

Charity registration number 1044567

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr A M Pear
Mr J E Ward
Mr D W Crawford
Mrs R Franklin
Mrs P Pinto

Charity number

1044567

Principal address

51 Moss Road
Congleton
Cheshire
England
CW12 3BN

Independent examiner

Colin Higginson - FCCA
Hammond McNulty LLP
Bank House
Market Square
Congleton
Cheshire
CW12 1ET

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

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THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their annual report and financial statements for the year ended 31 December 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the 's declaration of trust dated 7 December 1994, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The objects of the Trust are that the trustees shall hold the trust fund and its income upon trust to apply them to promote the advancement of education for the public benefit relating to natural history, ecology and conservation of the natural environment and in particular by making grants to registered charities or for the charitable purpose of any organisation in the furtherance of these objectives as indicated in the will of William Dean.

The Trustees meet four times each year in March, June, September and December when applications for grants are considered by them as well as matters relating to the administration of the Trust.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the should undertake.

Achievements and performance

The Trustees have in accordance with the Trust made grants during the year to the organisations and causes as detailed in the financial statement.

The rents of property now owned by the Trust and previously owned by William Dean, (principally the Astbury Garden Centre) show a good return and are tenanted by reliable tenants. The portfolio value of other investments at the end of December 2022 was £1,261,154 (£1,415,050 at 31 December 2021) decreasing in value by £153,896. The dividends and interest income is more than last year by £3,930 producing an income of £38,068 (£34,138 in 2021).

Financial review

After providing sufficient funds to cover all management and administration the Trustees regard the remaining incoming resources as the free reserves of the Trust and available for the general purposes of making grants in accordance with the stated objectives of the Trust. The balance of reserves available at 31 December 2022 were £36,402 (£28,868 at 31 December 2021).

The trustees intend that the real value of their assets should be maintained and enhanced over the long term by investment in tenanted property (as mentioned above) and in portfolio comprising equities fixed income stocks and cash.

Investment Brief

In order to meet these objectives the Trustees have appointed Messrs Whittaker & Biggs, Chartered Surveyors to advise them on such matters relating to the let property including the rent which should be charged and the conduct of the necessary procedure for the increasing of such rent at the appropriate times. They have also appointed Barclays Wealth as their agent to manage a diversified portfolio of other suitable investments on a discretionary basis. The proportions invested in equities fixed income stocks and cash are reviewed on a regular basis by Barclays Wealth to provide guidance on the suitability of that element of investment policy and having regard to the substantial proportion of the Trustees assets being invested in realty.

Financial Policy

The Trustees have prepared an Investment Policy Statement which provides guidance as to how the asset management functions should be exercised. So far as concerns the portfolio investments the Trustees have delegated such functions to Barclays Wealth.

Structure, governance and management

The organisation is a charitable trust registered with the Charity Commission numbered 1044567. The trust was constituted by a Declaration of Trust ("the Trust") dated December 1994 and registered by the Charity Commission on 1st March 1995. The trust was established in accordance with the wishes of William Dean who died on 6th October 1993 as expressed in his Will which was proved in the District Probate Registry at Birmingham on 24th June 1994 by the Executors, William Lindsay Crawford, John Edward Ward, David Albiston Daniel and David William Crawford who became the Trustees of the Trust together with David John Parsons, Margaret Williamson, Rebecca Franklin and Patti Pinto who were subsequently appointed by them as additional Trustees. William Lindsay Crawford resigned on 23rd September 2014, Margaret Williamson sadly passed away on 5th April 2015 and David Albiston Daniel resigned on 9th September 2019.

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr A M Pear

Mr J E Ward

Mr D W Crawford

Mrs R Franklin

Mrs P Pinto

Recruitment and appointment of new trustees

There shall be at least three trustees. Every future trustee shall be appointed by a resolution of the trustees passed at a special meeting.

In selecting persons to be appointed as trustees, the trustees shall take into account the benefits of appointing a person able by virtue of his or her personal or professional qualifications to make a contribution to the pursuit of the objects or the management of the charity.

When any new trustee is appointed the trustees shall ensure that any land belonging to the charity which is not vested or about to be vested in a custodian trustee and all other property of the charity which is not vested or about to be vested in a custodian trustee or a nominee is effectively vested in the persons who are the trustees following such appointment.

If for any reason trustees cannot be appointed in accordance with the foregoing positions the statutory power of appointing new or additional trustees shall be exercisable.

The trustees' report was approved by the Board of Trustees.

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Mr J E Ward

Trustee

Date:

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

I report to the trustees on my examination of the financial statements of The William Dean Countryside and Educational Trust (the) for the year ended 31 December 2022.

