Jeffrey Brown (appointed August 2023, resigned December 2024)

The Rt Revd Dr Anderson Jeremiah (appointed October 2025)

Mrs Charlotte Drinkwater (appointed October 2025)

Canon Clement Hutton-Mills (appointed October 2025)

Nominated Members (until dissolution of Synod) (Not more than two members of the Gen.Synod of the Church of England nominated by Gen.Synod, appointed by Council)

Dr Helen King (appointed November 2022)

Revd Mark Bennet MA Mmath ACA (appointed Synod Rep from November 2022, formerly Hon Treasurer from October 2020 -July 2023)

Observers

The Revd Simon Gatenby (since October 2004)

Mr Michael Wolton-Carr (since February 2020)

The Revd Dr Helen Dawes (appointed November 2018, appointed Principal October 2020, Observer since July 2024)

The Revd Rachel Rosborough (appointed and first meeting November 2023, Observer since July 2024)

Dr Julian Gotobed (appointed September 2021, Observer since July 2024)

Dr Julia Snyder (appointed September 2021, Observer since July 2024)

Westcott House

Reference and Administrative Details of the College, its Trustees and Advisors for the year ended 31 August 2025

Observers (continued)

Mrs Catherine Cox (elected February 2024, moved to Observer role July 2024, end of term February 2025)
Ms Matilda Tempest (elected February 2024, moved to Observer role July 2024, end of term February 2025)
Mr Samuel Tudor (elected December 2023, moved to Observer role July 2024, end of term December 2024)
Mr James Cochran (elected March 2025)
Miss Sarah Fagg (elected March 2025)
Mr George Allin-Roberts (elected December 2024)

Charity Registered number

311445

Principal office

Westcott House
Jesus Lane
Cambridge
CB5 8BP

Visitor

The Archbishop of Canterbury

Independent Auditors

Streets Audit LLP Chartered accountants & statutory auditor
3 Wellbrook Court
Girton
Cambridge
CB3 0NA

Bankers

Barclays Bank plc
P O Box 2
Cambridge
CB2 8BP

Solicitors

Ashton KCJ
Chequers House
77-81 Newmarket Road
Cambridge
CB5 8EU

Property Agents

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Westcott House

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Council Members' Report for the year ended 31 August 2025

The Council Members present their annual report together with the audited financial statements of Westcott House (the College) for the year ended 31 August 2025. The Council Members confirm that the Annual Report and financial statements of the College comply with the current statutory requirements, the requirements of the College's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting Charities" applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102 second edition - October 2019).

OBJECTIVES AND ACTIVITIES

Policies and objectives

The principal charitable objective of the college has historically been "to provide, carry on and maintain a College or Colleges for the preparation in accordance with the formularies of the Church of England of candidates for Holy Orders in the Church of England or in a Church in communion with the See of Canterbury." During the year of this report the college petitioned His Majesty in Council for an expansion of its charitable objects, to include a larger range of activities to prepare and support ministers. The Order was granted on 10 July 2024.

Strategies for achieving objectives

To further these objectives the College provides students with opportunities to study the CertHE, DipHE, and BA (Hons) in Theology, Ministry and Mission (awards of the University of Durham) through the Cambridge Theological Federation along with a variety of academic courses leading to BTh, DTM, BA (Tripos), MPhil and PhD qualifications with the University of Cambridge.

The College is an officially recognised institution with links to the University of Cambridge, the University of Durham and Anglia Ruskin University. Teaching staff are affiliated to the Divinity Faculty of the University of Cambridge.

The College is a member of the Cambridge Theological Federation, comprising nine full and three associate member institutions providing preparation for ministry and theological research. Federation members share resources and teaching (courses, seminars and supervisions) is planned jointly. In 2014, the Cambridge Theological Federation entered into a validation agreement with the University of Durham and the Archbishops' Council of the Church of England to deliver the Common Awards.

The College maintains a special link with the Manchester Diocese to place ordinands in Urban Priority Areas (UPA) parishes for teaching contextual theology as an integral component of their ministerial training. A part-time member of staff is based in Manchester. The College also maintains and develops links with Churches and training institutions overseas. Students have recently had the opportunity to participate on an exchange programme with Yale in the US and the Prediger Seminar in Wittenberg, Germany.

Activities for achieving objectives

Westcott House provides teaching staff and facilities, residential accommodation, a chapel, a continuously updated library, access to online resources, dining hall and other communal facilities. The teaching staff, augmented by local clergy both in Cambridge and in Manchester, provides tutorial and supervisory support for all students. A chaplain provides individual spiritual and pastoral support.

There is emphasis on spiritual and personal formation alongside academic learning, encouraging staff and students to grow in holiness, wisdom, compassion and openness.

In preparation for ministry in churches and the wider community, students in their first two years of training are attached to a local parish or university college chapel to gain liturgical and pastoral experience. During their training, which can last up to four years, all students complete an 8 to 10 week full time parish placement. For many of our students this takes place in Manchester where we maintain a house in partnership with the Diocese of Manchester. This partnership was established a generation ago.

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Council Members' Report for the year ended 31 August 2025

During the ordinands' sustained period in a ministry context, students participate in a range of pastoral, social, liturgical and educational activities in local churches to enable them to develop their readiness to start in public ordained ministry. Westcott House pays attention both in the classroom and in practical placements to developing the awareness and skills to promote community cohesion including between people of different faiths.

Main activities undertaken to further the charity's purposes for the public benefit

In planning and in carrying out the college's activities for the year, the Council has taken account of the published Guidance of the Charity Commission concerning Public Benefit (pursuant to section 4 of the Charities Act 2011).

Through the residential programmes, Westcott House prepares men and women to be effective in serving both congregations across the country, and the wider communities in which they are set. We place particular store in preparing ordinands to exercise their public, pastoral and spiritual responsibilities to the whole population.

As well as training those going to be public ministers, the teaching staff members themselves contribute to the wider church and community, through writing and research and assisting in local churches.

The Council has a policy of encouraging conference activity outside the teaching terms, to generate additional income and to defray some of the fixed costs of the enterprise. We hope that this can be recovered in time to pre-COVID levels. The conference activity is centred on religious and educational programmes, where organisational aims are consistent with the College's objectives. Accommodation is also provided for visitors to Cambridge.

ACHIEVEMENTS AND PERFORMANCE

Review of activities

The year covered by this report saw the fourth complete annual cycle in which the House was led by its Principal, the Revd Dr Helen Dawes.

During the year 2024-25, there were nineteen students preparing for public ministry in the Church of England ranging in age from early-twenties to early-fifties. Students came in the main from England, with a small number from overseas. Fourteen students were studying for Durham University awards in Theology, Ministry and Mission and graduate and post-graduate diplomas; five were studying for B.Th and BA (Tripos) qualifications with the University of Cambridge. Of these students, nine left at the end of the academic year.

In addition, there were twenty-two independent students studying at Westcott House at the end of 2024/25, ranging in age from mid-twenties to late sixties. Of these students eleven were studying PhDs and all studied either University of Cambridge, Durham University or Anglian Ruskin University awards.

Whilst the direct effects of COVID are no longer immediately current, we are alert to the possibility of long-term effects on individuals.

The college continues to implement a system of staff oversight and appraisal.

FINANCIAL REVIEW

Financial results

During 2024-25 Westcott House incurred a deficit of £89,000 after other gains on foreign currency (2024: deficit of £332,000). Levels of income from charitable activities increased to £918,000 (2024: £784,000). Expenditure on charitable activities decreased to £1,372,000 (2024: £1,397,000).

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Council Members' Report for the year ended 31 August 2025

Going concern

After reviewing budgets, projections and cash flow forecasts to 31 August 2028, the Council members are satisfied that the College will have adequate resources to continue in operational existence for the immediate future. Cash resources are available, further funding is being explored and the College continues to maintain effective cashflow management. For this reason they continue to adopt the going concern basis in preparing the financial statements

The long-term financial future of the College is more difficult to predict and depends on a number of factors that are only partially within its control. The House does not have a significant permanent endowment. Its funding arrangements are set out below, and further comments about fundraising may be found later in this report.

The main funding for the House's activities derives from grants for the tuition and maintenance of ordinands while in residence. During the year, the House received £12,577 tuition fees and £6790 maintenance allowance per capita (based on full time single person equivalent) for each student. The funding arrangement with The Church of England changed during the year, whereby a general uplift in fees was granted. Although the House currently receives no central funding from the Church the amended agreement for Resourcing Ministerial Formation provides for an amount of block funding, total received in 2024-25 was £392,000 (which included a retrospective adjustment under the new arrangement).

Funding is received directly from the Ministry Division of the Archbishops' Council of the Church of England. Each diocese has its own requirements and many dioceses are choosing to fund part time training, allowing students to continue in part time work, rather than committing to a full-time residential training programme. This is further contributing to the unpredictability of year on year student numbers and it is our hope that an increase in the College's range of training offers will have a positive effect over the mid to long term.

College income is driven predominantly from student numbers that vary each year. Student numbers choosing a full-time residential route to the ministry have further dropped in 2024-25, primarily driven by the change in The Church of England's discernment process. The trend has halted in 2025-26 and there is cautious optimism that numbers will improve in 2026-27.

Due to the historic nature of most of its buildings, the College has an ongoing programme of maintenance alongside its day to day costs. Significant work is still needed, notwithstanding recent substantial refurbishments, to bring the whole site up to modern standards. The Trustees continue to be aware of the needs identified in the Condition Survey undertaken in the recent past along with the rising costs associated with this work.

Further details regarding the adoption of the going concern basis can be found in the accounting policies.

Investment policy and performance

Westcott House did not hold any investments at the end of the year (2024: £nil), however funds were held on deposit with Churches, Charities and Local Authorities (CCLA) Investment Management Limited.

Reserves policy

The College had total funds of £13,890,000 at 31 August 2025 (2024: £13,979,000). The free reserves position excluding fixed assets and associated borrowings and pension reserve stood at £582,000 at the year end (2024: £480,000). The finance committee have established a policy of maintaining reserves at a level of 6 months expenditure. This policy is challenging and necessitates the need to continue to raise additional funds and explore new revenue streams.

The terms of the College's restricted funds have been reviewed, and funds currently shown as permanent endowment are in line with the original donors' wishes.

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Council Members' Report for the year ended 31 August 2025

Risk management

The College contracts with Shield Safety to advise on risk management and to conduct inspections as required. The Council has a policy of keeping the risk register under regular review. The College continues to contract with Shield Safety to maintain a food safety policy and provide wider health and safety advice.

The College continues to identify the following as key risks: Student numbers; loss of key academic staff; financial shortfalls; maintenance obligations of our historic buildings and reputational risk. Cyber security risk is monitored and mitigated where possible with a cyber liability insurance policy which was in force for the duration of the year.

The College is seeking to increase student numbers by ensuring that we continue to deliver training which fits the needs of a wider range of students than hitherto, while maintaining high educational standards. We continue to believe however in the importance of the House offering students the option of a residential programme of theological training and formation at the initial pre-ordination stage.

Plans to increase income include alumni fundraising and increasing student numbers. Income from casual lets and wider letting have contributed to increased additional income as has the hosting of a conference over the summer period. It is considered that maintaining this increased level of income is sustainable, subject to any risk being effectively managed

The College has, and continues to develop, robust Safeguarding policies and procedures in relation to the protection of vulnerable people, the establishment of a safe culture, and its importance for the Church's future leaders.

PLANS FOR FUTURE PERIODS

Future developments

The Council continues to exercise appropriate caution in respect of financial commitments to capital works.

Having stated that principle, the Council continues to have on its agenda the fact that the historic college site — Old Court and the Chapel — presents difficulties of accessibility. An initial outline concept design was commissioned and delivered during the year, for a project that would obviate the problems of stepped access between the parvis on the northern side of the Court (which is on the street level of Jesus Lane) and the remainder of the site as well as addressing the level changes and steps between the Cloister and the Chapel. The Council received initial funding and a commitment for further funding, during the year, to enable phase one of the project to be undertaken subject to faculty and planning consents. Council continues to develop a strategy to raise funds for the substantive cost of phase two and phase three of the project.

Fundraising

For much of the previous years, systematic charitable fundraising was a largely unrealistic option for obvious reasons. With the pandemic of 2020 behind us, it has once again become possible, as is a concerted attempt to strengthen alumni relations. Establishing a foundation of regular givers both supports our work directly through increasing our regular income and also enables us to demonstrate the support for the work we do and for Westcott House as an institution in fundraising conversations with grant-making trusts and philanthropists. The Principal and Council continue to explore external sources of funds and to make appropriate contacts accordingly.

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Council Members' Report for the year ended 31 August 2025

Key management and personnel remuneration

The key management personnel of the College are those in charge of directing and controlling the College and running and operating the College on a day to day basis. Key management personnel are considered to be the Council Members plus The Principal, Vice Principal and Director of Finance (observers). For the period up to the grant of an Order for the revision of the Charter on 10 July 2024, four employees of the College were Council Members, as stipulated in the Royal Charter and Supplemental Charters: The Principal and Vice Principal of the College, (ex officio); and two members of the academic staff. Subsequent to this revision no employees are Council Members.

All Council Members give of their time freely and were not remunerated in the period. Details of trustee expenses and related party transactions are disclosed in the notes to the accounts.

Trustees are required to disclose all relevant interests and register them with the Council and in accordance with the College's policy withdraw from decisions where a conflict of interest arises.

The pay of the key management personnel is reviewed annually by a Remuneration Committee and normally increased in accordance with average earnings. The remuneration is bench marked with charities of a similar size and activity (for the roles where the holder is required to be a priest, that includes the stipend and emoluments of clergy carrying a commensurate level of responsibility) to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

Westcott House is incorporated by Royal Charter of 29 November 1960 as amended by Supplemental Charters of 21 June 1979 and 20 April 1998, and a further Order on 10 July 2024.

The Charter provides that the income of the College shall be applied solely towards the objects of the College, one of which states "that for these purposes and objects generally to do all such acts and things as are or may be termed incidental or conducive to the attainment of any of the ... purposes and objects of the college or the exercise of any of its powers."

As stated above, revision of the Charter has enabled the House to offer within its charitable purposes a wider range of learning and formation, as well as in-service learning, in order better to serve the Church of England, the Anglican Communion and the public at large, in the future. The revisions to the Charter removed all employees and student representatives from Council membership (and therefore their position as trustees and directors of the college as a charitable company), although they continue to be invited to attend Council meetings for unreserved business. Template texts were included in order to bring the Charter in line with the Charity Commission's best recommended practice. Employed staff and student representatives will no longer be Trustees.

Method of appointment or election of Council Members

The management of the College is the responsibility of the Council members who are elected and co-opted under the terms of the Royal Charter. New Appointed Members of the Council are recruited according to criteria agreed by Council.

A number of measures have been put in place to strengthen systems and practice of governance.

Organisational structure and decision making

The members of the Council have overall management control and oversight. The Finance Committee, which includes members with relevant professional expertise, has delegated responsibility for financial decisions, and reports to the Council each term. Full Management Accounts are presented and reviewed at each meeting of the Council.

The Principal is responsible for the academic and pastoral organisation, appointment of staff, and general wellbeing of the College.

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Council Members' Report for the year ended 31 August 2025

Domestic and Catering facilities, together with Administration, are the responsibility of the Operations Manager. Financial management is the responsibility of the Director of Finance.

Council Members' responsibilities statement

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the College will continue in operation.

The Council Members are responsible for keeping proper accounting records that are sufficient to show and explain the College's transactions and disclose with reasonable accuracy at any time the financial position of the College and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the College and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Council Members, on 12 January 2026 and signed on their behalf by:



The Rt Revd Paul Ferguson

Chair of the Council

Westcott House
Independent auditors' report
to the Council Members of Westcott House

Opinion

We have audited the financial statements of Westcott House (the 'charitable college') for the year ended 31 August 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable college's affairs as at 31 August 2025 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable college in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council Members use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable college's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Council Members with respect to going concern are described in the relevant sections of this report.

Other information

The Council Members are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Auditors' Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Westcott House
Independent auditors' report
to the Council Members of Westcott House

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Council Members' report is inconsistent in any material respect with the financial statements; or
- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Council members

As explained more fully in the council members' responsibilities statement, the Council Members are responsible for the preparation of financial statements which give a true and fair view. and for such internal control as the Council Members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Council Members are responsible for assessing the charitable College's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Council Members either intend to liquidate the charitable College's or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable college through discussions with Council Members and other management, and from our knowledge and experience of the education sector;
- we obtained an understanding of the legal and regulatory framework applicable to the charitable college and how the charitable college is complying with that framework;

Westcott House
Independent auditors' report
to the Council Members of Westcott House

- we obtained an understanding of the charitable college's policies and procedures on compliance with laws and regulations, including documentation of any instances of non-compliance;
- we identified which laws and regulations were significant in the context of the charitable college. The Laws and regulations we considered in this context were the Charities Act 2011 and taxation legislation. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items;
- in addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable college's ability to operate or to avoid material penalty; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit
- we reviewed the minutes of Council Members' meetings to identify and references to non-compliances with laws and regulations.

We assessed the susceptibility of the charitable college's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we;

- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the accounting policy were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.
- performed analytical procedures to identify any unusual or unexpected relationships

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with relevant regulators.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Council Members and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Westcott House
Independent auditors' report
to the Council Members of Westcott House

Use of our Report

This report is made solely to the Council Members in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Council Members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Council Members for our audit work, for this report, or for the opinions we have formed.

Shane Tharby

Shane Tharby (Senior Statutory Auditor)

for and on behalf of

Streets Audit LLP

Chartered accountants & statutory auditor
3 Wellbrook Court
Girton
Cambridge
CB3 0NA

Date: 21 January 2026

Westcott House
Statement of Financial Activities
for the year ended 31 August 2025

	Notes	Endowment Funds 2025 £000	Restricted Funds 2025 £000	Unrestricted Funds 2025 £000	Total Funds 2025 £000	Total Funds 2024 £000
Income and endowments from:						
Donations and legacies	2	-	72	(14)	58	81
Charitable activities	3	-	24	894	918	784
Other trading activities	4	-	4	289	293	208
Investments	5	-	-	46	46	50
Other income	6	-	-	3	3	5
Total Income and endowments		-	100	1,218	1,318	1,128
Expenditure on:						
Raising Funds						
Voluntary income	7	-	-	7	7	18
Other trading activities	4	-	-	36	36	45
Charitable activities	8	-	20	1,352	1,372	1,397
Total Expenditure		-	20	1,395	1,415	1,460
Net Income / (expenditure) before Transfers		-	80	(177)	(97)	(332)
Transfers between funds	18	-	(5)	5	-	-
Net Income / (expenditure) before Other recognised gains / (losses)		-	75	(172)	(97)	(332)
Other gains	27	-	-	8	8	-
Net Movement of funds		-	75	(164)	(89)	(332)
Reconciliation of Funds						
Total funds brought forward		285	199	13,495	13,979	14,311
Total funds carried forward		285	274	13,331	13,890	13,979

All activities relate to continuing activities.

The notes on pages 16 to 36 form part of these financial statements.

Westcott House
Balance Sheet
as at 31 August 2025

	Notes	2025 £000	2024 £000
Fixed assets			
Tangible assets	13	13,394	13,686
Current assets			
Stocks	14	1	2
Debtors	15	53	72
Cash at bank and in hand		1,134	987
		<u>1,188</u>	<u>1,061</u>
Creditors: amounts falling due within one year	16	(215)	(415)
Net current assets		<u>973</u>	<u>646</u>
Total assets less current liabilities		<u>14,367</u>	<u>14,332</u>
Creditors: amounts falling due after more than one year	17	(477)	(353)
Net assets		<u><u>13,890</u></u>	<u><u>13,979</u></u>
Charity Funds			
Endowment Funds	18	285	285
Restricted Funds	18	274	199
Unrestricted Funds	18	13,331	13,495
Total funds		<u><u>13,890</u></u>	<u><u>13,979</u></u>



The Rt Revd Paul Ferguson
Chair of the Council

Approved by the board on 12 January 2026

The notes on pages 16 to 36 form part of these financial statements.

Westcott House
Statement of Cash Flows
for the year ended 31 August 2025

	Notes	2025 £000	2024 £000
Cash flows from Operating activities			
Net cash generated by operating activities	23	<u>215</u>	<u>(5)</u>
Cash flows from Investment activities:			
Purchase of tangible fixed assets		(56)	(22)
Proceeds from sale of tangible fixed assets		-	-
Interest received		<u>47</u>	<u>49</u>
Net cash generated by/(used in) Investment activities:		<u>(9)</u>	<u>27</u>
Cash flows from financing activities			
Repayment of borrowings		(59)	(35)
Cash inflows from new borrowings		<u>-</u>	<u>-</u>
Net cash (used in)/provided by financing activities		<u>(59)</u>	<u>(35)</u>
Change in cash equivalents in the year		147	(13)
Cash and cash equivalents brought forward		<u>987</u>	<u>1,000</u>
Cash and cash equivalents carried forward		<u><u>1,134</u></u>	<u><u>987</u></u>

The notes on pages 16 to 36 form part of these financial statements.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

1 ACCOUNTING POLICIES

1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Second edition October 2019 – effective 1 January 2019) and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

Westcott House constitutes a public benefit entity as defined by FRS 102.

1.2 FUND ACCOUNTING

General funds are unrestricted funds which are available for use at the discretion of the Council Members in furtherance of the general objectives of the College and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Council Members for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the College for particular purposes. The costs of raising and administering such funds are charges against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

1.3 GOING CONCERN

The Charity incurred a deficit for the year of £97,000 (2024: £332,000) before other recognised gains/losses. Income from donations increased to £78,000 (2024: £61,000). Restricted donations increased with £57,000 given by two donors for the accessibility project; but unrestricted donations from regular giving continues to decline in a challenging environment and decreased by £42,000. Due to uncertainty the Legacy income of £20,000 previously recognised in 2024 is no longer recognised in 2025. Income from other trading activities increased significantly on last year by £85,000; rooms not used for the purpose of accommodating ordinands were still used for educational purposes to accommodate students from other colleges within the collegiate university. The unrestricted deficit was £177,000 (2024: £350,000) before other recognised gains/losses. However, there was a reported surplus before depreciation and other recognised gains/losses of £171,000 (2024: £nil).

The number of ordinands in training reduced again in the year, however this was expected and budgeted for and reflected the trend within the theological education sector. In March 2025 The Ministry Development Board announced, following approval by the Archbishops' Council, a revised approach to funding the first stage of initial ministerial formation (IME1) for ordinands. The revised approach sits within the Resourcing Ministerial Formation (RMF) framework and made use of the recently conducted external financial review of the theological education sector. The new funding structure means Block Grants will now be based upon the sum of a Core Grant per ordinand plus a Vocations Allowance per ordinand for each training mode. The changes to the funding were backdated to be effective for the year 2024/25 and resulted in an increase of funding of £160,000 over what was originally budgeted.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

1.3 GOING CONCERN (continued)

Income and net contribution from independent study has increased by 15% during the year; driven by the growing number of students who are studying with Anglia Ruskin University. During the year the College had its first full time student take the Cambridge University DTM award. The independent study programme has further expanded in 2025/26 with significant growth in Anglian Ruskin University PhD and MA awards. To help facilitate and sustain this growth the College has recruited 20 Associate Supervisors. In 2025/26 the number of full time independent students increased to two, one taking DTM and the other a Durham Common award. As a result of this growth a significant upturn in income derived from independent study will be reported in 2025/26.

During the year bank interest and investment income generated totalled £46,000 (2024: £50,000)

Income generated from trading activities centres around letting rooms to postgraduate students from other Cambridge colleges within the collegiate university; there is some income derived from the casual letting of rooms, particularly through the summer period, as well as a modest contribution from hosting a small number of conferences and events. The income received from the letting of rooms to postgraduate students has grown significantly reflecting the decline of residential Westcott ordinands. The trend will reverse in future years as the number of Westcott residential students is anticipated to increase. During the year a pre Covid income stream was reestablished with several sabbatical guests staying at Westcott.

The Charity continuously scrutinises its finances, regularly updating and reviewing financial reports and cashflows. Each year budgets are set, discussed at finance committee meetings and approved by Council; thereafter periodic forecasts and projections are published with actual performance regularly monitored throughout the year.

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

1.4 INCOME

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

- Teaching and training fees are recognised in the period to which they relate and include all fees chargeable to students.
- Accommodation, events and other income is recognised as the service is provided or event takes place. Any income received in advance is deferred.
- Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the College; this is normally upon notification of the interest paid or payable by the Bank.

For legacies, entitlement is taken as the earlier of the date on which either: the College is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the College has been notified of the executor's intention to make a distribution. Where legacies have been notified to the College, or the College is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

1.5 EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation allocated on the portion of the asset's use.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Governance costs are those incurred in connection with administration of the College and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Charitable activities and Governance costs are costs incurred on the College's educational operations, including support costs and costs relating to the governance of the College apportioned to charitable activities.

1.6 TANGIBLE FIXED ASSETS AND DEPRECIATION

Land and buildings, including fit out costs, forming the main site are valued on a fair value basis, with the value of operational land equating to market value on the assumption of a continuation of the existing use. The valuation is reported under the special assumptions to exclude any value of development opportunities for which planning permission would be required and has not been granted or where development has not yet commenced.

Tangible fixed assets are carried at valuation, net of depreciation and any provision for impairment. Depreciation is not charged on freehold land. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold land	- not depreciated
Freehold building-main site	- over 85-90 years straight line
Property fit out	- over 10-30 years straight line
Furniture, fittings & equipment	- 10%-33% straight line

A review for impairment of a fixed asset is carried out if events or changes in circumstance indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the statement of financial activities.

1.7 STOCKS

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

1.8 DEBTORS

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

1.9 CASH AT BANK AND IN HAND

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.10 LIABILITIES AND PROVISIONS

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probably that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the College anticipates it will pay to settle the debt or the amount it has received as advanced payments for the good or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

1.11 FINANCIAL INSTRUMENTS

The College only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.12 PENSIONS

Church of England Funded Pension Scheme

The College participates in a defined benefit pension scheme for clergy staff. Contributions payable to this scheme are charged to the statement of financial activities so as to spread the cost of the pension over the employee's expected working life. The pension charge is calculated on the basis of actuarial advice. The actuarial valuations are only prepared annually to 31 December and the College recognises its share based on the valuation following each financial year end as this is not considered to be materially different to a valuation as at 31 August. These contributions are invested separately from the College's assets.

Church Workers Pension Scheme

The College also participates in a defined benefit scheme for lay staff. Contributions are accounted for as if the scheme were a defined contribution scheme whereby the pension charge represents the amounts payable by the College to the fund in respect of the year. These contributions were invested separately from the College's assets.

1.13 JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant judgements

There are no significant judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements.

Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the actual outcome. The key assumptions and other sources of estimation uncertainty that have significant risk of causing a material adjustment to the carrying value amounts of assets and liabilities within the next financial year are as follows:

Tangible fixed assets are recognised at cost, less accumulated depreciation. Depreciation is charged over the estimated useful life of the asset to its estimated residual value.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

1.14 FOREIGN CURRENCY

Foreign currency transactions are initially recognised by applying the foreign currency spot exchange rate between the functional currency and the foreign currency at the date of the transaction.

Monetary assets and liabilities denominated in foreign currency at the balance sheet date are translated using the closing rate.

2 Income from donations and legacies

	Endowment Funds 2025 £000	Restricted Funds 2025 £000	Unrestricted Funds 2025 £000	Total Funds 2025 £000	Total Funds 2024 £000
Donations	-	72	6	78	61
Legacies	-	-	(20)	(20)	20
		72	(14)	58	81
Total 2024	-	33	48	81	

During the year uncertainty arose around a legacy that had previously been recognised and reported in the 2024 accounts. Although probate has been granted the uncertainty has arisen due to insufficient assets being realised by the lay executors (most notably the sale of the deceased's residence). Consequently the income is no longer recognised in the accounts, with the 2024 accrual of £20,000 being reversed in 2025. As the interest of the charity in this pecuniary legacy cannot be measured reliably, it is disclosed here as a contingent asset until the full criteria for income recognition are met.

3 Income from charitable activities

	Endowment Funds 2025 £000	Restricted Funds 2025 £000	Unrestricted Funds 2025 £000	Total Funds 2025 £000	Total Funds 2024 £000
Teaching and training	-	20	556	576	516
Accommodation	-	4	338	342	268
	-	24	894	918	784
Total 2024	-	17	767	784	

4 Other trading activities

	Endowment Funds 2025 £000	Restricted Funds 2025 £000	Unrestricted Funds 2025 £000	Total Funds 2025 £000	Total Funds 2024 £000
Events and other lettings - income	-	4	289	293	208
	-	4	289	293	208

Events and other lettings - expenses

Direct expenses	-	-	1	1	3
Other allocated expenses	-	-	3	3	4
Allocated Staff costs	-	-	32	32	38
	-	-	36	36	45

Net income from trading activities	-	4	253	257	163
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In 2024 £2k of income from events and other lettings was restricted. There were no restricted costs.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

5 Investment income

	Endowment Funds 2025 £000	Restricted Funds 2025 £000	Unrestricted Funds 2025 £000	Total Funds 2025 £000	Total Funds 2024 £000
Interest income	-	-	46	46	50
	-	-	46	46	50
Total 2024	-		50	50	

6 Other income

	Unrestricted Funds 2025 £000	Total Funds 2025 £000	Total Funds 2024 £000
Sundry income	3	3	5
	3	3	5
Total 2024	5	5	

7 Expenditure on Raising Voluntary Income

	Unrestricted Funds 2025 £000	Total Funds 2025 £000	Total Funds 2024 £000
Travel costs	-	-	4
Staff costs	7	7	14
	7	7	18
Total 2024	18	18	

8 Expenditure on Charitable Activities

	Activities Undertaken directly (note 9) 2025 £000	Support & Governance Costs (note 10) 2025 £000	Total 2025 £000	Total 2024 £000
Education	463	155	618	624
Welfare	109	17	126	131
Property	570	58	628	642
	1,142	230	1,372	1,397
Total 2024	1,169	228	1,397	

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

9 Direct Costs	Education	Welfare	Property	Total	Total
	£000	£000	£000	2025	2024
	£000	£000	£000	£000	£000
Academic fees	67	-	-	67	81
Establishment costs	12	4	172	188	219
Other staff costs	31	-	-	31	34
Catering costs	-	25	-	25	30
Staff costs	353	80	50	483	455
Depreciation	-	-	348	348	350
	<u>463</u>	<u>109</u>	<u>570</u>	<u>1,142</u>	<u>1,169</u>

Total 2024	<u>469</u>	<u>113</u>	<u>587</u>	<u>1,169</u>
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10	Support and Governance Costs				Total	Total
		Education	Welfare	Property	2025	2024
		£000	£000	£000	£000	£000
	Establishment costs	62	8	23	93	93
	Auditor's remuneration	7	1	3	11	10
	Staff costs	86	8	32	126	125
		155	17	58	230	228
	Total 2024	155	18	55	228	

11 Net Income/expenditure	2025	2024
	£000	£000
This is stated after charging:		
Depreciation of owned fixed assets owned by the Charity	348	350
Auditors' remuneration for audit services	10	10
Payments made under operating leases	<u>2</u>	<u>2</u>

12 Staff costs	2025	2024
	£000	£000
Wages and salaries	545	529
Social security costs	44	40
Other pension costs	59	63
	<u>648.00</u>	<u>632</u>

Average number of employees during the year	Number	Number
Teaching	11	12
Fundraising	-	-
Other	12	12
	<u>23</u>	<u>24</u>

The average number of employees fundraising during the year was less than one and has therefore been included in other

The average number of full time equivalent employees in the year was 15 (2024: 16)

One employees was paid in excess of £60,000 (2024: none).

