

REGISTERED CHARITY NUMBER: 309672

**TRUSTEES' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 AUGUST 2022
FOR
WESTMINSTER COLLEGE OXFORD TRUST**

Ashdown Hurrey Auditors Limited
Statutory Auditors
20 Havelock Road
Hastings
East Sussex
TN34 1BP

WESTMINSTER COLLEGE OXFORD TRUST

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WESTMINSTER COLLEGE OXFORD TRUST

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 AUGUST 2022**

TRUSTEE

Westminster College Oxford Trust Limited

CUSTODIAN TRUSTEES

Trustees for Methodist Church Purposes

**DIRECTORS OF
TRUSTEE COMPANY**

Revd Canon Sir R Waller (Chairman)

Mrs A Bolton

Professor B J Clack

Ms A J Gowman

Appointed 1 September 2021

Revd Dr J R Hustler

Mrs C M Lines

Professor D R Matthews

Appointed 1 September 2021

Dr C Norris

Revd Canon Dr M Wellings

PRINCIPAL ADDRESS

c/o 20 Havelock Road
Hastings
East Sussex
TN34 1BP

REGISTERED CHARITY NUMBER

309672

AUDITORS

Ashdown Hurrey Auditors Limited
Statutory Auditors
20 Havelock Road
Hastings
East Sussex
TN34 1BP

WESTMINSTER COLLEGE OXFORD TRUST

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2022

The Trustee presents its report with the financial statements of the Charity for the year ended 31 August 2022.

The Trustee has adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' which is also in accordance with Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and activities of the trust

The Charity's trust deed requires that the trust property shall be used and occupied for the purposes of promoting and advancing education and in particular but not by way of limitation the training of teachers and the advancement of further and higher education.

Since April 2000, the objects of the Charity have been achieved through a lease and other agreements with Oxford Brookes University. Under these agreements, the Charity's main charitable asset, the Harcourt Hill Estate, was used by Oxford Brookes University for educational purposes in return for a peppercorn rent and an undertaking by the University to resource and maintain specified Church-related and educational activities. These included the provision of chaplaincy and the management of various collections owned by the Charity or other parties.

On 26 July 2017 a new 99-year lease for the Harcourt Hill Estate was signed with the University. Under this lease, the Charity received an initial premium of £3,750,000 and annual rental income of at least £420,000 which is available to fund educational activities either at Oxford Brookes University or elsewhere.

The main activity of the Charity is to make grants which promote or advance education and to monitor the purposes for which those grants are used. Until the new lease was signed in July 2017, the Charity's key activity was ensuring that the undertakings made as part of the old lease and associated arrangements were complied with and respected.

The Charity also holds endowment funds for the benefit of students studying at Oxford Brookes University, which are allocated in accordance with the appropriate terms of reference.

Public benefit

The Trustee has had regard to the Charity Commission's guidance on public benefit.

The educational activities advanced by the Charity represent a substantial public benefit. This is achieved through academic activities such as the initial training and continuing professional development of teachers and teaching assistants, the promotion of research and dissemination of its results. All may enjoy the open spaces of the Harcourt Hill Estate, and the Leisure Centre and Sports Facilities are accessible to local schools and organisations and to the general public, through a membership scheme. The specialist archives and art collections loaned to the university are open to the public by appointment.

WESTMINSTER COLLEGE OXFORD TRUST

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2022

OBJECTIVES AND ACTIVITIES

Management and governance arrangements

The Charity is governed by its Trust Deed drawn up and dated 7 March 1955 as amended, most recently on 5 November 2001. The Trustee is Westminster College Oxford Trust Limited, which is governed by Articles of Association as amended on 2 October 2013. The directors are appointed by the Methodist Church, normally for an initial term of three years with the possibility of re-appointment for a further three years, and beyond that in exceptional circumstances. The directors may also co-opt further members of the Board, and Revd Dr Martin Wellings has recently been co-opted onto the Board, as a project is being discussed which requires his specialist knowledge. Directors do not receive any formal training but are selected based on their relevant experience and knowledge. New directors receive an informal induction through meetings with existing Board members and the provision of appropriate background information.

The Charity has no employees and all key decisions are made by the Board. Board members are in regular electronic contact and there are at least three formal Board meetings each year, for which detailed papers are prepared and distributed in advance. There are annual reports from the Dean of Faculty, the Head of Education, the Chaplain and the senior staff of the Oxford Centre for Methodism and Church History, whose work is currently supported by funding from the Trust. The Board continues to engage with the University in its ongoing use and possible development of the campus.

