

The Two St. James Trust

Report and Accounts

Year ended 31 December 2021

Stewardship 
Active generosity

1 Lamb's Passage, London EC1Y 8AB
www.stewardship.org.uk



THE TWO ST. JAMES TRUST
FOR THE YEAR ENDED 31 DECEMBER 2021
COMPANY INFORMATION

Directors/Trustees	Andrew Shingleton Chris Booker David Irvine (until 1 March 2022) Edwin Clark (from 1 March 2022)
Company Secretary	Chris Booker
Governing Document	Memorandum and Articles of Association Incorporated 12 July 2006
Company Registration Number	5874412
Charity Registration Number	1117902
Registered Office	3 Uplands Gerrards Cross Buckinghamshire SL9 7JQ
Accountants	Stewardship 1 Lamb's Passage London EC1Y 8AB
Bankers	National Westminster Bank PLC

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THE TWO ST. JAMES TRUST
TRUSTEES' ANNUAL REPORT
(INCORPORATING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2021

The Directors, who are the charity's trustees for the purposes of charity law, have pleasure in submitting the Report and Accounts for the year.

Objects of the Company

The Company's objects are to advance the Christian faith in accordance with the Statement of Beliefs, appearing in its Memorandum of Association, in Gerrards Cross and Fulmer, Buckinghamshire and in such other parts of the UK or the world as the Directors may from time to time think fit.

Summary of the Company's main activities and achievements

To further the above objects, the Company's main activities and achievements were as follows:

1. To let the residential property at 3 The Uplands, Gerrards Cross at a discounted rent to the Parochial Church Council (PCC) of St James Gerrards Cross with Fulmer;
2. To advance a loan to the PCC of St James Gerrards Cross with Fulmer to enable the PCC to purchase the residential property at 38a Lovel Road, Chalfont St Peter.

In planning the activities the Directors have applied the guidance on public benefit issued by the Charity Commission.

Structure, governance and management

Responsibility for setting policy and for making operating decisions rests with the Directors who meet as required to monitor the activities of the Company. The Directors can recommend the appointment of a new Director. Approval by the members is required to appoint a new Director.

Financial review

During the year income increased by £199 to £3,251 and expenditure decreased by £5,596 to £1,391. The expenditure for the prior year to 31 December 2020 included £4,519 to replace the central heating boiler at 3 The Uplands and £1,434 in legal fees regarding the potential purchase of a further property in accordance with the Company's objects that did not progress. The surplus in the year was £1,860 compare to a deficit of £3,935 in 2020. The Company's net assets increased by the same amount to £910,169. Net current assets increased by £1,860 to £17,926.

Reserves policy

The Board of Directors have established a policy whereby free reserves held by the Company should be maintained at sufficient to cover unexpected costs.

Currently they are of the view that this should equate to an amount between £15,000 and £20,000 to reflect a balance between prudence and the retention of excessive funds which could otherwise be used to further the objects of the Company.

Key risks and uncertainties

The Company is exposed to various risks - be they operational, financial or reputational. The Directors review the Company's activities regularly to identify significant risks and, where possible, they take appropriate measures to mitigate those risks.

THE TWO ST. JAMES TRUST
TRUSTEES' ANNUAL REPORT
(INCORPORATING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2021

Responsibilities of Directors under company law

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

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing these financial statements, the Directors are required to:

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

The Directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approval

This report, which has been prepared in accordance with the provisions of the Companies Act 2006 relating to small companies, was approved by the Trustees and signed on their behalf by:

Chris Booker

Chris Booker

Andrew Shingleton

Andrew Shingleton

Date: 7 August 2022

**Accountant's Report to the Trustees on the Preparation of the Unaudited Statutory Accounts of
The Two St. James Trust for the year ended 31 December 2021**

In order to assist you to fulfil your duties under the Companies Act 2006 and Charities Act 2011, we have prepared for your approval the accounts of The Two St. James Trust for the year ended 31 December 2021 as set out on pages 5 to 8 from the accounting records and from information and explanations you have given us.

