

# Independent Examiner's Report on the Accounts

## Receipts and Payments Accounts

**Report to the trustees/members of** United Charities of Romaldkirk

**Registered Charity Number** 1158294

**On accounts for the period ended** 31.12.23

**Respective responsibilities of trustees and examiner** As the charity's trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 144 of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 145(5)(b) of the Act, whether particular matters have come to my attention.

**Basis of independent examiner's report** My examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

**Independent examiner's statement** In connection with my examination, no matter has come to my attention.

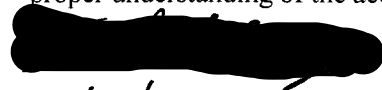
(1) which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 130 of the Act, and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

**Signed**



**Date**

23/10/24

**Name**

DAVID JOHN ADDISON

**Relevant professional qualification or body (if any)** Member of the Institute of Chartered Accounts in England & Wales

**Address** Addison & Co, 91 Galgate, Barnard Castle, Co Durham

TRUSTEES' ANNUAL REPORT  
FOR THE PERIOD ENDING 31<sup>ST</sup> DECEMBER 2023

Charity Name: United Charities of Romaldkirk

Registered Charity No. 1158294

Charity's Principal Address: c/o George F White LLP  
4-6 Market Street, Alnwick, Northumberland NE66 1TL

The Charity is governed by the Charity Scheme dated 2<sup>nd</sup> June 2014

The United Charities of Romaldkirk Trustee Limited (a Company limited by guarantee) holds the land and buildings on Trust for United Charities of Romaldkirk

The United Charities of Romaldkirk Trustee Ltd also acts as a Corporate Trustee of the United Charities of Romaldkirk.

Names of the Charity Trustees who manage the Charity:

<u>Director's Names</u>	<u>Office</u>
Dr. J Philbrick	Chair
Mr T E J Parkin	
Mr R C Wall	
Mr R Bell	Durham County Council
Mr S Froom	
Mr P Lamb	

Names and Addresses of Advisers:

Chartered Surveyors/Managing Agents:  
George F White LLP, 4-6 Market Street, Alnwick, Northumberland NE66 1TL

Accountants:  
Addison & Co., 91 Galgate, Barnard Castle, Co. Durham.

Structure, Governance & Management:

The Charity is governed by the Charity Scheme of 2<sup>nd</sup> June 2014.

Objectives and Activities:

The objectives of the Charity are:

- The advancement of education within Romaldkirk, in the County of Durham and the neighbouring Parishes of Cotherstone, Lartington, Lunedale, Holwick, Hunderthwaite and Baldersdale.
- For the general benefit of the inhabitants in such charitable ways as the Trustees think fit including benefits for the Beneficiaries.
- Provision of Almshouse accommodation for Beneficiaries.

The Trustees follows the guidance contained in the Charity Commission's General Guidance on public benefit when following the Charity's aims and objectives and in setting grant making policy for the year.

#### Achievements and Performance:

During the year the Charity has continued to provide accommodation for Beneficiaries of the Charity. The Charity remodelled and refurbished the Almshouses at 1 and 2 Hutchinson Terrace.

A large scale refurbishment of the Almshouses was carried out; the Works included a new roof, new drainage, new sewage plant, new bathrooms and kitchens and internal insulation to walls and roof, electrical rewiring, and installation of electric heating. The cottages existed as three, one-bedroom properties were re-modelled to provide two, two-bedroom properties. In the future, this should open the market for future letting of the properties to couples and families. The Certificate of Practical Completion under the JCT Minor Works Contract was signed on 24<sup>th</sup> January 2024. The retention period before issue of the Final Certificate is nine months.

A grant was awarded from Homes England in the sum of £97,000 and this was paid to the Charity on issue of the Certificate of Practical Completion. Without the remodelling and refurbishment scheme going ahead then the Almshouses would have been uninhabitable. By undertaking the refurbishment scheme the Charity's Almshouses have been set up for the future.

#### Policy for selection of investments:

To select investments which have a managed risk to provide income for the Charity as well as capital growth.