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

12 Staff costs (continued)

During the year no employees of the charity were council members. In the previous year the Principal and Vice Principal of the College, (ex officio); and two members of the academic staff were council members. The Royal Charter and Supplemental Charters were amended in 2024 and the stipulation ceased for the Principal and Vice-Principal of the College, (ex officio) and two members of the academic staff to be Council members, with the resignation of all employees from council membership on 13/07/2024. In the previous year these council members received remuneration as employees, but did not receive any emolument in their capacity as council members. During the year the remuneration for these members totalled £nil (2024 : £122,000) and employer's pension contributions totalled £nil (2024 : £19,000).

Key management personnel are considered to be the Principal and Vice-Principal plus the Director of Finance. In the previous year the two academic staff council members were also considered key management. During the year the remuneration for these personnel, including pension contributions, totalled £169,000 (2024 : £161,000). The two academic staff are not considered key management personnel and their remuneration is not included in the comparative.

During the year, three (2024 : two) council members were reimbursed for travel expenses totalling £553 (2024: £161).

13 Tangible fixed assets

	Freehold property	Fixtures, fittings and equipment	Total
	£000	£000	£000
Cost or valuation			
At 1 September 2024	13,488	2,989	16,477
Additions	-	56	56
Disposals	-	(16)	(16)
At 31 August 2025	13,488	3,029	16,517
Depreciation			
At 1 September 2024	1,228	1,563	2,791
Charge for the year	162	186	348
On disposals	-	(16)	(16)
At 31 August 2025	1,390	1,733	3,123
Carrying amount			
At 31 August 2025	12,098	1,296	13,394
At 31 August 2024	12,260	1,426	13,686

Included in land and buildings is freehold land at a cost/valuation of £6,339,000 (2024: £6,339,000) which is not depreciated.

The main site properties, including land, were valued at 31 August 2014 by Gerald Eve LLP, a registered firm of Chartered Surveyors. The valuation was prepared in accordance with the requirements of RICS Valuation - Professional Standards, January 2014 amended and Financial Reporting Standard 102 and the 2014 Statement of Recommended Practice 'Accounting for Further and Higher Education'.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

13 Tangible fixed assets (continued)

During the financial year 2025/26 the College will instruct property agents to carry out a valuation of the main site properties, including land.

At 31 August 2025 there were property maintenance commitments of £nil (2024: £14,300).

There were no losses on disposals of fixed assets during the year (2024: £nil).

14 Stocks	2025 £000	2024 £000
Kitchen and housekeeping stock	<u>1</u>	<u>2</u>
15 Debtors	2025 £000	2024 £000
Trade debtors	25	5
Other debtors	-	-
Prepayments and accrued income	<u>28</u>	<u>67</u>
	<u>53</u>	<u>72</u>
16 Creditors: amounts falling due within one year	2025 £000	2024 £000
Bank loans	35	50
Other loan	24	200
Trade creditors	19	64
Other taxes and social security costs	17	21
Other creditors	2	2
Accruals and deferred income	<u>118</u>	<u>78</u>
	<u>215</u>	<u>415</u>

Bank mortgage loan disclosed under creditors falling due within 1 year is secured by the charity on certain of its freehold properties. It comprises a 20-year loan drawn in 2016 which has a 5 year fixed rate of 3.71% per annum, fixed in January 2022 for 5 years, and is repayable by instalments.

Bank loans includes a Government backed 'bounce back' loan, which was drawn down in July 2020. This loan is 100% guaranteed by the Government, repayable in monthly instalments up to the repayment date of June 2026. Interest is charged at 2.5% per annum.

Other loan is an unsecured loan of HK\$2,028,082.76 received from Church Body of the Hong Kong Sheng Kung Hui. Following a renegotiation of the terms of the loan effective 5 June 2025, the loan has a repayment date of June 2029, with interest charged at a rate of 0% and is payable by instalments. Previously in the financial statements the loan was denominated in GBP, had a repayment date of February 2025 but repayable on demand, with interest charged at a rate of 0% and was not payable by instalments. The GBP value of the loan reported at 31 August 2024 was £200,000.00. Any foreign currency gains or losses have been reported in the SoFA. Foreign currency transactions are reported in note 27.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

16 Creditors: amounts falling due within one year (continued)

Deferred income	2025 £000	2024 £000
Brought forward	28	15
Income released in the year	(28)	(15)
Income deferred in the year	57	28
Carried forward	<u>57</u>	<u>28</u>

Deferred income relates to student vacation charges, student flat rentals and external let rentals for September 2025 and sabbaticals taking place post year end.

17 Creditors: amounts falling due after one year

	2025 £000	2024 £000
Bank loans	332	353
Other loan	145	-
	<u>477</u>	<u>353</u>

Creditors include amounts not wholly repayable within 5 years as follows:

	2025 £000	2024 £000
Repayable by instalments	<u>225</u>	<u>183</u>

Bank mortgage loan disclosed under creditors falling due within 1 year is secured by the charity on certain of its freehold properties. It comprises a 20-year loan drawn in 2016 which has a 5 year fixed rate of 3.71% per annum, fixed in January 2022 for 5 years, and is repayable by instalments.

Bank loans includes a Government backed 'bounce back' loan, which was drawn down in July 2020. This loan is 100% guaranteed by the Government, repayable in monthly instalments up to the repayment date of June 2026. Interest is charged at 2.5% per annum.

Other loan is an unsecured loan of HK\$2,028,082.76 received from Church Body of the Hong Kong Sheng Kung Hui. Following a renegotiation of the terms of the loan effective 5 June 2025, the loan has a repayment date of June 2029, with interest charged at a rate of 0% and is payable by instalments. Previously in the financial statements the loan was denominated in GBP, had a repayment date of February 2025 but repayable on demand, with interest charged at a rate of 0% and was not payable by instalments. The GBP value of the loan reported at 31 August 2024 was £200,000.00. Any foreign currency gains or losses have been reported in the SoFA. Foreign currency transactions are reported in note 27.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

18 Statement of Funds

Current Year	Brought Forward £000	Income £000	Resources expended £000	Transfers In/out £000	Gains/ (losses) £000	Balance 2025 £000
Designated Funds						
Fixed asset fund	13,015	-	-	(266)	-	12,749
General Funds						
General Fund	480	1,218	(1,395)	271	8	582
Total Unrestricted funds	13,495	1,218	(1,395)	5	8	13,331
Endowment Funds						
Endowment Fund (note 21)	285	-	-	-	-	285
Restricted funds						
Restricted funds (note 22)	199	100	(20)	(5)	-	274
Total of Funds	13,979	1,318	(1,415)	-	8	13,890

Prior Year	Brought Forward £000	Income £000	Resources expended £000	Transfers In/out £000	Gains/ (losses) £000	Balance 2024 £000
Designated Funds						
Fixed asset fund	13,318	-	-	(303)	-	13,015
General Funds						
General Fund	521	1,076	(1,426)	309	-	480
Total Unrestricted funds	13,839	1,076	(1,426)	6	-	13,495
Endowment Funds						
Endowment Fund (note 21)	285	-	-	-	-	285
Restricted funds						
Restricted funds (note 22)	187	52	(34)	(6)	-	199
Total of Funds	14,311	1,128	(1,460)	-	-	13,979

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

19 FUNDS

ENDOWMENT FUNDS

The endowment funds were set up from monies gifted to the Charity. The Funds have been invested in order to generate income in the form of dividends and interest to be used for the purposes detailed below. The capital element of the funds cannot be expended

Inge Bequest Fund

The income generated is included in the General Fund. The Fund was set up to provide bursaries for training for Orders in the Church of England, provided the student is not tied to any diocese

Purvis Bequest Fund

The income generated is included in the General Fund. The income is available to help towards the Principal's stipend

Specific Funds

Endowment Funds where the income generated is specific are included below

Endowment Fund

The Endowment Fund was set up with the intention that the capital element should be preserved. The income generated is split between the specific restricted funds and unrestricted funds

RESTRICTED FUNDS

Ministry Division Exceptional pathway funding

The fund represents a contribution from Ministry Division towards academic tuition fees

Cunningham Bequest

The fund is used to provide bursaries for Old Marlburian and Wykehamist students training for ministry or other students in training for ministry

Cunningham Memorial Fund

The fund was set up to provide monies for refresher courses

Arthur Swingler Fund

The income is used to provide bursaries of grants to students particularly in the case of illness

Montefiore Prize Fund

The fund was set up to provide prizes, awarded at the discretion of the Principal and Council

Bushby Memorial Fund

The purpose of this fund is to assist students in Greek testament studies

Haworth Prize Fund

The Fund was established to provide prizes awarded at the discretion of the Principal and the Council awarded in books for the best performance in Federation Exams

Jennings Fund

The purpose of the Fund is to assist students to take a course of studies at Westcott House

Principal's Discretionary Fund

The Fund was set up with the intention that the capital element should be preserved. The income generated is used at the Principal's discretion in furtherance of the charity's objectives

Southern African Bursary Fund

The Fund was set up in 1997 from a donation of £25,000. The income generated is used to provide bursaries towards maintenance and tuition costs for one term's study at Westcott House for clergy from the Anglican Church of the Province of Southern Africa

The Peter Walker China Bursary

This was set up from a donation received in 2004 to provide living expenses and tuition fees for candidates from Hong Kong and China

Bursary Fund

Set up in 2011 the fund contributes towards the academic fees for those in training for Ministry

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

19 FUNDS (continued)

Wayfinders fund

The fund was set up from a grant received in 2022 to assist with the decarbonisation of the college

Seedcorn grant

Set up in 2023 to fund a research project entitled "The Trauma-Informed Church"

Accessibility building project fund

Set up in 2023 to fund a feasibility study and commissioning costs for accessibility improvements across the Westcott House site

Benefact Trust grant

Set up from a grant received in 2024 to assist in work to provide level access in the chapel

The Oliver Tomkins Bursary

Established in 2023 to fund people in ministry to become part-time PhD students

Ordinand IT bursary

The fund was set up in 2025 following donations received from current ordinands to assist in the purchase of IT equipment for future ordinands

20 Analysis of Net Assets between funds

Current Year

	Endowment Funds 2025 £000	Restricted Funds 2025 £000	Unrestricted Funds 2025 £000	Total Funds 2025 £000
Tangible fixed assets	285	-	13,109	13,394
Current Assets	-	274	914	1,188
Creditors due within one year	-	-	(215)	(215)
Creditors due in more than one year	-	-	(477)	(477)
Provisions for liabilities and charges	-	-	-	-
	285	274	13,331	13,890

Prior Year

	Endowment Funds 2024 £000	Restricted Funds 2024 £000	Unrestricted Funds 2024 £000	Total Funds 2024 £000
Tangible fixed assets	285	-	13,401	13,686
Current Assets	-	199	862	1,061
Creditors due within one year	-	-	(415)	(415)
Creditors due in more than one year	-	-	(353)	(353)
Provisions for liabilities and charges	-	-	-	-
	285	199	13,495	13,979

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

21 Endowment Funds

Current Year	Balance at 1 September 2024 £000	Income £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2025 £000
GENERAL FUNDS					
Inge Bequest	30	-	-	-	30
Purvis Bequest	71	-	-	-	71
Unrestricted units	3	-	-	-	3
	<u>104</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>104</u>
SPECIFIC FUNDS					
Cunningham Bequest	10	-	-	-	10
Cunningham Memorial	7	-	-	-	7
Arthur Swingler Fund	20	-	-	-	20
Montefiore Prize	4	-	-	-	4
Bushby Memorial	3	-	-	-	3
Haworth Prize	1	-	-	-	1
Jennings Fund	12	-	-	-	12
Principal's Discretionary Fund	48	-	-	-	48
	<u>105</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>105</u>
UNINVESTED FUNDS					
Unrestricted	76	-	-	-	76
	<u>285</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>285</u>
Prior Year	Balance at 1 September 2023 £000	Income £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2024 £000
GENERAL FUNDS					
Inge Bequest	30	-	-	-	30
Purvis Bequest	71	-	-	-	71
Unrestricted units	3	-	-	-	3
	<u>104</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>104</u>
SPECIFIC FUNDS					
Cunningham Bequest	10	-	-	-	10
Cunningham Memorial	7	-	-	-	7
Arthur Swingler Fund	20	-	-	-	20
Montefiore Prize	4	-	-	-	4
Bushby Memorial	3	-	-	-	3
Haworth Prize	1	-	-	-	1
Jennings Fund	12	-	-	-	12
Principal's Discretionary Fund	48	-	-	-	48
	<u>105</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>105</u>
UNINVESTED FUNDS					
Unrestricted	76	-	-	-	76
	<u>285</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>285</u>

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

22 Restricted Funds

Current Year	Balance at 1 September 2024 £000	Income £000	Resources expended £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2025 £000
MINISTRY DIVISION FUNDS						
Ministry Division academic fee	-	20	(20)	-	-	-
SPECIFIC FUNDS						
Cunningham Bequest	13	1	-	-	-	14
Cunningham Memorial	10	1	-	-	-	11
Arthur Swingler Fund	21	1	-	-	-	22
Montefiore Prize	5	-	-	-	-	5
Bushby Memorial	3	-	-	-	-	3
Haworth Prize	1	-	-	-	-	1
Jennings Fund	9	1	-	-	-	10
Southern African Bursary Fund	89	-	-	-	-	89
Peter Walker China Bursary	18	-	-	-	-	18
Bursary Fund Principal's	-	5	-	(5)	-	-
Discretionary Fund	23	4	-	-	-	27
Wayfinders fund	3	-	-	-	-	3
Seedcorn grant	3	-	-	-	-	3
Accessibility building project fund	1	50	-	-	-	51
Benefact Trust	-	7	-	-	-	7
The Oliver Tomkins Bursary	-	10	-	-	-	10
Ordinand IT bursary	-	-	-	-	-	-
Total Restricted	199	100	(20)	(5)	-	274

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

22 Restricted Funds (continued)

Prior Year	Balance at 1 September 2023 £000	Income £000	Resources expended £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2024 £000
MINISTRY DIVISION FUNDS						
Ministry Division						
academic fee	-	13	(13)	-	-	-
SPECIFIC FUNDS						
Cunningham Bequest	13	-	-	-	-	13
Cunningham Memorial	10	-	-	-	-	10
Arthur Swingle Fund	20	1	-	-	-	21
Montefiore Prize	5	-	-	-	-	5
Bushby Memorial	3	-	-	-	-	3
Haworth Prize	1	-	-	-	-	1
Jennings Fund	8	1	-	-	-	9
Southern African						
Bursary Fund	89	-	-	-	-	89
Peter Walker China						
Bursary	18	-	-	-	-	18
Bursary Fund	-	6		(6)	-	-
Principal's						
Discretionary Fund	20	3	-	-	-	23
Wayfinders fund	-	3				3
Seedcorn grant	-	5	(2)	-	-	3
Accessibility building						
project fund	-	20	(19)	-	-	1
Total Restricted	187	52	(34)	(6)	-	199

At the year end the charity reviewed its expenditure during the year and where possible allocated costs to certain restricted funds. Where specific costs were not easily identifiable these have been shown as transfers to unrestricted funds.

The transfer from the Bursary Fund represents a contribution to the shortfall in funding for ordinands studying BTh and other Cambridge awards.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

23 Reconciliation of Net Movement in Funds to Net Cash Flow from Operating Activities

	2025 £000	2024 £000
Net income for the year (as per Statement of financial activities)	(89)	(332)
Adjustment for:		
Depreciation charges	348	350
Gains on foreign currency transactions	(8)	-
Dividends, interest and rents from investments	(47)	(49)
(Increase)/decrease in stocks	1	-
Decrease/(increase) in debtors	19	(8)
Increase/(decrease) in creditors	(9)	34
Increase/(decrease) in provisions	-	-
Net cash generated by operating activities	<u>215</u>	<u>(5)</u>

24 Analysis of Net Debt

Current Year	Balance at 1 September 2024 £000	Cash Flows £000	Other non- cash changes £000	Balance at 31 August 2025 £000
Cash in hand	987	147		1,134
Creditors: Amounts falling due within one year				
Bank loans	(50)	36	(21)	(35)
Other loan	(200)	23	153	(24)
Creditors: Amounts falling after more than one year				
Bank loans	(353)		21	(332)
Other loan			(145)	(145)
Total	<u>384</u>	<u>206</u>	<u>8</u>	<u>598</u>
Prior Year	Balance at 1 September 2023 £000	Cash Flows £000	Other non- cash changes £000	Balance at 31 August 2024 £000
Cash in hand	1,000	(13)		987
Creditors: Amounts falling due within one year				
Bank loans	(51)	35	(34)	(50)
Other loan	(200)			(200)
Creditors: Amounts falling after more than one year				
Bank loans	(387)		34	(353)
Total	<u>362</u>	<u>22</u>	<u>-</u>	<u>384</u>

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

25 Pension Commitments

Westcott House participates in two defined benefit pension schemes administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of Westcott House and the other Responsible Bodies. One of these is the Church of England Funded Pensions Scheme for stipendiary clergy. The other is the Church Workers Pension Fund for lay staff.

Church of England Funded Pension Scheme (CEFPS)

Each participating Responsible Body in the Church of England Funded Pensions Scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. It is not possible to attribute the Scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are contributions payable towards benefits and expenses accrued in that year, which were £21,300 in 2025 (2024: £23,009), plus any figures arising from contributions in respect of the Scheme's deficit (see below). The 2021 valuation showed the Scheme to be fully funded and as such in 2024, following the valuation results being agreed, the deficit contributions paid were £0 (2023: £0).

A valuation of the Scheme is carried out once every three years. The most recent Scheme valuation completed was carried out at as 31 December 2021. The 2021 valuation revealed a surplus of £560m, based on assets of £2,720m and a funding target of £2,160m, assessed using the following assumptions:

- An average discount rate of 2.7% pa;
- RPI inflation of 3.6% pa (and pension increases consistent with this);
- CPIH inflation in line with RPI less 0.8% pa pre 2030 moving to RPI with no adjustment from 2030 onwards;
- Increase in pensionable stipends in line with CPIH.;
- Mortality in accordance with 90% of the S3NA tables, with allowance for improvements in mortality rates from 2013 in line with the CMI2020 extended model with a long term annual rate of improvement of 1.5%, a smoothing parameter of 7, an initial addition to mortality improvements of 0.5% pa and an allowance for 2020 data of 0% (i.e. w2020 = 0%).

Following finalisation of the 31 December 2021 valuation, deficit contributions ceased with effect from 1 January 2023, since the Scheme was fully funded.

The deficit recovery contributions under the recovery plan in force at each 31 December were as follows:

	% of pensionable stipends
31 December 2021	7.1% payable from January 2021 to December 2022
31 December 2022	Nil
31 December 2023	Nil
31 December 2024	Nil

An interim reduction to deficit contributions to 3.2% of pensionable stipends was made with effect from April 2022, and remained in place until December 2022.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

25 Pension Commitments (continued)

For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. However, as there were no deficit recovery payments from 1 January 2023 onwards, the balance sheet liability as at 31 December 2023 and 31 December 2024 is nil. The movement in the balance sheet liability over 2023 and over 2024 is set out in the table below.

	2024	2023
Balance sheet liability at 1 January	0	0
Deficit contribution paid	0	0
Interest cost (recognised in SoFA)	0	0
Remaining change to the balance sheet liability* (recognised in SoFA)	0	0
Balance sheet liability at 31 December	<u>0</u>	<u>0</u>

* Comprises change in agreed deficit recovery plan, and change in discount rate and assumptions between year-ends.

This liability represents the present value of the deficit contributions agreed as at the accounting date and has been valued using the following assumptions. No assumptions are needed for December 2022 onwards as there are no agreed deficit recovery payments going forward. No price inflation assumption was needed for December 2021 since pensionable stipends for the remainder of the recovery plan were already known.

	December 2023	December 2022	December 2021
Discount rate	n/a	n/a	0.0% pa
Price inflation	n/a	n/a	n/a
Increase to total pensionable payroll	n/a	n/a	-1.5% pa

The legal structure of the scheme is such that if another Responsible Body fails, Westcott House Cambridge could become responsible for paying a share of that failed Responsible Body's pension liabilities.

Church workers Pension Fund (CWPF)

Westcott House participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections: 1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections;
a.a deferred annuity section known as Pension Builder Classic, and,
b.a cash balance section known as Pension Builder 2014.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

25 Pension Commitments (continued)

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable (2025: £39,295, 2024: £38,032).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a surplus of £34.8m on the ongoing assumptions used. At the most recent annual review effective 1 January 2025, the Board chose to grant a discretionary bonus of 6.7% to both pensions not yet in payment and pensions in payment in respect of service prior to April 1997; and a bonus on pensions in payment in respect of post April 2006 service so that the pension increase was 2.7% (where usually it would be calculated based on inflation up to 2.5%). This followed improvements in the funding position over 2024. There is no requirement for deficit payments at the current time.

The next valuation is due as at 31 December 2025.

For the Pension Builder 2014 section, the valuation revealed a surplus of £8.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, Westcott House could become responsible for paying a share of the failed employer's pension liabilities.

26 Related Party Transactions

During the year, three (2024: three) trustees made donations to the charity totalling £907 (2024: £550). No benefits were received as a result of these donations.

During the year, three (2024 : two) council members were reimbursed for travel expenses totalling £553 (2024: £161).

During the year, one (2024: none) trustee rented property from the charity with payments for rent and utilities totalling £20,028 (2024: £nil). The agreement was on the same terms as that issued to other non related party external lets.

There were no other related party transactions in the current or prior year.

Westcott House
Notes to the Accounts
for the year ended 31 August 2025

27 Foreign Currency transactions

	Other loan	Cash and cash equivalents	Total 2025	Total 2024
	£000	£000	£000	£000
Balance brought forward	(200)	-	(200)	(200)
Payments	23	-	23	-
Transfers	-	169	169	-
Realised gain/(loss)	1	-	1	-
Unrealised gain/(loss)	7	-	7	-
Balance carried forward	<u>(169)</u>	<u>169</u>	<u>-</u>	<u>(200)</u>

	Other loan	Cash and cash equivalents	Total 2025	Total 2024
	HK\$000	HK\$000	HK\$000	HK\$000
Balance brought forward	(2,028)	-	(2,028)	(2,028)
Payments	250	-	250	-
Transfers	-	1,778	1,778	-
Balance carried forward	<u>(1,778)</u>	<u>1,778</u>	<u>-</u>	<u>(2,028)</u>

Closing rate valuation HK\$/GBP	10.52	10.52		
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The other loan was not revalued in the accounts before 2025 and no exchange gains/(losses) were reported in the SoFA. Revaluation at 31 August 2024 would have resulted in an exchange gain of £2,000 and a carrying value of £198,000.

The cash and cash equivalent represents funds held on deposit with Wise financial holdings. The amount held on deposit exactly matches the liability of the other loan.

28 Operating Lease Commitments

At 31 August 2025 the total of the charity's future minimum lease payments under non-cancellable operating leases was:

	Other 2025 £000	Other 2024 £000
Amounts payable:		
within one year	-	2
within two to five years	<u>-</u>	<u>-</u>
	<u>-</u>	<u>2</u>

The phone system lease agreement was not renewed until 15 September 2025 meaning there were no operating lease commitments as at 31 August 2025.

WESTCOTT HOUSE

England & Wales - Charity number 311445

Accounts

Charity number
311445

Westcott House

Report and Financial Statements

31 August 2024

Westcott House
Report and accounts
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Westcott House

Reference and Administrative Details of the College, its Trustees and Advisors for the year ended 31 August 2024

The Trustees of the Charity are the Council of the College, as detailed in the Charter.

Ex-officio Members

Regius Professor of Divinity

The Very Revd Prof David Fergusson OBE, DD, FRSE, FBA (appointed January 2022)

The Honorary Treasurer

Mr Adam Morrow (appointed Treasurer July 2023)

Academic Members (who shall hold office for three years)

Two members of the Divinity Faculty nominated by the Faculty

Professor Nathan McDonald (appointed November 2014, reappointed February 2020, resigned July 2024)

Revd Dr Victoria Johnson (appointed July 2024)

Member of Academic Staff of a Federation Institution nominated by the Federation Council

The Revd Dr Alexander Jensen (appointed July 2020, resigned July 2024)

The Revd Dr Muthuraj Swamy (appointed October 2024)

Appointed Representative of the Institution with Academic links with the College

Vacant

Appointed Members (3/5 years) (not more than seven members appointed by the Council)

The Rt Revd Paul Ferguson (appointed November 2018, appointed Chair July 2019)

Mr William Chapman CVO (appointed Observer March 2019, appointed Trustee October 2019)

The Revd Canon Professor James Walters (appointed March 2019 as a Gen.Synod Rep, in January 2022 became an Appointed Member)

The Revd Canon Flora Winfield (appointed July 2023)

The Venerable Mark Steadman (appointed July 2023)

The Venerable Alex Hughes (appointed July 2023)

Mr Jeffrey Brown (appointed August 2023)

Nominated Members (until dissolution of Synod) (Not more than two members of the Gen.Synod of the C of E nominated by Gen.Synod, appointed by Council)

Professor Helen King (appointed November 2022)

Revd Mark Bennet MA Mmath ACA (appointed Synod Rep from November 2022, formerly Hon Treasurer from October 2020 -July 2023)

Student Members (not more than two elected annually by the students)

Ms Rachel Sheppard (elected December 2022, end of office December 2023)

Ms Hannah Moore (elected April 2023, end of office April 2024)

Mrs Natalie Davies (elected April 2023, end of office April 2024)

Observers

The Revd Simon Gatenby (since October 2004)

Mr Michael Wolton-Carr (since February 2020)

The Revd Dr Helen Dawes (appointed November 2018 , appointed Principal October 2020, Observer since July 2024)

The Revd Rachel Rosborough (appointed and first meeting November 2023, Observer since July 2024)

Dr Julian Gotobed (appointed September 2021, Observer since July 2024)

Dr Julia Snyder (appointed September 2021, Observer since July 2024)

Westcott House

Reference and Administrative Details of the College, its Trustees and Advisors for the year ended 31 August 2024

Observers (continued)

Mrs Catherine Cox (elected April 2024, Observer since July 2024)
Ms Matilda Tempest (elected April 2024, Observer since July 2024)
Mr Samuel Tudor (elected December 2023, Observer since July 2024)

Charity Registered number

311445

Principal office

Westcott House
Jesus Lane
Cambridge
CB5 8BP

Visitor

The Archbishop of Canterbury

Independent Auditors

Streets Audit LLP Chartered accountants & statutory auditor
3 Wellbrook Court
Girton
Cambridge
CB3 0NA

Bankers

Barclays Bank plc
P O Box 2
Cambridge
CB2 8BP

Solicitors

Ashton KCJ
Chequers House
77-81 Newmarket Road
Cambridge
CB5 8EU

Property Agents

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2024

The Council Members present their annual report together with the audited financial statements of Westcott House (the College) for the year ended 31 August 2024. The Council Members confirm that the Annual Report and financial statements of the College comply with the current statutory requirements, the requirements of the College's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting Charities" applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102 second edition - October 2019).

OBJECTIVES AND ACTIVITIES

Policies and objectives

The principal charitable objective of the college has historically been "to provide, carry on and maintain a College or Colleges for the preparation in accordance with the formularies of the Church of England of candidates for Holy Orders in the Church of England or in a Church in communion with the See of Canterbury." During the year of this report the college petitioned His Majesty in Council for an expansion of its charitable objects, to include a larger range of activities to prepare and support ministers. The Order was granted on 10 July 2024.

Strategies for achieving objectives

To further these objectives the College provides students with opportunities to study the CertHE, DipHE, and BA (Hons) in Theology, Ministry and Mission (awards of the University of Durham) through the Cambridge Theological Federation along with a variety of academic courses leading to BTh, DTM, BA (Tripos), MPhil and PhD qualifications with the University of Cambridge.

The College is an officially recognised institution with links to the University of Cambridge, the University of Durham and Anglia Ruskin University. Teaching staff are affiliated to the Divinity Faculty of the University of Cambridge.

The College is a member of the Cambridge Theological Federation, comprising nine full and three associate member institutions providing preparation for ministry and theological research. Federation members share resources and teaching (courses, seminars and supervisions) is planned jointly. In 2014, the Cambridge Theological Federation entered into a validation agreement with the University of Durham and the Archbishops' Council of the Church of England to deliver the Common Awards.

The College maintains a special link with the Manchester Diocese to place ordinands in Urban Priority Areas (UPA) parishes for teaching contextual theology as an integral component of their ministerial training. A part-time member of staff is based in Manchester. The College also maintains and develops links with Churches and training institutions overseas. Students have recently had the opportunity to participate on an exchange programme with Yale in the US and the Prediger Seminar in Wittenberg, Germany.

Activities for achieving objectives

Westcott House provides teaching staff and facilities, residential accommodation, a chapel, a continuously updated library, access to online resources, dining hall and other communal facilities. The teaching staff, augmented by local clergy both in Cambridge and in Manchester, provides tutorial and supervisory support for all students. A chaplain provides individual spiritual and pastoral support.

There is emphasis on spiritual and personal formation alongside academic learning, encouraging staff and students to grow in holiness, wisdom, compassion and openness.

In preparation for ministry in churches and the wider community, students in their first two years of training are attached to a local parish or university college chapel to gain liturgical and pastoral experience. During their training, which can last up to four years, all students complete an 8 to 10 week full time parish placement. For many of our students this takes place in Manchester where we maintain a house in partnership with the Diocese of Manchester. This partnership was established a generation ago.

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2024

During the ordinands' sustained period in a ministry context, students participate in a range of pastoral, social, liturgical and educational activities in local churches to enable them to develop their readiness to start in public ordained ministry. Westcott House pays attention both in the classroom and in practical placements to developing the awareness and skills to promote community cohesion including between people of different faiths.

Main activities undertaken to further the charity's purposes for the public benefit

In planning and in carrying out the college's activities for the year, the Council has taken account of the published Guidance of the Charity Commission concerning Public Benefit (pursuant to section 4 of the Charities Act 2011).

Through the residential programmes, Westcott House prepares men and women to be effective in serving both congregations across the country, and the wider communities in which they are set. We place particular store in preparing ordinands to exercise their public, pastoral and spiritual responsibilities to the whole population.

As well as training those going to be public ministers, the teaching staff members themselves contribute to the wider church and community, through writing and research and assisting in local churches.

The Council has a policy of encouraging conference activity outside the teaching terms, to generate additional income and to defray some of the fixed costs of the enterprise. We hope that this can be recovered in time to pre-COVID levels. The conference activity is centred on religious and educational programmes, where organisational aims are consistent with the College's objectives. Accommodation is also provided for visitors to Cambridge.

ACHIEVEMENTS AND PERFORMANCE

Review of activities

The year covered by this report saw the third complete annual cycle in which the House was led by its Principal, the Revd Dr Helen Dawes.

In common with other educational institutions, Westcott House still had in its student cohort a number who had been directly affected by the COVID restrictions of 2020. Staff and students displayed resilience and we believe that we strove to make the students' experience overall as full as possible.

The academic year saw continued implementation of the system of staff oversight and appraisal. Trustees had a programme of engaging with successive aspects of Charity Commission material on best practice, and reviewed the performance of the board in the light of it.

During the year 2023-24, there were 27 students preparing for public ministry in the Church of England ranging in age from early-twenties to early-fifties. Students came in the main from England, with a small number from overseas. 21 students were studying for Durham University awards in Theology, Ministry and Mission and graduate and post-graduate diplomas; 6 were studying for BTh, BA (Tripos), MPhil and PhD qualifications with the University of Cambridge. Of these students, 15 left at the end of the academic year.

In addition, there were 15 independent students ranging in age from mid-twenties to late sixties. 11 independent students came from the UK and 4 overseas. All studied either Durham University or Anglian Ruskin University awards.

FINANCIAL REVIEW

Financial results

During 2023-24 Westcott House incurred a deficit of £332,000 (2023: deficit of £313,000). Levels of income from charitable activities increased to £784,000 (2023: £765,000). Expenditure on charitable activities increased to £1,397,000 (2023: £1,307,000). Legacy income was £20,000 in the year (2023: £nil).