The Trustee provides an annual governance report to the Methodist Council. It has retained operational links with the Church throughout the year through the presence of the Secretary of the Methodist Conference who is an ex-officio member of the Board of Directors.

The Board of Directors (the Trustee) uses the services member of the Connexional Team at Methodist Church House to convene and service meetings of the directors, and to conduct business as directed by the Trustee between meetings.

ACHIEVEMENT AND PERFORMANCE

Achievements and performance of the trust and plans for future periods

The effects of the global pandemic are diminishing. Oxford Brookes is back to full operation, and working practices at Harcourt Hill are, in the main, as they were pre-pandemic. Footfall through the Centre for Methodism and Church History remains low; the work undertaken by the team there is however much valued by the trust.

During the year ended 31 August 2022, the Charity:

- made short and medium-term grants to the university for the continuing provision of charitable activities
- continued work on a long-term vision for the work of the Charity in the field of education
- developed closer links with Wesley Memorial Church Oxford in order to explore partnership potential
- engaged with other Methodist bodies operating in the field of education to offer more coordinated and sustainable support for the church's educational mission.

The key activities supported by the Charity at Oxford Brookes University in the year ended 31 August 2022 were:

- The Centre for Methodism and Church History which promotes scholarly research into Methodism and related subjects, together with academic collaboration and exchange, nationally and internationally. The Centre is endeavouring to bring its collections to the attention of a wider academic and scholarly community, and seeking new ways of enriching provision.
- The provision of Chaplaincy services.

The Charity's plans for future periods include:

- continued engagement with the University as to the development of its estate strategy and its implications for the Westminster campus.
- work with other Methodist educational bodies upon the governance, financial and monitoring arrangements with the Methodist Academies and Schools Trust (MAST) in support of its five-year plan.
- strategic consideration of the heritage aspects of the trust in the longer term.

In discharging its responsibility to administer the endowment funds of the former Westminster College, the Charity has continued to seek to ensure that the funds are invested well and that the bursaries are awarded where there is real need and merit in accordance with the wishes of those who made the original scholarship bequests.

WESTMINSTER COLLEGE OXFORD TRUST

TRUSTEES' REPORT FOR THE YEAR ENDED 31 AUGUST 2022

FINANCIAL REVIEW

For the year under review, incoming resources related to investment income and rent (including the release of an element of the lease premium received). A generous donation of £1 million was received, to be spent as the Board members see fit within the objects of the Charity.

The Charity suffered some instability in the value of its general and endowment equity investments, largely due to the war in Ukraine. Outgoing resources related to grants made from the Charity's restricted and unrestricted funds, costs associated with the lease renewal, management fees paid to the Trustee and investment management expenses. The five year commitment to MAST of £180k grant per annum was fully discharged ahead of schedule.

RESERVES POLICY

The Charity has sought to maintain such a level of reserves so as to ensure its future existence and meet its administrative expenses out of the investment income. Under the new lease, the rental payments are sufficient to meet expenses and to make grants and the Charity has also received a significant sum in the form of the lease premium. The Trust's policy is to retain in reserves sufficient funds to meet its obligations for any three months of the year. In the year ended 31 August 2022, reserves comfortably exceeded this level. The Trustee is confident that the current level of reserves is adequate and at a higher level than will be retained in the longer term.

The free reserves position at the year end is £130,147, which represents the unrestricted net current assets. In addition, the Charity has access on notice of more than one month to its unrestricted investments of £4,228,822.

INVESTMENT POLICY

Following the strategic review of investment policy, the overall allocation for the general funds is currently as follows:

	<u>Suggested range</u>
Equity	60 - 80%
Fixed Interest	5 - 25%
Property	5 - 25%
Cash	0 - 10%

The Trustee continues to monitor investment of its endowment and restricted funds and invests in equity funds that element of restricted income which it does not expect to be spent within the next one to two years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

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

Approved by order of the board of trustees on 21 March 2023 and signed on its behalf by:

Mrs A Bolton
For and on behalf of Westminster College Oxford Trust Limited

WESTMINSTER COLLEGE OXFORD TRUST

STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 31 AUGUST 2022

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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 charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF WESTMINSTER COLLEGE OXFORD TRUST

Opinion

We have audited the financial statements of Westminster College Oxford Trust (the 'charity') for the year ended 31 August 2022 which comprise the Statement of Financial Activities, the Statement of Financial Position, the Statement of Cash Flows and notes to the financial statements, 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 (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 August 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for 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 charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC'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 trustees' 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 charity'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 trustees with respect to going concern are described in the relevant sections of this report.

