

THE ACCOUNTS AND ANNUAL REPORT  
FOR  
WILLINGHAM COMBINED CHARITY  
FOR THE YEAR ENDING  
31 DECEMBER 2021

Charity Registration Number: 1093138

## **Willingham Combined Charity**

Willingham Combined Charity provides housing for those in need with accommodation in the Josiah Smith Memorial Homes and a bungalow in Haden Way. There are also two sites which provide allotments, both as a service to the village and to support our charitable aims.

Willingham Combined Charity is registered with the Charity Commission, number 1093138. It is governed by a scheme made on 9th June 2000.

The objects of the charity are:

1. The provision of housing accommodation for persons (of whom 2 must be women) who are in need, hardship, or distress and have resided in the area of benefit (the Parish of Willingham in the County of Cambridgeshire) for not less than 2 years prior to their appointment
2. The provision of housing accommodation for women over the age of 60 who are in need, hardship and distress who were born in the area of benefit
3. Such charitable purposes for the benefit of the residents as the trustees decide.

There are twelve trustees: one ex-officio trustee, 2 nominated trustees and 9 co-opted trustees.

The ex-officio trustee is the Rector of the ecclesiastical parish of St Mary and All Saints, Willingham.

The nominated trustees are appointed by Willingham Parish Council.

Co-opted trustees are appointed by the trustees themselves.

The trustees must meet at least twice each year.

The Annual Report and Accounts are published on the Charity Commission website which also maintains a full list of Trustees.

The Charity is a member of The Almshouse Association

## **Trustees**

Mrs P Amos (appointed 7 June 2021)

Mr G Atherton – Chair

Mrs S Ayling – Vice-chair

Ms L Cosford

Rev S Gill – Ex-officio trustee

Mr N Harris – Nominated trustee

Mr S James

Mr D Law – Nominated trustee

Mrs S Shimmens

Mr A Thompson

Mrs J Wake

# Willingham Combined Charity

## Annual Report 2021

### **Residents and Maintenance of 7 bungalows owned by the Charity.**

There have been no changes in residents during the past year with all bungalows being occupied. During Covid the Trustees have kept regular contact with the residents, enabling us to keep a close eye on them also keeping all maintenance and checks up to date.

**The Allotment** scene has altered for the better with the supply keeping up with demand on both sites. The sites have water: 2 outlets in Westmeadow and one in Church Street.

### **Westmeadow Close.**

After clearing the perimeters and putting a new fence around the site, the Trust has been able to provide, alongside the existing 23, seventeen new 5x5 metre allotments that are available for novice growers. They are proving very successful.

### **Church Street.**

This site only has 10 plots that are snapped up if/when they become available.

At the moment we have our full compliment of Trustees with two Parish Council members plus the rector, Rev'd Simon Gill.

We have been in close contact with the Lloyds Bank regarding two unknown deposits into a night safe in Brighton, amounting to £573.32. This is mentioned on the last page of our accounts by the Auditors. We are waiting to hear from the Lloyds Bank as to whether they want it back or not.

Mrs Sue Ayling  
Acting Chairman 2022

**Willingham Combined Charity**

**Financial Report Year ended 31<sup>st</sup> December 2021**

<b><u>Receipts</u></b>	<b>2020</b>	<b>2021</b>
Allotment Rents	1,070.00	865.00
Allotment Deposits	210.00	270.00
Land Rent West Meadow Rook Grove/Mereway	420.00	420.00
UK Power Networks Wayleaves	-	109.21
Bungalows Maintenance Contributions JSB	27,160.00	28,450.00
Bungalow Haden Way	6,240.00	6,240.00
Income from Investments M&G	743.04	570.24
Income from investments BlackRock	203.01	192.28
Interest received from Lloyds Bank Deposit A/C	-	-
Interest received from Cambridge Building Society	126.06	-
Interest received from N S & I A/C	299.47	-
Donation	-	20.00
Unknown		573.32
	<b><u>£36,471.58</u></b>	<b><u>37,710.05</u></b>