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2024

Going concern

After reviewing budgets and cash flow forecasts to 31 August 2026, the Council members are satisfied that the College will have adequate resources to continue in operational existence for the immediate future. Cash resources are available, further funding is being explored and the College continues to maintain effective cashflow management. For this reason they continue to adopt the going concern basis in preparing the financial statements.

The long-term future of the College is less certain. The House has no permanent endowment and receives no core funding.

Due to the historic nature of most of its buildings, the College has an ongoing programme of maintenance alongside its day to day costs. Significant work is still needed, notwithstanding recent substantial refurbishments, to bring the whole site up to modern standards. The Trustees continue to be aware of the needs identified in the preceding year's Condition Survey which indicates a minimum necessary spend of £0.75m plus VAT and fees over the immediately coming years.

Most funding for the House's activities derives from grants for the tuition and maintenance of ordinands while in residence. During the year the House received £10,434 tuition fees and £6,607 maintenance allowance per capita (based on full time single person equivalent) for each student, a level of funding that is less than general undergraduate tuition fee levels and significantly below postgraduate fee levels. Although the House currently receives no central funding from the Church the new service level agreement for Resourcing Ministerial Formation provides for an amount of block funding, total received in 2023-24 was £149,574.

Funding has reverted to being paid through the Ministry Division of the Archbishops' Council of the Church of England. In recent years this had been devolved to individual dioceses. Each diocese has its own requirements and many dioceses are choosing to fund part time training, allowing students to continue in part time work, rather than committing to a full-time residential training programme. This is further contributing to the unpredictability of year on year student numbers and it is our hope that an increase in the College's range of training offers will have a positive effect over the mid to long term.

College income is driven predominantly from student numbers that vary each year. Student numbers choosing a full-time residential route to the ministry have further dropped in 2023-24, primarily driven by the change in The Church of England's discernment process, which we anticipate will prove to be in itself a temporary effect.

Further details regarding the adoption of the going concern basis can be found in the accounting policies.

Investment policy and performance

Westcott House did not hold any investments at the end of the year (2023: £nil), however funds were held on deposit with Churches, Charities and Local Authorities (CCLA) Investment Management Limited.

Reserves policy

The College had total funds of £13,979,000 at 31 August 2024 (2023: £14,311,000). The free reserves position excluding fixed assets and associated borrowings and pension reserve stood at £480,000 at the year end. The finance committee previously established a policy of maintaining reserves at a level of 6 months expenditure. This policy has proved challenging with current reserves between 5 and 6 months expenditure, highlighting the need to continue raising additional funds and exploring new revenue streams.

The terms of the College's restricted funds have been reviewed, and funds currently shown as permanent endowment are in line with the original donors' wishes.

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2024

Risk management

The College contracts with Shield Safety to advise on risk management and to conduct inspections as required. The Council has a policy of keeping the risk register under regular review. The College continues to contract with Shield Safety to maintain a food safety policy and provide wider health and safety advice.

The College continues to identify the following as key risks: Student numbers; loss of key academic staff; financial shortfalls; maintenance obligations of our historic buildings and reputational risk. Cyber security risk is monitored and mitigated where possible with a cyber liability insurance policy having been taken out during the year.

The College is seeking to increase student numbers by ensuring that we continue to deliver training which fits the needs of a wider range of students than hitherto, while maintaining high educational standards. We continue to believe however in the importance of the House offering students the option of a residential programme of theological training and formation at the initial pre-ordination stage.

Plans to increase income include alumni fundraising and increasing student numbers. Income from casual lets and wider letting have contributed to increased trading income as have the hosting of several events over the summer period. It is considered that maintaining this increased level of income is sustainable, subject to any risk being effectively managed.

The College has, and continues to develop, robust Safeguarding policies and procedures in relation to the protection of vulnerable people, the establishment of a safe culture, and its importance for the Church's future leaders.

PLANS FOR FUTURE PERIODS

Future developments

The Council continues to exercise appropriate caution in respect of financial commitments to capital works.

Having stated that principle, the Council has on its agenda the fact that the historic college site — Old Court and the Chapel — presents difficulties of accessibility. An initial outline concept design has been commissioned, for a project that would obviate the problems of stepped access between the parvis on the northern side of the Court (which is on the street level of Jesus Lane) and the remainder of the site. It would also address the level changes and steps between the Cloister and the Chapel. The Council is in the process of seeking funding for a detailed feasibility study, leading to a strategy for the substantive cost of the project, which would be subject to faculty and planning consents.

Fundraising

For much of the previous years, systematic charitable fundraising was a largely unrealistic option for obvious reasons. With the pandemic of 2020 behind us, it has once again become possible, as is a concerted attempt to strengthen alumni relations. The new website includes a dedicated section for alumni and the Christmas newsletter invited contributions of news from alumni. Newsletters are sent termly to all key contacts, including alumni for whom we have contact details and permission. Establishing a foundation of regular givers both supports our work directly through increasing our regular income and also enables us to demonstrate the support for the work we do and for Westcott House as an institution in fundraising conversations with grant-making trusts and philanthropists. With this in mind, the Principal has strengthened first-hand contact with Hong Kong, and a pattern of visits is starting to be established.

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2024

Key management and personnel remuneration

The key management personnel of the College are those in charge of directing and controlling the College and running and operating the College on a day to day basis. Key management personnel are considered to be the Council Members plus Director of Finance (observer). For the period up to the grant of an Order for the revision of the Charter on 10 July 2024, four employees of the College were Council Members, as stipulated in the Royal Charter and Supplemental Charters: The Principal and Vice Principal of the College, (ex officio); and two members of the academic staff. These Council Members continue to receive remuneration as employees, but did not receive any emolument in their capacity as Council Members.

All Council Members give of their time freely and no other members were remunerated in the period. Details of trustee expenses and related party transactions are disclosed in the notes to the accounts.

Trustees are required to disclose all relevant interests and register them with the Council and in accordance with the College's policy withdraw from decisions where a conflict of interest arises.

The pay of the key management personnel is reviewed annually and normally increased in accordance with average earnings. The remuneration is bench marked with charities of a similar size and activity (for the roles where the holder is required to be a priest, that includes the stipend and emoluments of clergy carrying a commensurate level of responsibility) to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

Westcott House is incorporated by Royal Charter of 29 November 1960 as amended by Supplemental Charters of 21 June 1979 and 20 April 1998, and a further Order on 10 July 2024.

The Charter provides that the income of the College shall be applied solely towards the objects of the College, one of which states "that for these purposes and objects generally to do all such acts and things as are or may be termed incidental or conducive to the attainment of any of the ... purposes and objects of the college or the exercise of any of its powers."

As stated above, revision of the Charter has enabled the House to offer within its charitable purposes a wider range of learning and formation, as well as in-service learning, in order better to serve the Church of England, the Anglican Communion and the public at large, in the future. The revisions to the Charter removed all employees and student representatives from Council membership (and therefore their position as trustees and directors of the college as a charitable company), although they continue to be invited to attend Council meetings for unreserved business. Template texts were included in order to bring the Charter in line with the Charity Commission's best recommended practice. Employed staff and student representatives will no longer be Trustees.

Method of appointment or election of Council Members

The management of the College is the responsibility of the Council members who are elected and co-opted under the terms of the Royal Charter. New Appointed Members of the Council are recruited according to criteria agreed by Council.

A number of measures have been put in place to strengthen systems and practice of governance.

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2024

Organisational structure and decision making

The members of the Council have overall management control and oversight. The Finance Committee, which includes members with relevant professional expertise, has delegated responsibility for financial decisions, and reports to the Council each term.

The Principal is responsible for the academic and pastoral organisation, appointment of staff, and general wellbeing of the College.

Domestic and Catering facilities, together with Administration, are the responsibility of the Domestic Bursar. Financial management is the responsibility of the Director of Finance.

Council Members' responsibilities statement

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the College will continue in operation.

The Council Members are responsible for keeping proper accounting records that are sufficient to show and explain the College's transactions and disclose with reasonable accuracy at any time the financial position of the College and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the College and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Council Members, on 8 January 2025 and signed on their behalf by:



The Rt Revd Paul Ferguson
Chair of the Council

Westcott House
Independent auditors' report
to the Council Members of Westcott House

Opinion

We have audited the financial statements of Westcott House (the 'charitable college') for the year ended 31 August 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable college's affairs as at 31 August 2024 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable college in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council Members use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable college's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Council Members with respect to going concern are described in the relevant sections of this report.

Other information

The Council Members are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Auditors' Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Westcott House
Independent auditors' report
to the Council Members of Westcott House

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Council Members' report is inconsistent in any material respect with the financial statements; or
- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Council members

As explained more fully in the council members' responsibilities statement, the Council Members are responsible for the preparation of financial statements which give a true and fair view. and for such internal control as the Council Members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Council Members are responsible for assessing the charitable College's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Council Members either intend to liquidate the charitable College's or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable college through discussions with Council Members and other management, and from our knowledge and experience of the education sector;
- we obtained an understanding of the legal and regulatory framework applicable to the charitable college and how the charitable college is complying with that framework;

Westcott House
Independent auditors' report
to the Council Members of Westcott House

- we obtained an understanding of the charitable college's policies and procedures on compliance with laws and regulations, including documentation of any instances of non-compliance;
- we identified which laws and regulations were significant in the context of the charitable college. The Laws and regulations we considered in this context were the Charities Act 2011 and taxation legislation. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items;
- in addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable college's ability to operate or to avoid material penalty; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit
- we reviewed the minutes of Council Members' meetings to identify and references to non-compliances with laws and regulations.

We assessed the susceptibility of the charitable college's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we;

- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the accounting policy were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.
- performed analytical procedures to identify any unusual or unexpected relationships

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with relevant regulators.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Council Members and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Westcott House
Independent auditors' report
to the Council Members of Westcott House

Use of our Report

This report is made solely to the Council Members in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Council Members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Council Members for our audit work, for this report, or for the opinions we have formed.

Shane Tharby

Shane Tharby (Senior Statutory Auditor)

for and on behalf of

Streets Audit LLP

Chartered accountants & statutory auditor
3 Wellbrook Court
Girton
Cambridge
CB3 0NA

Date: 24 January 2025

Westcott House
Statement of Financial Activities
for the year ended 31 August 2024

	Notes	Endowment Funds 2024 £000	Restricted Funds 2024 £000	Unrestricted Funds 2024 £000	Total Funds 2024 £000	Total Funds 2023 £000
Income and endowments from:						
Donations and legacies	2	-	33	48	81	40
Charitable activities	3	-	17	767	784	765
Other trading activities	4	-	2	206	208	237
Investments	5	-	-	50	50	16
Other income	6	-	-	5	5	3
Total Income and endowments		-	52	1,076	1,128	1,061
Expenditure on:						
Raising Funds						
Voluntary income	7	-	-	18	18	22
Other trading activities	4	-	-	45	45	45
Charitable activities	8	-	34	1,363	1,397	1,307
Total Expenditure		-	34	1,426	1,460	1,374
Net Income / (expenditure) before Transfers		-	18	(350)	(332)	(313)
Transfers between funds	18	-	(6)	6	-	-
Net Income / (expenditure) before Other recognised gains / (losses)		-	12	(344)	(332)	(313)
Loss on disposal of fixed assets	13	-	-	-	-	(2)
Other gains	25	-	-	-	-	3
Net Movement of funds		-	12	(344)	(332)	(312)
Reconciliation of Funds						
Total funds brought forward		285	187	13,839	14,311	14,623
Total funds carried forward		285	199	13,495	13,979	14,311

All activities relate to continuing activities.

The notes on pages 16 to 34 form part of these financial statements.

Westcott House
Balance Sheet
as at 31 August 2024

	Notes	2024 £000	2023 £000
Fixed assets			
Tangible assets	13	13,686	14,014
Current assets			
Stocks	14	2	2
Debtors	15	72	64
Cash at bank and in hand		987	1,000
		<u>1,061</u>	<u>1,066</u>
Creditors: amounts falling due within one year	16	(415)	(382)
Net current assets		<u>646</u>	<u>684</u>
Total assets less current liabilities		<u>14,332</u>	<u>14,698</u>
Creditors: amounts falling due after more than one year	17	(353)	(387)
Provisions for liabilities			
Other provisions	25	-	-
Net assets		<u>13,979</u>	<u>14,311</u>
Charity Funds			
Endowment Funds	18	285	285
Restricted Funds	18	199	187
Unrestricted Funds	18	13,495	13,839
Total funds		<u>13,979</u>	<u>14,311</u>

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The Rt Revd Paul Ferguson
Chair of the Council

Approved by the board on 8 January 2025

The notes on pages 16 to 34 form part of these financial statements.

Westcott House
Statement of Cash Flows
for the year ended 31 August 2024

	Notes	2024 £000	2023 £000
Cash flows from Operating activities			
Net cash generated by operating activities	23	<u>(5)</u>	<u>44</u>
Cash flows from Investment activities:			
Purchase of tangible fixed assets		(22)	(42)
Proceeds from sale of tangible fixed assets		-	-
Interest received		<u>49</u>	<u>8</u>
Net cash generated by/(used in) Investment activities:		<u>27</u>	<u>(34)</u>
Cash flows from financing activities			
Repayment of borrowings		(35)	(32)
Cash inflows from new borrowings		<u>-</u>	<u>-</u>
Net cash (used in)/provided by financing activities		<u>(35)</u>	<u>(32)</u>
Change in cash equivalents in the year		(13)	(22)
Cash and cash equivalents brought forward		<u>1,000</u>	<u>1,022</u>
Cash and cash equivalents carried forward		<u>987</u>	<u>1,000</u>

The notes on pages 16 to 34 form part of these financial statements.

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

1 ACCOUNTING POLICIES

1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Second edition October 2019 – effective 1 January 2019) and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

Westcott House constitutes a public benefit entity as defined by FRS 102.

1.2 FUND ACCOUNTING

General funds are unrestricted funds which are available for use at the discretion of the Council Members in furtherance of the general objectives of the College and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Council Members for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the College for particular purposes. The costs of raising and administering such funds are charges against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

1.3 GOING CONCERN

The Charity incurred a deficit for the year of £332,000 before other gains and losses. Income from donations increased on last year, against a backdrop of a decline in regular giving, but legacy income was £20,000 (2023: £nil). Income from trading activities decreased, driven by the change in use of properties from trading to charitable activities. The unrestricted deficit was £350,000 (2023: £335,000). However, there was a reported result before depreciation and other recognised gains/losses of £nil (2023: £15,000).

The number of ordinands in training reduced again in the year as changes in the Church's discernment process continue to impact the theological education sector. In September 2023 Resourcing Ministerial Formation (RMF) was introduced whereby funding for ordinand training is received directly from the Archbishops Council via Ministry Development Team. (Previously funding was received under Resourcing Ministerial Education (RME) where individual dioceses were invoiced directly by the college). The new arrangement is more predictable, easier to administer and has helped improve cashflow. The total tuition funding received for ordinand training has increased slightly on 2023 even though student numbers are lower, however funding for accommodation and maintenance has decreased as it continues to be calculated on a per capita basis.

Income and net contribution from independent study has increased during the year; the growth has come from distance students studying with Anglia Ruskin University. During the year Westcott House launched inhouse short online courses and will develop this offering through 2024/25 and beyond. Additional educational income streams continue to be explored and in the academic year 2024/25 one independent student has commenced studying the Cambridge University DTM award.

During the year bank interest and investment income was generated totalling £50,000 (2023: £16,000)

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

1.3 GOING CONCERN (continued)

Income generated from trading activities centres around letting rooms to postgraduate students from other Cambridge colleges; there is some income derived from the casual letting of rooms, particularly through the summer period, as well as a modest contribution from hosting and servicing several conferences and events.

The Charity continuously scrutinises its finances, regularly updating and reviewing financial reports and cashflows. Each year budgets are set, discussed at finance committee and approved by Council; thereafter periodic forecasts and projections are published with actual performance regularly monitored throughout the year. Although development strategy continues to evolve with the oversight of a newly established fundraising committee; it is recognised the fundraising environment remains very challenging.

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

1.4 INCOME

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

- Teaching and training fees are recognised in the period to which they relate and include all fees chargeable to students.
- Accommodation, events and other income is recognised as the service is provided or event takes place. Any income received in advance is deferred.
- Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the College; this is normally upon notification of the interest paid or payable by the Bank.

For legacies, entitlement is taken as the earlier of the date on which either: the College is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the College has been notified of the executor's intention to make a distribution. Where legacies have been notified to the College, or the College is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

1.5 EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation allocated on the portion of the asset's use.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Governance costs are those incurred in connection with administration of the College and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

1.5 EXPENDITURE (continued)

Charitable activities and Governance costs are costs incurred on the College's educational operations, including support costs and costs relating to the governance of the College apportioned to charitable activities.

1.6 TANGIBLE FIXED ASSETS AND DEPRECIATION

Land and buildings, including fit out costs, forming the main site are valued on a fair value basis, with the value of operational land equating to market value on the assumption of a continuation of the existing use. The valuation is reported under the special assumptions to exclude any value of development opportunities for which planning permission would be required and has not been granted or where development has not yet commenced.

Tangible fixed assets are carried at valuation, net of depreciation and any provision for impairment. Depreciation is not charged on freehold land. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold land	- not depreciated
Freehold building-main site	- over 85-90 years straight line
Property fit out	- over 10-30 years straight line
Furniture, fittings & equipment	- 10%-33% straight line

A review for impairment of a fixed asset is carried out if events or changes in circumstance indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the statement of financial activities.

1.7 STOCKS

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

1.8 DEBTORS

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.9 CASH AT BANK AND IN HAND

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.10 LIABILITIES AND PROVISIONS

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the College anticipates it will pay to settle the debt or the amount it has received as advanced payments for the good or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

1.11 FINANCIAL INSTRUMENTS

The College only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.12 PENSIONS

Church of England Funded Pension Scheme

The College participates in a defined benefit pension scheme. Contributions payable to this scheme are charged to the statement of financial activities so as to spread the cost of the pension over the employee's expected working life. The pension charge is calculated on the basis of actuarial advice. The actuarial valuations are only prepared annually to 31 December and the College recognises its share based on the valuation following each financial year end as this is not considered to be materially different to a valuation as at 31 August. These contributions are invested separately from the College's assets.

Church Workers Pension Scheme

The College also operates a defined contributions pension scheme. The pension charge represents the amounts payable by the College to the fund in respect of the year. These contributions were invested separately from the College's assets.

1.13 JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant judgements

There are no significant judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements.

Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the actual outcome. The key assumptions and other sources of estimation uncertainty that have significant risk of causing a material adjustment to the carrying value amounts of assets and liabilities within the next financial year are as follows:

Tangible fixed assets are recognised at cost, less accumulated depreciation. Depreciation is charged over the estimated useful life of the asset to its estimated residual value.

2 Income from donations and legacies

	Endowment Funds 2024 £000	Restricted Funds 2024 £000	Unrestricted Funds 2024 £000	Total Funds 2024 £000	Total Funds 2023 £000
Donations	-	33	28	61	40
Legacies	-	-	20	20	-
		33	48	81	40
Total 2023	-	12	28	40	

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

3 Income from charitable activities

	Endowment Funds	Restricted Funds	Unrestricted Funds	Total Funds	Total Funds
	2024	2024	2024	2024	2023
	£000	£000	£000	£000	£000
Teaching and training	-	13	503	516	488
Accommodation	-	4	264	268	277
	-	17	767	784	765
Total 2023	-	33	732	765	

4 Other trading activities

	Endowment Funds	Restricted Funds	Unrestricted Funds	Total Funds	Total Funds
	2024	2024	2024	2024	2023
	£000	£000	£000	£000	£000
Events and other lettings - income	-	2	206	208	237
	-	2	206	208	237
Events and other lettings - expenses					
Direct expenses	-	-	3	3	7
Other allocated expenses	-	-	4	4	3
Allocated Staff costs	-	-	38	38	35
	-	-	45	45	45
Net income from trading activities	-	2	161	163	192

In 2023 £4k of income from events and other lettings was restricted. There were no restricted costs.

5 Investment income

	Endowment Funds	Restricted Funds	Unrestricted Funds	Total Funds	Total Funds
	2024	2024	2024	2024	2023
	£000	£000	£000	£000	£000
Interest income	-	-	50	50	16
	-	-	50	50	16
Total 2023	-	1	15	16	

6 Other income

	Unrestricted Funds	Total Funds	Total Funds
	2024	2024	2023
	£000	£000	£000
Sundry income	5	5	3
	5	5	3
Total 2023	3	3	

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

7 Expenditure on Raising Voluntary Income

	Unrestricted Funds 2024 £000	Total Funds 2024 £000	Total Funds 2023 £000
Travel costs	4	4	5
Staff costs	14	14	17
	<u>18</u>	<u>18</u>	<u>22</u>
Total 2023	<u>22</u>	<u>22</u>	

8 Expenditure on Charitable Activities

	Activities Undertaken directly (note 9) 2024 £000	Support & Governance Costs (note 10) 2024 £000	Total 2024 £000	Total 2023 £000
Education	469	155	624	601
Welfare	113	18	131	122
Property	587	55	642	584
	<u>1,169</u>	<u>228</u>	<u>1,397</u>	<u>1,307</u>
Total 2023	<u>1,084</u>	<u>223</u>	<u>1,307</u>	

9 Direct Costs

	Education £000	Welfare £000	Property £000	Total 2024 £000	Total 2023 £000
Academic fees	81	-	-	81	101
Establishment costs	18	4	197	219	154
Other staff costs	34	-	-	34	20
Catering costs	-	30	-	30	31
Staff costs	336	79	40	455	428
Depreciation	-	-	350	350	350
	<u>469</u>	<u>113</u>	<u>587</u>	<u>1,169</u>	<u>1,084</u>
Total 2023	<u>448</u>	<u>108</u>	<u>528</u>	<u>1,084</u>	

10 Support and Governance Costs

	Education £000	Welfare £000	Property £000	Total 2024 £000	Total 2023 £000
Establishment costs	62	9	22	93	100
Auditor's remuneration	7	1	2	10	15
Staff costs	86	8	31	125	108
	<u>155</u>	<u>18</u>	<u>55</u>	<u>228</u>	<u>223</u>
Total 2023	<u>153</u>	<u>14</u>	<u>56</u>	<u>223</u>	

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

11 Net Income/expenditure	2024	2023
	£000	£000
This is stated after charging:		
Depreciation of owned fixed assets owned by the Charity	350	350
Auditors' remuneration for audit services	10	15
Payments made under operating leases	<u>2</u>	<u>3</u>
12 Staff costs	2024	2023
	£000	£000
Wages and salaries	529	491
Social security costs	40	39
Other pension costs	<u>63</u>	<u>58</u>
	<u>632</u>	<u>588</u>
Average number of employees during the year	Number	Number
Teaching	6	5
Fundraising	-	1
Other	<u>10</u>	<u>9</u>
	<u>16</u>	<u>15</u>

The average number of employees fundraising during the year was less than one and has therefore been included in other

No employees were paid in excess of £60,000 (2023: none).

During the year four employees of the charity were council members, as stipulated in the Royal Charter and Supplemental Charters: The Principal and Vice Principal of the College, (ex officio); two (two in 2023) members of the academic staff. The Royal Charter and Supplemental Charters were amended in the year and this stipulation ceased, with resignation of all employees from council membership on 13/07/2024. These council Members received remuneration as employees, but did not receive any emolument in their capacity as council members. During the year the remuneration for these members totalled £122,000 (2023 : £99,000) and employer's pension contributions totalled £19,000 (2023 : £17,000).

Key management personnel are considered to be the council members, as above, plus the Director of Finance (observer). During the year the remuneration for these personnel, including pension contributions, totalled £222,000 (2023 : £193,000).

During the year, two (2023 : three) Council Members were reimbursed for travel expenses totalling £161 (2023: £246).

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

13 Tangible fixed assets

	Freehold property	Fixtures, fittings and equipment	Total
	£000	£000	£000
Cost or valuation			
At 1 September 2023	13,488	2,969	16,457
Additions	-	22	22
Disposals	-	(2)	(2)
At 31 August 2024	13,488	2,989	16,477
Depreciation			
At 1 September 2023	1,066	1,377	2,443
Charge for the year	162	188	350
On disposals	-	(2)	(2)
At 31 August 2024	1,228	1,563	2,791
Carrying amount			
At 31 August 2024	12,260	1,426	13,686
At 31 August 2023	12,422	1,592	14,014

Included in land and buildings is freehold land at a cost/valuation of £6,339,000 (2023: £6,339,000) which is not depreciated.

The main site properties, including land, were valued at 31 August 2014 by Gerald Eve LLP, a registered firm of Chartered Surveyors. The valuation was prepared in accordance with the requirements of RICS Valuation - Professional Standards, January 2014 amended and Financial Reporting Standard 102 and the 2014 Statement of Recommended Practice 'Accounting for Further and Higher Education'.

At 31 August 2024 there were property maintenance commitments of £14,300 (2023: nil).

There were no losses on disposals of fixed assets during the year (2023: £2,000).

14 Stocks	2024	2023
	£000	£000
Kitchen and housekeeping stock	2	2
15 Debtors	2024	2023
	£000	£000
Trade debtors	5	19
Other debtors	-	1
Prepayments and accrued income	67	44
	72	64

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

16 Creditors: amounts falling due within one year	2024 £000	2023 £000
Bank loans	50	51
Other loan	200	200
Trade creditors	64	36
Other taxes and social security costs	21	17
Other creditors	2	7
Accruals and deferred income	78	71
	<u>415</u>	<u>382</u>

Bank mortgage loan disclosed under creditors falling due within 1 year is secured by the charity on certain of its freehold properties. It comprises a 20-year loan drawn in 2016 which has a 5 year fixed rate of 3.71% per annum, fixed in January 2022 for 5 years, and is repayable by instalments.

Bank loans includes a Government backed 'bounce back' loan, which was drawn down in July 2020. This loan is 100% guaranteed by the Government, repayable in monthly installments up to the repayment date of June 2026. Interest is charged at 2.5% per annum.

Other loan is an unsecured loan of £200,000 received from Church Body of the Hong Kong Sheng Kung Hui. The loan has a repayment date of February 2025 but repayable on demand, with interest charged at a rate of 0% and is not payable by instalments

Deferred income	2024 £000	2023 £000
Brought forward	15	1
Income released in the year	(15)	(1)
Income deferred in the year	28	15
Carried forward	<u>28</u>	<u>15</u>

Deferred income relates to student vacation charges, student flat rentals and external let rentals for September 2024 and sabbaticals taking place post year end.

17 Creditors: amounts falling due after one year	2024 £000	2023 £000
Bank loans	<u>353</u>	<u>387</u>
Creditors include amounts not wholly repayable within 5 years as follows:		
	2024 £000	2023 £000
Repayable by instalments	<u>183</u>	<u>205</u>

Bank mortgage loan disclosed under creditors falling due within 1 year is secured by the charity on certain of its freehold properties. It comprises a 20-year loan drawn in 2016 which has a 5 year fixed rate of 3.71% per annum, fixed in January 2022 for 5 years, and is repayable by instalments.

Bank loans includes a Government backed 'bounce back' loan, which was drawn down in July 2020. This loan is 100% guaranteed by the Government, repayable in monthly installments up to the repayment date of June 2026. Interest is charged at 2.5% per annum.

Westcott House
Notes to the Accounts
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18 Statement of Funds

Current Year	Brought Forward £000	Income £000	Resources expended £000	Transfers In/out £000	Gains/ (losses) £000	Balance 2024 £000
Designated Funds						
Fixed asset fund	13,318	-	-	(303)	-	13,015
General Funds						
General Fund	521	1,076	(1,426)	309	-	480
Total Unrestricted funds	13,839	1,076	(1,426)	6	-	13,495
Endowment Funds						
Endowment Fund (note 21)	285	-	-	-	-	285
Restricted funds						
Restricted funds (note 22)	187	52	(34)	(6)	-	199
Total of Funds	14,311	1,128	(1,460)	-	-	13,979
Prior Year	Brought Forward £000	Income £000	Resources expended £000	Transfers In/out £000	Gains/ (losses) £000	Balance 2023 £000
Designated Funds						
Fixed asset fund	13,605	-	-	(287)	-	13,318
General Funds						
General Fund	547	1,011	(1,346)	308	1	521
Total Unrestricted funds	14,152	1,011	(1,346)	21	1	13,839
Endowment Funds						
Endowment Fund (note 21)	285	-	-	-	-	285
Restricted funds						
Restricted funds (note 22)	186	50	(28)	(21)	-	187
Total of Funds	14,623	1,061	(1,374)	-	1	14,311

19 FUNDS

ENDOWMENT FUNDS

The endowment funds were set up from monies gifted to the Charity. The Funds have been invested in order to generate income in the form of dividends and interest to be used for the purposes detailed below. The capital element of the funds cannot be expended

Inge Bequest Fund

The income generated is included in the General Fund. The Fund was set up to provide bursaries for training for Orders in the Church of England, provided the student is not tied to any diocese

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

19 FUNDS (continued)

Purvis Bequest Fund

The income generated is included in the General Fund. The income is available to help towards the Principal's stipend

Specific Funds

Endowment Funds where the income generated is specific are included below

Endowment Fund

The Endowment Fund was set up with the intention that the capital element should be preserved. The income generated is split between the specific restricted funds and unrestricted funds

RESTRICTED FUNDS

Ministry Division Exceptional pathway funding

The fund represents a contribution from Ministry Division towards academic tuition fees

Cunningham Bequest

The fund is used to provide bursaries for Old Marlburian and Wykehamist students training for ministry or other students in training for ministry

Cunningham Memorial Fund

The fund was set up to provide monies for refresher courses

Arthur Swinger Fund

The income is used to provide bursaries of grants to students particularly in the case of illness

Montefiore Prize Fund

The fund was set up to provide prizes, awarded at the discretion of the Principal and Council

Bushby Memorial Fund

The purpose of this fund is to assist students in Greek testament studies

Haworth Prize Fund

The Fund was established to provide prizes awarded at the discretion of the Principal and the Council awarded in books for the best performance in Federation Exams

Jennings Fund

The purpose of the Fund is to assist students to take a course of studies at Westcott House

Principal's Discretionary Fund

The Fund was set up with the intention that the capital element should be preserved. The income generated is used at the Principal's discretion in furtherance of the charity's objectives

Southern African Bursary Fund

The Fund was set up in 1997 from a donation of £25,000. The income generated is used to provide bursaries towards maintenance and tuition costs for one term's study at Westcott House for clergy from the Anglican Church of the Province of Southern Africa

The Peter Walker China Bursary

This was set up from a donation received in 2004 to provide living expenses and tuition fees for candidates from Hong Kong and China

Bursary Fund

Set up in 2011 the fund contributes towards the academic fees for those in training for Ministry

Building Development Fund

The Fund was set up in 2015 for the new planned development

G&H Development Fund

The Fund was set up from a donation in 2018 to contribute to the refurbishment and transformation of Blocks G&H to improve the living conditions of students at Westcott House

Wayfinders fund

The fund was set up from a grant received in 2022 to assist with the decarbonisation of the college

Seedcorn grant

Set up in 2023 to fund a research project entitled "The Trauma-Informed Church"

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

19 FUNDS (continued)

Accessibility building project fund

Set up in 2023 to fund a feasibility study and commissioning costs for accessibility improvements across the Westcott House site

20 Analysis of Net Assets between funds

Current Year	Endowment Funds 2024 £000	Restricted Funds 2024 £000	Unrestricted Funds 2024 £000	Total Funds 2024 £000
Tangible fixed assets	285	-	13,401	13,686
Current Assets	-	199	862	1,061
Creditors due within one year	-	-	(415)	(415)
Creditors due in more than one year	-	-	(353)	(353)
Provisions for liabilities and charges	-	-	-	-
	<u>285</u>	<u>199</u>	<u>13,495</u>	<u>13,979</u>
Prior Year	Endowment Funds 2023 £000	Restricted Funds 2023 £000	Unrestricted Funds 2023 £000	Total Funds 2023 £000
Tangible fixed assets	285	-	13,729	14,014
Current Assets	-	187	879	1,066
Creditors due within one year	-	-	(382)	(382)
Creditors due in more than one year	-	-	(387)	(387)
Provisions for liabilities and charges	-	-	-	-
	<u>285</u>	<u>187</u>	<u>13,839</u>	<u>14,311</u>

21 Endowment Funds

Current Year	Balance at 1 September 2023 £000	Income £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2024 £000
GENERAL FUNDS					
Inge Bequest	30	-	-	-	30
Purvis Bequest	71	-	-	-	71
Unrestricted units	3	-	-	-	3
	<u>104</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>104</u>
SPECIFIC FUNDS					
Cunningham Bequest	10	-	-	-	10
Cunningham Memorial	7	-	-	-	7
Arthur Swingler Fund	20	-	-	-	20
Montefiore Prize	4	-	-	-	4
Bushby Memorial	3	-	-	-	3
Haworth Prize	1	-	-	-	1
Jennings Fund	12	-	-	-	12
Principal's Discretionary Fund	48	-	-	-	48
	<u>105</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>105</u>
UNINVESTED FUNDS					
Unrestricted	76	-	-	-	76
	<u>285</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>285</u>

Westcott House
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21 Endowment Funds (continued)

Prior Year	Balance at 1 September 2022 £000	Income £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2023 £000
GENERAL FUNDS					
Inge Bequest	30	-	-	-	30
Purvis Bequest	71	-	-	-	71
Unrestricted units	3	-	-	-	3
	104	-	-	-	104
SPECIFIC FUNDS					
Cunningham Bequest	10	-	-	-	10
Cunningham Memorial	7	-	-	-	7
Arthur Swingler Fund	20	-	-	-	20
Montefiore Prize	4	-	-	-	4
Bushby Memorial	3	-	-	-	3
Haworth Prize	1	-	-	-	1
Jennings Fund	12	-	-	-	12
Principal's Discretionary Fund	48	-	-	-	48
	105	-	-	-	105
UNINVESTED FUNDS					
Unrestricted	76	-	-	-	76
	285	-	-	-	285

22 Restricted Funds

Current Year	Balance at 1 September 2023 £000	Income £000	Resources expended £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2024 £000
MINISTRY DIVISION FUNDS						
Ministry Division academic fee	-	13	(13)	-	-	-
SPECIFIC FUNDS						
Cunningham Bequest	13	-	-	-	-	13
Cunningham Memorial	10	-	-	-	-	10
Arthur Swingler Fund	20	1	-	-	-	21
Montefiore Prize	5	-	-	-	-	5
Bushby Memorial	3	-	-	-	-	3
Haworth Prize	1	-	-	-	-	1
Jennings Fund	8	1	-	-	-	9
Southern African Bursary Fund	89	-	-	-	-	89
Peter Walker China Bursary	18	-	-	-	-	18
Bursary Fund	-	6	-	(6)	-	-
Principal's Discretionary Fund	20	3	-	-	-	23
Wayfinders fund	-	3	-	-	-	3
Seedcorn grant	-	5	(2)	-	-	3
Accessibility building project fund	-	20	(19)	-	-	1
Total Restricted	187	52	(34)	(6)	-	199

Westcott House
Notes to the Accounts
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22 Restricted Funds (continued)

Prior Year	Balance at 1 September 2022 £000	Income £000	Resources expended £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2023 £000
MINISTRY DIVISION FUNDS						
Ministry Division academic fee	-	28	(28)	-	-	-
SPECIFIC FUNDS						
Cunningham Bequest	12	1	-	-	-	13
Cunningham Memorial	9	1	-	-	-	10
Arthur Swingler Fund	18	2	-	-	-	20
Montefiore Prize	5	-	-	-	-	5
Bushby Memorial	3	-	-	-	-	3
Haworth Prize	1	-	-	-	-	1
Jennings Fund	7	1	-	-	-	8
Southern African Bursary Fund	88	1	-	-	-	89
Peter Walker China Bursary	18	-	-	-	-	18
Bursary Fund	-	12	-	(12)	-	-
Principal's Discretionary Fund	16	4	-	-	-	20
G&H Development Fund	9	-	-	(9)	-	-
Total Restricted	186	50	(28)	(21)	-	187

At the year end the charity reviewed its expenditure during the year and where possible allocated costs to certain restricted funds. Where specific costs were not easily identifiable these have been shown as transfers to unrestricted funds.