Emphasis of matter

During the accounting period the charity received a donation of £1 million from a South Korean individual, who wished to remain anonymous.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors 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 this gives rise to a material misstatement in the financial statements themselves. 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 in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

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

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF WESTMINSTER COLLEGE OXFORD TRUST

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charity'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 trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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:

During the planning stage of this audit we considered the likelihood of irregularities around laws and regulations relevant to the charity, including enquiry of management and those charged with governance. These were also discussed during the audit planning meeting held by the team. We reviewed the charity's systems and controls in place, and formed an assessment as to their operational effectiveness.

We obtained an understanding of the legal and regulatory frameworks that are applicable to the entity and determined that the most significant are those that relate to:

- The financial reporting standard; FRS102
- Landlords and Tenants Act 1985

Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above.

During the course of this audit the team discussed this area with trustees of the charity and also carried out a review of legal expenses for evidence of any issues.

We considered the risk of fraud through management override and, in response, we incorporated testing of manual journal entries into our audit approach.

We are therefore of the opinion that given the risk level identified, our procedures planned and undertaken, are adequate for detecting irregularities.

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 Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
WESTMINSTER COLLEGE OXFORD TRUST**

Use of our report

This report is made solely to the charity's trustees, as a a body, 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 charity's trustees 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 charity's trustees as a body, for our audit work, for this report, or for the opinion we have formed.

Ashdown Hurrey Auditors Limited
Statutory Auditors
20 Havelock Road
Hastings
East Sussex
TN34 1BP

Date: 6 June 2023

WESTMINSTER COLLEGE OXFORD TRUST

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 AUGUST 2022**

	Notes	Unrestricted fund £	Restricted funds £	Endowment fund £	31.8.22 Total funds £	31.8.21 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies	3	1,000,000	-	-	1,000,000	-
Investment and rental income	4	559,389	7,611	-	567,000	544,811
Total		<u>1,559,389</u>	<u>7,611</u>	<u>-</u>	<u>1,567,000</u>	<u>544,811</u>
EXPENDITURE ON						
Raising funds						
Investment management costs	5	12,329	(11)	-	12,318	8,947
		12,329	(11)	-	12,318	8,947
Charitable activities						
Grants to individuals	6	-	4,070	-	4,070	4,028
Grants to institutions		25,041	-	-	25,041	342,941
Other		15,094	1,474	-	16,568	9,178
Total		<u>52,464</u>	<u>5,533</u>	<u>-</u>	<u>57,997</u>	<u>365,094</u>
Net gains on investments		17,608	-	-	17,608	8,033
NET INCOME		1,524,533	2,078	-	1,526,611	187,750
Other recognised gains/(losses)						
Gains/(losses) on revaluation of fixed assets		(310,136)	(5,202)	(30,192)	(345,530)	775,075
Net movement in funds		1,214,397	(3,124)	(30,192)	1,181,081	962,825
RECONCILIATION OF FUNDS						
Total funds brought forward		11,384,303	65,009	281,625	11,730,937	10,768,112
TOTAL FUNDS CARRIED FORWARD		<u><u>12,598,700</u></u>	<u><u>61,885</u></u>	<u><u>251,433</u></u>	<u><u>12,912,018</u></u>	<u><u>11,730,937</u></u>

The notes form part of these financial statements

WESTMINSTER COLLEGE OXFORD TRUST

**STATEMENT OF FINANCIAL POSITION
31 AUGUST 2022**

	Notes	Unrestricted fund £	Restricted funds £	Endowment fund £	31.8.22 Total funds £	31.8.21 Total funds £
FIXED ASSETS						
Tangible assets	12	51,300	-	-	51,300	51,300
Investments						
Investments	13	4,228,822	43,317	251,433	4,523,572	4,485,316
Investment property	14	11,750,000	-	-	11,750,000	11,750,000
		<u>16,030,122</u>	<u>43,317</u>	<u>251,433</u>	<u>16,324,872</u>	<u>16,286,616</u>
CURRENT ASSETS						
Debtors	15	353,675	(26,390)	-	327,285	100,878
Cash at bank		209,243	44,958	-	254,201	209,844
		<u>562,918</u>	<u>18,568</u>	<u>-</u>	<u>581,486</u>	<u>310,722</u>
CREDITORS						
Amounts falling due within one year	16	(432,771)	-	-	(432,771)	(595,978)
		<u>130,147</u>	<u>18,568</u>	<u>-</u>	<u>148,715</u>	<u>(285,256)</u>
NET CURRENT ASSETS						
		<u>16,160,269</u>	<u>61,885</u>	<u>251,433</u>	<u>16,473,587</u>	<u>16,001,360</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>16,160,269</u>	<u>61,885</u>	<u>251,433</u>	<u>16,473,587</u>	<u>16,001,360</u>
ACCRUALS AND DEFERRED INCOME	17	(3,561,569)	-	-	(3,561,569)	(4,270,423)
		<u>12,598,700</u>	<u>61,885</u>	<u>251,433</u>	<u>12,912,018</u>	<u>11,730,937</u>
NET ASSETS						
		<u>12,598,700</u>	<u>61,885</u>	<u>251,433</u>	<u>12,912,018</u>	<u>11,730,937</u>
FUNDS	18					
Unrestricted funds					12,598,700	11,384,303
Restricted funds:						
Dobson Theology Fund					2,455	4,750
Speight Undergraduate Fund					26,292	27,407
Postgraduate Bursary Fund					33,138	32,852
					<u>61,885</u>	<u>65,009</u>
Endowment funds					<u>251,433</u>	<u>281,625</u>
TOTAL FUNDS					<u>12,912,018</u>	<u>11,730,937</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 21 March 2023 and were signed on its behalf by:

Mrs A Bolton
For and on behalf of Westminster College Oxford Trust Limited

The notes form part of these financial statements

WESTMINSTER COLLEGE OXFORD TRUST**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 AUGUST 2022**

	Notes	31.8.22 £	31.8.21 £
Cash flows from operating activities			
Cash generated from operations	1	(156,465)	(1,131,277)
Net cash used in operating activities		<u>(156,465)</u>	<u>(1,131,277)</u>
Cash flows from investing activities			
Purchase of fixed asset investments		(596,999)	(253,065)
Sale of fixed asset investments		230,821	280,036
Rents received		464,147	458,879
Interest received		783	2,355
Dividends received		102,070	83,577
Net cash provided by investing activities		<u>200,822</u>	<u>571,782</u>
Change in cash and cash equivalents in the reporting period		<u>44,357</u>	<u>(559,495)</u>
Cash and cash equivalents at the beginning of the reporting period		<u>209,844</u>	<u>769,339</u>
Cash and cash equivalents at the end of the reporting period		<u><u>254,201</u></u>	<u><u>209,844</u></u>

The notes form part of these financial statements

WESTMINSTER COLLEGE OXFORD TRUST

**NOTES TO THE STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 AUGUST 2022**

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.8.22	31.8.21
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	1,526,611	187,750
Adjustments for:		
Gain on investments	(17,608)	(8,033)
Interest received	(783)	(2,355)
Dividends received	(102,070)	(83,577)
Rents received	(464,147)	(458,879)
Increase in debtors	(226,407)	(75,356)
Decrease in creditors	(872,061)	(690,827)
Net cash used in operations	<u>(156,465)</u>	<u>(1,131,277)</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.9.21	Cash flow	At 31.8.22
	£	£	£
Net cash			
Cash at bank	209,844	44,357	254,201
	<u>209,844</u>	<u>44,357</u>	<u>254,201</u>
Total	<u>209,844</u>	<u>44,357</u>	<u>254,201</u>

The notes form part of these financial statements

WESTMINSTER COLLEGE OXFORD TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2022

1. STATUTORY INFORMATION

Westminster College Oxford Trust is an unincorporated charity, registered in England & Wales. The charity's registered number and registered office address can be found in the Report of the Trustees.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

In preparing the financial statements, the trustees are required to make an assessment of the ability of the charity to continue as a going concern. The trustees have prepared a cash flow forecast for the charity which covers the 12 month period from the date of signing these financial statements. Against the backdrop of the COVID-19 Pandemic a "reverse stress" test has been applied to the forecasts, seeking to establish the level of liquidity headroom the charity is expected to have during this 12 month going concern period.

On the basis of these forecasts and the fact that the charity has substantial net assets, the trustees are confident that the charity has adequate resources to continue in operational existence and to meet its liabilities as they fall due for the foreseeable future. As a result of the above, the trustees have concluded that it remains appropriate to adopt a going concern basis of preparation in these financial statements.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Investments

Investments in managed funds are valued at the year-end bid-price value.

Investments in works of art are valued at market values, determined on the basis of periodic external valuations. In the intervening years between valuations, the Trustee assesses whether the basis for the valuation remains reasonable.

Investment property

Investment property is shown at most recent valuation on the basis of open market value. Any gains/losses arising from changes in market value are recognised on the Statement of Financial Activities.

A full external valuation is performed at least every five years. The Trustee considers the reasonableness of this valuation in the intervening years.

No depreciation is provided in respect of freehold land and buildings held for investment purposes.