#### Income:

During the period 1<sup>st</sup> January 2023 to 31<sup>st</sup> December 2023 the Charity received income totalling £32,961.00. Total income for the United Charities and in conjunction with the Bowes & Romaldkirk Charities' Estate scheme was £44,014.00

#### Reserves:

Financial reserves are held in Investment Funds and bank Accounts for maintenance and repairs of the Charity's properties.

Reserves are kept in the farm estate's accounts to maintain and repair the farms.

The Charity owns:

1 – 2 Hutchinson Terrace, Romaldkirk, Co. Durham.



Half share in a field at Romaldkirk.

The Charity owns a 2/5<sup>th</sup> share in farms and land namely:-

- Bladesfield Farm, Boldron
- Mid Lowfield Farm, Bowes
- Land at Stonebridge, Bowes
- Land at East Lowfield Farm, Bowes
- Low Thornberry Farm, Bowes
- Land at Ellerbeck, Bowes
- 2/5<sup>th</sup> share in field at Romaldkirk
- 20 Sheep stints on Bowes Moor

Declaration

The Trustees declare they have approved the Trustees' Report above.

Signed on behalf of the Charity Trustee

Signature

Dr. J Philbrick  
Chair

Date

15 October 24.



UNITED CHARITIES OF ROMALDKIRK

CHARITY COMMISSION NO. 1158294

PERIOD COVERED 01/01/2023 - 31/12/2023

Non-Capital Receipts	
Rents Received	4,155.96
Half of Romaldkirk Field	225.00
Wayleaves	11.77
Interest/Dividends	3,768.32
Contributions from B & R	24,800.00
Total Income	32,961.05
Non-Capital Payments	
Insurance	9,026.53
Council Tax	2,462.65
Repairs & Maintenance	364,694.76
Gorge F White fees	21,953.88
Professional Costs	22,704.54
Subscriptions NA Almhouse	267.00
Admin Costs	271.10
Contribution Cotherstone Primary School	-
Total Payments	421,380.46
Surplus/(deficit) on year	(388,419.41)
SUMMARY BALANCE SHEET as at 31st December 2023	
Balance of accounts brought forward 31/12/2022	
United Charities of Romaldkirk	
Romaldkirk School Foundation	28,866.11
Romaldkirk Combined Charity Account	18,451.59
Parkins Business Rate Tracker	10,223.31
The Romaldkirk Almshouse Charity - closed	
	57,541.01
Surplus/(deficit) on year	(388,419.41)
	(330,878.40)
The Almshouse Association loan	
16.03.2023 Sale of 13565.50 shares	60,000.00
14.09.2023 Sale of 2641.42 shares	250,000.00
	50,000.00
Net capital movement during the year	
	360,000.00
	29,121.60
Balance of Accounts as at 31/12/2023	
United Charities of Romaldkirk	
Romaldkirk School Foundation	2,120.49
Romaldkirk Combined Charity Account	27,001.11
Parkins Business Rate Tracker (closed)	
The Romaldkirk Almshouse Charity (closed)	
	29,121.60

INVESTMENT ASSETS

	Units	Value 2023	Gain/(Loss)	Disposal	Value 2022
COIF - 888950001T	126.47	2,509.80	5,634.07	(300,000.00)	296,875.73

Bowes & Romaldkirk Charities Estate Investment - 40% share

	Units	Value 2023	Gain/(Loss)	Value 2022
COIF Charities Investment Fund	2030	40,285.35	3,390.30	36,895.05
40%	812	16,114.14	1,356.12	14,758.02
Book Cost				
Brewin Dolphin Portfolio		385,936.80	11,255.80	374,681.00
40%		154,374.72	4,502.32	149,872.40