The transfer from the Bursary Fund represents a contribution to the shortfall in funding for ordinands studying BTh and other Cambridge awards.

Westcott House
Notes to the Accounts
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23 Reconciliation of Net Movement in Funds to Net Cash Flow from Operating Activities

	2024 £000	2023 £000
Net income for the year (as per Statement of financial activities)	(332)	(312)
Adjustment for:		
Depreciation charges	350	350
Loss on disposal of Fixed assets	-	2
Dividends, interest and rents from investments	(49)	(8)
(Increase)/decrease in stocks	-	(1)
Decrease/(increase) in debtors	(8)	(20)
Increase/(decrease) in creditors	34	38
Increase/(decrease) in provisions	-	(5)
Net cash generated by operating activities	<u>(5)</u>	<u>44</u>

24 Analysis of Net Debt

Current Year	Balance at 1 September 2023 £000	Cash Flows £000	Other non- cash changes £000	Balance at 31 August 2024 £000
Cash in hand	1,000	(13)		987
Creditors: Amounts falling due within one year				
Bank loans	(51)	35	(34)	(50)
Other loan	(200)	-		(200)
Creditors: Amounts falling after more than one year				
Bank loans	(387)		34	(353)
Total	<u>362</u>	<u>22</u>	<u>-</u>	<u>384</u>
Prior Year	Balance at 1 September 2022 £000	Cash Flows £000	Other non- cash changes £000	Balance at 31 August 2023 £000
Cash in hand	1,022	(22)		1,000
Creditors: Amounts falling due within one year				
Bank loans	(51)	32	(32)	(51)
Other loan	(200)			(200)
Creditors: Amounts falling after more than one year				
Bank loans	(419)		32	(387)
Total	<u>352</u>	<u>10</u>	<u>-</u>	<u>362</u>

Westcott House
Notes to the Accounts
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25 Pension Commitments

Church of England Funded Pension Scheme (CEFPS)

Westcott House Cambridge participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the scheme separately from those of the Responsible Bodies.

Each participating Responsible Body in the Church of England Funded Pensions Scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. It is not possible to attribute the Scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are contributions payable towards benefits and expenses accrued in that year, which were £23,009 in 2024 (2023: £16,929), plus any figures arising from contributions in respect of the Scheme's deficit (see below). The 2021 valuation showed the Scheme to be fully funded and as such in 2023, following the valuation results being agreed, the deficit contributions paid were £0 (2022: £2,000).

A valuation of the Scheme is carried out once every three years. The most recent Scheme valuation completed was carried out at as 31 December 2021. The 2021 valuation revealed a surplus of £560m, based on assets of £2,720m and a funding target of £2,160m, assessed using the following assumptions:

- An average discount rate of 2.7% p.a.;
- RPI inflation of 3.6% p.a. (and pension increases consistent with this);
- CPIH inflation in line with RPI less 0.8% pre 2030 moving to RPI with no adjustment from 2030 onwards;
- Increase in pensionable stipends in line with CPIH.;
- Mortality in accordance with 90% of the S3NA tables, with allowance for improvements in mortality rates from 2013 in line with the CMI2020 extended model with a long term annual rate of improvement of 1.5%, a smoothing parameter of 7, an initial addition to mortality improvements of 0.5% pa and an allowance for 2020 data of 0% (i.e. w2020 = 0%).

Following finalisation of the 31 December 2021 valuation, deficit contributions ceased with effect from 1 January 2023, since the Scheme was fully funded.

The deficit recovery contributions under the recovery plan in force at each 31 December were as follows:

	% of pensionable stipends
31 December 2021	7.1% payable from January 2021 to December 2022
31 December 2022	Nil
31 December 2023	Nil

An interim reduction to deficit contributions to 3.2% of pensionable stipends was made with effect from April 2022, and remained in place until December 2022.

For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

25 Pension Commitments (continued)

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. However, as there are no agreed deficit recovery payments from 1 January 2023 onwards, the balance sheet liability as at 31 December 2023 is nil. The movement in the balance sheet liability over 2022 and over 2023 is set out in the table below.

	2023	2022
Balance sheet liability at 1 January	0	5,000
Deficit contribution paid	0	(2,000)
Interest cost (recognised in SoFA)	0	-
Remaining change to the balance sheet liability* (recognised in SoFA)	0	(3,000)
Balance sheet liability at 31 December	<u>0</u>	<u>0</u>

* Comprises change in agreed deficit recovery plan, and change in discount rate and assumptions between year-ends.

This liability represents the present value of the deficit contributions agreed as at the accounting date and has been valued using the following assumptions. No assumptions are needed for December 2022 onwards as there are no agreed deficit recovery payments going forward. No price inflation assumption was needed for December 2021 since pensionable stipends for the remainder of the recovery plan were already known.

	December 2023	December 2022	December 2021
Discount rate	n/a	n/a	0.0% pa
Price inflation	n/a	n/a	n/a
Increase to total pensionable payroll	n/a	n/a	-1.5% pa

The legal structure of the scheme is such that if another Responsible Body fails, Westcott House Cambridge could become responsible for paying a share of that failed Responsible Body's pension liabilities.

Church workers Pension Fund (CWPF)

Westcott House participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections: 1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections;
a. a deferred annuity section known as Pension Builder Classic, and,
b. a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

25 Pension Commitments (continued)

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable, which were £38,032 in 2024 (2023: £35,846).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2019.

For the Pension Builder Classic section, the 2019 valuation revealed a deficit of £4.8m on the ongoing assumptions used. At the most recent annual review effective 1 January 2024, the Board chose to grant a discretionary bonus of 6.7% to both pensions not yet in payment and pensions in payment in respect of service prior to April 1997; and a bonus on pensions in payment in respect of post April 2006 service so that the pension increase was 5% (where usually it would be calculated based on inflation up to 2.5%). This followed improvements in the funding position over 2023. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £5.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The next valuation is due as at 31 December 2022. Calculations for this are currently under way.

The legal structure of the scheme is such that if another employer fails, Westcott House could become responsible for paying a share of the failed employer's pension liabilities.

26 Operating Lease Commitments

At 31 August 2024 the total of the charity's future minimum lease payments under non-cancellable operating leases was:

	Other 2024 £000	Other 2023 £000
Amounts payable:		
within one year	2	2
within two to five years	-	2
	<u>2</u>	<u>4</u>

Westcott House
Notes to the Accounts
for the year ended 31 August 2024

27 Related Party Transactions

During the year 3 trustees made donations to the charity totalling £550 (2023: 3 trustees - £572). No benefits were received as a result of these donations.

During the year, two (2023 : three) Council Members were reimbursed for travel expenses totalling £161 (2023: £246).

There were no other related party transactions in the current or prior year.

WESTCOTT HOUSE

England & Wales - Charity number 311445

Accounts

Charity number
311445

Westcott House

Report and Financial Statements

31 August 2023

Westcott House
Report and accounts
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Westcott House

Reference and Administrative Details of the College, its Trustees and Advisors for the year ended 31 August 2023

The Trustees of the Charity are the Council of the College, as detailed in the Charter.

Ex-officio Members

Chairman

The Rt Revd Paul Ferguson (appointed Member) (Nov 2018, appointed Chair July 2019)

The Principal of the College

The Revd Dr Helen Dawes (appointed November 2018 Trustee, appointed Principal October 2020)

The Vice Principal of the College

The Revd Chris Eyden (appointed November 2022, resigned July 2023)

The Honorary Treasurer

Revd Mark Bennet MA Mmath ACA (appointed Treasurer from October 2020 - July 2023, appointed Synod Rep November 2022)

Mr Adam Morrow (appointed Treasurer July 2023)

Academic Members (who shall hold office for five years)

Two members of the Divinity Faculty nominated by the Faculty

Professor Catherine Pickstock (appointed November 2013, reappointed February 2020, resigned November 2022)

Professor Nathan McDonald (appointed November 2014, reappointed February 2020)

The Very Revd Prof David Fergusson OBE, DD, FRSE, FBA (appointed January 2022)

Member of Academic Staff of a Federation Institution nominated by the Federation Council

The Revd Dr Alexander Jensen (appointed July 2020)

Appointed Representative of the Institution with Academic links with the College

Dr Frances Clemson (appointed September 2020, resigned February 2023)

Staff Members (5 years) (up to two members of the Academic Staff)

Dr Julian Gotobed (appointed September 2021)

Dr Julia Snyder (appointed September 2021)

Appointed Members (5 years) (not more than seven members appointed by the Council)

The Rt Revd Paul Ferguson (appointed November 2018, appointed Chair July 2019)

The Revd Canon Thomas Woodhouse (appointed November 2018, resigned July 2023)

Mr William Chapman CVO (appointed Observer March 2019, appointed Trustee October 2019)

The Revd Canon Professor James Walters (appointed March 2019 as a Gen.Synod Rep, in January 2022 became an Appointed Member)

The Revd Canon Flora Winfield (appointed July 2023)

The Venerable Mark Steadman (appointed July 2023)

The Venerable Alex Hughes (appointed July 2023)

Mr Jeffrey Brown (appointed August 2023)

Nominated Members (5 years) (Not more than two members of the Gen.Synod of the C of E nominated by Gen.Synod, appointed by Council)

Dr Helen King (appointed November 2022)

Revd Mark Bennet MA Mmath ACA (appointed Synod Rep from November 2022, formerly Hon Treasurer from October 2020 -July 2023)

Westcott House

Reference and Administrative Details of the College, its Trustees and Advisors for the year ended 31 August 2023

Student Members (not more than two elected annually by the students)

Dr Hannah Swithinbank (elected December 2021, end of office December 2022)

Mr Baxter McRolston (elected April 2021, end of office April 2023)

Dr Robert Hawkins (elected April 2021, end of office April 2023)

Ms Rachel Sheppard (elected December 2022)

Ms Hannah Moore (elected April 2023)

Mrs Natalie Davies (elected April 2023)

Observers

The Revd Simon Gatenby (since October 2004)

Mr Michael Wolton-Carr (since February 2020)

Charity Registered number

311445

Principal office

Westcott House

Jesus Lane

Cambridge

CB5 8BP

Visitor

The Archbishop of Canterbury

Independent Auditors

Peters Elworthy & Moore

Chartered Accountants

Salisbury House

Station Road

Cambridge

CB1 2LA

Bankers

Barclays Bank plc

P O Box 2

Cambridge

CB2 8BP

Solicitors

Ashton KCJ

Chequers House

77-81 Newmarket Road

Cambridge

CB5 8EU

Property Agents

Gerald Eve LLP

72 Welbeck Street

London

W1G 0AY

Westcott House**Registered number: 311445****Council Members' Report for the year ended 31 August 2023**

The Council Members present their annual report together with the audited financial statements of Westcott House (the College) for the year ended 31 August 2023. The Council Members confirm that the Annual Report and financial statements of the College comply with the current statutory requirements, the requirements of the College's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting Charities" applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102 second edition - October 2019).

OBJECTIVES AND ACTIVITIES**Policies and objectives**

The principal objective of the college is "to provide, carry on and maintain a College or Colleges for the preparation in accordance with the formularies of the Church of England of candidates for Holy Orders in the Church of England or in a Church in communion with the See of Canterbury."

Strategies for achieving objectives

To further these objectives the College provides students with opportunities to study the CertHE, DipHE, and BA (Hons) in Theology, Ministry and Mission (awards of the University of Durham) through the Cambridge Theological Federation along with a variety of academic courses leading to BTh, DTM, BA (Tripos), MPhil and PhD qualifications with the University of Cambridge.

The College is an officially recognised institution with links to the University of Cambridge, the University of Durham and Anglia Ruskin University. Teaching staff are affiliated to the Divinity Faculty of the University of Cambridge.

The College is a member of the Cambridge Theological Federation, comprising nine full and three associate member institutions providing preparation for ministry and theological research. Federation members share resources and teaching (courses, seminars and supervisions) is planned jointly. In 2014, the Cambridge Theological Federation entered into a validation agreement with the University of Durham and the Archbishops' Council of the Church of England to deliver the Common Awards.

The College maintains a special link with the Manchester Diocese to place ordinands in Urban Priority Areas (UPA) parishes for teaching contextual theology as an integral component of their ministerial training. A part-time member of staff is based in Manchester. The College also maintains and develops links with Churches and training institutions overseas. Students have recently had the opportunity to participate on an exchange programme with Yale in the US and the Prediger Seminar in Wittenberg, Germany.

Activities for achieving objectives

Westcott House provides teaching staff and facilities, residential accommodation, a chapel, a continuously updated library, access to online resources, dining hall and other communal facilities. The teaching staff, augmented by local clergy both in Cambridge and in Manchester, provides tutorial and supervisory support for all students. A chaplain provides individual spiritual and pastoral support.

There is emphasis on spiritual and personal formation alongside academic learning, encouraging staff and students to grow in holiness, wisdom, compassion and openness.

Westcott House**Registered number: 311445****Council Members' Report for the year ended 31 August 2023**

In preparation for ministry in churches and the wider community, students in their first two years of training are attached to a local parish or university college chapel to gain liturgical and pastoral experience. During their training, which can last up to four years, all students complete an 8 to 10 week full time parish placement. For many of our students this takes place in Manchester where we maintain a house in partnership with the Diocese of Manchester. This partnership was established a generation ago. During the ordinands' sustained period in a ministry context, students participate in a range of pastoral, social, liturgical and educational activities in local churches to enable them to develop their readiness to start in public ordained ministry. Westcott House pays attention both in the classroom and in practical placements to developing the awareness and skills to promote community cohesion including between people of different faiths.

Main activities undertaken to further the charity's purposes for the public benefit

In planning and in carrying out the college's activities for the year, the Council has taken account of the published Guidance of the Charity Commission concerning Public Benefit (pursuant to section 4 of the Charities Act 2011).

Through the residential programmes, Westcott House prepares men and women to be effective in serving both congregations across the country, and the wider communities in which they are set. We place particular store in preparing ordinands to exercise their public, pastoral and spiritual responsibilities to the whole population.

As well as training those going to be public ministers, the teaching staff members themselves contribute to the wider church and community, through writing and research and assisting in local churches.

The Council has a policy of encouraging conference activity outside the teaching terms, to generate additional income and to defray some of the fixed costs of the enterprise. We hope that this can be recovered in time to pre-COVID levels. The conference activity is centred on religious and educational programmes, where organisational aims are consistent with the College's objectives. Accommodation is also provided for visitors to Cambridge.

ACHIEVEMENTS AND PERFORMANCE**Review of activities**

The year covered by this report saw the second complete annual cycle in which the House was led by its Principal, the Revd Dr Helen Dawes.

In common with other educational institutions, Westcott House still had in its student cohort a number who had been directly affected by the COVID restrictions of 2020. Staff and students displayed resilience and we believe that we strove to make the students' experience overall as full as possible.

The academic year saw continued implementation of the system of staff oversight and appraisal. Trustees had a programme of engaging with successive aspects of Charity Commission material on best practice, and reviewed the performance of the board in the light of it.

During the year 2022-23, there were 34 students preparing for public ministry in the Church of England ranging in age from early-twenties to mid-fifties. Students came in the main from England, with a small number from overseas. 24 students were studying for Durham University awards in Theology, Ministry and Mission and graduate and post-graduate diplomas; 10 were studying for BTh, BA (Tripes), MPhil and PhD qualifications

In addition, there were 11 independent students ranging in age from early-thirties to late sixties. All 11 independent students came from the UK and studied Durham University or Anglian Ruskin University awards.

Westcott House**Registered number: 311445****Council Members' Report for the year ended 31 August 2023****FINANCIAL REVIEW****Financial results**

During 2022-23 Westcott House incurred a deficit of £313,000 (2022: deficit of £282,000). Levels of income from charitable activities decreased to £765,000 (2022: £846,000). Expenditure on charitable activities decreased to £1,307,000 (2022: £1,382,000). Legacy income was £nil in the year (2022: £104,000).

Going concern

After reviewing budgets and cash flow forecasts to 31 August 2025, the Council members are satisfied that the College will have adequate resources to continue in operational existence for the immediate future. Cash resources are available, further funding is being explored and the College continues to maintain effective cashflow management. For this reason they continue to adopt the going concern basis in preparing the financial statements.

The long-term future of the College is less certain. The House has no permanent endowment and receives no core funding.

Due to the historic nature of most of its buildings, the College has an ongoing programme of maintenance alongside its day to day costs. Significant work is still needed, notwithstanding recent substantial refurbishments, to bring the whole site up to modern standards. The Trustees continue to be aware of the needs identified in the preceding year's Condition Survey which indicates a minimum necessary spend of £0.75m plus VAT and fees over the immediately coming years.

Most funding for the House's activities derives from grants for the tuition and maintenance of ordinands while in residence. The House currently receives no central funding from the Church and during the year received £9,423 tuition fees and £5,967 maintenance allowance per capita (based on full time single person equivalent) for each student, a level of funding that is less than general undergraduate tuition fee levels and significantly below postgraduate fee levels.

Funding previously paid through the Ministry Division of the Archbishops' Council of the Church of England have for some years now been devolved to individual dioceses. Each diocese has its own requirements and many dioceses are choosing to fund part time training, allowing students to continue in part time work, rather than committing to a full-time residential training programme. This is further contributing to the unpredictability of year on year student numbers and it is our hope that an increase in the College's range of training offers will have a positive effect over the mid to long term.

College income is driven predominantly from student numbers that vary each year. Student numbers choosing a full-time residential route to the ministry have dropped in 2022-23 primarily driven by the change in The Church of England's discernment process, which we anticipate will prove to be in itself a one-off effect.

Further details regarding the adoption of the going concern basis can be found in the accounting policies.

Investment policy and performance

Westcott House did not hold any investments at the end of the year (2022: £nil)

Reserves policy

The College had total funds of £14,311,000 at 31 August 2023 (2022: £14,623,000). The free reserves position excluding fixed assets and associated borrowings and pension reserve stood at £521,000 at the year end. The finance committee have established a policy of maintaining reserves at a level of 6 months expenditure. This work is ongoing and necessitates the need to raise additional funds in the next 12 to 18 months.

The terms of the College's restricted funds have been reviewed, and funds currently shown as permanent endowment are in line with the original donors' wishes.

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2023

Risk management

The College contracts with Peninsula Business Services to advise on risk management and to conduct annual inspections as required. The Council has a policy of keeping the risk register under regular review. In September 2023 the College has also contracted with Shield Safety to implement a new food safety policy and provide wider health and safety advice.

The College continues to identify the following as key risks: Student numbers; loss of key academic staff; financial shortfalls; maintenance obligations of our historic buildings and reputational risk. Cyber security risk is continuously monitored.

The College is seeking to increase student numbers by ensuring that we continue to deliver training which fits the needs of a wider range of students than hitherto, while maintaining high educational standards. We continue to believe however in the importance of the House offering students the option of a residential programme of theological training and formation at the initial pre-ordination stage.

Plans to increase income include alumni fundraising and increasing student numbers. Income from casual lets and wider letting have contributed to increased commercial income as have the hosting of several events over the summer period. It is considered that maintaining this increased level of income is sustainable, subject to any risk from Covid-19, or similar, being effectively managed.

The College has, and continues to develop, robust policies and procedures in relation to the protection of vulnerable people.

PLANS FOR FUTURE PERIODS

Future developments

The Council continues to undertake a conservative view towards further intended projects which presented an unsupportable level of financial risk and for which capital sums are not realistically anticipated to be available.

Fundraising

For much of the previous years, systematic charitable fundraising was a largely unrealistic option for obvious reasons. With the pandemic of 2020 behind us, it has once again become possible, as is a concerted attempt to strengthen alumni relations. The new website includes a dedicated section for alumni and the Christmas newsletter invited contributions of news from alumni. Newsletters are sent termly to all key contacts, including alumni for whom we have contact details and permission. Establishing a foundation of regular givers both supports our work directly through increasing our regular income and also enables us to demonstrate the support for the work we do and for Westcott House as an institution in fundraising conversations with grant-making trusts and philanthropists. With this in mind, the Principal has strengthened first-hand contact with Hong Kong, and a pattern of visits is starting to be established.

Key management and personnel remuneration

The key management personnel of the College are those in charge of directing and controlling the College and running and operating the College on a day to day basis. Key management personnel are considered to be the Council Members plus Director of Finance (observer). Four employees of the College are Council Members, as stipulated in the Royal Charter and Supplemental Charters: The Principal and Vice Principal of the College, (ex officio); and two members of the academic staff. These Council Members receive remuneration as employees, but do not receive any emolument in their capacity as Council Members.

All Council Members give of their time freely and no other members were remunerated in the period. Details of trustee expenses and related party transactions are disclosed in the notes to the accounts.

Trustees are required to disclose all relevant interests and register them with the Council and in accordance with the College's policy withdraw from decisions where a conflict of interest arises.

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2023

The pay of the key management personnel is reviewed annually and normally increased in accordance with average earnings. The remuneration is bench marked with charities of a similar size and activity (for the roles where the holder is required to be a priest, that includes the stipend and emoluments of clergy carrying a commensurate level of responsibility) to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

Westcott House is incorporated by Royal Charter of 29 November 1960 as amended by Supplemental Charters of 21 June 1979 and 20 April 1998.

The Charter provides that the income of the College shall be applied solely towards the objects of the College, one of which states "that for these purposes and objects generally to do all such acts and things as are or may be termed incidental or conducive to the attainment of any of the ... purposes and objects of the college or the exercise of any of its powers."

The Council considers that whilst the core purposes expressed in the Royal Charter remain relevant, revision would be beneficial to the House. Revision would enable the House to offer within its charitable purposes a wider range of learning and formation, as well as in-service learning, in order better to serve the Church of England, the Anglican Communion and the public at large, in the future. It would also improve the separation of responsibilities and functions between staff, students (who are currently represented on the Council) and the independent Trustees. Template texts are being included in order to bring the Charter in line with the Charity Commission's best recommended practice, and employed staff and student representatives will no longer be Trustees. A draft revision was in preparation during the time of this report and (now having received approval from the Council and the Visitor) will be taken through the necessary processes including the Privy Council as soon as possible.

Method of appointment or election of Council Members

The management of the College is the responsibility of the Council members who are elected and co-opted under the terms of the Royal Charter. New Appointed Members of the Council are recruited according to criteria agreed by Council.

A number of measures have been put in place to strengthen systems and practice of governance.

Organisational structure and decision making

The members of the Council have overall management control and oversight. The Finance Committee, which includes members with relevant professional expertise, has delegated responsibility for financial decisions, and reports to the Council each term.

The Principal is responsible for the academic and pastoral organisation, appointment of staff, and general wellbeing of the College.

Domestic and Catering facilities, together with Administration, are the responsibility of the Domestic Bursar. Financial management is the responsibility of the Director of Finance.

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2023

Council Members' responsibilities statement

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the College will continue in operation.

The Council Members are responsible for keeping proper accounting records that are sufficient to show and explain the College's transactions and disclose with reasonable accuracy at any time the financial position of the College and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the College and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Council Members, on 10 January 2024 and signed on their behalf by:



The Rt Revd Paul Ferguson
Chair of the Council

Westcott House

Independent auditors' report

to the Council Members of Westcott House

Opinion

We have audited the financial statements of Westcott House (the 'charitable college') for the year ended 31 August 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable college's affairs as at 31 August 2023 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable college in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council Members use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable college's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Council Members with respect to going concern are described in the relevant sections of this report.

Other information

The Council Members are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Auditors' Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Westcott House

Independent auditors' report

to the Council Members of Westcott House

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Council Members' report is inconsistent in any material respect with the financial statements; or
- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Council members

As explained more fully in the council members' responsibilities statement, the Council Members are responsible for the preparation of financial statements which give a true and fair view. and for such internal control as the Council Members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Council Members are responsible for assessing the charitable College's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Council Members either intend to liquidate the charitable College's or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable college through discussions with Council Members and other management, and from our knowledge and experience of the education sector;
- we obtained an understanding of the legal and regulatory framework applicable to the charitable college and how the charitable college is complying with that framework;

Westcott House
Independent auditors' report
to the Council Members of Westcott House

- we obtained an understanding of the charitable college's policies and procedures on compliance with laws and regulations, including documentation of any instances of non-compliance;
- we identified which laws and regulations were significant in the context of the charitable college. The Laws and regulations we considered in this context were the Charities Act 2011 and taxation legislation. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items;
- in addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable college's ability to operate or to avoid material penalty; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit
- we reviewed the minutes of Council Members' meetings to identify and references to non-compliances with laws and regulations.

we reviewed the minutes of Council Members' meetings to identify and references to non-compliances with laws and regulations.

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we;

- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the accounting policy were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with relevant regulators.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Council Members and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Westcott House
Independent auditors' report
to the Council Members of Westcott House

Use of our Report

This report is made solely to the Council Members in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Council Members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Council Members for our audit work, for this report, or for the opinions we have formed.

Peters Elworthy and Moore

Peters Elworthy & Moore

Chartered Accountants
Statutory Auditors

Salisbury House
Station Road
Cambridge
CB1 2LA

Date: 10 January 2024

Westcott House
Statement of Financial Activities
for the year ended 31 August 2023

	Notes	Endowment Funds 2023 £000	Restricted Funds 2023 £000	Unrestricted Funds 2023 £000	Total Funds 2023 £000	Total Funds 2022 £000
Income and endowments from:						
Donations and legacies	2	-	12	28	40	122
Charitable activities	3	-	33	732	765	846
Other trading activities	4	-	4	233	237	164
Investments	5	-	1	15	16	-
Other income	6	-	-	3	3	6
Total Income and endowments		-	50	1,011	1,061	1,138
Expenditure on:						
Raising Funds						
Voluntary income	7	-	-	22	22	8
Other trading activities	4	-	-	45	45	30
Charitable activities	8	-	28	1,279	1,307	1,382
Total Expenditure		-	28	1,346	1,374	1,420
Net Income / (expenditure) before Transfers		-	22	(335)	(313)	(282)
Transfers between funds	18	-	(21)	21	-	-
Net Income / (expenditure) before Other recognised gains / (losses)		-	1	(314)	(313)	(282)
Loss on disposal of fixed assets	13	-	-	(2)	(2)	(2)
Other gains	25	-	-	3	3	(3)
Net Movement of funds		-	1	(313)	(312)	(287)
Reconciliation of Funds						
Total funds brought forward		285	186	14,152	14,623	14,910
Total funds carried forward		285	187	13,839	14,311	14,623

All activities relate to continuing activities.

The notes on pages 16 to 33 form part of these financial statements.

Westcott House
Balance Sheet
as at 31 August 2023

	Notes	2023 £000	2022 £000
Fixed assets			
Tangible assets	13	14,014	14,324
Current assets			
Stocks	14	2	1
Debtors	15	64	44
Cash at bank and in hand		<u>1,000</u>	<u>1,022</u>
		1,066	1,067
Creditors: amounts falling due within one year	16	(382)	(344)
Net current assets		<u>684</u>	<u>723</u>
Total assets less current liabilities		<u>14,698</u>	<u>15,047</u>
Creditors: amounts falling due after more than one year	17	(387)	(419)
Provisions for liabilities			
Other provisions	25	-	(5)
Net assets		<u>14,311</u>	<u>14,623</u>
Charity Funds			
Endowment Funds	18	285	285
Restricted Funds	18	187	186
Unrestricted Funds	18	13,839	14,152
Total funds		<u>14,311</u>	<u>14,623</u>



The Rt Revd Paul Ferguson
Chair of the Council

Approved by the board on 10 January 2024

The notes on pages 16 to 33 form part of these financial statements.