Taxation

The trust is a registered charity and is therefore exempt from income tax and corporation tax on most of its activities. The charity receives no similar exemption in respect of value added tax.

WESTMINSTER COLLEGE OXFORD TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 AUGUST 2022

2. ACCOUNTING POLICIES - continued

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Endowment Funds

Deposits and managed fund investments representing the funds that have been invested through the charity have been allocated the appropriate portion of the interest and other investment income earned by the charity. The income received on these endowments is considered restricted funds for expenditure, in line with the original donor's wishes.

Use of restricted funds

An appropriate proportion of the administration costs based on the proportion of the secretary's time spent administering these funds is charged to restricted funds.

Recognition of income

All income from deposits, sale of assets and other sources is credited to the Statement of Financial Activities on an accruals basis. Distributions from pooled investment vehicles are recognised when received.

Rental income from assets leased under operating leases is recognised on a straight-line basis over the term of the lease. Lease premiums received on the grant of operating leases are recognised on a straight-line basis over the lease term.

Grant income is recognised in the financial statements when there is evidence of entitlement to the grant, receipt is probable and its amount can be measured reliably.

Judgements and estimates

In categorising lease as finance leases or operating leases, the Trustee makes judgements as to whether significant risks and rewards of ownership have transferred to the lessee, where the Group is the lessor. This is relevant to the lease between The Trust and Oxford Brookes University (OBU) as shown in Note 21, which has been classified as an operating lease.

The key judgement in the accounts relates to the valuation of the investment property which is the subject of the lease with OBU. Details are provided in Note 14.

3. DONATIONS AND LEGACIES

	Unrestricted funds £	Restricted funds £	Endowment funds £	31.8.22 Total funds £	31.8.21 Total funds £
Donations	<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>-</u>

The above donation relates to an amount received from a South Korean individual, who wished to remain anonymous. The Directors of the Corporate Trustee have taken appropriate actions in respect of the validity and appropriateness of this transaction.

WESTMINSTER COLLEGE OXFORD TRUST

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2022**

4. INVESTMENT AND RENTAL INCOME

	Unrestricted funds £	Restricted funds £	Endowment funds £	31.8.22 Total funds £	31.8.21 Total funds £
Rents received	464,147	-	-	464,147	458,879
Income receivable from investments in managed funds	94,586	7,484	-	102,070	83,577
Deposit account interest	656	127	-	783	2,355
	<u>559,389</u>	<u>7,611</u>	<u>-</u>	<u>567,000</u>	<u>544,811</u>

5. INVESTMENT MANAGEMENT COSTS

	Unrestricted funds £	Restricted funds £	Endowment funds £	31.8.22 Total funds £	31.8.21 Total funds £
Support costs	<u>12,329</u>	<u>(11)</u>	<u>-</u>	<u>12,318</u>	<u>8,947</u>

6. CHARITABLE ACTIVITIES COSTS

Grants to individuals					Grant funding of activities (see note 7) £ 4,070
Grants to institutions					25,041
					<u>29,111</u>

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

7. GRANTS PAYABLE

Grants to individuals				31.8.22 £ 4,070	31.8.21 £ 4,028
Grants to institutions				25,041	342,941
				<u>29,111</u>	<u>346,969</u>

WESTMINSTER COLLEGE OXFORD TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 AUGUST 2022

8. SUPPORT COSTS

	Finance £	Other £	Governance costs £	Totals £
Investment management costs	12,318	-	-	12,318
Other resources expended	-	334	16,234	16,568
	<u>12,318</u>	<u>334</u>	<u>16,234</u>	<u>28,886</u>

The sole Trustee of the charity, Westminster College Oxford Trust Limited, invoiced a management charge to the charity of £1,474 (2021: £1,438) in respect of expenses incurred in administering the charity.

Support costs, included in the above, are as follows:

	Investment management costs £	Other resources expended £	31.8.22 Total activities £	31.8.21 Total activities £
Bank charges	12,318	-	12,318	8,947
Trustees' remuneration etc	-	334	334	-
Auditors' remuneration	-	6,300	6,300	5,700
Auditors' remuneration for non audit work	-	2,040	2,040	1,440
Management fees	-	1,474	1,474	1,438
Legal and professional fees	-	6,420	6,420	600
	<u>12,318</u>	<u>16,568</u>	<u>28,886</u>	<u>18,125</u>

9. AUDITORS' REMUNERATION

	31.8.22 £	31.8.21 £
Fees payable to the charity's auditors for the audit of the charity's financial statements	6,300	5,700
Auditors' remuneration for non audit work	<u>2,040</u>	<u>1,440</u>

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 August 2022 nor for the year ended 31 August 2021.