## Willingham Combined Charity

### Financial Report Year ended 31<sup>st</sup> December 2021

#### Payments

	2020	2021
Allotments Ground Work	529.00	575.00
Skip Hire	-	100.00
Allotments Water supp	314.91	344.06
Allotment Return of Deposit	-	30.00
Atlas tree surgery	-	96.00
J.S.B Bungalows Eon Electricity	255.57	183.38
Legionella and Gas checks	1,344.00	1,428.00
J.S.B Repairs and renovations	981.80	772.80
Haden repairs and renovations	839.40	2,508.00
2,508.00		
Rent refund JSB	-	390.00
Grass cutting	637.00	422.50
Buildings Insurance	-	827.18
J.S.B Water	108.87	-
Almshouses Association members	179.00	182.00
Grout Insurance Public Liability	332.64	332.64
Grout Insurance liability land policy	548.70	554.19
Uttridge Accounting audit fees	426.00	441.00
Clerk/Treasurer's salary	1,250.00	1,280.00
Clerk/Treasurer, trustees expenses	91.55	-
Stationary	-	205.39
Transfer to Lloyds Deposit A/c	100.00	100.00
Charity Donation (Willingham Scout Group)	10.00	-
Charity Donation (Arthur Rank Hospice)	10.00	-
Website Costs	-	15.00
Gifts	20.00	161.68
Room Hire	-	40.00
Unpaid cheques	-	75.00
	<u>£7,978.44</u>	<u>11,063.82</u>

**WILLINGHAM COMBINED CHARITY**

**Financial Report Year ended 31<sup>st</sup> December 2021**

**Cash Balances**

Lloyds Bank Current A/c balance 1/1/2021	73,585.78
Receipts	37,710.05
	<u>111,295.83</u>
Payments	11,063.82
Balance at 31/12/2021	<u>100,232.01</u>
Lloyds Bank Deposit A/c balance 1/1/2021	12,579.19
Interest Received	1.26
Transfer from Current A/c	100.00
Balance at 31/12/2021	<u>12,680.45</u>
Cambridge Building Society A/c balance 1/1/2021	89,803.06
Interest received	89.80
Balance at 31/12/2020	<u>89,892.86</u>
N S & I Investment A/c balance 1/1/2021	41,895.82
Interest received	4.19
Balance at 31/12/2020	<u>41,900.01</u>
Cash in hand held by Clerk/Treasurer	-

**Total cash balances**  
**£244,705.33**

## **WILLINGHAM COMBINED CHARITY**

### **Financial Report Year ended 31<sup>st</sup> December 2021**

<u>Unit Trust Investments</u>	£ 31/12/2020	£ 31/12/2021	change in value
M&G Investments			
NAACIF 17280 shares WCC value	14,449.54	15,750.72	+1301.18
NAACIF 624 shares EORF value	57,729.80	65,334.98	+7605.18
Blackrock			
CIF 3035.630 units PE value	5,980.19	5,576.45	-403.74
CIF 169.116 units JSHT value	333.16	310.67	- 22.49
CIF 799.908 units REC	43,986.94	42,363.13	-1623.81
CCLA			
COIF 340.67 units WCC value	70,838.44	82,620.14	+11781.70

EORF extra ordinary repair fund  
JSHT Josiah Smith Homes Trust  
REC Recoupment Account



**Assets held by Willingham Combined Charity 31<sup>st</sup> December 2021**

2 End of terrace bungalows in Over Road Willingham	£370,000
4 Terraced bungalows in Over Road Willingham	£700,000
31 Haden Way Willingham bungalow	£195,000
Land at Over Road Willingham at rear of bungalows bordering Rook Grove/Mereway around 8.25 acres guide value	£75,000
Allotments on Over Road Willingham around 2.75 acres	£30,000
Allotments on Church Street Willingham around 0.75 acres	£10,000

**These values are based on the assumption that the land and bungalows be free from structural defect and legal encumbrance and available with vacant possession.**