Westcott House
Statement of Cash Flows
for the year ended 31 August 2023

	Notes	2023 £000	2022 £000
Cash flows from Operating activities			
Net cash generated by operating activities	23	<u>52</u>	<u>78</u>
Cash flows from Investment activities:			
Purchase of tangible fixed assets		(42)	(10)
Proceeds from sale of tangible fixed assets		<u>-</u>	<u>1</u>
Net cash used in Investment activities:		<u>(42)</u>	<u>(9)</u>
Cash flows from financing activities			
Repayment of borrowings		(32)	(36)
Cash inflows from new borrowings		<u>-</u>	<u>-</u>
Net cash (Used in)/provided by financing activities		<u>(32)</u>	<u>(36)</u>
Change in cash equivalents in the year		(22)	33
Cash and cash equivalents brought forward		<u>1,022</u>	<u>989</u>
Cash and cash equivalents carried forward		<u><u>1,000</u></u>	<u><u>1,022</u></u>

The notes on pages 16 to 33 form part of these financial statements.

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

1 ACCOUNTING POLICIES

1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Second edition October 2019 – effective 1 January 2019) and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

Westcott House constitutes a public benefit entity as defined by FRS 102.

1.2 FUND ACCOUNTING

General funds are unrestricted funds which are available for use at the discretion of the Council Members in furtherance of the general objectives of the College and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Council Members for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the College for particular purposes. The costs of raising and administering such funds are charges against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

1.3 GOING CONCERN

The Charity incurred a deficit for the year of £313,000 before other gains and losses. Income from donations increased on last year (although regular giving declined), but legacy income was £nil (2022: £104,000). Income from trading activities increased significantly. The unrestricted deficit was £335,000 (2022: £304,000). However, there was an unrestricted surplus before depreciation and other recognised gains/losses of £15,000 (2022: £49,000).

The number of ordinands in training was down in the year due to changes in the Church's discernment process and consistent with the rest of the theological education sector. To mitigate the loss of tuition and maintenance income the Archbishops Council put in place funding support for 2022/23, this support was disbursed by Ministry Development Team. There was however a significant increase in the number of students pursuing independent study at Westcott House. The offer of degrees from Anglia Ruskin University has contributed to a modest increase in net income during 2022/23. This is expected to increase further in 2023/24 and beyond. Additional income streams are being explored by offering the opportunity for international students to study the Cambridge University DTM award. It is hoped this will be in place for 2024/25.

The funding received for training ordinands has changed for the financial year 2023/24. This is called Resourcing Ministerial Formation (RMF), has a new structure and basis for calculation, underpinned with a service level agreement and is received directly from the Archbishops Council via Ministry Development Team. (previously individual diocese were invoiced) The new arrangement is more predictable, easier to administer and has helped improve cashflow.

During the year a small amount of investment income was generated totaling £16,000 (2022: £nil)

Westcott House

Notes to the Accounts

for the year ended 31 August 2023

1.3 GOING CONCERN (continued)

Income generated from trading activities has continued to grow. During the year the number of postgraduate students from other Cambridge colleges renting a room at Westcott House increased; this was normally on a termly or academic year basis. The demand for casual letting remained strong and Westcott House hosted four conferences and events during the year.

The Charity continuously scrutinises its finances, regularly reviewing financial reports and cashflows. Each year budgets are set and approved by Council, thereafter periodic forecasts and projections are made and actual outturn constantly monitored throughout the year. Overseas fundraising has been identified as a priority with two overseas trips having taken place during 2023 and a fundraising committee being set up; subsequently some donation income has already been received.

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

1.4 INCOME

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

- Teaching and training fees are recognised in the period to which they relate and include all fees chargeable to students.
- Accommodation, events and other income is recognised as the service is provided or event takes place. Any income received in advance is deferred.
- Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the College; this is normally upon notification of the interest paid or payable by the Bank.

For legacies, entitlement is taken as the earlier of the date on which either: the College is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the College has been notified of the executor's intention to make a distribution. Where legacies have been notified to the College, or the College is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

1.5 EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation allocated on the portion of the asset's use.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Governance costs are those incurred in connection with administration of the College and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Charitable activities and Governance costs are costs incurred on the College's educational operations, including support costs and costs relating to the governance of the College apportioned to charitable activities.

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

1.6 TANGIBLE FIXED ASSETS AND DEPRECIATION

Land and buildings, including fit out costs, forming the main site are valued on a fair value basis, with the value of operational land equating to market value on the assumption of a continuation of the existing use. The valuation is reported under the special assumptions to exclude any value of development opportunities for which planning permission would be required and has not been granted or where development has not yet commenced.

Tangible fixed assets are carried at valuation, net of depreciation and any provision for impairment. Depreciation is not charged on freehold land. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold land	- not depreciated
Freehold building-main site	- over 85-90 years straight line
Property fit out	- over 10-30 years straight line
Furniture, fittings & equipment	- 10%-33% straight line

A review for impairment of a fixed asset is carried out if events or changes in circumstance indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the statement of financial activities.

1.7 STOCKS

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

1.8 DEBTORS

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.9 CASH AT BANK AND IN HAND

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.10 LIABILITIES AND PROVISIONS

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the College anticipates it will pay to settle the debt or the amount it has received as advanced payments for the good or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

1.11 FINANCIAL INSTRUMENTS

The College only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.12 PENSIONS

Church of England Funded Pension Scheme

The College participates in a defined benefit pension scheme. Contributions payable to this scheme are charged to the statement of financial activities so as to spread the cost of the pension over the employee's expected working life. The pension charge is calculated on the basis of actuarial advice. The actuarial valuations are only prepared annually to 31 December and the College recognises its share based on the valuation following each financial year end as this is not considered to be materially different to a valuation as at 31 August. These contributions are invested separately from the College's assets.

Church Workers Pension Scheme

The College also operates a defined contributions pension scheme. The pension charge represents the amounts payable by the College to the fund in respect of the year. These contributions were invested separately from the College's assets.

1.13 JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Preparation of the financial statements requires management to make significant judgements and estimates. The key areas in the financial statements where these judgements and estimates have been made are as follows:

- Depreciation on fixed assets

2 Income from donations and legacies

	Endowment Funds 2023 £000	Restricted Funds 2023 £000	Unrestricted Funds 2023 £000	Total Funds 2023 £000	Total Funds 2022 £000
Donations	-	12	28	40	18
Legacies	-	-	-	-	104
		12	28	40	122
Total 2022	-	8	114	122	

3 Income from charitable activities

	Endowment Funds 2023 £000	Restricted Funds 2023 £000	Unrestricted Funds 2023 £000	Total Funds 2023 £000	Total Funds 2022 £000
Teaching and training	-	28	460	488	501
Accommodation	-	5	272	277	345
	-	33	732	765	846
Total 2022	-	49	797	846	

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

4 Ancillary trading activities

	Endowment Funds 2023 £000	Restricted Funds 2023 £000	Unrestricted Funds 2023 £000	Total Funds 2023 £000	Total Funds 2022 £000
Events and other lettings - income	-	4	233	237	164
	-	4	233	237	164
Events and other lettings - expenses					
Direct expenses	-	-	7	7	2
Other allocated expenses	-	-	3	3	3
Allocated Staff costs	-	-	35	35	25
	-	-	45	45	30
Net income from trading activities	-	4	188	192	134

In 2022 £2k of income from events and other lettings was restricted. There were no restricted costs.

5 Investment income

	Endowment Funds 2023 £000	Restricted Funds 2023 £000	Unrestricted Funds 2023 £000	Total Funds 2023 £000	Total Funds 2022 £000
Interest income	-	1	15	16	-
	-	1	15	16	-
Total 2022	-	-	-	-	-

6 Other income

	Unrestricted Funds 2023 £000	Total Funds 2023 £000	Total Funds 2022 £000
Other incoming resources	-	-	5
Sundry income	3	3	1
	3	3	6
Total 2022	6	6	

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

7 Expenditure on Raising Voluntary Income

	Unrestricted Funds 2023 £000	Total Funds 2023 £000	Total Funds 2022 £000
Travel costs	5	5	-
Staff costs	17	17	8
	<u>22</u>	<u>22</u>	<u>8</u>
Total 2022	<u>8</u>	<u>8</u>	

8 Expenditure on Charitable Activities

	Activities Undertaken directly (note 9) 2023 £000	Support & Governance Costs (note 10) 2023 £000	Total 2023 £000	Total 2022 £000
Education	448	153	601	672
Welfare	108	14	122	121
Property	528	56	584	589
	<u>1,084</u>	<u>223</u>	<u>1,307</u>	<u>1,382</u>
Total 2022	<u>1,143</u>	<u>239</u>	<u>1,382</u>	

9 Direct Costs

	Education £000	Welfare £000	Property £000	Total 2023 £000	Total 2022 £000
Academic fees	101	-	-	101	133
Establishment costs	16	4	134	154	146
Other staff costs	20	-	-	20	46
Catering costs	-	31	-	31	30
Staff costs	311	73	44	428	435
Depreciation	-	-	350	350	353
	<u>448</u>	<u>108</u>	<u>528</u>	<u>1,084</u>	<u>1,143</u>
Total 2022	<u>508</u>	<u>106</u>	<u>529</u>	<u>1,143</u>	

10 Support and Governance Costs

	Education £000	Welfare £000	Property £000	Total 2023 £000	Total 2022 £000
Establishment costs	69	6	25	100	92
Auditor's remuneration	10	1	4	15	12
Staff costs	74	7	27	108	135
	<u>153</u>	<u>14</u>	<u>56</u>	<u>223</u>	<u>239</u>
Total 2022	<u>164</u>	<u>15</u>	<u>60</u>	<u>239</u>	

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

11 Net Income/expenditure	2023	2022
	£000	£000
This is stated after charging:		
Depreciation of owned fixed assets owned by the Charity	350	353
Auditors' remuneration for audit services	15	12
	<u>365</u>	<u>365</u>
12 Staff costs	2023	2022
	£000	£000
Wages and salaries	491	501
Social security costs	39	38
Other pension costs	58	64
	<u>588</u>	<u>603</u>
	<u>588</u>	<u>603</u>
Average number of employees during the year	Number	Number
Teaching	5	6
Fundraising	1	1
Other	9	10
	<u>15</u>	<u>17</u>
	<u>15</u>	<u>17</u>

No employees were paid in excess of £60,000 (2022: none).

Five employees of the charity are council members, as stipulated in the Royal Charter and Supplemental Charters: The Principal and Vice Principal of the College, (ex officio); two (two in 2022) members of the academic staff; the Bursar (appointed). These council Members receive remuneration as employees, but do not receive any emolument in their capacity as council members. During the year the remuneration for these members totaled £99,000 (2022 : £107,000) and employer's pension contributions totaled £17,000 (2022 : £23,000). During the year the Vice Principal was seconded from The Diocese of St Edmundsbury & Ipswich as an interim appointment.

Key management personnel are considered to be the council members, as above, plus the Director of Finance (observer). During the year the remuneration for these personnel, including pension contributions, totalled £193,000 (2022 : £205,000).

During the year, three (2022 : two) Council Members were reimbursed for travel expenses totaling £246 (2022: £135).

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

13 Tangible fixed assets

	Freehold property	Fixtures, fittings and equipment	Total
	£000	£000	£000
Cost or valuation			
At 1 September 2022	13,488	3,016	16,504
Additions	-	42	42
Asset component reclassification	-	-	-
Disposals	-	(89)	(89)
At 31 August 2023	13,488	2,969	16,457
Depreciation			
At 1 September 2022	903	1,277	2,180
Charge for the year	163	187	350
On disposals	-	(87)	(87)
At 31 August 2023	1,066	1,377	2,443
Carrying amount			
At 31 August 2023	12,422	1,592	14,014
At 31 August 2022	12,585	1,739	14,324

Included in land and buildings is freehold land at a cost/valuation of £6,339,000 (2021: £6,339,000) which is not depreciated.

The main site properties, including land, were valued at 31 August 2014 by Gerald Eve LLP, a registered firm of Chartered Surveyors. The valuation was prepared in accordance with the requirements of RICS Valuation - Professional Standards, January 2014 amended and Financial Reporting Standard 102 and the 2014 Statement of Recommended Practice 'Accounting for Further and Higher Education'.

Disposal of fixtures and fittings during the year resulted in a loss of £2,000.

14 Stocks	2023 £000	2022 £000
Kitchen and housekeeping stock	2	1
15 Debtors	2023 £000	2022 £000
Trade debtors	19	13
Other debtors	1	1
Prepayments and accrued income	44	30
	64	44

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

16 Creditors: amounts falling due within one year	2023 £000	2022 £000
Bank loans	51	51
Other loan	200	200
Trade creditors	36	28
Other taxes and social security costs	17	22
Other creditors	7	6
Accruals and deferred income	71	37
	<u>382</u>	<u>344</u>

Bank mortgage loan disclosed under creditors falling due within 1 year is secured by the charity on certain of its freehold properties. It comprises a 20-year loan drawn in 2016 which has a 5 year fixed rate of 3.71% per annum, fixed in January 2022 for 5 years, and is repayable by instalments.

Bank loans includes a Government backed 'bounce back' loan, which was drawn down in July 2020. This loan is 100% guaranteed by the Government, repayable in monthly installments up to the repayment date of June 2026. Interest is charged at 2.5% per annum.

Other loan is an unsecured loan of £200,000 received from Church Body of the Hong Kong Sheng Kung Hui. The loan has a repayment date of February 2025 but repayable on demand, with interest charged at a rate of 0% and is not payable by instalments

Deferred income	2023 £000	2022 £000
Brought forward	1	6
Income released in the year	(1)	(6)
Income deferred in the year	15	1
Carried forward	<u>15</u>	<u>1</u>

Deferred income relates to student vacation charges, student flat rentals and external let rentals for September 2023 and a deposit for a conference taking place post year end.

17 Creditors: amounts falling due after one year	2023 £000	2022 £000
Bank loans	<u>387</u>	<u>419</u>
Creditors include amounts not wholly repayable within 5 years as follows:		
	2023 £000	2022 £000
Repayable by instalments	<u>205</u>	<u>228</u>

Bank mortgage loan disclosed under creditors falling due within 1 year is secured by the charity on certain of its freehold properties. It comprises a 20-year loan drawn in 2016 which has a 5 year fixed rate of 3.71% per annum, fixed in January 2022 for 5 years, and is repayable by instalments.

Bank loans includes a Government backed 'bounce back' loan, which was drawn down in July 2020. This loan is 100% guaranteed by the Government, repayable in monthly installments up to the repayment date of June 2026. Interest is charged at 2.5% per annum.

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

18 Statement of Funds

Current Year	Brought Forward £000	Income £000	Resources expended £000	Transfers In/out £000	Gains/ (losses) £000	Balance 2023 £000
Designated Funds						
Fixed asset fund	13,605	-	-	(287)	-	13,318
General Funds						
General Fund	547	1,011	(1,346)	308	1	521
Total Unrestricted funds	14,152	1,011	(1,346)	21	1	13,839
Endowment Funds						
Endowment Fund (note 21)	285	-	-	-	-	285
Restricted funds						
Restricted funds (note 22)	186	50	(28)	(21)	-	187
Total of Funds	14,623	1,061	(1,374)	-	1	14,311

Prior Year	Brought Forward £000	Income £000	Resources expended £000	Transfers In/out £000	Gains/ (losses) £000	Balance 2022 £000
Designated Funds						
Fixed asset fund	13,926	-	-	(321)	-	13,605
General Funds						
General Fund	488	1,079	(1,378)	363	(5)	547
Total Unrestricted funds	14,414	1,079	(1,378)	42	(5)	14,152
Endowment Funds						
Endowment Fund (note 21)	285	-	-	-	-	285
Restricted funds						
Restricted funds (note 22)	211	59	(42)	(42)	-	186
Total of Funds	14,910	1,138	(1,420)	-	(5)	14,623

19 FUNDS

ENDOWMENT FUNDS

The endowment funds were set up from monies gifted to the Charity. The Funds have been invested in order to generate income in the form of dividends and interest to be used for the purposes detailed below. The capital element of the funds cannot be expended

Inge Bequest Fund

The income generated is included in the General Fund. The Fund was set up to provide bursaries for training for Orders in the Church of England, provided the student is not tied to any diocese

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

19 FUNDS (continued)

Purvis Bequest Fund

The income generated is included in the General Fund. The income is available to help towards the Principal's stipend

Specific Funds

Endowment Funds where the income generated is specific are included below

Endowment Fund

The Endowment Fund was set up with the intention that the capital element should be preserved. The income generated is split between the specific restricted funds and unrestricted funds

RESTRICTED FUNDS

Ministry Division Academic Fees

The fund represents monies received from the Ministry Division to contribute to academic tuition fees for students studying at Westcott House

Cunningham Bequest

The fund is used to provide bursaries for Old Marlburian and Wykehamist students training for ministry or other student in training for ministry

Cunningham Memorial Fund

The fund was set up to provide monies for refresher courses

Arthur Swingler Fund

The income is used to provide bursaries of grants to students particularly in the case of illness

Montefiore Prize Fund

The fund was set up to provide prizes, awarded at the discretion of the Principal and Council

Bushby Memorial Fund

The purpose of this fund is to assist students in Greek testament studies

Haworth Prize Fund

The Fund was established to provide prizes awarded at the discretion of the Principal and the Council awarded in books for the best performance in Federation Exams

Jennings Fund

The purpose of the Fund is to assist students to take a course of studies at Westcott House

Principal's Discretionary Fund

The Fund was set up with the intention that the capital element should be preserved. The income generated is used at the Principal's discretion in furtherance of the charity's objectives

Southern African Bursary Fund

The Fund was set up in 1997 from a donation of £25,000. The income generated is used to provide bursaries towards maintenance and tuition costs for one term's study at Westcott House for clergy from the Anglican Church of the Province of Southern Africa

The Peter Walker China Bursary

This was set up from a donation received in 2004 to provide living expenses and tuition fees for candidates from Hong Kong and China

Bursary Fund

Set up in 2011 the fund contributes towards the academic fees for those in training for Ministry

Building Development Fund

The Fund was set up in 2015 for the new planned development

G&H Development Fund

The Fund was set up from a donation in 2018 to contribute to the refurbishment and transformation of Blocks G&H to improve the living conditions of students at Westcott House

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

20 Analysis of Net Assets between funds

Current Year	Endowment Funds 2023 £000	Restricted Funds 2023 £000	Unrestricted Funds 2023 £000	Total Funds 2023 £000
Tangible fixed assets	285	-	13,729	14,014
Current Assets	-	187	879	1,066
Creditors due within one year	-	-	(382)	(382)
Creditors due in more than one year	-	-	(387)	(387)
Provisions for liabilities and charges	-	-	-	-
	<u>285</u>	<u>187</u>	<u>13,839</u>	<u>14,311</u>

Prior Year	Endowment Funds 2022 £000	Restricted Funds 2022 £000	Unrestricted Funds 2022 £000	Total Funds 2022 £000
Tangible fixed assets	285	-	14,039	14,324
Current Assets	-	186	881	1,067
Creditors due within one year	-	-	(344)	(344)
Creditors due in more than one year	-	-	(419)	(419)
Provisions for liabilities and charges	-	-	(5)	(5)
	<u>285</u>	<u>186</u>	<u>14,152</u>	<u>14,623</u>

21 Endowment Funds

Current Year	Balance at 1 September 2022 £000	Income £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2023 £000
GENERAL FUNDS					
Inge Bequest	30	-	-	-	30
Purvis Bequest	71	-	-	-	71
Unrestricted units	3	-	-	-	3
	<u>104</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>104</u>
SPECIFIC FUNDS					
Cunningham Bequest	10	-	-	-	10
Cunningham Memorial	7	-	-	-	7
Arthur Swingle Fund	20	-	-	-	20
Montefiore Prize	4	-	-	-	4
Bushby Memorial	3	-	-	-	3
Haworth Prize	1	-	-	-	1
Jennings Fund	12	-	-	-	12
Principal's Discretionary Fund	48	-	-	-	48
	<u>105</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>105</u>
UNINVESTED FUNDS					
Unrestricted	76	-	-	-	76
	<u>285</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>285</u>

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

21 Endowment Funds (continued)

Prior Year	Balance at 1 September 2021 £000	Income £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2022 £000
GENERAL FUNDS					
Inge Bequest	30	-	-	-	30
Purvis Bequest	71	-	-	-	71
Unrestricted units	3	-	-	-	3
	104	-	-	-	104
SPECIFIC FUNDS					
Cunningham Bequest	10	-	-	-	10
Cunningham Memorial	7	-	-	-	7
Arthur Swingler Fund	20	-	-	-	20
Montefiore Prize	4	-	-	-	4
Bushby Memorial	3	-	-	-	3
Haworth Prize	1	-	-	-	1
Jennings Fund	12	-	-	-	12
Principal's Discretionary Fund	48	-	-	-	48
	105	-	-	-	105
UNINVESTED FUNDS					
Unrestricted	76	-	-	-	76
	285	-	-	-	285

22 Restricted Funds

Current Year	Balance at 1 September 2022 £000	Income £000	Resources expended £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2023 £000
MINISTRY DIVISION FUNDS						
Ministry Division academic fee	-	28	(28)	-	-	-
SPECIFIC FUNDS						
Cunningham Bequest	12	1	-	-	-	13
Cunningham Memorial	9	1	-	-	-	10
Arthur Swingler Fund	18	2	-	-	-	20
Montefiore Prize	5	-	-	-	-	5
Bushby Memorial	3	-	-	-	-	3
Haworth Prize	1	-	-	-	-	1
Jennings Fund	7	1	-	-	-	8
Southern African Bursary Fund	88	1	-	-	-	89
Peter Walker China Bursary	18	-	-	-	-	18
Bursary Fund	-	12	-	(12)	-	-
Principal's Discretionary Fund	16	4	-	-	-	20
G&H Development Fund	9	-	-	(9)	-	-
Total Restricted	186	50	(28)	(21)	-	187

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

22 Restricted Funds (continued)

Prior Year	Balance at 1 September 2021 £000	Income £000	Resources expended £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2022 £000
MINISTRY DIVISION FUNDS						
Ministry Division academic fee	-	42	(42)	-	-	-
SPECIFIC FUNDS						
Cunningham Bequest	11	1	-	-	-	12
Cunningham Memorial	8	1	-	-	-	9
Arthur Swingler Fund	16	2	-	-	-	18
Montefiore Prize	5	-	-	-	-	5
Bushby Memorial	3	-	-	-	-	3
Haworth Prize	1	-	-	-	-	1
Jennings Fund	6	1	-	-	-	7
Southern African Bursary Fund	88	-	-	-	-	88
Peter Walker China Bursary	18	-	-	-	-	18
Bursary Fund	-	8	-	(8)	-	-
Principal's Discretionary Fund	12	4	-	-	-	16
G&H Development Fund	43	-	-	(34)	-	9
Total Restricted	211	59	(42)	(42)	-	186

At the year end the charity reviewed its expenditure during the year and where possible allocated costs to certain restricted funds. Where specific costs were not easily identifiable these have been shown as transfers to unrestricted funds.

The transfer from the Bursary Fund represents a contribution to the shortfall in funding for ordinands studying BTh and other Cambridge awards.

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

23 Reconciliation of Net Movement in Funds to Net Cash Flow from Operating Activities

	2023 £000	2022 £000
Net income for the year (as per Statement of financial activities)	(312)	(287)
Adjustment for:		
Depreciation charges	350	353
Loss on disposal of Fixed assets	2	2
Dividends, interest and rents from investments	-	-
(Increase)/decrease in stocks	(1)	2
Decrease/(increase) in debtors	(20)	54
Increase/(decrease) in creditors	38	(42)
Increase/(decrease) in provisions	(5)	(4)
Net cash generated by operating activities	<u>52</u>	<u>78</u>

24 Analysis of Net Debt

Current Year	Balance at 1 September 2022 £000	Cash Flows £000	Balance at 31 August 2023 £000
Cash in hand	1,022	(22)	1,000
Creditors: Amounts falling due within one year			
Bank loans	(51)	-	(51)
Other loan	(200)	-	(200)
Creditors: Amounts falling after more than one year			
Bank loans	(419)	32	(387)
Total	<u>352</u>	<u>10</u>	<u>362</u>
Prior Year	Balance at 1 September 2021 £000	Cash Flows £000	Balance at 31 August 2022 £000
Cash in hand	989	33	1,022
Creditors: Amounts falling due within one year			
Bank loans	(47)	(4)	(51)
Other loan	(200)	-	(200)
Creditors: Amounts falling after more than one year			
Bank loans	(459)	40	(419)
Total	<u>283</u>	<u>69</u>	<u>352</u>

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

25 Pension Commitments

Church of England Funded Pension Scheme (CEFPS)

Westcott House Cambridge participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the scheme separately from those of the Responsible Bodies.

Each participating Responsible Body in the Church of England Funded Pensions Scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. It is not possible to attribute the Scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are contributions payable towards benefits and expenses accrued in that year (2023: £16,929, 2022: £32,482), plus the figures in relation to the Scheme's deficit highlighted in the table below as being recognised in the SoFA, giving a total charge of £13,929 for 2023 (2022: £35,482).

A valuation of the Scheme is carried out once every three years. The most recent Scheme valuation completed was carried out at as 31 December 2021. The 2021 valuation revealed a surplus of £560m, based on assets of £2,720m and a funding target of £2,160m, assessed using the following assumptions:

- An average discount rate of 2.7% p.a.;
- RPI inflation of 3.6% p.a. (and pension increases consistent with this);
- CPIH inflation in line with RPI less 0.8% pre 2030 moving to RPI with no adjustment from 2030 onwards;
- Increase in pensionable stipends in line with CPIH.;
- Mortality in accordance with 90% of the S3NA tables, with allowance for improvements in mortality rates in line with the CMI2020 extended model with a long term annual rate of improvement of 1.5%, a smoothing parameter of 7, an initial addition to mortality improvements of 0.5% pa and an allowance for 2020 data of 0% (i.e. w2020 = 0%).

Following the 31 December 2018 valuation, a deficit recovery plan was put in place until 31 December 2022 and the deficit recovery contributions (as a percentage of pensionable stipends) were as set out in the table below. An interim reduction to deficit contributions to 3.2% of pensionable stipends was made with effect from 1 April 2022. Following finalisation of the 31 December 2021 valuation, deficit contributions ceased with effect from 1 January 2023, since the Scheme was in surplus.

As at 31 December 2020 and 31 December 2021 the deficit recovery contributions under the recovery plan in force were as set out in the table below. For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

% of pensionable stipends	January 2018 to December 2020	January 2021 to December 2022
Deficit repair contributions	11.9%	7.1%

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

25 Pension Commitments (continued)

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. However, as there are no agreed deficit recovery payments from 1 January 2023 onwards, the balance sheet liability as at 31 December 2022 is nil. The movement in the balance sheet liability over 2021 and over 2022 is set out in the table below.

	2022	2021
Balance sheet liability at 1 January	5,000	9,000
Deficit contribution paid	(2,000)	(7,000)
Interest cost (recognised in SoFA)		
Remaining change to the balance sheet liability* (recognised in SoFA)	(3,000)	3,000
Balance sheet liability at 31 December	<u>0</u>	<u>5,000</u>

* Comprises change in agreed deficit recovery plan, and change in discount rate and assumptions between year-ends.

This liability represents the present value of the deficit contributions agreed as at the accounting date and has been valued using the following assumptions. No assumptions are needed for December 2022 as there are no agreed deficit recovery payments going forward. No price inflation assumption was needed for December 2021 since pensionable stipends for the remainder of the recovery plan were already known.

	December 2022	December 2021	December 2020
Discount rate	n/a	0.0% pa	0.2% pa
Price inflation	n/a	n/a	3.1% pa
Increase to total pensionable payroll	n/a	-1.5% pa	1.6% pa

The legal structure of the scheme is such that if another Responsible Body fails, Westcott House Cambridge could become responsible for paying a share of that Responsible Body's pension liabilities.

Church workers Pension Fund (CWPF)

Westcott House participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections: 1. the Defined Benefits Scheme
 2. the Pension Builder Scheme, which has two subsections;
 a. a deferred annuity section known as Pension Builder Classic, and,
 b. a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Westcott House
Notes to the Accounts
for the year ended 31 August 2023

25 Pension Commitments (continued)

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable (2023: £35,846, 2022: £35,710).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2019. The next valuation is due as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a deficit of £4.8m on the ongoing assumptions used. At the most recent annual review, the Board chose to grant a discretionary bonus of 10.1% following improvements in the funding position over 2022. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £5.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, Westcott House could become responsible for paying a share of the failed employer's pension liabilities.

26 Operating Lease Commitments

At 31 August 2023 the total of the charity's future minimum lease payments under non-cancellable operating leases was:

	Other 2023 £000	Other 2022 £000
Amounts payable:		
within one year	2	3
within two to five years	2	5
	<u>4</u>	<u>8</u>

27 Related Party Transactions

During the year 3 trustees made donations to the charity totalling £572 (2022: 2 trustees - £155). No benefits were received as a result of these donations. There were no other related party transactions in the current or prior year.

WESTCOTT HOUSE

England & Wales - Charity number 311445

Accounts

Charity number
311445

Westcott House
Report and Financial Statements
31 August 2022

Westcott House
Report and accounts
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Westcott House

Reference and Administrative Details of the College, its Trustees and Advisors for the year ended 31 August 2022

The Trustees of the Charity are the Council of the College, as detailed in the Charter.

Ex-officio Members

Chairman

The Rt Revd Paul Ferguson (appointed Member) (Nov 2018, appointed Chair July 2019)

The Principal of the College

The Revd Dr Helen Dawes (appointed November 2018 Trustee, appointed Principal October 2020)

The Vice Principal of the College

The Revd Dr Paul Dominiak (appointed March 2019, resigned July 2022)

The Honorary Treasurer

Revd Mark Bennet MA Mmath ACA (Appointed October 2020)

Academic Members (who shall hold office for five years)

Upto three members of the Divinity Faculty nominated by the Faculty

Professor Catherine Pickstock (appointed November 2013, reappointed February 2020)

Professor Nathan McDonald (appointed November 2014, reappointed February 2020)

The Very Revd Prof David Fergusson OBE, DD, FRSE, FBA (appointed January 2022)

Member of Academic Staff of a Federation Institution nominated by the Federation Council

The Revd Dr Alexander Jensen (appointed July 2020)

Appointed Representative of the Institution with Academic links with the College

Dr Frances Clemson (appointed September 2020)

Staff Members (5 years) (up to two members of the Academic Staff)

Dr Julian Gotobed (appointed September 2021)

Dr Julia Snyder (appointed September 2021)

Appointed Members (5 years) (not more than seven members appointed by the Council)

The Rt Revd Paul Ferguson (appointed November 2018, appointed Chair July 2019)

The Revd Canon Thomas Woodhouse (appointed November 2018)

Mr William Chapman CVO (appointed Observer March 2019, appointed Trustee October 2019)

Sir Robert Chote (appointed February 2020, resigned April 2022)

The Revd Canon Professor James Walters (appointed March 2019 as a Gen.Synod Rep, in January 2022 became an Appointed Member)

Nominated Members (5 years) (Not more than two members of the Gen.Synod of the C of E nominated by Gen.Synod, appointed by Council)

Vacant

Student Members (not more than two elected annually by the students)

Mr John Bloomer (elected March 2020, re-elected March 2021, end of office March 2022)

Mr Nathanael Hayler (elected December 2020, end of office December 2021)

Mr Sam Duckhouse (elected March 2021, end of office March 2022)

Dr Hannah Swithinbank (elected December 2021)

Mr Baxter McRolston (elected April 2021)

Dr Robert Hawkins (elected April 2021)

Westcott House
Reference and Administrative Details of the College, its Trustees and Advisors
for the year ended 31 August 2022

Observers

The Revd Simon Gatenby (since October 2004)
Mr Michael Wolton-Carr (since February 2020)

Charity Registered number

311445

Principal office

Westcott House
Jesus Lane
Cambridge
CB5 8BP

Visitor

The Archbishop of Canterbury

Independent Auditors

Peters Elworthy & Moore
Chartered Accountants
Salisbury House
Station Road
Cambridge
CB1 2LA

Bankers

Barclays Bank plc
P O Box 2
Cambridge
CB2 8BP

Solicitors

Ashton KCJ
Chequers House
77-81 Newmarket Road
Cambridge
CB5 8EU

Property Agents

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Westcott House**Registered number:** 311445**Council Members' Report for the year ended 31 August 2022**

The Council Members present their annual report together with the audited financial statements of Westcott House (the College) for the year ended 31 August 2022. The Council Members confirm that the Annual Report and financial statements of the College comply with the current statutory requirements, the requirements of the College's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting Charities" applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102 second edition - October 2019).