Trustees' expenses

Trustees' expenses paid for the year ended 31 August 2022 was £334 (2021: £nil). These expenses constituted travelling expenses reclaimed by Trustees attending board meetings for the Trust, postage and meeting expenses.

During the year, four directors of the Trustee company reclaimed expenses.

WESTMINSTER COLLEGE OXFORD TRUST

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2022**

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Investment and rental income	537,820	6,991	-	544,811
EXPENDITURE ON				
Raising funds				
Investment management costs	8,411	536	-	8,947
	8,411	536	-	8,947
Charitable activities				
Grants to individuals	-	4,028	-	4,028
Grants to institutions	332,941	10,000	-	342,941
Other	9,178	-	-	9,178
Total	350,530	14,564	-	365,094
Net gains on investments	8,033	-	-	8,033
NET INCOME/(EXPENDITURE)	195,323	(7,573)	-	187,750
Other recognised gains/(losses)				
Gains on revaluation of fixed assets	705,149	10,274	59,652	775,075
Net movement in funds	900,472	2,701	59,652	962,825
RECONCILIATION OF FUNDS				
Total funds brought forward	10,483,831	62,308	221,973	10,768,112
TOTAL FUNDS CARRIED FORWARD	11,384,303	65,009	281,625	11,730,937

12. TANGIBLE FIXED ASSETS

	Works of Art £
COST	
At 1 September 2021 and 31 August 2022	51,300
NET BOOK VALUE	
At 31 August 2022	51,300
At 31 August 2021	51,300

The charity continues to own a number of works of art donated over the years. These are on permanent loan to Oxford Brookes University. A valuation by Mallams, dated 16 July 2018, valued these assets at £51,300. The Trustee has considered the valuation and deems it to remain reasonable at 31 August 2022.

No works of art were acquired or disposed of during the financial year.

WESTMINSTER COLLEGE OXFORD TRUST

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2022**

13. FIXED ASSET INVESTMENTS

Analysis of fixed assets investments are as follows:-

UNRESTRICTED FUNDS	Overseas Investment Fund £	UK Equity Fund Units £	Gilt Fund £	Corporate Bond Fund £
VALUATION				
At 1 September 2021	1,512,802	1,561,893	81,923	324,142
Additions in year	323,002	171,997	22,000	80,000
Disposals in year	(45,007)	(30,008)	-	-
Net gain/loss on revaluation or disposal	(120,179)	(180,987)	(19,466)	(60,509)
At 31 August 2022	1,670,618	1,522,895	84,457	343,633

**UNRESTRICTED FUNDS -
Continued**

	Property Investment Fund £	Total £
VALUATION		
At 1 September 2021	674,412	4,155,172
Additions in year	-	596,999
Disposals in year	(155,806)	(230,821)
Net gain/loss on revaluation or disposal	88,613	(292,528)
At 31 August 2022	607,219	4,228,8232

ENDOWMENT FUNDS

Investment - Equity Funds

VALUATION

	Speight Undergraduate Fund £	Postgraduate Bursary Fund £	Dobson Theology Fund £	Total £
At 1 September 2021	135,795	112,104	33,726	281,625
Additions in year	-	-	-	-
Disposals in year	-	-	-	-
Net gain/loss on revaluation or disposal	(14,558)	(12,018)	(3,616)	(30,192)
At 31 August 2022	121,237	100,086	30,110	251,433

RESTRICTED FUNDS

Investment - Equity Funds

VALUATION

	Speight Undergraduate Fund £	Postgraduate Bursary Fund £	Dobson Theology Fund £	Total £
At 1 September 2021	17,861	27,374	3,284	48,519
Additions in year	-	-	-	-
Disposals in year	-	-	-	-
Net gain/loss on revaluation or disposal	(1,915)	(2,935)	(352)	(5,202)
At 31 August 2022	15,946	24,439	2,932	43,317
Cash less current liabilities				
At 31 August 2022	10,346	8,699	(477)	18,568
Total Restricted Funds	26,292	33,138	2,455	61,885

WESTMINSTER COLLEGE OXFORD TRUST**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2022****14. INVESTMENT PROPERTY**

	£
FAIR VALUE	
At 1 September 2021 and 31 August 2022	11,750,000
NET BOOK VALUE	
At 31 August 2022	11,750,000
At 31 August 2021	11,750,000

The historic cost of the re-valued freehold assets is £508,031.

The Trustee for Methodist Church Purposes as custodian holds the land and buildings in trust for the primary purpose of training teachers. The Trustee for Methodist Church Purposes reserves rights over transactions relating to trust property.