This report is made solely to the Trustees of the charity, as a body. Our work has been undertaken solely to prepare for your approval the accounts of the charity and state those matters that we have agreed to state to the Trustees of the charity. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its Trustees as a body for our work or for this report.

It is your duty to ensure that the charity has kept adequate records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position of the charity and comply with the requirements of the Charities Act 2011. You consider that the charity is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or review of the accounts of the charity. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

Stewardship

Stewardship
1 Lamb's Passage
LONDON
EC1Y 8AB

Dated: 23 August 2022

THE TWO ST. JAMES TRUST
STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £	Total Funds 2020 £
INCOME AND ENDOWMENTS FROM:					
Rental income		2,500	-	2,500	2,500
Other income		751	-	751	552
Total income and endowments		3,251	-	3,251	3,052
EXPENDITURE ON:					
Charitable activities	2	1,391	-	1,391	6,987
Total expenditure		1,391	-	1,391	6,987
Net income/(expenditure)		1,860	-	1,860	(3,935)
Transfers between funds		-	-	-	-
Net movement in funds		1,860	-	1,860	(3,935)
Reconciliation of funds:					
Total funds brought forward		908,309	-	908,309	912,244
Total funds carried forward		910,169	-	910,169	908,309

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

All income and expenditure derive from continuing operations.

The statement of financial activities also complies with the requirements for an income and expenditure account required by the Companies Act 2006.

The notes on page 7-8 form part of these accounts.

THE TWO ST. JAMES TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2021

	Note	Unrestricted Funds £	Restricted Funds £	Total funds 2021 £	Total funds 2020 £
FIXED ASSETS					
Social investments	4	892,243	-	892,243	892,243
		<u>892,243</u>	<u>-</u>	<u>892,243</u>	<u>892,243</u>
CURRENT ASSETS					
Debtors	5	1,250	-	1,250	1,250
Cash at bank	6	17,126	-	17,126	15,316
		<u>18,376</u>	<u>-</u>	<u>18,376</u>	<u>16,566</u>
CURRENT LIABILITIES					
Liabilities falling due within one year	7	450	-	450	500
Net current assets		<u>17,926</u>	<u>-</u>	<u>17,926</u>	<u>16,066</u>
NET ASSETS		<u>910,169</u>	<u>-</u>	<u>910,169</u>	<u>908,309</u>
FUND BALANCES					
Unrestricted funds					
General funds		910,169	-	910,169	908,309
		<u>910,169</u>	<u>-</u>	<u>910,169</u>	<u>908,309</u>

The Company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The Directors (who are the charitable company's trustees for the purposes of charity law) acknowledge their responsibilities for:

- Ensuring that the charitable company keeps accounting records which comply with Sections 386 and 387 of the Companies Acts 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its net income or expenditure for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 7 August 2022 and were signed on its behalf by:

Chris Booker

Chris Booker

Andrew Shingleton

Andrew Shingleton

Company number: 5874412

Charity number: 1117902

The notes on page 7-8 form part of these accounts.

THE TWO ST. JAMES TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1 Statutory information

The Company is a charitable company limited by guarantee and is incorporated in the United Kingdom. The Company's registered number and registered office address can be found on the Company Information page.

2 Accounting policies

These financial statements are prepared on a going concern basis under the historical cost convention.

These 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) ('the Charities SORP')", with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland ("FRS 102"), with the Companies Act 2006 and with the Charities Act 2011. The charity meets the definition of a public benefit entity as set out in FRS 102.

The principles adopted in the preparation of the financial statements are set out below.

a) Going concern

The Directors have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the Company to continue as a going concern. The Directors have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the Directors have considered the Company's forecasts and projections and the possible implications should projected income and / or expenditure vary unexpectedly. The Directors have concluded that there is a reasonable expectation that the Company has adequate resources to continue to operate for the foreseeable future. The Company therefore continues to adopt the going concern basis in preparing its financial statements.

b) Income

Income including investment income is recognised in the period in which the Company becomes entitled to receipt, the amount receivable can be measured with reasonable certainty, and receipt is probable.