OBJECTIVES AND ACTIVITIES**Policies and objectives**

The principal objective of the college is "to provide, carry on and maintain a College or Colleges for the preparation in accordance with the formularies of the Church of England of candidates for Holy Orders in the Church of England or in a Church in communion with the See of Canterbury."

Strategies for achieving objectives

To further these objectives the College provides students with opportunities to study the CertHE, DipHE, and BA (Hons) in Theology, Ministry and Mission (awards of the University of Durham) through the Cambridge Theological Federation along with a variety of academic courses leading to BTh, DTM, BA (Tripos), MPhil and PhD qualifications with the University of Cambridge.

The College is an officially recognised institution with links to the University of Cambridge, the University of Durham and Anglia Ruskin University. Teaching staff are affiliated to the Divinity Faculty of the University of Cambridge.

The College is a member of the Cambridge Theological Federation, comprising nine full and three associate member institutions providing preparation for ministry and theological research. Federation members share resources and teaching (courses, seminars and supervisions) is planned jointly. In 2014, the Cambridge Theological Federation entered into a validation agreement with the University of Durham and the Archbishops' Council of the Church of England to deliver the Common Awards.

The College maintains a special link with the Manchester Diocese to place ordinands for 3 months each in Urban Priority Areas (UPA) parishes for teaching contextual theology as an integral component of their ministerial training. A part-time member of staff is based in Manchester. The College also maintains and develops links with Churches and training institutions overseas. Students have previously had the opportunity to participate on an exchange programme with Yale and Sewanee Universities in the US and the Prediger Seminar in Wittenberg, Germany. This participation has been curtailed recently due to Covid-19 but is now being revisited with programmes starting to be re-established.

Activities for achieving objectives

Westcott House provides teaching staff and facilities, residential accommodation, a chapel, a continuously updated library, access to online resources, dining hall and other communal facilities. The teaching staff, augmented by local clergy both in Cambridge and in Manchester, provides tutorial and supervisory support for all students. A chaplain provides individual spiritual and pastoral support.

There is emphasis on spiritual and personal formation alongside academic learning, encouraging staff and students to grow in holiness, wisdom, compassion and openness.

In preparation for ministry in churches and the wider community, students in their first two years of training are attached to a local parish or university college chapel to gain liturgical and pastoral experience. During their training, which can last up to four years, all students complete an 8 to 10 week full time parish placement. For many of our students this takes place in Manchester where we maintain a house in partnership with the Diocese of Manchester. This partnership was established over 25 years ago. During the ordinands' sustained period in a ministry context, students participate in a range of pastoral, social, liturgical and educational activities in local churches to enable them to develop their readiness to start in public ordained ministry. Westcott House pays attention both in the classroom

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2022

and in practical placements to developing the awareness and skills to promote community cohesion including between people of different faiths.

Main activities undertaken to further the charity's purposes for the public benefit

In planning and in carrying out the college's activities for the year, the Council has taken account of the published Guidance of the Charity Commission concerning Public Benefit (pursuant to section 4 of the Charities Act 2011).

Through the residential programmes, Westcott House prepares men and women to be effective in serving both congregations across the country, and the wider communities in which they are set. We place particular store in preparing ordinands to exercise their public, pastoral and spiritual responsibilities to the whole population.

As well as training those going to be public ministers, the teaching staff members themselves contribute to the wider church and community, through writing and research and assisting in local churches.

The Council has a policy of encouraging conference activity outside the teaching terms, to generate additional income and to defray some of the fixed costs of the enterprise. We hope that this can be recovered in time to pre-COVID levels. The conference activity is centred on religious and educational programmes, where organisational aims are consistent with the College's objectives. Accommodation is also provided for visitors to Cambridge.

ACHIEVEMENTS AND PERFORMANCE

Review of activities

The year covered by this report saw the first complete annual cycle in which the House was led by its new Principal, the Revd Dr Helen Dawes.

Michaelmas (autumn) term 2021 saw the return of the House to something approaching normal communal and academic life, albeit with some significant safeguards/restrictions still in place. The resilience and flexibility of the whole Westcott community during a year and a half dominated by COVID and its challenges should be noted and applauded.

The academic year saw reform of the system of staff oversight and appraisal, together with a review of staff job specifications. Trustees had a programme of engaging with successive aspects of Charity Commission material on best practice, and reviewed the performance of the board in the light of it.

A visit from representatives of the Grace Harmony Foundation allowed the House to thank them for their generosity which funded the extensive refurbishment and upgrading of the western and southern sides of the Old Court.

Preparations for context-based training (to be offered from autumn 2022) were put in place.

During the year 2021-22, there were 44 students preparing for public ministry in the Church of England ranging in age from twenty to mid-fifties. Students came in the main from England, with a small number from overseas. 27 students were studying for Durham University awards in Theology, Ministry and Mission and graduate and post-graduate diplomas; 17 were studying for BTh, BA (Tripos), MPhil and PhD qualifications with the University of Cambridge. Of these students, 18 left at the end of the academic year.

In addition, there were 4 independent students ranging in age from mid-thirties to late sixties. All 4 independent students came from the UK and studied Theology, Ministry and Mission awards with the Durham University.

FINANCIAL REVIEW

Financial results

During 2021-22 Westcott House returned a deficit of £287,000 (2021: deficit of £479,000). Levels of income from charitable activities decreased to £846,000 (2021: £896,000). Expenditure on charitable activities decreased to £1,382,000 (2021: £1,528,000). Donation and legacy income was £122,000 in the year, a significant rise on last year that was mainly derived from bequests (2021: £60,000).

Going concern

After reviewing budgets and cash flow forecasts to 31 August 2024, the Council members are satisfied that the College will have adequate resources to continue in operational existence for the immediate future. Cash resources are available, further funding is being explored and the College continues to maintain effective cashflow management. For this reason they continue to adopt the going concern basis in preparing the financial statements.

The long-term future of the College is less certain. The House has no permanent endowment and receives no core funding.

Due to the historic nature of most of its buildings, the College has an ongoing programme of maintenance alongside its day to day costs. Significant work is still needed, notwithstanding recent substantial refurbishments, to bring the whole site up to modern standards. The Trustees continue to be aware of the needs identified in the previous year's Condition Survey which indicates a minimum necessary spend of £0.75m plus VAT and fees over the immediately coming years.

Most funding for the House's activities derives from grants for the tuition and maintenance of ordinands while in residence. The House currently receives no central funding from the Church and during the year received £9,210 tuition fees and £5,832 maintenance allowance per capita (based on full time single person equivalent) for each student, a level of funding that is less than general undergraduate tuition fee levels and significantly below postgraduate fee levels.

Funding previously paid through the Ministry Division of the Archbishops' Council of the Church of England have for some years now been devolved to individual dioceses. Each diocese has its own requirements and many dioceses are choosing to fund part time training, allowing students to continue in part time work, rather than committing to a full-time residential training programme. This is further contributing to the unpredictability of year on year student numbers and it is our hope that an increase in the College's range of training offers will have a positive effect over the mid to long term.

College income is driven predominantly from student numbers that vary each year. Student numbers choosing a full-time residential route to the ministry have dropped in 2022-23 primarily driven by the change in The Church of England's discernment process, which we anticipate will prove to be in itself a one-off effect.

Further details regarding the adoption of the going concern basis can be found in the accounting policies.

Investment policy and performance

Westcott House did not hold any investments at the end of the year (2021: £none)

Reserves policy

The College had total funds of £14,623,000 at 31 August 2022 (2021: £14,910,000). The free reserves position excluding fixed assets and associated borrowings and pension reserve stood at £552,000 at the year end.

The terms of the College's restricted funds have been reviewed, and funds currently shown as permanent endowment are in line with the original donors' wishes.

Westcott House**Registered number:** 311445**Council Members' Report for the year ended 31 August 2022**

After maintaining the Colleges' free reserves at a positive level, the finance committee continue to look to establish a realistic reserves policy. This work is ongoing and underpins the need to raise additional funds in the next 12 months.

Risk management

The College contracts with Peninsula Business Services to advise on risk management and to conduct annual inspections as required. The Council has a policy of keeping the risk register under regular review.

The College continues to identify the following as key risks: Student numbers; loss of key academic staff; financial shortfalls; maintenance obligations of our historic buildings and reputational risk. Cyber security risk is continuously monitored. Although the risk from Covid-19 has been rescored downwards, strategies and mitigations remain in place.

The College is seeking to increase student numbers by ensuring that we continue to deliver training which fits the needs of a wider range of students than hitherto, while maintaining high educational standards. We continue to believe however in the importance of the House offering students the option of a residential programme of theological training and formation.

Plans to increase income include alumni fundraising and increasing student numbers. Additional pathways have been approved and are being offered and taken up in 2022/23. Income from casual lets and wider letting have contributed to increased commercial income as have the hosting of several events over the summer period. It is considered that maintaining this increased level of income is sustainable, subject to any risk from Covid-19, or similar, being effectively managed.

The College has, and continues to develop, robust policies and procedures in relation to the protection of vulnerable people.

PLANS FOR FUTURE PERIODS**Future developments**

The Council continues to undertake a conservative view towards further intended projects which presented an unsupportable level of financial risk and for which capital sums are not realistically anticipated to be available.

Fundraising

For much of the previous years, systematic charitable fundraising was a largely unrealistic option for obvious reasons. With the abating of the pandemic, it has once again become possible, as is a concerted attempt to strengthen alumni relations. The new website includes a dedicated section for alumni and the Christmas newsletter invited contributions of news from alumni. Newsletters are sent termly to all key contacts, including alumni for whom we have contact details and permission. Establishing a foundation of regular givers both supports our work directly through increasing our regular income and also enables us to demonstrate the support for the work we do and for Westcott House as an institution in fundraising conversations with grant-making trusts and philanthropists. With this in mind, the Principal hopes to visit Hong Kong although plans to do so within the year of this report had to be deferred.

Key management and personnel remuneration

The key management personnel of the College are those in charge of directing and controlling the College and running and operating the College on a day to day basis. Key management personnel are considered to be the Council Members plus Director of Finance (observer). Four employees of the College are Council Members, as stipulated in the Royal Charter and Supplemental Charters: The Principal and Vice Principal of the College, (ex officio); and two members of the academic staff. These Council Members receive remuneration as employees, but do not receive any emolument in their capacity as Council Members.

All Council Members give of their time freely and no other members were remunerated in the period. Details of trustee expenses and related party transactions are disclosed in the notes to the accounts.

Westcott House**Registered number:** 311445**Council Members' Report for the year ended 31 August 2022**

Trustees are required to disclose all relevant interests and register them with the Council and in accordance with the College's policy withdraw from decisions where a conflict of interest arises.

The pay of the key management personnel is reviewed annually and normally increased in accordance with average earnings. The remuneration is bench marked with charities of a similar size and activity (for the roles where the holder is required to be a priest, that includes the stipend and emoluments of clergy carrying a commensurate level of responsibility) to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles.

STRUCTURE, GOVERNANCE AND MANAGEMENT**Constitution**

Westcott House is incorporated by Royal Charter of 29 November 1960 as amended by Supplemental Charters of 21 June 1979 and 20 April 1998.

The Charter provides that the income of the College shall be applied solely towards the objects of the College, one of which states "that for these purposes and objects generally to do all such acts and things as are or may be termed incidental or conducive to the attainment of any of the ... purposes and objects of the college or the exercise of any of its powers."

The Council considers that whilst the core purposes expressed in the Royal Charter remain relevant, revision would be beneficial to the House. Revision would enable the House to offer within its charitable purposes a wider range of learning and formation in order better to serve the Church of England, the Anglican Communion and the public at large, in the future. It would also improve the separation of responsibilities and functions between staff, students (who are currently represented on the Council) and the independent Trustees. A draft revision was in preparation during the time of this report and will be taken through the necessary processes including the Privy Council as soon as possible.

Method of appointment or election of Council Members

The management of the College is the responsibility of the Council members who are elected and co-opted under the terms of the Royal Charter. New Appointed Members of the Council are recruited according to criteria agreed by Council.

A number of measures have been put in place to strengthen systems and practice of governance.

Organisational structure and decision making

The members of the Council have overall management control and oversight. The Finance Committee, which includes members with relevant professional expertise, has delegated responsibility for financial decisions, and reports to the Council each term.

The Principal is responsible for the academic and pastoral organisation, appointment of staff, and general wellbeing of the College.

Domestic and Catering facilities, together with Administration, are the responsibility of the Domestic Bursar. Financial management is the responsibility of the Director of Finance.

Council Members' responsibilities statement

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

The law applicable to charities in England & Wales requires the Council Members to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the College and of the incoming resources

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2022

and application of resources of the College for that period. In preparing these financial statements, the Council Members are required to:

select suitable accounting policies and then apply them consistently;

observe the methods and principles in the Charities SORP;

make judgments and accounting estimates that are reasonable and prudent;

prepare the financial statements on the going concern basis unless it is inappropriate to presume that the College will continue in operation.

The Council Members are responsible for keeping proper accounting records that are sufficient to show and explain the College's transactions and disclose with reasonable accuracy at any time the financial position of the College and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the College and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Council Members, on 10 January 2023 and signed on their behalf by:



The Rt Revd Paul Ferguson
Chair of the Council

Westcott House
Independent auditors' report
to the Council Members of Westcott House

Opinion

We have audited the financial statements of Westcott House (the 'charitable college') for the year ended 31 August 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable college's affairs as at 31 August 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable college in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council Members use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable college's ability to continue as a going concern for a period of at least twelve months from when the financial statements are

Our responsibilities and the responsibilities of the Council Members with respect to going concern are described in the relevant sections of this report.

Other information

The Council Members are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Auditors' Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Westcott House
Independent auditors' report
to the Council Members of Westcott House

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Council Members' report is inconsistent in any material respect with the financial statements; or
- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the council members' responsibilities statement, the Council Members are responsible for the preparation of financial statements which give a true and fair view. and for such internal control as the Council Members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Council Members are responsible for assessing the charitable College's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Council Members either intend to liquidate the charitable College's or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable college through discussions with Council Members and other management, and from our knowledge and experience of the education sector;
- we obtained an understanding of the legal and regulatory framework applicable to the charitable college and how the charitable college is complying with that framework;
- we obtained an understanding of the charitable college's policies and procedures on compliance with laws and regulations, including documentation of any instances of non-compliance;

Westcott House
Independent auditors' report
to the Council Members of Westcott House

- we identified which laws and regulations were significant in the context of the charitable college. The Laws and regulations we considered in this context were the Charities Act 2011 and taxation legislation. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items;
- in addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable college's ability to operate or to avoid material penalty; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit
- we reviewed the minutes of Council Members' meetings to identify and references to non-compliances with laws and regulations.

We assessed the susceptibility of the charitable college's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we;

- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the accounting policy were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with relevant regulators.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Council Members and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Westcott House
Independent auditors' report
to the Council Members of Westcott House

Use of our Report

This report is made solely to the Council Members in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Council Members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Council Members for our audit work, for this report, or for the opinions we have formed.

Peters Elworthy & Moore

Peters Elworthy & Moore

Chartered Accountants
Statutory Auditors

Salisbury House
Station Road
Cambridge
CB1 2LA

Date: 23 January 2023

Westcott House
Statement of Financial Activities
for the year ended 31 August 2022

	Notes	Endowment Funds 2022 £000	Restricted Funds 2022 £000	Unrestricted Funds 2022 £000	Total Funds 2022 £000	Total Funds 2021 £000
Income and endowments from:						
Donations and legacies	2	-	8	114	122	60
Charitable activities	3	-	49	797	846	896
Other trading activities	4	-	2	162	164	93
Other income	5	-	-	6	6	50
Total Income and endowments		-	59	1,079	1,138	1,099
Expenditure on:						
Raising Funds						
Voluntary income	6	-	-	8	8	8
Other trading activities	4	-	-	30	30	1
Charitable activities	7	-	42	1,340	1,382	1,528
Total Expenditure		-	42	1,378	1,420	1,537
Net Income / (expenditure) before Transfers		-	17	(299)	(282)	(438)
Transfers between funds	17	-	(42)	42	-	-
Net Income / (expenditure) before Other recognised gains / (losses)		-	(25)	(257)	(282)	(438)
Loss on disposal of fixed assets	12	-	-	(2)	(2)	(42)
Other gains	24	-	-	(3)	(3)	1
Net Movement of funds		-	(25)	(262)	(287)	(479)
Reconciliation of Funds						
Total funds brought forward		285	211	14,414	14,910	15,389
Total funds carried forward		285	186	14,152	14,623	14,910

All activities relate to continuing activities.

The notes on pages 16 to 33 form part of these financial statements.

**Westcott House
Balance Sheet
as at 31 August 2022**

	Notes	2022 £000	2021 £000
Fixed assets			
Tangible assets	12	14,324	14,670
Current assets			
Stocks	13	1	3
Debtors	14	44	98
Cash at bank and in hand		1,022	989
		<u>1,067</u>	<u>1,090</u>
Creditors: amounts falling due within one year	15	(344)	(382)
Net current assets		<u>723</u>	<u>708</u>
Total assets less current liabilities		<u>15,047</u>	<u>15,378</u>
Creditors: amounts falling due after more than one year	16	(419)	(459)
Provisions for liabilities			
Other provisions	24	(5)	(9)
Net assets		<u>14,623</u>	<u>14,910</u>
Charity Funds			
Endowment Funds	17	285	285
Restricted Funds	17	186	211
Unrestricted Funds	17	14,152	14,414
Total funds		<u>14,623</u>	<u>14,910</u>



**The Rt Revd Paul Ferguson
Chair of the Council**

Approved by the board on 10 January 2023

The notes on pages 16 to 33 form part of these financial statements.

Westcott House
Statement of Cash Flows
for the year ended 31 August 2022

	Notes	2022 £000	2021 £000
Cash flows from Operating activities			
Net cash generated by operating activities	22	<u>78</u>	<u>(156)</u>
Cash flows from Investment activities:			
Purchase of tangible fixed assets		(10)	(147)
Proceeds from sale of tangible fixed assets		<u>1</u>	<u>737</u>
Net cash used in Investment activities:		<u>(9)</u>	<u>590</u>
Cash flows from financing activities			
Repayment of borrowings		(36)	(28)
Cash inflows from new borrowings		<u>-</u>	<u>-</u>
Net cash (Used in)/provided by financing activities		<u>(36)</u>	<u>(28)</u>
Change in cash equivalents in the year		33	406
Cash and cash equivalents brought forward		<u>989</u>	<u>583</u>
Cash and cash equivalents carried forward		<u><u>1,022</u></u>	<u><u>989</u></u>

The notes on pages 16 to 33 form part of these financial statements.

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

1 ACCOUNTING POLICIES

1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Second edition October 2019 – effective 1 January 2019) and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

Westcott House constitutes a public benefit entity as defined by FRS 102.

1.2 FUND ACCOUNTING

General funds are unrestricted funds which are available for use at the discretion of the Council Members in furtherance of the general objectives of the College and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Council Members for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the College for particular purposes. The costs of raising and administering such funds are charges against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

1.3 GOING CONCERN

The Charity incurred a deficit for the year of £287,000. A legacy of £97,000 was received during the year. The unrestricted deficit was £304,000 (2021: £499,000). However, there was an unrestricted surplus before depreciation and other recognised gains/losses of £49,000 (2021: deficit £54,000).

Student numbers were slightly down in the year but this was consistent with the rest of the theological education sector. The number of ordinands has reduced for the academic and financial year 2022/23, primarily due to changes in the Church's discernment process; again affecting all theological colleges in the sector. This reduction in numbers is a one off and not a trend and recovery is expected in future years as new ordinand funding and recruitment processes are established. National Ministry Team have put in place funding support for 2022/23 to mitigate the loss of tuition and maintenance income.

Casual and longer-term letting income continues to grow and the outlook remains positive. Conference and event income totalled £26,000 in the year (2021: £1,000). There is significant opportunity to grow this. The academic provision offered by Westcott House continues to be developed and strengthened with new pathways and opportunities being offered. In 2022/23 the House is offering awards in partnership with Cambridge Theological Federation and Anglia Ruskin University and it is expected this will increase contribution by more than £15,000. Additionally other income streams are being explored and established.

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

1.3 GOING CONCERN (continued)

The Charity continues to regularly monitor and review its finances, cashflows and plans. Budgets are set each year with forecasts revised during the year. Council members having already reviewed longer term projections have focused their attention to the next twelve to eighteen months. Overseas trips to fundraise are planned for 2023 and alumni events have taken place in the UK to support domestic fundraising.

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

1.4 INCOME

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

For legacies, entitlement is taken as the earlier of the date on which either: the College is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the College has been notified of the executor's intention to make a distribution. Where legacies have been notified to the College, or the College is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.5 EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation allocated on the portion of the asset's use.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Governance costs are those incurred in connection with administration of the College and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Charitable activities and Governance costs are costs incurred on the College's educational operations, including support costs and costs relating to the governance of the College apportioned to charitable activities.

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

1.6 TANGIBLE FIXED ASSETS AND DEPRECIATION

Land and buildings, including fit out costs, forming the main site are valued on a fair value basis, with the value of operational land equating to market value on the assumption of a continuation of the existing use. The valuation is reported under the special assumptions to exclude any value of development opportunities for which planning permission would be required and has not been granted or where development has not yet commenced.

Tangible fixed assets are carried at valuation, net of depreciation and any provision for impairment. Depreciation is not charged on freehold land. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold land	- not depreciated
Freehold building-main site	- over 85-90 years straight line
Property fit out	- over 10-30 years straight line
Furniture, fittings & equipment	- 10%-33% straight line

A review for impairment of a fixed asset is carried out if events or changes in circumstance indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the statement of financial activities.

1.7 INVESTMENTS

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gain/(losses) on investments' in the statement of financial activities.

1.8 STOCKS

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

1.9 DEBTORS

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.10 CASH AT BANK AND IN HAND

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.11 LIABILITIES AND PROVISIONS

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probably that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the College anticipates it will pay to settle the debt or the amount it has received as advanced payments for the good or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

1.12 FINANCIAL INSTRUMENTS

The College only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.13 PENSIONS

Church of England Funded Pension Scheme

The College participates in a defined benefit pension scheme. Contributions payable to this scheme are charged to the statement of financial activities so as to spread the cost of the pension over the employee's expected working life. The pension charge is calculated on the basis of actuarial advice. The actuarial valuations are only prepared annually to 31 December and the College recognises its share based on the valuation following each financial year end as this is not considered to be materially different to a valuation as at 31 August. These contributions are invested separately from the College's assets.

Church Workers Pension Scheme

The College also operates a defined contributions pension scheme. The pension charge represents the amounts payable by the College to the fund in respect of the year. These contributions were invested separately from the College's assets.

1.14 JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Preparation of the financial statements requires management to make significant judgements and estimates. The key areas in the financial statements where these judgements and estimates have been made are as follows:

- Depreciation on fixed assets
- Fair value of investments

2 Income from donations and legacies

	Endowment Funds 2022 £000	Restricted Funds 2022 £000	Unrestricted Funds 2022 £000	Total Funds 2022 £000	Total Funds 2021 £000
Donations	-	8	10	18	34
Legacies	-	-	104	104	26
		8	114	122	60
Total 2021	-	9	51	60	

3 Income from charitable activities

	Endowment Funds 2022 £000	Restricted Funds 2022 £000	Unrestricted Funds 2022 £000	Total Funds 2022 £000	Total Funds 2021 £000
Teaching and training	-	42	459	501	571
Accommodation	-	7	338	345	325
	-	49	797	846	896
Total 2021	-	58	838	896	

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

4 Ancillary trading activities

	Endowment Funds 2022 £000	Restricted Funds 2022 £000	Unrestricted Funds 2022 £000	Total Funds 2022 £000	Total Funds 2021 £000
Events and other lettings - income	-	2	162	164	93
	-	2	162	164	93
Events and other lettings - expenses					
Direct expenses	-	-	2	2	1
Other allocated expenses	-	-	3	3	-
Allocated Staff costs	-	-	25	25	-
	-	-	30	30	1
Net income from trading activities	-	2	132	134	92

In 2021 no expenses or costs were allocated to trading activities.

5 Other income

	Unrestricted Funds 2022 £000	Total Funds 2022 £000	Total Funds 2021 £000
Other incoming resources	5	5	49
Sundry income	1	1	1
	6	6	50
Total 2021	50	50	

Other incoming resources represent amounts receivable under the Coronavirus Job Retention Scheme (CJRS) and Covid Additional Relief Fund (CARF) of £5,000 (2021 - £49,000)

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

6 Expenditure on Raising Voluntary Income

	Unrestricted Funds 2022 £000	Total Funds 2022 £000	Total Funds 2021 £000
Appeal staff costs	8	8	8
	<u>8</u>	<u>8</u>	<u>8</u>
Total 2021	<u>8</u>	<u>8</u>	

7 Expenditure on Charitable Activities

	Activities Undertaken directly (note 8) 2022 £000	Support & Governance Costs (note 9) 2022 £000	Total 2022 £000	Total 2021 £000
Education	508	164	672	729
Welfare	106	15	121	170
Property	529	60	589	629
	<u>1,143</u>	<u>239</u>	<u>1,382</u>	<u>1,528</u>
Total 2021	<u>1,259</u>	<u>269</u>	<u>1,528</u>	

8 Direct Costs

	Education £000	Welfare £000	Property £000	Total 2022 £000	Total 2021 £000
Academic fees	133	-	-	133	207
Establishment costs	14	4	128	146	125
Other staff costs	45	1	-	46	54
Catering costs	-	30	-	30	31
Staff costs	316	71	48	435	438
Depreciation	-	-	353	353	404
	<u>508</u>	<u>106</u>	<u>529</u>	<u>1,143</u>	<u>1,259</u>
Total 2021	<u>545</u>	<u>153</u>	<u>561</u>	<u>1,259</u>	

9 Support and Governance Costs

	Education £000	Welfare £000	Property £000	Total 2022 £000	Total 2021 £000
Establishment costs	63	6	23	92	111
Auditor's remuneration	8	1	3	12	11
Staff costs	93	8	34	135	147
	<u>164</u>	<u>15</u>	<u>60</u>	<u>239</u>	<u>269</u>
Total 2021	<u>184</u>	<u>17</u>	<u>68</u>	<u>269</u>	

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

10 Net Income/expenditure	2022	2021
	£000	£000
This is stated after charging:		
Depreciation of owned fixed assets owned by the Charity	353	404
Auditors' remuneration for audit services	<u>12</u>	<u>11</u>
11 Staff costs	2022	2021
	£000	£000
Wages and salaries	501	491
Social security costs	38	38
Other pension costs	<u>64</u>	<u>64</u>
	<u>603</u>	<u>593</u>
Average number of employees during the year	Number	Number
Teaching	6	7
Fundraising	1	1
Other	<u>10</u>	<u>11</u>
	<u>17</u>	<u>19</u>

No employees were paid in excess of £60,000 (2021: none).

Five employees of the charity are council members, as stipulated in the Royal Charter and Supplemental Charters: The Principal and Vice Principal of the College, (ex officio); two (two in 2021) members of the academic staff; the Bursar (appointed). These council Members receive remuneration as employees, but do not receive any emolument in their capacity as council members. During the year the remuneration for these members totalled £107,000 (2021 : £88,000) and employer's pension contributions totalled £23,000 (2021 : £24,000).

Key management personnel are considered to be the council members, as above, plus the Director of Finance (observer). During the year the remuneration for these personnel, including pension contributions, totalled £205,000 (2021 : £184,000).

During the year, two (2021 : one) Council Members were reimbursed for travel expenses totalling £135 (2021 : £28).

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

12 Tangible fixed assets

	Freehold property	Fixtures, fittings and equipment	Total
	£000	£000	£000
Cost or valuation			
At 1 September 2021	14,074	2,426	16,500
Additions	-	10	10
Asset component reclassification	(586)	586	-
Disposals	-	(6)	(6)
At 31 August 2022	13,488	3,016	16,504
Depreciation			
At 1 September 2021	821	1,009	1,830
Charge for the year	82	271	353
On disposals	-	(3)	(3)
At 31 August 2022	903	1,277	2,180
Carrying amount			
At 31 August 2022	12,585	1,739	14,324
At 31 August 2021	13,253	1,417	14,670

Included in land and buildings is freehold land at a cost/valuation of £6,339,000 (2021: £6,339,000) which is not depreciated.

The main site properties, including land, were valued at 31 August 2014 by Gerald Eve LLP, a registered firm of Chartered Surveyors. The valuation was prepared in accordance with the requirements of RICS Valuation - Professional Standards, January 2014 amended and Financial Reporting Standard 102 and the 2014 Statement of Recommended Practice 'Accounting for Further and Higher Education'.

Asset component reclassification transfers assets from one class to another in line with professional guidance from property consultants Bidwells LLP. This has resulted in a reduction to depreciation charged of £43,684 in 2022 (nil 2021).

Disposal of fixtures and fittings during the year resulted in a loss of £2,000.

13 Stocks	2022 £000	2021 £000
Kitchen and housekeeping stock	1	3
14 Debtors	2022 £000	2021 £000
Trade debtors	13	6
Other debtors	1	-
Prepayments and accrued income	30	92
	44	98

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

15 Creditors: amounts falling due within one year	2022 £000	2021 £000
Bank loans	51	47
Other loan	200	200
Trade creditors	28	33
Other taxes and social security costs	22	20
Other creditors	6	3
Accruals and deferred income	37	79
	<u>344</u>	<u>382</u>

Bank mortgage loan disclosed under creditors falling due within 1 year is secured by the charity on certain of its freehold properties. It comprises a 20-year loan drawn in 2016 which has a 5 year fixed rate of 3.71% per annum, fixed in January 2022 for 5 years, and is repayable by instalments.

Bank loans includes a Government backed 'bounce back' loan, which was drawn down in July 2020. This loan is 100% guaranteed by the Government, repayable in monthly installments up to the repayment date of June 2026. Interest is charged at 2.5% per annum.

Other loan is an unsecured loan of £200,000 received from Church Body of the Hong Kong Sheng Kung Hui. The loan has a repayment date of February 2025 but repayable on demand, with interest charged at a rate of 0% and is not payable by instalments

16 Creditors: amounts falling due after one year	2022 £000	2021 £000
Bank loans	<u>419</u>	<u>459</u>
Creditors include amounts not wholly repayable within 5 years as follows:		
	2022 £000	2021 £000
Repayable by instalments	<u>228</u>	<u>271</u>

Bank mortgage loan disclosed under creditors falling due within 1 year is secured by the charity on certain of its freehold properties. It comprises a 20-year loan drawn in 2016 which has a 5 year fixed rate of 3.71% per annum, fixed in January 2022 for 5 years, and is repayable by instalments.

Bank loans includes a Government backed 'bounce back' loan, which was drawn down in July 2020. This loan is 100% guaranteed by the Government, repayable in monthly installments up to the repayment date of June 2026. Interest is charged at 2.5% per annum.