Following a merger that took place on 6 April 2000, the majority of the assets were transferred to Oxford Brookes University and a lease was granted between Oxford Brookes University and the Trustee for Methodist Church Purposes in respect of the land and buildings.

A professional valuation was performed as at 15 July 2020. The reversionary interest was valued by Andrew Lockhart FRICS MCI Arb of VSL and Partners, Kidlington, Oxfordshire at £11,750,000 on the basis of open market value.

On 26 July 2017, a full repairing lease with an effective date of 1 August 2017 was granted to Oxford Brookes University in respect of land and buildings. A lease premium of £3,750,000 was received by Westminster College Oxford Trust on 26 July 2017. The premium has been deferred and will be recognised over the life of the lease.

15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.8.22	31.8.21
	£	£
Trade debtors	6,268	-
Amount owed from connected body corporate	321,017	100,878
	<u>327,285</u>	<u>100,878</u>

WESTMINSTER COLLEGE OXFORD TRUST

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2022**

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.8.22	31.8.21
	£	£
Trade creditors	36,380	28,372
Deferred income	70,098	70,098
Accrued expenses	326,293	497,508
	<u>432,771</u>	<u>595,978</u>

17. ACCRUALS AND DEFERRED INCOME

	31.8.22	31.8.21
	£	£
Deferred income relating to lease premium: 2-5 years	151,515	151,515
Accrued expenses: 2-5 years	42,000	712,975
	<u>193,515</u>	<u>864,490</u>
Deferred income relating to the lease premium: more than 5 years	3,368,054	3,405,933
	<u>3,561,569</u>	<u>4,270,423</u>

18. MOVEMENT IN FUNDS

	At 1.9.21	Net movement in funds	At 31.8.22
	£	£	£
Unrestricted funds			
Unrestricted Funds	11,384,303	1,214,397	12,598,700
Restricted funds			
Dobson Theology Fund	4,750	(2,295)	2,455
Speight Undergraduate Fund	27,407	(1,115)	26,292
Postgraduate Bursary Fund	32,852	286	33,138
	<u>65,009</u>	<u>(3,124)</u>	<u>61,885</u>
Endowment funds			
Endowment funds	281,625	(30,192)	251,433
	<u>11,730,937</u>	<u>1,181,081</u>	<u>12,912,018</u>
TOTAL FUNDS			

WESTMINSTER COLLEGE OXFORD TRUST

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2022**

18. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Unrestricted Funds	1,559,389	(52,464)	(292,528)	1,214,397
Restricted funds				
Dobson Theology Fund	853	(2,796)	(352)	(2,295)
Speight Undergraduate Fund	3,520	(2,720)	(1,915)	(1,115)
Postgraduate Bursary Fund	3,238	(17)	(2,935)	286
	7,611	(5,533)	(5,202)	(3,124)
Endowment funds				
Endowment funds	-	-	(30,192)	(30,192)
TOTAL FUNDS	<u>1,567,000</u>	<u>(57,997)</u>	<u>(327,922)</u>	<u>1,181,081</u>

Comparatives for movement in funds

	At 1.9.20 £	Net movement in funds £	At 31.8.21 £
Unrestricted funds			
Unrestricted Funds	10,483,831	900,472	11,384,303
Restricted funds			
Dobson Theology Fund	5,357	(607)	4,750
Speight Undergraduate Fund	22,625	4,782	27,407
Postgraduate Bursary Fund	34,326	(1,474)	32,852
	62,308	2,701	65,009
Endowment funds			
Endowment funds	221,973	59,652	281,625
TOTAL FUNDS	<u>10,768,112</u>	<u>962,825</u>	<u>11,730,937</u>

WESTMINSTER COLLEGE OXFORD TRUST

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2022**

18. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Unrestricted Funds	537,820	(350,530)	713,182	900,472
Restricted funds				
Dobson Theology Fund	785	(2,086)	694	(607)
Speight Undergraduate Fund	3,253	(2,253)	3,782	4,782
Postgraduate Bursary Fund	2,953	(10,225)	5,798	(1,474)
	<u>6,991</u>	<u>(14,564)</u>	<u>10,274</u>	<u>2,701</u>
Endowment funds				
Endowment funds	-	-	59,652	59,652
TOTAL FUNDS	<u><u>544,811</u></u>	<u><u>(365,094)</u></u>	<u><u>783,108</u></u>	<u><u>962,825</u></u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.9.20 £	Net movement in funds £	At 31.8.22 £
Unrestricted funds			
Unrestricted Funds	10,483,831	2,114,869	12,598,700
Restricted funds			
Dobson Theology Fund	5,357	(2,902)	2,455
Speight Undergraduate Fund	22,625	3,667	26,292
Postgraduate Bursary Fund	34,326	(1,188)	33,138
	<u>62,308</u>	<u>(423)</u>	<u>61,885</u>
Endowment funds			
Endowment funds	221,973	29,460	251,433
TOTAL FUNDS	<u><u>10,768,112</u></u>	<u><u>2,143,906</u></u>	<u><u>12,912,018</u></u>