Responsibilities and basis of report

As the trustees of the you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

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

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with 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) 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 now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

- 1 accounting records were not kept in respect of the as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Colin Higginson - FCCA

Hammond McNulty LLP
Bank House
Market Square
Congleton
Cheshire
CW12 1ET

Dated:

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds 2022 £	Unrestricted funds 2021 £
<u>Income from:</u>			
<u>Charitable activities</u>			
Investments	3	85,623	80,358
		<hr/>	<hr/>
<u>Expenditure on:</u>			
Raising funds	4	4,000	4,027
		<hr/>	<hr/>
Charitable activities	5	78,101	87,470
		<hr/>	<hr/>
Other	9	127	150
		<hr/>	<hr/>
Total expenditure		82,228	91,647
		<hr/>	<hr/>
Net gains/(losses) on investments	10	(149,758)	391,852
		<hr/>	<hr/>
Net movement in funds		(146,363)	380,563
Fund balances at 1 January 2022		2,492,118	2,111,555
		<hr/>	<hr/>
Fund balances at 31 December 2022		2,345,755	2,492,118
		<hr/> <hr/>	<hr/> <hr/>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Investment property	12	1,050,000		1,050,000	
Investments	13	1,261,154		1,415,050	
			<u>2,311,154</u>		<u>2,465,050</u>
Current assets					
Cash at bank and in hand		36,402		28,868	
Creditors: amounts falling due within one year	14	<u>(1,801)</u>		<u>(1,800)</u>	
Net current assets			<u>34,601</u>		<u>27,068</u>
Total assets less current liabilities			<u>2,345,755</u>		<u>2,492,118</u>
Income funds					
Unrestricted funds			<u>2,345,755</u>		<u>2,492,118</u>
			<u>2,345,755</u>		<u>2,492,118</u>

The financial statements were approved by the Trustees on

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Mr J E Ward

Trustee

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

The William Dean Countryside and Educational Trust is a charitable trust.

1.1 Accounting convention

The financial statements have been prepared in accordance with the 's [governing document], the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The is a Public Benefit Entity as defined by FRS 102.

The has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the . Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the .

1.4 Income

Income is recognised when the is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

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. Direct costs attributable to a single activity are allocated directly to that 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 charges are allocated on the portion of the asset's use.

Freehold land is not depreciated.

1.6 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the 's contractual obligations expire or are discharged or cancelled.

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies (Continued)

1.9 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the 's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Rental income	47,550	46,217
Income from listed investments	38,068	34,138
Interest receivable	5	3
	<u>85,623</u>	<u>80,358</u>

4 Raising funds

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Investment management costs	4,000	4,027
	<u>4,000</u>	<u>4,027</u>

5 Grants payable

	Grants to institutions	Grants to institutions
	2022	2021
	£	£

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

5 Grants payable	(Continued)	
Grants to institutions (62 grants):		
The Albrighton Trust	-	500
Amphibian & Reptile Conservation Trust	500	500
Astbury May Day Committee	1,000	500
Astbury Primary School	1,500	-
Baddeley Green Hedgehog Rescue	500	-
Barlow Hall Primary School	-	1,200
Barn Owl Trust	250	-
Bat Conservation Trust	250	-
Berkshire, Buckinghamshire & Oxfordshire Wildlife Trusts	250	-
Biddulph Youth & Community Zone	-	1,000
Botanical Society of Britain & Ireland	250	-
Bounceback Food CIC	500	-
Bradwell Court Care Home	-	300
Brogdale Collections	1,000	-
Buglawton In Bloom	400	350
Buglawton Primary School	1,000	-
Buxton Civil Association	-	500
Centre For Alternative Technology	-	500
Cheshire Beekeepers' Association	-	500
Cheshire Wildlife Trust	30,000	15,000
Chester Zoo	-	1,500
Children's Adventure Farm Trust	1,500	1,000
Christ The King Primary School	1,200	-
Church Pastoral Aid Society	1,000	1,000
Clean Rivers Trust	250	250
Climbing Out	-	750
Congleton Building Preservation Trust	-	3,000
Congleton High School	1,500	-
Congleton Sustainability Group	1,800	1,000
Congleton Town Council	-	2,100
CPRE (Campaign to Protect Rural England)	250	500
Cuan Wildlife Rescue	500	-
Dane Valley Climate Action Group	1,000	1,200
Dane Valley Community Energy	-	1,600
Derbyshire Wildlife Trust	-	1,000
Donkey Sanctuary	-	100
Douglas Macmillan Hospice	500	500
Earth Trust	500	-
Eathwatch Institute	900	500
Ecological Continuity Trust	500	-
Endangered Species Protection Agency	500	500
European Squirrel Initiative	250	-
Farplace Animal Rescue	-	250
Framework Housing	1,000	1,000
Freshfields Animal Rescue	500	500
Friendly Faces Nursery	-	500
Friends for Leisure	-	600
Friends of Congleton Park	1,000	-
Friends of Cromford Canal	1,000	-
Future Trees Trust	-	500