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

17 Statement of Funds

Current Year	Brought Forward £000	Income £000	Resources expended £000	Transfers In/out £000	Gains/ (losses) £000	Balance 2022 £000
Designated Funds						
Fixed asset fund	13,926	-	-	(321)	-	13,605
General Funds						
General Fund	488	1,079	(1,378)	363	(5)	547
Total Unrestricted funds	14,414	1,079	(1,378)	42	(5)	14,152
Endowment Funds						
Endowment Fund (note 21)	285	-	-	-	-	285
Restricted funds						
Restricted funds (note 22)	211	59	(42)	(42)	-	186
Total of Funds	14,910	1,138	(1,420)	-	(5)	14,623

Prior Year	Brought Forward £000	Income £000	Resources expended £000	Transfers In/out £000	Gains/ (losses) £000	Balance 2021 £000
Designated Funds						
Fixed asset fund	13,156	-	-	770	-	13,926
General Funds						
General Fund	(359)	1,030	(1,488)	1,346	(41)	488
Total Unrestricted funds	12,797	1,030	(1,488)	2,116	(41)	14,414
Endowment Funds						
Endowment Fund (note 21)	285	-	-	-	-	285
Restricted funds						
Restricted funds (note 22)	2,307	69	(49)	(2,116)	-	211
Total of Funds	15,389	1,099	(1,537)	-	(41)	14,910

18 FUNDS

ENDOWMENT FUNDS

The endowment funds were set up from monies gifted to the Charity. The Funds have been invested in order to generate income in the form of dividends and interest to be used for the purposes detailed below. The capital element of the funds cannot be expended

Inge Bequest Fund

The income generated is included in the General Fund. The Fund was set up to provide bursaries for training for Orders in the Church of England, provided the student is not tied to any diocese

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

18 FUNDS (continued)

Purvis Bequest Fund

The income generated is included in the General Fund. The income is available to help towards the Principal's stipend

Specific Funds

Endowment Funds where the income generated is specific are included below

Endowment Fund

The Endowment Fund was set up with the intention that the capital element should be preserved. The income generated is split between the specific restricted funds and unrestricted funds

RESTRICTED FUNDS

Ministry Division Academic Fees

The fund represents monies received from the Ministry Division to contribute to academic tuition fees for students studying at Westcott House

Cunningham Bequest

The fund is used to provide bursaries for Old Marlburian and Wykehamist students training for ministry or other student in training for ministry

Cunningham Memorial Fund

The fund was set up to provide monies for refresher courses

Arthur Swingler Fund

The income is used to provide bursaries of grants to students particularly in the case of illness

Montefiore Prize Fund

The fund was set up to provide prizes, awarded at the discretion of the Principal and Council

Bushby Memorial Fund

The purpose of this fund is to assist students in Greek testament studies

Haworth Prize Fund

The Fund was established to provide prizes awarded at the discretion of the Principal and the Council awarded in books for the best performance in Federation Exams

Jennings Fund

The purpose of the Fund is to assist students to take a course of studies at Westcott House

Principal's Discretionary Fund

The Fund was set up with the intention that the capital element should be preserved. The income generated is used at the Principal's discretion in furtherance of the charity's objectives

Southern African Bursary Fund

The Fund was set up in 1997 from a donation of £25,000. The income generated is used to provide bursaries towards maintenance and tuition costs for one term's study at Westcott House for clergy from the Anglican Church of the Province of Southern Africa

The Peter Walker China Bursary

This was set up from a donation received in 2004 to provide living expenses and tuition fees for candidates from Hong Kong and China

Bursary Fund

Set up in 2011 the fund contributes towards the academic fees for those in training for Ministry

Building Development Fund

The Fund was set up in 2015 for the new planned development

G&H Development Fund

The Fund was set up from a donation in 2018 to contribute to the refurbishment and transformation of Blocks G&H to improve the living conditions of students at Westcott House

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

19 Analysis of Net Assets between funds

Current Year	Endowment Funds 2022 £000	Restricted Funds 2022 £000	Unrestricted Funds 2022 £000	Total Funds 2022 £000
Tangible fixed assets	285	-	14,039	14,324
Current Assets	-	186	881	1,067
Creditors due within one year	-	-	(344)	(344)
Creditors due in more than one year	-	-	(419)	(419)
Provisions for liabilities and charges	-	-	(5)	(5)
	<u>285</u>	<u>186</u>	<u>14,152</u>	<u>14,623</u>
Prior Year	Endowment Funds 2021 £000	Restricted Funds 2021 £000	Unrestricted Funds 2021 £000	Total Funds 2021 £000
Tangible fixed assets	285	-	14,385	14,670
Current Assets	-	211	879	1,090
Creditors due within one year	-	-	(382)	(382)
Creditors due in more than one year	-	-	(459)	(459)
Provisions for liabilities and charges	-	-	(9)	(9)
	<u>285</u>	<u>211</u>	<u>14,414</u>	<u>14,910</u>

20 Endowment Funds

Current Year	Balance at 1 September 2021 £000	Income £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2022 £000
GENERAL FUNDS					
Inge Bequest	30	-	-	-	30
Purvis Bequest	71	-	-	-	71
Unrestricted units	3	-	-	-	3
	<u>104</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>104</u>
SPECIFIC FUNDS					
Cunningham Bequest	10	-	-	-	10
Cunningham Memorial	7	-	-	-	7
Arthur Swingler Fund	20	-	-	-	20
Montefiore Prize	4	-	-	-	4
Bushby Memorial	3	-	-	-	3
Haworth Prize	1	-	-	-	1
Jennings Fund	12	-	-	-	12
Principal's Discretionary Fund	48	-	-	-	48
	<u>105</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>105</u>
UNINVESTED FUNDS					
Unrestricted	76	-	-	-	76
	<u>285</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>285</u>

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

20 Endowment Funds (continued)

Prior Year	Balance at 1 September 2020 £000	Income £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2021 £000
GENERAL FUNDS					
Inge Bequest	30	-	-	-	30
Purvis Bequest	71	-	-	-	71
Unrestricted units	3	-	-	-	3
	104	-	-	-	104
SPECIFIC FUNDS					
Cunningham Bequest	10	-	-	-	10
Cunningham Memorial	7	-	-	-	7
Arthur Swingler Fund	20	-	-	-	20
Montefiore Prize	4	-	-	-	4
Bushby Memorial	3	-	-	-	3
Haworth Prize	1	-	-	-	1
Jennings Fund	12	-	-	-	12
Principal's Discretionary Fund	48	-	-	-	48
	105	-	-	-	105
UNINVESTED FUNDS					
Unrestricted	76	-	-	-	76
	285	-	-	-	285

21 Restricted Funds

Current Year	Balance at 1 September 2021 £000	Income £000	Resources expended £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2022 £000
MINISTRY DIVISION FUNDS						
Ministry Division academic fee	-	42	(42)	-	-	-
SPECIFIC FUNDS						
Cunningham Bequest	11	1	-	-	-	12
Cunningham Memorial	8	1	-	-	-	9
Arthur Swingler Fund	16	2	-	-	-	18
Montefiore Prize	5	-	-	-	-	5
Bushby Memorial	3	-	-	-	-	3
Haworth Prize	1	-	-	-	-	1
Jennings Fund	6	1	-	-	-	7
Southern African Bursary Fund	88	-	-	-	-	88
Peter Walker China Bursary	18	-	-	-	-	18
Bursary Fund	-	8	-	(8)	-	-
Principal's Discretionary Fund	12	4	-	-	-	16
G&H Development Fund	43	-	-	(34)	-	9
Total Restricted	211	59	(42)	(42)	-	186

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

21 Restricted Funds (continued)

Prior Year	Balance at 1 September 2020 £000	Income £000	Resources expended £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2021 £000
MINISTRY DIVISION FUNDS						
Ministry Division academic fee	-	49	(49)	-	-	-
SPECIFIC FUNDS						
Cunningham Bequest	10	1	-	-	-	11
Cunningham Memorial	7	1	-	-	-	8
Arthur Swingler Fund	15	1	-	-	-	16
Montefiore Prize	5	-	-	-	-	5
Bushby Memorial	3	-	-	-	-	3
Haworth Prize	1	-	-	-	-	1
Jennings Fund	5	1	-	-	-	6
Southern African Bursary Fund	84	4	-	-	-	88
Peter Walker China Bursary	18	-	-	-	-	18
Bursary Fund	1	8	-	(9)	-	-
Principal's Discretionary Fund	8	4	-	-	-	12
G&H Development Fund	2,150	-	-	(2,107)	-	43
Total Restricted	2,307	69	(49)	(2,116)	-	211

At the year end the charity reviewed its expenditure during the year and where possible allocated costs to certain restricted funds. Where specific costs were not easily identifiable these have been shown as transfers to unrestricted funds.

The transfer from the Bursary Fund represents a contribution to the shortfall in funding for ordinands studying BTh and other Cambridge awards.

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

22 Reconciliation of Net Movement in Funds to Net Cash Flow from Operating Activities

	2022 £000	2021 £000
Net income for the year (as per Statement of financial activities)	(287)	(479)
Adjustment for:		
Depreciation charges	353	404
Loss on disposal of Fixed assets	2	42
Dividends, interest and rents from investments	-	-
(Increase)/decrease in stocks	2	-
Decrease/(increase) in debtors	54	(23)
Increase/(decrease) in creditors	(42)	(90)
Increase/(decrease) in provisions	(4)	(10)
Net cash generated by operating activities	<u>78</u>	<u>(156)</u>

23 Analysis of Net Debt

Current Year	Balance at 1 September 2021 £000	Cash Flows £000	Balance at 31 August 2022 £000
Cash in hand	989	33	1,022
Creditors: Amounts falling due within one year			
Bank loans	(47)	(4)	(51)
Other loan	(200)	-	(200)
Creditors: Amounts falling after more than one year			
Bank loans	(459)	40	(419)
Total	<u>283</u>	<u>69</u>	<u>352</u>
Prior Year	Balance at 1 September 2020 £000	Cash Flows £000	Balance at 31 August 2021 £000
Cash in hand	583	406	989
Creditors: Amounts falling due within one year			
Bank loans	(36)	(11)	(47)
Other loan	(200)	-	(200)
Creditors: Amounts falling after more than one year			
Bank loans	(498)	39	(459)
Total	<u>(151)</u>	<u>434</u>	<u>283</u>

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

24 Pension Commitments

Church of England Funded Pension Scheme (CEFPS)

Westcott House Cambridge participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the Responsible Bodies.

Each participating Responsible Body in the scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This means it is not possible to attribute the Scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are contributions payable towards benefits and expenses accrued in that year (2022: £32,482, 2021: £33,683), plus the figures highlighted in the table below as being recognised in the SoFA, giving a total charge of £29,482 for 2022 (£33,683 for 2021).

A valuation of the Scheme is carried out once every three years. The most recent Scheme valuation completed was carried out at as 31 December 2018. The 2018 valuation revealed a deficit of £50m, based on assets of £1,818m and a funding target of £1,868m, assessed using the following assumption

- An average discount rate of 3.2% p.a.;
- RPI inflation of 3.4% p.a. (and pension increases consistent with this);
- Increase in pensionable stipends of 3.4% p.a.;
- Mortality in accordance with 95% of the S3NA_VL tables, with allowance for improvements in mortality rates in line with the CMI2018 extended model with a long term annual rate of improvement of 1.5%, a smoothing parameter" of 7 and an initial addition to mortality improvements of 0.5% pa.

Following the 31 December 2018 valuation, a recovery plan was put in place until 31 December 2022 and the deficit recovery contributions (as a percentage of pensionable stipends) are as set out in the table below.

% of pensionable stipends	January 2018 to December 2020	January 2021 to December 2022
Deficit repair contributions	11.9%	7.1%

As at 31 December 2019, 31 December 2020 and 31 December 2021 the deficit recovery contributions under the recovery plan in force were as set out in the above table.

For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

24 Pension Commitments (continued)

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. The movement in the balance sheet liability over 2020 and over 2021 is set out in the table below.

	2021	2020
Balance sheet liability at 1 January	9,000	19,000
Deficit contribution paid	(7,000)	(9,000)
Interest cost (recognised in SoFA)		
Remaining change to the balance sheet liability* (recognised in SoFA)	3,000	(1,000)
Balance sheet liability at 31 December	<u>5,000</u>	<u>9,000</u>

* Comprises change in agreed deficit recovery plan, and change in discount rate and assumptions between year-ends.

This liability represents the present value of the deficit contributions agreed as at the accounting date and has been valued using the following assumptions. In general, these are set by reference to the duration of the deficit recovery payments but as at 31 December 2021, under accounting rules the payments are not discounted since the remaining recovery plan is less than 12 months. No price inflation assumption is needed since pensionable stipends for the remainder of the recovery plan are already known.

	December 2021	December 2010	December 2019
Discount rate	0.0% pa	0.2% pa	1.1% pa
Price inflation	n/a	3.1% pa	2.8% pa
Increase to total pensionable payroll	-1.5% pa	1.6% pa	1.3% pa

The legal structure of the scheme is such that if another Responsible Body fails, Westcott House Cambridge could become responsible for paying a share of that Responsible Body's pension liabilities.

Church workers Pension Fund (CWPF)

Westcott House participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections: 1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections;
a.a deferred annuity section known as Pension Builder Classic, and,
b.a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Westcott House
Notes to the Accounts
for the year ended 31 August 2022

24 Pension Commitments (continued)

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are contributions payable (2022: £35,710, 2021: £36,843).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2019. The next valuation is due as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a deficit of £4.8m on the ongoing assumptions used. At the most recent annual review, the Board chose to grant a discretionary bonus of 3% following improvements in the funding position over 2021. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £5.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, Westcott House Cambridge could become responsible for paying a share of that employer's pension liabilities.

25 Operating Lease Commitments

At 31 August 2022 the total of the charity's future minimum lease payments under non-cancellable operating leases was:

	Other 2022 £000	Other 2021 £000
Amounts payable:		
within one year	3	1
within two to five years	5	1
	<u>8</u>	<u>2</u>

26 Related Party Transactions

There were no related party transactions in the current or prior year.

WESTCOTT HOUSE

England & Wales - Charity number 311445

Accounts

Charity number
311445

Westcott House
Report and Financial Statements
31 August 2021

Westcott House
Report and accounts
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Westcott House

Reference and Administrative Details of the College, its Trustees and Advisors for the year ended 31 August 2021

The Trustees of the Charity are the Council of the College, as detailed in the Charter.

Ex-officio Members

Chairman

The Rt Revd Paul Ferguson (appointed Member) (Nov 2018, appointed Chair July 2019)

The Principal of the College

The Rt Revd Tim Stevens CBE (appointed December 2019, resigned December 2020)

The Revd Dr Helen Dawes (appointed November 2018 Trustee, appointed Principal October 2020)

The Vice Principal of the College

The Revd Dr Paul Dominiak (appointed March 2019)

The Honorary Treasurer

Revd Mark Bennet MA Mmath ACA (Appointed October 2020)

Academic Members (who shall hold office for five years)

Two members of the Divinity Faculty nominated by the Faculty

Professor Catherine Pickstock (appointed November 2013, reappointed February 2020)

Dr Nathan McDonald (appointed November 2014, reappointed February 2020)

Member of Academic Staff of a Federation Institution nominated by the Federation Council

The Revd Dr Alexander Jensen (appointed July 2020)

Appointed Representative of the Institution with Academic links with the College

Dr Frances Clemson (appointed September 2020)

Staff Members (5 years) (up to two members of the Academic Staff)

The Revd Annabel Shilson-Thomas (appointed November 2018, resigned 21 June 2021)

Dr Julian Gotobed (appointed September 2021)

Dr Julia Snyder (appointed September 2021)

Appointed Members (5 years) (not more than seven members appointed by the Council)

Mrs R. Morag Bushell (appointed February 2010, reappointed March 2015, resigned July 2021)

The Rt Revd Paul Ferguson (appointed November 2018, appointed Chair July 2019)

The Revd Canon Thomas Woodhouse (appointed November 2018)

Mr William Chapman CVO (appointed Observer March 2019, appointed Trustee October 2019)

Sir Robert Chote (appointed February 2020)

Nominated Members (5 years) (Not more than two members of the Gen.Synod of the C of E nominated by Gen.Syn)

The Revd Canon Dr James Walters (appointed March 2019)

Westcott House

Reference and Administrative Details of the College, its Trustees and Advisors for the year ended 31 August 2021

Student Members (not more than two elected annually by the students)

Mr Graham Dunn (elected December 2019, end of office December 2020)

Ms Sarah Cotterill (elected March 2020, end of office February 2021)

Mr John Bloomer (elected March 2020, re-elected March 2021)

Mr Nathanael Hayler (elected December 2020)

Mr Sam Duckhouse (elected March 2021)

Observers

The Revd Simon Gatenby (since October 2004)

Mr Michael Wolton-Carr (since February 2020)

Charity Registered number

311445

Principal office

Westcott House
Jesus Lane
Cambridge
CB5 8BP

Visitor

The Archbishop of Canterbury

Independent Auditors

Peters Elworthy & Moore
Chartered Accountants
Salisbury House
Station Road
Cambridge
CB1 2LA

Bankers

Barclays Bank plc
P O Box 2
Cambridge
CB2 8BP

Solicitors

Ashton KCJ
Chequers House
77-81 Newmarket Road
Cambridge
CB5 8EU

Property Agents

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Westcott House**Registered number:** 311445**Council Members' Report for the year ended 31 August 2021**

The Council Members present their annual report together with the audited financial statements of Westcott House (the College) for the year ended 31 August 2021. The Council Members confirm that the Annual Report and financial statements of the College comply with the current statutory requirements, the requirements of the College's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting Charities" applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102 second edition - October 2019).

OBJECTIVES AND ACTIVITIES**Policies and objectives**

The principal objective of the college is "to provide, carry on and maintain a College or Colleges for the preparation in accordance with the formularies of the Church of England of candidates for Holy Orders in the Church of England or in a Church in communion with the See of Canterbury."

Strategies for achieving objectives

To further these objectives the College provides students with opportunities to study the CertHE, DipHE, and BA (Hons) in Theology, Ministry and Mission (awards of the University of Durham) through the Cambridge Theological Federation along with a variety of academic courses leading to BTh, DTM, BA (Tripos), MPhil and PhD qualifications with the University of Cambridge.

The College is an officially recognised institution with links both to the University of Cambridge and the University of Durham. Teaching staff are affiliated to the Divinity Faculty of the University of Cambridge.

The College is a member of the Cambridge Theological Federation, comprising eight full and four associate member institutions providing preparation for ministry and theological research. Federation members share resources and teaching (courses, seminars and supervisions) is planned jointly. In 2014, the Cambridge Theological Federation entered into a validation agreement with the University of Durham and the Archbishops' Council of the Church of England to deliver the Common Awards.

The College maintains a special link with the Manchester Diocese to place ordinands for 3 months each in Urban Priority Areas (UPA) parishes for teaching contextual theology as an integral component of their ministerial training. A part-time member of staff is based in Manchester. The College also maintains and develops links with Churches and training institutions overseas. Students have previously had the opportunity to participate on an exchange programme with Yale and Sewanee Universities in the US and the Prediger Seminar in Wittenberg, Germany. This participation has been curtailed in the last 2 years due to Covid-19

Activities for achieving objectives

Westcott House provides teaching staff and facilities, residential accommodation, a chapel, a continuously updated library, access to online resources, dining hall and other communal facilities. The teaching staff, augmented by local clergy both in Cambridge and in Manchester, provides tutorial and supervisory support for all students. A chaplain provides individual spiritual and pastoral support.

There is emphasis on spiritual and personal formation alongside academic learning, encouraging staff and students to grow in holiness, wisdom, compassion and openness.

In preparation for ministry in churches and the wider community, students in their first two years of training are attached to a local parish or university college chapel to gain liturgical and pastoral experience. During their training, which can last up to four years, all students complete an 8 to 10 week full time parish placement. For many of our students this takes place in Manchester where we maintain a house in partnership with the Diocese of Manchester. This partnership was established over 25 years ago. During the ordinands' sustained period in a ministry context, students participate in a range of pastoral, social, liturgical and educational activities in local churches to enable them to develop their readiness to start in public ordained ministry. Westcott House pays attention both in the classroom and in practical placements to developing the awareness and skills to promote community cohesion including between people of different faiths.

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2021

Main activities undertaken to further the charity's purposes for the public benefit

In planning and in carrying out the college's activities for the year, the Council has taken account of the published Guidance of the Charity Commission concerning Public Benefit (pursuant to section 4 of the Charities Act 2011).

Through the residential programmes, Westcott House prepares men and women to be effective in serving both congregations across the country, and the wider communities in which they are set. We place particular store in preparing ordinands to exercise their public, pastoral and spiritual responsibilities to the whole population.

As well as training those going to be public ministers, the teaching staff members themselves contribute to the wider church and community, through writing and research and assisting in local churches.

The Council has a policy of encouraging conference activity outside the teaching terms, to generate additional income and to defray some of the fixed costs of the enterprise. The conference activity is centred on religious and educational programmes, where organisational aims are consistent with the College's objectives. Accommodation is also provided for visitors to Cambridge.

ACHIEVEMENTS AND PERFORMANCE

Review of activities

The early part of the year covered by this report saw the final stages of the search for a new Principal and the appointment of the Rev Dr Helen Dawes, who formally took up the position in February 2021.

The review of TEIs by the Church nationally continued and the Principal and others have been and are pro-actively engaging with it. There is no firm date for the review's completion, doubtless complicated by the fact that COVID's long-term impact on the economic context for the Church of England is still hard to discern definitively. Later developments in the review look less unpromising for residential TEIs than was the case in its earlier stages.

Shortly after the end of the period covered by this report, Michaelmas term 2021 saw the return of the House to something approaching normal communal and academic life, albeit with some significant safeguards/restrictions still in place. The resilience and flexibility of the whole Westcott community during a year and a half dominated by COVID and its challenges should be noted and applauded.

During the year 2020-21, there were 48 students preparing for public ministry in the Church of England ranging in age from early twenties to late fifties. Students came in the main from England, with a small number from overseas. 23 students were studying for CertHE, DipHE, BA (Hons) in Theology, Ministry and Mission and graduate and post-graduate diplomas; 24 were studying for BTh, BA (Tripos), MPhil and PhD qualifications with the University of Cambridge. 1 student was continuing a PhD from Birmingham university. Of these students, 21 left at the end of the academic year. 19 went on to serve as curates in parishes across England.

In addition there were 3 independent students ranging in age from thirties to early sixties. All 3 independent students came from the UK. 1 student was studying CertHE modules with a graduate diploma in Theology, Ministry and Mission (Durham); 1 was studying for a Graduate Diploma in Theology, Ministry and Mission (Durham) part-time and 1 was studying DTM and MPhil qualifications with the University of Cambridge.

FINANCIAL REVIEW

Financial results

During 2020-21 Westcott House returned a deficit of £479,000 (2020: surplus of £744,000). Levels of income from charitable activities decreased to £896,000 (2020: £976,000). Expenditure on charitable activities increased to £1,528,000 (2020: £1,425,000). Donation and legacy income was £60,000 in the year, falling significantly as there were no further contributions to the development fund (2020: £1,044,000).

Westcott House**Registered number:** 311445**Council Members' Report for the year ended 31 August 2021****Going concern**

After reviewing budgets and cash flow forecasts to 31 August 2026, the Council members are satisfied that the College will have adequate resources to continue in operational existence for the immediate future. These resources have been generated by the disposal of an asset in December 2020 and the more effective management of cash flow. For this reason they continue to adopt the going concern basis in preparing the financial statements.

The long-term future of the College is less certain. The House has no permanent endowment and receives no core funding.

Due to the historic nature of most of its buildings, the College has an ongoing programme of maintenance alongside its day to day costs. Significant work is still needed, notwithstanding recent substantial refurbishments, to bring the whole site up to modern standards. A Condition Survey has recently been completed which indicates a minimum necessary spend of £0.75m plus VAT and fees over the next five years; this will require serious detailed attention.

The College has previously implemented a restructuring which has reduced its cost base going forward. It is unlikely that further significant savings can be made without fundamentally compromising College operations.

Most funding for the House's activities derives from grants for the tuition and maintenance of ordinands while in residence. The House currently receives no central funding from the Church and during the year received £9,141 tuition fees and £5,745 maintenance allowance per capita (based on full time equivalent) for each student, a level of funding that is less than general undergraduate tuition fee levels and significantly below postgraduate fee levels.

Funding previously paid through the Ministry Division of the Archbishops' Council of the Church of England have for some years now been devolved to individual dioceses. Each diocese has its own requirements and many dioceses are choosing to fund part time training, allowing students to continue in part time work, rather than committing to a full-time residential training programme. This is further contributing to the unpredictability of year on year student numbers and is a matter that is being addressed through a thorough re-examination of the College's range of training offers.

College income is driven predominantly from student numbers that vary each year. Student numbers choosing a full-time residential route to the ministry for 2021-22 are expected to remain at a level similar to 2020-21.

Further details regarding the adoption of the going concern basis can be found in the accounting policies.

Investment policy and performance

Westcott House did not hold any investments at the end of the year (2020: £none)

Reserves policy

The College had total funds of £14,910,000 at 31 August 2021 (2020: £15,389,000). The free reserves position excluding fixed assets and associated borrowings and pension reserve stood at £497,000 at the year end.

The terms of the College's restricted funds have been reviewed, and funds currently shown as permanent endowment are in line with the original donors' wishes.

After returning the Colleges' free reserves to a positive level the finance committee has been tasked to deliver a robust and realistic reserves policy. A review is ongoing and forms part of programmed work for the upcoming year.

Westcott House**Registered number:** 311445**Council Members' Report for the year ended 31 August 2021****Risk management**

The College contracts with Peninsula Business Services to advise on risk management and to conduct annual inspections as required. The Council has a policy of keeping the risk register under regular review.

The College continues to identify the following as key risks: Student numbers; loss of key academic staff; financial shortfalls; maintenance obligations of our historic buildings and reputational risk. Risk to income and operation due to COVID-19 is constantly monitored with several strategies and mitigations already implemented.

The College is seeking to increase student numbers by ensuring that we continue to deliver training which fits the needs of a wider range of students than hitherto, while maintaining high educational standards. We continue to believe however in the importance of the House offering students the option of a residential programme of theological training and formation.

Plans to increase income include alumni fundraising and increasing student numbers. Additional pathways have been approved and will be offered in the 2022/23 year. More commercial activities are being explored, and some already delivered, with a moderate actual and expected increase in income

The College has robust policies and procedures in place in relation to the protection of vulnerable people.

PLANS FOR FUTURE PERIODS**Future developments**

The Council continues to undertake a conservative view towards further intended projects which presented an unsupportable level of financial risk and for which capital sums are not realistically anticipated to be available.

Fundraising

For much of 2020 and 2021, systematic charitable fundraising was a largely unrealistic option for obvious reasons. With the abating of the pandemic, it once again becomes possible, as does a concerted attempt to strengthen alumni relations. This will be a priority for the Council and its relevant committees over the coming year. It must be recognised however that fundraising will doubtless remain challenging in the foreseeable future with e.g. travel restrictions limiting personal contact internationally.

Key management and personnel remuneration

The key management personnel of the College are those in charge of directing and controlling the College and running and operating the College on a day to day basis. Key management personnel are considered to be the Council Members plus Director of Finance (observer). Four employees of the College are Council Members, as stipulated in the Royal Charter and Supplemental Charters: The Principal and Vice Principal of the College, (ex officio); and two members of the academic staff. These Council Members receive remuneration as employees, but do not receive any emolument in their capacity as Council Members.

All Council Members give of their time freely and no other members were remunerated in the period. Details of trustee expenses and related party transactions are disclosed in the notes to the accounts.

Trustees are required to disclose all relevant interests and register them with the Council and in accordance with the College's policy withdraw from decisions where a conflict of interest arises.

The pay of the key management personnel is reviewed annually and normally increased in accordance with average earnings. The remuneration is bench marked with charities of a similar size and activity (for the roles where the holder is required to be a priest, that includes the stipend and emoluments of clergy carrying a commensurate level of responsibility) to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles.

Westcott House**Registered number:** 311445**Council Members' Report for the year ended 31 August 2021****STRUCTURE, GOVERNANCE AND MANAGEMENT****Constitution**

Westcott House is incorporated by Royal Charter of 29 November 1960 as amended by Supplemental Charters of 21 June 1979 and 20 April 1998.

The Charter provides that the income of the College shall be applied solely towards the objects of the College, one of which states "that for these purposes and objects generally to do all such acts and things as are or may be termed incidental or conducive to the attainment of any of the ... purposes and objects of the college or the exercise of any of its powers."

Method of appointment or election of Council Members

The management of the College is the responsibility of the Council members who are elected and co-opted under the terms of the Royal Charter. New Appointed Members of the Council are recruited according to criteria agreed by Council.

A number of measures have been put in place to strengthen systems and practice of governance.

Organisational structure and decision making

The members of the Council have overall management control and oversight. The Finance Committee, which includes members with relevant professional expertise, has delegated responsibility for financial decisions, and reports to the Council each term.

The Principal is responsible for the academic and pastoral organisation, appointment of staff, and general wellbeing of the College.

Domestic and Catering facilities, together with Administration, are the responsibility of the Domestic Bursar. Financial management is the responsibility of the Director of Finance.

Council Members' responsibilities statement

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the College will continue in operation.

Westcott House

Registered number: 311445

Council Members' Report for the year ended 31 August 2021

The Council Members are responsible for keeping proper accounting records that are sufficient to show and explain the College's transactions and disclose with reasonable accuracy at any time the financial position of the College and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the College and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Council Members, on 13 January 2022 and signed on their behalf by:

A handwritten signature in black ink that reads "William Chapman". The signature is written in a cursive, flowing style.

William Chapman

Vice Chair of the Council

Westcott House
Independent auditors' report
to the Council Members of Westcott House

Opinion

We have audited the financial statements of Westcott House (the 'charitable college') for the year ended 31 August 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable college's affairs as at 31 August 2021 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable college in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council Members use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable college's ability to continue as a going concern for a period of at least twelve months from when the financial statements are

Our responsibilities and the responsibilities of the Council Members with respect to going concern are described in the relevant sections of this report.

Other information

The Council Members are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Auditors' Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Westcott House
Independent auditors' report
to the Council Members of Westcott House

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Council Members' report is inconsistent in any material respect with the financial statements; or
- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the council members' responsibilities statement, the Council Members are responsible for the preparation of financial statements which give a true and fair view. and for such internal control as the Council Members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Council Members are responsible for assessing the charitable College's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Council Members either intend to liquidate the charitable College's or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable college through discussions with Council Members and other management, and from our knowledge and experience of the education sector;
- we obtained an understanding of the legal and regulatory framework applicable to the charitable college and how the charitable college is complying with that framework;
- we obtained an understanding of the charitable college's policies and procedures on compliance with laws and regulations, including documentation of any instances of non-compliance;

Westcott House
Independent auditors' report
to the Council Members of Westcott House

- we identified which laws and regulations were significant in the context of the charitable college. The Laws and regulations we considered in this context were the Charities Act 2011 and taxation legislation. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items;
- in addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable college's ability to operate or to avoid material penalty; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit
- we reviewed the minutes of Council Members' meetings to identify and references to non-compliances with laws and regulations.

We assessed the susceptibility of the charitable college's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we;

- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in the accounting policy were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with relevant regulators.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Council Members and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Westcott House
Independent auditors' report
to the Council Members of Westcott House

Use of our Report

This report is made solely to the Council Members in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Council Members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Council Members for our audit work, for this report, or for the opinions we have formed.