WESTMINSTER COLLEGE OXFORD TRUST

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 AUGUST 2022

18. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Unrestricted Funds	2,097,209	(402,994)	420,654	2,114,869
Restricted funds				
Dobson Theology Fund	1,638	(4,882)	342	(2,902)
Speight Undergraduate Fund	6,773	(4,973)	1,867	3,667
Postgraduate Bursary Fund	6,191	(10,242)	2,863	(1,188)
	14,602	(20,097)	5,072	(423)
Endowment funds				
Endowment funds	-	-	29,460	29,460
TOTAL FUNDS	<u>2,111,811</u>	<u>(423,091)</u>	<u>455,186</u>	<u>2,143,906</u>

Description of Restricted Funds

Dobson Theology Fund: Legacy received from Dr Clifford Briggs Dobson deceased for the School of Theology with the request that the money is used to provide a bursary for a good student on the Christian Studies Distance Learning Programme who wishes to pursue his or her studies further.

Speight Undergraduate Fund: Bequest for providing assistance to one or more deserving students who in consequence of circumstances for which he or she is in no way responsible would otherwise be unable for financial reasons to take up or continue his or her course of study. Also to be utilised for an annual prize for the student presenting the best paper in the final examinations for the certificate awarded by the College subject to conditions.

Postgraduate Bursary Fund: Award to be made annually to one or more postgraduate or post-experience students registered for a validated course of Oxford Brookes University (Faculty of Humanities and Social Sciences).

Endowment Fund: Made up of the three funds summarised above.

19. RELATED PARTY DISCLOSURES

The Charity has one corporate Trustee and is therefore ultimately controlled by Westminster College Oxford Trust Limited.

At the balance sheet date, the balance owed to the Charity by its corporate Trustee, Westminster College Oxford Trust Limited amounted to £347,407 (2021: £121,724). This is included in debtors and relates to unrestricted funds only. The loan is interest free and repayable on demand.

At the balance sheet date, the balance owed by the Charity to its corporate Trustee, Westminster College Oxford Trust Limited amounted to £26,390 (2021: £20,846). This is included in debtors and relates to restricted funds only. The loan is interest free and repayable on demand.

WESTMINSTER COLLEGE OXFORD TRUST**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2022****20. GRANTS PAID DURING THE YEAR**

The following grants were paid to individuals during the year:-

RESTRICTED FUNDS	31.8.22	31.8.21
	£	£
Speight Undergraduate Fund	2,000	2,000
Dobson Theology Fund	2,070	2,028
	<u>4,070</u>	<u>4,028</u>

The following grants were issued to institutions during the year:-

UNRESTRICTED FUNDS	31.8.22	31.8.21
	£	£
Oxford Brookes University - Oxford Centre for Methodism and Church History	41	307,941
Methodist Chaplaincy at Oxford Brookes University	25,000	25,000
	<u>25,041</u>	<u>332,941</u>

RESTRICTED FUNDS

Postgraduate Bursary Fund: Oxford Brookes University - Academic Staff Sabbaticals	-	10,000
	<u>-</u>	<u>10,000</u>
	<u>25,041</u>	<u>342,941</u>

21. LEASE TO OXFORD BROOKES UNIVERSITY

On 26 July 2017, a full repairing lease with an effective date of 1 August 2017 was granted to Oxford Brookes University in respect of land and buildings. A lease premium of £3,750,000 was received by Westminster College Oxford Trust on 26 July 2017. The premium has been deferred and will be recognised over the life of the lease.

An annual market rent is to be received from Oxford Brookes University of £420,000 per annum. This is to be reviewed every 5 years under an upwards only rent review.

The first rent review was carried out in the accounting period, this is effective from 1 August 2022 with an annual rent receivable amount of £495,218.

The future minimum lease payments receivable under this non-cancellable operating lease for each of the following periods are:

	31.8.22	31.8.21
	£	£
Less than 1 year	495,218	420,000
Within 2-5 years	1,980,872	1,680,000
More than 5 years	44,033,134	37,761,172
	<u>46,033,134</u>	<u>39,861,172</u>