Investment income represents income generated by the Company's assets and includes income from letting the Company's property.

c) Expenditure

Expenditure, including irrecoverable VAT, is recognised when it is incurred or, if earlier, when a legal or constructive obligation for a payment arises provided that it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Governance costs, which are included in expenditure on charitable activities but are identified separately in the notes to the accounts, includes costs associated with the independent examination of the financial statements, compliance with constitutional and statutory requirements and any other expenditure incurred on the strategic management of the charity.

d) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Directors in furtherance of the general objectives of the Company.

e) Investments

Social investments are investments where the primary motive is to further the charity's objects, not to generate an investment return. Social investments comprise an investment in property that is let at below market rent and an interest free loan. The investment property is shown at cost less impairment, as fair value of the property cannot be reliably ascertained.

f) Taxation

The Company is a registered charity; it has taken advantage of the various reliefs from taxation available to charities and no tax is payable on the Company's income.

g) Financial instruments

The Company's financial assets and financial liabilities all qualify as basic financial instruments, as defined by FRS102. Except for loans, creditors and debtors are measured at their expected settlement value (normally the amount of cash that the Company expects to pay or receive). The Company recognises liabilities for the principal of those loans that remains outstanding at the year end (i.e. the liabilities exclude any interest chargeable on the loans in future years).

h) Exemption from preparing a cashflow statement

The Company has taken advantage of an exemption conferred by the Charities SORP and has not prepared a cash flow statement.

i) Critical accounting estimates and areas of judgement

The Directors do not consider that there any material sources of estimation or uncertainty at the balance sheet date that could result in a material adjustment to the carrying values of assets and liabilities in the next reporting period.

THE TWO ST. JAMES TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

2 Charitable expenditure	Unrestricted Funds	Total 2021	Total 2020
a Costs incurred directly on specific activities	£	£	£
Insurance	751	751	552
Repairs and maintenance	0	0	4,519
	<u>751</u>	<u>751</u>	<u>5,071</u>
b Costs incurred on support and administration	£	£	£
Accountants	640	640	482
Legal fees	0	0	1,434
	<u>640</u>	<u>640</u>	<u>1,916</u>
Total expenditure	<u><u>1,391</u></u>	<u><u>1,391</u></u>	<u><u>6,987</u></u>

3 Staff and Trustees

The charity has no employed staff. Its activities are carried out by volunteers.

No persons were considered to have fulfilled the role of key management and no remuneration was paid for such a role.

No remuneration was paid to any trustee during the year nor to any person connected to them (2020: £nil).

No trustee received reimbursed expenses (2020: £nil).

The total amount of donations funded by trustees and connected parties was £nil (2020: £nil).

No other transactions have taken place with related parties during the year.

4 Social investments

	Loan £	Land and buildings £	Totals £
At cost			
At 1 January 2021	130,000	762,243	892,243
At 31 December 2021	<u>130,000</u>	<u>762,243</u>	<u>892,243</u>

The loan was made to the PCC of St James Gerrards Cross with Fulmer to purchase a residential property, 38a Lovel Road, Chalfont St. Peter and is interest free and repayable on the earlier of six months notice or the sale of the property.

The land and buildings comprise a residential property at 3 The Uplands, Gerrards Cross which is let to the PCC of St James Gerrards Cross with Fulmer at a rent that is less than market rent.

These investments are classified as 'social investments' as they are not held primarily to generate a financial return but as part of the charitable objectives of the charity.

5 Debtors	2021	2020
	£	£
Rent receivable	1,250	1,250
6 Cash at bank	2021	2020
	£	£
Cash at bank with immediate access	17,126	15,316
7 Creditors: liabilities falling due within one year	2021	2020
	£	£
Accruals	450	500

8 Events since the year end

On 27 May 2022 the charity purchased an additional residential property at 4 Pinewood Close in Gerrards Cross, at a cost of £595,000 plus legal costs. The purchase was funded by donations and interest free loans.

9 Members

Each member of the Company commits to contribute, if the charity is wound up, an amount of £10.