Peters Elworthy & Moore

Peters Elworthy & Moore

Chartered Accountants
Statutory Auditors

Salisbury House
Station Road
Cambridge
CB1 2LA

Date: 31 January 2022

Westcott House
Statement of Financial Activities
for the year ended 31 August 2021

	Notes	Endowment Funds 2021 £000	Restricted Funds 2021 £000	Unrestricted Funds 2021 £000	Total Funds 2021 £000	Total Funds 2020 £000
Income and endowments from:						
Donations and legacies	2	-	9	51	60	1,044
Charitable activities	3	-	58	838	896	976
Other trading activities	4	-	2	91	93	49
Investments	5	-	-	-	-	1
Other income	6	-	-	50	50	36
Total Income and endowments		-	69	1,030	1,099	2,106
Expenditure on:						
Raising Funds						
Voluntary Income	7	-	-	8	8	8
Fundraising	4	-	-	1	1	2
Charitable activities	8	-	49	1,479	1,528	1,425
Total Expenditure		-	49	1,488	1,537	1,435
Net Income / (expenditure) before Investment Gains / (losses)		-	20	(458)	(438)	671
Net gains / (losses) on investments	14	-	-	-	-	-
Net Income / (expenditure) before Transfers		-	20	(458)	(438)	671
Transfers between funds	19	-	(2,116)	2,116	-	-
Net Income / (expenditure) before Other recognised gains / (losses)		-	(2,096)	1,658	(438)	671
Loss on disposal of fixed assets	13	-	-	(42)	(42)	-
Other gains	26	-	-	1	1	73
Net Movement of funds		-	(2,096)	1,617	(479)	744
Reconciliation of Funds						
Total funds brought forward		285	2,307	12,797	15,389	14,645
Total funds carried forward		285	211	14,414	14,910	15,389

All activities relate to continuing activities.

The notes on pages 16 to 33 form part of these financial statements.

**Westcott House
Balance Sheet
as at 31 August 2021**

	Notes	2021 £000	2020 £000
Fixed assets			
Tangible assets	13	14,670	15,706
Current assets			
Stocks	14	3	3
Debtors	15	98	75
Cash at bank and in hand		989	583
		<u>1,090</u>	<u>661</u>
Creditors: amounts falling due within one year	16	(382)	(461)
Net current assets		<u>708</u>	<u>200</u>
Total assets less current liabilities		<u>15,378</u>	<u>15,906</u>
Creditors: amounts falling due after more than one year	17	(459)	(498)
Provisions for liabilities			
Other provisions	25	(9)	(19)
Net assets		<u>14,910</u>	<u>15,389</u>
Charity Funds			
Endowment Funds	18	285	285
Restricted Funds	18	211	2,307
Unrestricted Funds	18	14,414	12,797
Total funds		<u>14,910</u>	<u>15,389</u>



William Chapman

Vice Chair of the Council

Approved by the board on 13 January 2022

The notes on pages 16 to 33 form part of these financial statements.

Westcott House
Statement of Cash Flows
for the year ended 31 August 2021

	Notes	2021 £000	2020 £000
Cash flows from Operating activities			
Net cash generated by operating activities	23	<u>(156)</u>	<u>1,126</u>
Cash flows from Investment activities:			
Dividends, interest and rents from investments		-	1
Purchase of tangible fixed assets		(147)	(929)
Proceeds from sale of tangible fixed assets		737	-
Proceeds from sale of fixed asset investments		-	-
Net cash used in Investment activities:		<u>590</u>	<u>(928)</u>
Cash flows from financing activities			
Repayment of borrowings		(28)	(8)
Cash inflows from new borrowings		-	250
Net cash (Used in)/provided by financing activities		<u>(28)</u>	<u>242</u>
Change in cash equivalents in the year		406	440
Cash and cash equivalents brought forward		583	143
Cash and cash equivalents carried forward		<u>989</u>	<u>583</u>

The notes on pages 16 to 33 form part of these financial statements.

Westcott House
Notes to the Accounts
for the year ended 31 August 2021

1 ACCOUNTING POLICIES

1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Second edition October 2019 – effective 1 January 2019) and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and Charities Act 2011.

Westcott House constitutes a public benefit entity as defined by FRS 102.

1.2 FUND ACCOUNTING

General funds are unrestricted funds which are available for use at the discretion of the Council Members in furtherance of the general objectives of the College and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Council Members for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the College for particular purposes. The costs of raising and administering such funds are charges against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

1.3 GOING CONCERN

The Charity incurred a deficit for the year of £479,000. There were no significant donations during the year. The unrestricted loss was £499,000 (2020: £259,000). However the unrestricted loss before depreciation and other recognised gains/losses was £54,000 (2020: £87,000). Student numbers stabilised in the year but ongoing curtailment of income and imposed constraints due to Covid-19 continued. Additional revenue streams have been established with letting out of the newly refurbished G block to both students in term times and casual lets during vacation periods. However income is still below realistically achievable levels. No conferences were held during the year and only one small event was hosted during the summer of 2021. The investment in new tutorial positions has significantly increased expenditure over the previous year. This expenditure was necessary to strengthen the academic resource within the House. The new Principal took up post in February 2021. Student numbers for 2021/22 remain stable but looking towards 2022/23 and beyond new, learning pathways are being established and student numbers are anticipated to increase.

The Charity continues to regularly monitor and review its finances and plans. Budgets are set each year with forecasts revised during the year. Council members, under the auspices of the Finance committee, have reviewed and considered cashflow projections and models through to August 2026. Discussions around fund raising possibilities continue, a condition survey of the site was commissioned and a report has now been published and being considered, costs are continuously monitored and controlled and new income opportunities are being sought and developed.

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

Westcott House
Notes to the Accounts
for the year ended 31 August 2021

1.4 INCOME

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

For legacies, entitlement is taken as the earlier of the date on which either: the College is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the College has been notified of the executor's intention to make a distribution. Where legacies have been notified to the College, or the College is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.5 EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation allocated on the portion of the asset's use.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Governance costs are those incurred in connection with administration of the College and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Charitable activities and Governance costs are costs incurred on the College's educational operations, including support costs and costs relating to the governance of the College apportioned to charitable activities.

1.6 TANGIBLE FIXED ASSETS AND DEPRECIATION

Land and buildings, including fit out costs, forming the main site are valued on a fair value basis, with the value of operational land equating to market value on the assumption of a continuation of the existing use. The valuation is reported under the special assumptions to exclude any value of development opportunities for which planning permission would be required and has not been granted or where development has not yet commenced.

Tangible fixed assets are carried at valuation, net of depreciation and any provision for impairment. Depreciation is not charged on freehold land. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Westcott House
Notes to the Accounts
for the year ended 31 August 2021

1.6 TANGIBLE FIXED ASSETS AND DEPRECIATION (continued)

Freehold land	- not depreciated
Freehold building-main site	- over 85-90 years straight line
Freehold buildings-off site	- over 50 years straight line
Property fit out	- over 10-30 years straight line
Furniture, fittings & equipment	- 10%-33% straight line

A review for impairment of a fixed asset is carried out if events or changes in circumstance indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the statement of financial activities.

1.7 INVESTMENTS

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gain/(losses) on investments' in the statement of financial activities.

1.8 STOCKS

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

1.9 DEBTORS

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.10 CASH AT BANK AND IN HAND

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.11 LIABILITIES AND PROVISIONS

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the College anticipates it will pay to settle the debt or the amount it has received as advanced payments for the good or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

1.12 FINANCIAL INSTRUMENTS

The College only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Westcott House
Notes to the Accounts
for the year ended 31 August 2021

1.13 PENSIONS

Church of England Funded Pension Scheme

The College participates in a defined benefit pension scheme. Contributions payable to this scheme are charged to the statement of financial activities so as to spread the cost of the pension over the employee's expected working life. The pension charge is calculated on the basis of actuarial advice. The actuarial valuations are only prepared annually to 31 December and the College recognises its share based on the valuation following each financial year end as this is not considered to be materially different to a valuation as at 31 August. These contributions are invested separately from the College's assets.

Church Workers Pension Scheme

The College also operates a defined contributions pension scheme. The pension charge represents the amounts payable by the College to the fund in respect of the year. These contributions were invested separately from the College's assets.

1.14 JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Preparation of the financial statements requires management to make significant judgements and estimates. The key areas in the financial statements where these judgements and estimates have been made are as follows:

- Depreciation on fixed assets
- Fair value of investments

2 Income from donations and legacies

	Endowment Funds 2021 £000	Restricted Funds 2021 £000	Unrestricted Funds 2021 £000	Total Funds 2021 £000	Total Funds 2020 £000
Donations	-	9	25	34	1,031
Legacies	-	-	26	26	13
		9	51	60	1,044
Total 2020	-	999	45	1,044	

3 Income from Charitable Activities

	Endowment Funds 2021 £000	Restricted Funds 2021 £000	Unrestricted Funds 2021 £000	Total Funds 2021 £000	Total Funds 2020 £000
Teaching and training	-	49	522	571	645
Accommodation	-	9	316	325	331
	-	58	838	896	976
Total 2020	-	83	893	976	

Westcott House
Notes to the Accounts
for the year ended 31 August 2021

4 Ancillary trading activities

	Endowment Funds 2021 £000	Restricted Funds 2021 £000	Unrestricted Funds 2021 £000	Total Funds 2021 £000	Total Funds 2020 £000
Events and other lettings - income	-	2	91	93	49
	-	2	91	93	49
Events and other lettings - expenses					
Direct expenses	-	-	1	1	2
Staff costs	-	-	-	-	-
	-	-	1	1	2
Net income from trading activities	-	-	90	92	47

In 2021 and 2020 no allocation of other expenses or costs were allocated to trading activities.

5 Investment income

	Endowment Funds 2021 £000	Restricted Funds 2021 £000	Unrestricted Funds 2021 £000	Total Funds 2021 £000	Total Funds 2020 £000
Investment income	-	-	-	-	-
Interest income	-	-	-	-	1
	-	-	-	-	1
Total 2020	-	-	1	1	

6 Other income

	Unrestricted Funds 2021 £000	Total Funds 2021 £000	Total Funds 2020 £000
Other incoming resources	49	49	36
Sundry income	1	1	-
	50	50	36
Total 2020	36	36	

Other incoming resources represent amounts receivable under the Coronavirus Job Retention Scheme (CJRS) of £49,000 (2020 - £36,000) to cover salaries of furloughed staff

Westcott House
Notes to the Accounts
for the year ended 31 August 2021

7 Expenditure on Raising Voluntary Income

	Unrestricted Funds 2021 £000	Total Funds 2021 £000	Total Funds 2020 £000
Appeal costs	-	-	-
Appeal staff costs	8	8	8
	<u>8</u>	<u>8</u>	<u>8</u>
Total 2020	<u>8</u>	<u>8</u>	

8 Expenditure on Charitable Activities

	Activities Undertaken directly (note 9) 2021 £000	Support & Governance Costs (note 10) 2021 £000	Total 2021 £000	Total 2020 £000
Education	545	184	729	752
Welfare	153	17	170	203
Property	561	68	629	470
	<u>1,259</u>	<u>269</u>	<u>1,528</u>	<u>1,425</u>
Total 2020	<u>1,134</u>	<u>291</u>	<u>1,425</u>	

9 Direct Costs

	Education £000	Welfare £000	Property £000	Total 2021 £000	Total 2020 £000
Academic fees	207	-	-	207	284
Establishment costs	14	5	106	125	127
Other staff costs	16	38	-	54	42
Catering costs	-	31	-	31	44
Interest cost on pension scheme	-	-	-	-	2
Staff costs	308	79	51	438	381
Depreciation	-	-	404	404	254
	<u>545</u>	<u>153</u>	<u>561</u>	<u>1,259</u>	<u>1,134</u>
Total 2020	<u>552</u>	<u>185</u>	<u>397</u>	<u>1,134</u>	

10 Support and Governance Costs

	Education £000	Welfare £000	Property £000	Total 2021 £000	Total 2020 £000
Establishment costs	76	7	28	111	128
Auditor's remuneration	7	1	3	11	12
Auditor's remuneration - non audit	-	-	-	-	3
Trustees expenses	-	-	-	-	1
Staff costs	101	9	37	147	147
Depreciation	-	-	-	-	-
	<u>184</u>	<u>17</u>	<u>68</u>	<u>269</u>	<u>291</u>
Total 2020	<u>200</u>	<u>18</u>	<u>73</u>	<u>291</u>	

Westcott House
Notes to the Accounts
for the year ended 31 August 2021

11 Net Income/expenditure	2021	2020
	£000	£000

This is stated after charging:

Depreciation of owned fixed assets owned by the Charity	404	254
Auditors' remuneration for audit services	11	12
Auditors' remuneration for other services	-	3
	<u> </u>	<u> </u>

12 Staff costs	2021	2020
	£000	£000

Wages and salaries	491	451
Social security costs	38	32
Other pension costs	64	53
	<u> </u>	<u> </u>
	<u>593</u>	<u>536</u>

Average number of employees during the year	Number	Number
Teaching	7	5
Fundraising	1	1
Other	11	12
	<u> </u>	<u> </u>
	<u>19</u>	<u>18</u>

No employees were paid in excess of £60,000 (2020: none).

Five employees of the charity are council members, as stipulated in the Royal Charter and Supplemental Charters: The Principal and Vice Principal of the College, (ex officio); two (one in 2021) members of the academic staff; the Bursar (appointed). These council Members receive remuneration as employees, but do not receive any emolument in their capacity as council members. During the year the remuneration for these members totalled £88,000 (2020 : £90,000) and employer's pension contributions totalled £24,000 (2020 : £20,000).

Key management personnel are considered to be the council members, as above, plus the Bursar (observer) and Director of Finance. During the year the remuneration for these personnel, including pension contributions, totalled £184,000 (2020 : £163,000).

During the year, one (2020 : two) Council Members were reimbursed for travel expenses totalling £28 (2020 : £1,000).

Westcott House
Notes to the Accounts
for the year ended 31 August 2021

13 Tangible fixed assets

	Freehold property	Offsite freehold property	Asset under construction	Fixtures, fittings and equipment	Total
	£000	£000	£000	£000	£000
Cost or valuation					
At 1 September 2020	12,021	775	2,010	2,364	17,170
Additions	-	-	43	104	147
Transfer	2,053	-	(2,053)	-	-
Disposals	-	(775)	-	(42)	(817)
At 31 August 2021	14,074	-	-	2,426	16,500
Depreciation					
At 1 September 2020	578	21	-	865	1,464
Charge for the year	243	-	-	161	404
On disposals	-	(21)	-	(17)	(38)
At 31 August 2021	821	-	-	1,009	1,830
Carrying amount					
At 31 August 2021	13,253	-	-	1,417	14,670
At 31 August 2020	11,443	754	2,010	1,499	15,706

Included in land and buildings is freehold land at a cost/valuation of £6,339,000 (2020: £6,339,000) which is not depreciated.

The main site properties, including land, were valued at 31 August 2014 by Gerald Eve LLP, a registered firm of Chartered Surveyors. The valuation was prepared in accordance with the requirements of RICS Valuation - Professional Standards, January 2014 amended and Financial Reporting Standard 102 and the 2014 Statement of Recommended Practice 'Accounting for Further and Higher Education'.

The offsite freehold property including associated fixtures and fittings was disposed of during the year. The disposal resulted in a loss of £42,000.

14 Stocks	2021	2020
	£000	£000
Kitchen and housekeeping stock	3	3
15 Debtors	2021	2020
	£000	£000
Trade debtors	6	37
Other debtors	-	-
Prepayments and accrued income	92	38
	98	75

Westcott House
Notes to the Accounts
for the year ended 31 August 2021

16 Creditors: amounts falling due within one year	2021 £000	2020 £000
Bank loans	47	36
Other loan	200	200
Trade creditors	33	69
Other taxes and social security costs	20	18
Other creditors	3	2
Accruals and deferred income	79	136
	<u>382</u>	<u>461</u>

Bank mortgage loan disclosed under creditors falling due within 1 year is secured by the charity on certain of its freehold properties. It comprises a 20-year loan drawn in 2016 which has a variable rate of 2.1% over the bank's base rate and is repayable by instalments.

Bank loans includes a Government backed 'bounce back' loan, which was drawn down in July 2020. This loan is 100% guaranteed by the Government and there were no fees or interest payable in the first 12 months. After this 12-month period, interest is charged at 2.5% per annum.

Other loan is an unsecured loan of £200,000 received from Church Body of the Hong Kong Sheng Kung Hui. The loan has a repayment date of February 2025 but repayable on demand, with interest charged at a rate of 0% and is not payable by instalments

17 Creditors: amounts falling due after one year	2021 £000	2020 £000
Bank loans	<u>459</u>	<u>498</u>
Creditors include amounts not wholly repayable within 5 years as follows:		
	2021 £000	2020 £000
Repayable by instalments	<u>271</u>	<u>307</u>

Bank mortgage loan disclosed under creditors falling due after 1 year is secured by the charity on certain of its freehold properties. It comprises a 20-year loan drawn in 2016 which has a variable rate of 2.1% over the bank's base rate and is repayable by instalments.

Bank loans includes a Government backed 'bounce back' loan, which was drawn down in July 2020. This loan is 100% guaranteed by the Government and there were no fees or interest payable in the first 12 months. After this 12-month period, interest is charged at 2.5% per annum.

Westcott House
Notes to the Accounts
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18 Statement of Funds

Current Year	Brought Forward £000	Income £000	Resources expended £000	Transfers In/out £000	Gains/ (losses) £000	Balance 2021 £000
Designated Funds						
Fixed asset fund	13,156	-	-	770	-	13,926
General Funds						
General Fund	(359)	1,030	(1,488)	1,346	(41)	488
Total Unrestricted funds	12,797	1,030	(1,488)	2,116	(41)	14,414
Endowment Funds						
Endowment Fund (note 21)	285	-	-	-	-	285
Restricted funds						
Restricted funds (note 22)	2,307	69	(49)	(2,116)	-	211
Total of Funds	15,389	1,099	(1,537)	-	(41)	14,910
Prior Year	Brought Forward £000	Income £000	Resources expended £000	Transfers In/out £000	Gains/ (losses) £000	Balance 2020 £000
Designated Funds						
Fixed asset fund	13,196	-	-	(40)	-	13,156
General Funds						
General Fund	(140)	1,010	(1,351)	49	73	(359)
Total Unrestricted funds	13,056	1,010	(1,351)	9	73	12,797
Endowment Funds						
Endowment Fund (note 21)	285	-	-	-	-	285
Restricted funds						
Restricted funds (note 22)	1,304	1,096	(84)	(9)	-	2,307
Total of Funds	14,645	2,106	(1,435)	-	73	15,389

19 FUNDS

ENDOWMENT FUNDS

The endowment funds were set up from monies gifted to the Charity. The Funds have been invested in order to generate income in the form of dividends and interest to be used for the purposes detailed below. The capital element of the funds cannot be expended

Inge Bequest Fund

The income generated is included in the General Fund. The Fund was set up to provide bursaries for training for Orders in the Church of England, provided the student is not tied to any diocese

Westcott House
Notes to the Accounts
for the year ended 31 August 2021

19 FUNDS (continued)

Purvis Bequest Fund

The income generated is included in the General Fund. The income is available to help towards the Principal's stipend

Specific Funds

Endowment Funds where the income generated is specific are included below

Endowment Fund

The Endowment Fund was set up with the intention that the capital element should be preserved. The income generated is split between the specific restricted funds and unrestricted funds

RESTRICTED FUNDS

Ministry Division Academic Fees

The fund represents monies received from the Ministry Division to contribute to academic tuition fees for students studying at Westcott House

Cunningham Bequest

The fund is used to provide bursaries for Old Marlburian and Wykehamist students training for ministry or other student in training for ministry

Cunningham Memorial Fund

The fund was set up to provide monies for refresher courses

Arthur Swinger Fund

The income is used to provide bursaries of grants to students particularly in the case of illness

Montefiore Prize Fund

The fund was set up to provide prizes, awarded at the discretion of the Principal and Council

Bushby Memorial Fund

The purpose of this fund is to assist students in Greek testament studies

Haworth Prize Fund

The Fund was established to provide prizes awarded at the discretion of the Principal and the Council awarded in books for the best performance in Federation Exams

Jennings Fund

The purpose of the Fund is to assist students to take a course of studies at Westcott House

Principal's Discretionary Fund

The Fund was set up with the intention that the capital element should be preserved. The income generated is used at the Principal's discretion in furtherance of the charity's objectives

Southern African Bursary Fund

The Fund was set up in 1997 from a donation of £25,000. The income generated is used to provide bursaries towards maintenance and tuition costs for one term's study at Westcott House for clergy from the Anglican Church of the Province of Southern Africa

The Peter Walker China Bursary

This was set up from a donation received in 2004 to provide living expenses and tuition fees for candidates from Hong Kong and China

Bursary Fund

Set up in 2011 the fund contributes towards the academic fees for those in training for Ministry

Building Development Fund

The Fund was set up in 2015 for the new planned development

G&H Development Fund

The Fund was set up from a donation in 2018 to contribute to the refurbishment and transformation of Blocks G&H to improve the living conditions of students at Westcott House

Westcott House
Notes to the Accounts
for the year ended 31 August 2021

20 Analysis of Net Assets between funds

Current Year	Endowment Funds 2021 £000	Restricted Funds 2021 £000	Unrestricted Funds 2021 £000	Total Funds 2021 £000
Tangible fixed assets	285	-	14,385	14,670
Fixed asset investments	-	-	-	-
Current Assets	-	211	879	1,090
Creditors due within one year	-	-	(382)	(382)
Creditors due in more than one year	-	-	(459)	(459)
Provisions for liabilities and charges	-	-	(9)	(9)
	<u>285</u>	<u>211</u>	<u>14,414</u>	<u>14,910</u>

Prior Year	Endowment Funds 2020 £000	Restricted Funds 2020 £000	Unrestricted Funds 2020 £000	Total Funds 2020 £000
Tangible fixed assets	285	1,966	13,455	15,706
Fixed asset investments	-	-	-	-
Current Assets	-	341	320	661
Creditors due within one year	-	-	(261)	(261)
Creditors due in more than one year	-	-	(698)	(698)
Provisions for liabilities and charges	-	-	(19)	(19)
	<u>285</u>	<u>2,307</u>	<u>12,797</u>	<u>15,389</u>

21 Endowment Funds

Current Year	Balance at 1 September 2020 £000	Income £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2021 £000
GENERAL FUNDS					
Inge Bequest	30	-	-	-	30
Purvis Bequest	71	-	-	-	71
Unrestricted units	3	-	-	-	3
	<u>104</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>104</u>
SPECIFIC FUNDS					
Cunningham Bequest	10	-	-	-	10
Cunningham Memorial	7	-	-	-	7
Arthur Swingler Fund	20	-	-	-	20
Montefiore Prize	4	-	-	-	4
Bushby Memorial	3	-	-	-	3
Haworth Prize	1	-	-	-	1
Jennings Fund	12	-	-	-	12
Principal's Discretionary Fund	48	-	-	-	48
	<u>105</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>105</u>
UNINVESTED FUNDS					
Unrestricted	76	-	-	-	76
	<u>285</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>285</u>

Westcott House
Notes to the Accounts
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21 Endowment Funds (continued)

Prior Year	Balance at 1 September 2019 £000	Income £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2020 £000
GENERAL FUNDS					
Inge Bequest	30	-	-	-	30
Purvis Bequest	71	-	-	-	71
Unrestricted units	3	-	-	-	3
	104	-	-	-	104
SPECIFIC FUNDS					
Cunningham Bequest	10	-	-	-	10
Cunningham Memorial	7	-	-	-	7
Arthur Swingler Fund	20	-	-	-	20
Montefiore Prize	4	-	-	-	4
Bushby Memorial	3	-	-	-	3
Haworth Prize	1	-	-	-	1
Jennings Fund	12	-	-	-	12
Principal's Discretionary Fund	48	-	-	-	48
	105	-	-	-	105
UNINVESTED FUNDS					
Unrestricted	76	-	-	-	76
	285	-	-	-	285

22 Restricted Funds

Current Year	Balance at 1 September 2020 £000	Income £000	Resources expended £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2021 £000
MINISTRY DIVISION FUNDS						
Ministry Division academic fee	-	49	(49)	-	-	-
SPECIFIC FUNDS						
Cunningham Bequest	10	1	-	-	-	11
Cunningham Memorial	7	1	-	-	-	8
Arthur Swingler Fund	15	1	-	-	-	16
Montefiore Prize	5	-	-	-	-	5
Bushby Memorial	3	-	-	-	-	3
Haworth Prize	1	-	-	-	-	1
Jennings Fund	5	1	-	-	-	6
Southern African Bursary Fund	84	4	-	-	-	88
Peter Walker China Bursary	18	-	-	-	-	18
Bursary Fund	1	8	-	(9)	-	-
Principal's Discretionary Fund	8	4	-	-	-	12
G&H Development Fund	2,150	-	-	(2,107)	-	43
Total Restricted	2,307	69	(49)	(2,116)	-	211

Westcott House
Notes to the Accounts
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22 Restricted Funds (continued)

Prior Year	Balance at 1 September 2019 £000	Income £000	Resources expended £000	Transfers £000	Revaluation of Investments £000	Balance at 31 August 2020 £000
MINISTRY DIVISION FUNDS						
Ministry Division academic fee	-	83	(83)	-	-	-
SPECIFIC FUNDS						
Cunningham Bequest	9	1	-	-	-	10
Cunningham Memorial	6	1	-	-	-	7
Arthur Swingler Fund	13	2	-	-	-	15
Montefiore Prize	5	-	-	-	-	5
Bushby Memorial	3	-	-	-	-	3
Haworth Prize	1	-	-	-	-	1
Jennings Fund	4	1	-	-	-	5
Southern African Bursary Fund	80	4	-	-	-	84
Peter Walker China Bursary	18	-	-	-	-	18
Bursary Fund	3	7	-	(9)	-	1
Building Development Fund	-	1	(1)	-	-	-
Principal's Discretionary Fund	2	6	-	-	-	8
G&H Development Fund	1,160	990	-	-	-	2,150
Total Restricted	1,304	1,096	(84)	(9)	-	2,307

At the year end the charity reviewed its expenditure during the year and where possible allocated costs to certain restricted funds. Where specific costs were not easily identifiable these have been shown as transfers to unrestricted funds.

The transfer from the Bursary Fund represents a contribution to the shortfall in funding for Ordinands studying BTh award.

Westcott House
Notes to the Accounts
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23 Reconciliation of Net Movement in Funds to Net Cash Flow from Operating Activities

	2021 £000	2020 £000
Net income for the year (as per Statement of financial activities)	(479)	744
Adjustment for:		
Depreciation charges	404	254
Loss on disposal of Fixed assets	42	
Dividends, interest and rents from investments	-	(1)
(Increase)/decrease in stocks	-	3
Decrease/(increase) in debtors	(23)	27
Increase/(decrease) in creditors	(90)	181
Increase/(decrease) in provisions	(10)	(82)
Net cash generated by operating activities	<u>(156)</u>	<u>1,126</u>

24 Analysis of Net Debt

Current Year	Balance at 1 September 2020 £000	Cash Flows £000	Balance at 31 August 2021 £000
Cash in hand	583	406	989
Creditors: Amounts falling due within one year			
Bank loans	(36)	(11)	(47)
Other loan	(200)	-	(200)
Creditors: Amounts falling after more than one year			
Bank loans	(498)	39	(459)
Total	<u>(151)</u>	<u>434</u>	<u>283</u>
Prior Year	Balance at 1 September 2019 £000	Cash Flows £000	Balance at 31 August 2020 £000
Cash in hand	143	440	583
Creditors: Amounts falling due within one year			
Bank loans	(38)	2	(36)
Other loan	-	(200)	(200)
Creditors: Amounts falling after more than one year			
Bank loans	(454)	(44)	(498)
Total	<u>(349)</u>	<u>198</u>	<u>(151)</u>

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25 Pension Commitments

Church of England Funded Pension Scheme (CEFPS)

Westcott House Cambridge participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the Responsible Bodies.

Each participating Responsible Body in the scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This means it is not possible to attribute the Scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are contributions payable towards benefits and expenses accrued in that year (2021: £33,683, 2020: £28,308), plus the figures highlighted in the table blow as being recognised in the SoFA, giving a total charge of £33,683 for 2021 (£30,308 for 2020).

A valuation of the Scheme is carried out once every three years. The most recent Scheme valuation completed was carried out at as 31 December 2018. The 2018 valuation revealed a deficit of £50m, based on assets of £1,818m and a funding target of £1,868m, assessed using the following assumption

- An average discount rate of 3.2% p.a.;
- RPI inflation of 3.4% p.a. (and pension increases consistent with this);
- Increase in pensionable stipends of 3.4% p.a.;
- Mortality in accordance with 95% of the S3NA_VL tables, with allowance for improvements in mortality rates in line with the CMI2018 extended model with a long term annual rate of improvement of 1.5%, a smoothing parameter" of 7 and an initial addition to mortality improvements of 0.5% pa.

Following the 31 December 2018 valuation, a recovery plan was put in place until 31 December 2022 and the deficit recovery contributions (as a percentage of pensionable stipends) are as set out in the table below.

% of pensionable stipends	January 2018 to December 2020	January 2021 to December 2022
Deficit repair contributions	11.9%	7.1%

As at 31 December 2018 the deficit recovery contributions under the recovery plan in force at that time were 11.9% of pensionable stipends until December 2025.

As at 31 December 2019 and 31 December 2020 the deficit recovery contributions under the recovery plan in force were as set out in the above table.

For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

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25 Pension Commitments (continued)

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. The movement in the balance sheet liability over 2019 and over 2020 is set out in the table below.

	2020	2019
Balance sheet liability at 1 January	19,000	101,000
Deficit contribution paid	(9,000)	(11,000)
Interest cost (recognised in SoFA)		2,000
Remaining change to the balance sheet liability* (recognised in SoFA)	(1,000)	(73,000)
Balance sheet liability at 31 December	<u>9,000</u>	<u>19,000</u>

* Comprises change in agreed deficit recovery plan, and change in discount rate and assumptions between year-ends.

This liability represents the present value of the deficit contributions agreed as at the accounting date and has been valued using the following assumptions set by reference to the duration of the deficit recovery payments:

	December 2020	December 2019	December 2018
Discount rate	0.2% pa	1.1% pa	2.1% pa
Price inflation	3.1% pa	2.8% pa	3.1% pa
Increase to total pensionable payroll	1.6% pa	1.3% pa	1.6% pa

The legal structure of the scheme is such that if another Responsible Body fails, Westcott House Cambridge could become responsible for paying a share of that Responsible Body's pension liabilities.

Church workers Pension Fund (CWPF)

Westcott House Cambridge participates in the Pension Builder Scheme section of CWPF for lay staff. The Scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the Employer and the other participating employers.

The Church Workers Pension Fund has a section known as the Defined Benefits Scheme, a deferred annuity section known as Pension Builder Classic and a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

The Pension Builder Scheme of the Church Workers Pension Fund is made up of two sections, Pension Builder Classic and Pension Builder 2014, both of which are classed as defined benefit schemes.

Pension Builder Classic provides a pension for members for payment from retirement, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Bonuses may also be declared, depending upon the investment returns and other factors.

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25 Pension Commitments (continued)

Pension Builder 2014 is a cash balance scheme that provides a lump sum that members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. This account may have bonuses added by the Board before retirement. The bonuses depend on investment experience and other factors. There is no requirement for the Board to grant any bonuses. The account, plus any bonuses declared, is payable from members' Normal Pension Age.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are contributions payable (2021: £36,843, 2020: £27,468).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent was carried out as at 31 December 2016. A valuation as at 31 December 2019 was under way as at 31 December 2020.

For the Pension Builder Classic section, the valuation revealed a deficit of £14.2m on the ongoing assumptions used. At the most recent annual review, the Board chose not to grant a discretionary bonus, which will have acted to improve the funding position. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £1.8m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, Westcott House Cambridge could become responsible for paying a share of that employer's pension liabilities.

26 Operating Lease Commitments

At 31 August 2021 the total of the charity's future minimum lease payments under non-cancellable operating leases was:

	Other 2021 £000	Other 2020 £000
Amounts payable:		
within one year	1	1
within two to five years	1	1
	<u>2</u>	<u>2</u>

27 Related Party Transactions

There were no related party transactions in the current or prior year.