Bowes & Romaldkirk Charities Estate

40%

Non-Capital Receipts	
Rents Received	19,358.05
Sporting	80.00
Wayleaves	
Interest/Dividends	4,213.24
Insurance commission	162.52
Option A66 Road Scheme	12,040.00
Total Income	35,853.81
Non-Capital Payments	
Insurance	1,712.19
Council Tax	728.47
Professional fees	657.60
George F White fees	6,399.81
Repairs	12,733.20
Contribution to United Charities of Romaldkirk	24,800.00
Total Payments	47,031.28
Surplus/(deficit) on year	(11,177.47)
SUMMARY BALANCE SHEET as at 31st December 2023	
Balance of accounts brought forward 31/12/2022	
Balance at Barclays Bank - Community A/C	251,573.43
GFW Client Account	1,806.34
	253,379.77
Surplus of Receipts over Payments	(11,177.47)
	242,202.30
Balance of Accounts as at 31/12/2023	
Balance at Barclays Bank - Community A/C	240,585.74
GFW Client Account	1,616.56
	242,202.30

Dr Jane Philbrick  
Chair

85/10/2024  
Date.....



## UNITED CHARITIES OF ROMALDKIRK

CHARITY COMMISSION NO. 1158294

PERIOD COVERED 01/01/2023 - 31/12/2023

Non-Capital Receipts	
<b>United Charities of Romaldkirk</b>	
Rents Received	4,155.96
Half of Romaldkirk Field	225.00
Wayleaves	11.77
Interest/Dividends	3,768.32
<b>Bowes &amp; Romaldkirk Charities Estate (40%)</b>	
Rent received	19,358.05
Sporting	80.00
Interest/Dividends	4,213.24
Insurance compensation	162.52
Option A66 Road Scheme	12,040.00
Total Income	44,014.86
<b>Non-Capital Payments</b>	
<b>United Charities of Romaldkirk</b>	
GFW Fees	21,953.88
Professional Fees	22,704.54
Subscription NA Almhouse	267.00
Repairs & maintenance	364,694.76
Insurance	9,026.53
Council Tax	2,462.65
Contribution Cotharstone Primary School	-
Admin Costs	271.10
<b>Bowes &amp; Romaldkirk Charities Estate (40%)</b>	
Insurance	1,712.19
Council Tax	728.47
Professional fees	657.60
George F White fees	6,399.81
Repairs	12,733.20
Total Payments	443,611.74
Surplus/(deficit) on year	(399,596.89)

## SUMMARY BALANCE SHEET as at 31st December 2023

Balance of accounts brought forward 31/12/2022

<b>United Charities of Romaldkirk</b>	28,866.11
Romaldkirk School Foundation	18,451.59
Romaldkirk Combined Charity Account	10,223.31
Parkins Business Rate Tracker	

**Bowes & Romaldkirk Charities Estate (40%)**

Balance at Barclays Bank - Community A/C	251,573.43
GFW Client Account	1,806.34

Excess of Payments over Receipts	310,920.78
	(399,596.89)
	(88,676.11)

The Almshouse Association loan

16.03.2023 Sale of 13565.50 shares

14.09.2023 Sale of 2641.42 shares

Net capital movement during the year

	360,000.00
	271,323.90

Balance of Accounts as at 31/12/2023

**United Charities of Romaldkirk**

Romaldkirk School Foundation	2,120.49
Romaldkirk Combined Charity Account	27,001.11
Parkins Business Rate Tracker	-

**Bowes & Romaldkirk Charities Estate (40%)**

Balance at Barclays Bank - Community A/C	240,585.74
GFW Client Account	1,616.56

	271,323.90
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## INVESTMENT ASSETS

	Units	Value 2023	Gain/(Loss)	Disposal	Value 2022
COIF - 888950001T	126.47	2,509.80	5,634.07	(300,000.00)	296,875.73
<b>Bowes &amp; Romaldkirk Charities Estate Investment - 40% share</b>					
<b>COIF Charities Investment Fund</b>					
	2030	40,285.35	3,390.30		36,895.05
40%	812	16,114.14	1,356.12		14,758.02
<b>Book Cost</b>					
		385,936.80	11,255.80		374,681.00
Brewin Dolphin Portfolio	40%	154,374.72	4,502.32		149,872.40