**Allotment deposits held West Meadow Close 31<sup>st</sup> December 2021**

**Plot**

1 Bob Menzies	£30.00
2 Brenda Smith	£30.00
3b Jack Higginson	£30.00
5a Caroline & Micheal Deeth	£30.00
9 Brian Phillips	£30.00
17 & 18 John Harding	£30.00
19 James Beckwith	£30.00
21a Jacyn Garforth	£30.00
21b Esther Schmidheiny	£30.00
22 Verena Downes	£30.00
23 Mandy Hawes	£30.00
24b Tony Stark	£30.00
25a Randy Kalume	£30.00
26a Seda Panayirci	£30.00
26b Mr & Mrs Ross	£30.00
27 Graham Atherton	£30.00
M2 Alan Rutherford	£30.00
M4, M5, M6 John Ferguson	£60.00
M8 Eve Crighton	£30.00
M9, M10 David and Eileen Seaton	£30.00
M11 Emily Stevenson	£30.00
M16 Rueda	£30.00
10B S Walton	£30.00
M10 Naylor	£30.00
M14 Croft	£30.00
M15 Wadd	£30.00
10A Lines	£30.00
20A Walton D.	£30.00

**Total** **£870.00**

Please note that the plots have been renumbered to better reflect the layout of the allotments.

The 'M' plots are smaller areas which are being rented for £10.00 per annum with a £30.00 deposit.

Lemos paid deposit of £30.00 in Financial Year but this was refunded in same Financial Year

**Allotment deposits held School House Yard 31<sup>st</sup> December 2021**

**Plot**

1 Mr & Mrs Pullar	£30.00*
3 Vanessa Burns	£30.00
4 Simon Tyrell	£30.00
5 Mr & Mrs Jarvis	£30.00
6 & 7 Mr & Mrs Mason	£30.00
8 Sue Yau	£30.00
9 Mr Hembury	£30.00
Willingham Adult Group	-
<b>Total</b>	<b>£210.00</b>

\*Mr & Mrs Pullar also rent Plot 2 but one deposit only held.

**Additional notes**

. The sum of £573.32 which appears as income and described as unknown, represents 2 deposits in a night safe.

7th January 2021      £230.08

9<sup>th</sup> February 2021      £343.24

At this current time the source of this income is not known. The following actions to ascertain the source of these amounts

- Lloyds Bank have been contacted and they are investigating
- The previous Clerk/Treasurer has been contacted but has no recollection of these amounts being deposited.
- The Local Authority has been contacted to check any refunds they may have made, for example refund of any Council Tax on properties during void periods.

Previous audit report for 2020 stated that no documentation was provided in respect of Blackrock CIF 169.116 units valuation this documentation is to be found on the reverse of CIF 3035.630 units valuation

# Independent Examiners Report to the Trustees of Willingham Combined Charity



**Thompson Taraz Rand**

Chartered Accountants | Registered Auditors

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## Independent Examiner's Report

**Report to the trustees of Willingham Combined Charity on accounts for the year ended 31 December 2021, charity no. 1093138, set out on pages 1-8.**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2021.

## Responsibilities and basis of report

As the charity trustees, you are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

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

## Independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

## Independent examiner's statement

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

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

Thompson Taraz Rand is the trading name of Thompson Taraz Rand Ltd

Registered in England & Wales Under Company Number 11467536.

Registered Office Address: 10 Jesus Lane Cambridge CB5 8BA

Directors: Andrew Rand FCA; Craig Lockley BA (Hons) FCCA; Chris Whiteoak BSc (Hons) CTA, Adrian Hoddinott BA (Hons) ACA

Associates: Simon Tu BSc ACA; Ben Howe FCCA IIT (Dip)

In association with Thompson Taraz LLP

Regulated for a range of investment activities by the Institute of Chartered Accountants in England & Wales.

I would like to disclose the following;

- No trustees report has been presented for my review
- The NS&I Investment Account balance per the accounts does not agree to the account statement by £4.19. This is due to interest being recognised too early (interest received on 01/01/2022 per Bank Reconciliation).
- It is my understanding all funds are unrestricted, although the accounts do not specify this point
- Deposits from allotments should be headed up as liabilities in the accounts.
- A note on unsubstantiated income amounting to £573.32 should be included in the accounts. These receipts could relate to a refund or other miscellaneous items not meeting income criteria.

Andrew Rand - FCA  
Thompson Taraz Rand Ltd,  
10 Jesus Lane, Cambridge, CB5 8BA  
27<sup>th</sup> July 2022