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

5 Grants payable	(Continued)	
Game & Wildlife Conservation Trust	500	500
Garden Classroom	-	500
Growing Well	1,000	-
Hilary Avenue Allotment Association	100	-
International Otter Survival Fund	250	250
Kingswood Trust	750	-
Langdyke Countryside Trust	500	-
LEAF (Linking Environment and Farming)	500	500
Marine Conservation Society	500	-
Mossley Academy	2,000	-
New Life Church	500	-
Newbold Astbury Cum Moreton PC	2,000	-
Nottinghamshire Wildlife Trust	-	500
Open University Donations Account	-	1,000
Outward Bound Trust	1,000	1,000
Parish of Congleton St Peter's Church	500	-
PCC St Marys Church Astbury	1,000	-
Peter Pan Centre	1,000	-
Plant Heritage	-	500
Prickles Hedgehog Rescue	250	250
Ramblers Association	-	500
Rare Breeds Survival Trust	250	-
Rossendale Trust	1,000	-
Royal Academy of Culinary Arts	-	1,000
Royal Forestry Society	-	750
Ruby's Fund	-	25,000
Scottish Seabird Centre	500	500
Secret World Wildlife	-	1,000
Sheffield & Rotherham Wildlife Trust	500	500
Shropshire Barn Owl Trust	-	500
Soil Association	500	-
Songbird Survival	250	250
St Andrews Environment	-	250
Staffordshire Wildlife Trust	-	1,000
Strongbones Children's Charitable Trust	500	500
Surfers Against Sewage	250	500
The Renewal Trust	-	500
Thomas Theyer Foundation	1,000	-
Tree Action UK CIC	1,000	-
Ukraine Appeal DEC	1,000	-
Vauxhall City Farm	-	1,000
Whirlow Hall Farm Trust	1,000	1,000
Wildwood Trust	500	-
Woodcock's Well Primary School	-	2,000
Woodland Heritage	500	-
Zoological Society of London	-	500
	<u>74,150</u>	<u>82,950</u>

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

5 Grants payable (Continued)

6 Support costs

	Support costs	Governance costs	2022	2021
	£	£	£	£
Audit fees	-	1,800	1,800	1,800
Legal and professional	-	-	-	720
Office administration costs	-	2,150	2,150	2,000
	<u>-</u>	<u>3,950</u>	<u>3,950</u>	<u>4,520</u>
Analysed between				
Charitable activities	<u>-</u>	<u>3,950</u>	<u>3,950</u>	<u>4,520</u>

Governance costs includes payments to the auditors of £1,800 (2021 - £1,800) for accounts preparation and independent examiners fees.

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the during the year.

8 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Total	<u>-</u>	<u>-</u>

There were no employees whose annual remuneration was more than £60,000.

9 Other

	Unrestricted funds	Unrestricted funds
	2022 £	2021 £
Post & stationery	-	21
Financing costs	127	129
	<u>127</u>	<u>150</u>

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

10 Net gains/(losses) on investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Revaluation of investments	(150,329)	391,852
Gain/(loss) on sale of investments	571	-
	<u>(149,758)</u>	<u>391,852</u>

11 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

12 Investment property

	2022
	£
Fair value	
At 1 January 2022 and 31 December 2022	<u>1,050,000</u>

Investment property comprises land & buildings. The fair value of the investment property has been arrived at on the basis of a valuation carried out on 24 August 2022 by J E Ward a trustee by estimating the current market value of the property.

	2022	2021
	£	£
Freehold	1,050,000	1,050,000
Long leasehold	-	-
Short leasehold	-	-
	<u>1,050,000</u>	<u>1,050,000</u>

13 Fixed asset investments

THE WILLIAM DEAN COUNTRYSIDE AND EDUCATIONAL TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

13 Fixed asset investments	(Continued)
	Listed investments
	£
Cost or valuation	
At 1 January 2022	1,415,050
Valuation changes	(150,329)
Realised Profit/(Loss)	571
Disposals	(4,138)
	<hr/>
At 31 December 2022	1,261,154
	<hr/>
Carrying amount	
At 31 December 2022	1,261,154
	<hr/> <hr/>
At 31 December 2021	1,415,050
	<hr/> <hr/>
Investment assets consist of:	
82.7% UK	
10.3% USA	
7.0% Emerging	

14 Creditors: amounts falling due within one year	2022	2021
	£	£
Accruals and deferred income	1,801	1,800
	<hr/> <hr/>	<hr/> <hr/>

15 Related party transactions

Transactions with related parties

During the year the entered into the following transactions with related parties:

	Rental income	
	2022	2021
	£	£
Rent of land	5,750	5,750
	<hr/>	<hr/>
	5,750	5,750
	<hr/> <hr/>	<hr/> <hr/>

One of the trustees J E Ward is a partner of E Ward & Son a tenant which rents land from the William Dean Trust; the tenancy agreement was negotiated at arms length advised by an independent qualified valuer acting in the interests of the charity. The tenancy agreement is reviewed regularly on the same commercial basis as other tenancy agreements the trust holds.