

KNOWLE UNITED CHARITY

England & Wales · Charity number 1166099

Details

Status Registered

Legal form CIO

Registered 2016-03-16

Register [View on the Charity Commission register](#)

Contact

Address 31 Kenilworth Road
Knowle
Solihull
B93 0JB

Phone 07795822421

Email knowleunitedcharities@blueyonder.co.uk

Activities

Objects: THE PROVISION OF GRANTS AND SUCH OTHER ASSISTANCE AS THE CHARITY TRUSTEES MAY DECIDE FOR THE RELIEF OF NEED AND FOR THE PROMOTION OF EDUCATIONAL PURPOSES (WITH THE PROVISION OF FINANCIAL ASSISTANCE TO PROMOTE EDUCATION AT KNOWLE CHURCH OF ENGLAND PRIMARY ACADEMY BEING A PRIORITY) IN THE ECCLESIASTICAL PARISHES OF ST. JOHN THE BAPTIST, KNOWLE, ST. PHILIP, DORRIDGE AND ST. SWITHIN, BARSTON AND IN THE CIVIL PARISHES OF BALSALL COMMON AND CHADWICK END AND SUCH OTHER AREAS AS THE CHARITY TRUSTEES MAY DECIDE

Activities: The provision of grants and such other assistance as the charity trustees may decide for relief of need and for the promotion of educational purposes in the Ecclesiastical Parishes of St John the Baptist, Knowle, St Philip, Dorridge and St Swithin, Barston and in the Civil Parishes of Balsall Common and Chadwick End and such other areas as the charity trustees may decide.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Education/training, The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities
- **Who:** Children/young People, Elderly/old People, Other Charities Or Voluntary Bodies

Geography

- Solihull

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£170,211	£103,573	-	-
2024-03-31	£177,171	£136,473	-	-
2023-03-31	£168,536	£122,874	-	-
2022-03-31	£167,293	£166,289	-	-
2021-03-31	£143,954	£148,255	-	-

Trustees

Name	Role	Appointed
Stephen Paul Street	Chair	2017-11-02
CELIA HELEN MUNDAY		2017-07-20
DIANA ELISABETH HOLL-ALLEN MBE		2017-02-01
Dr MICHAEL JOHN BLEBY		2016-11-27
HILARY SUSAN MORRIS LLB		2017-03-09
Ian Hopkins		2022-03-03
JEFFREY FRANCIS JAMES DAVIES		2018-11-08
LYNDA MARGARET MACKAY BA		2018-11-08
RICHARD LLOYD		2020-07-15
Rev Geoff Lanham		2020-11-05
Richard Abbey		2019-03-21

KNOWLE UNITED CHARITY

England & Wales - Charity number 1166099

Accounts

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31st March 2025

for

Knowle United Charity

West - Chartered Accountants
Suite K, Priest House
1624 High Street
Knowle
Solihull
West Midlands
B93 0JU

Contents of the Financial Statements
for the Year Ended 31st March 2025

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Report of the Trustees
for the Year Ended 31st March 2025

The trustees present their report with the financial statements of the charity for the year ended 31st March 2025. The trustees have adopted the provisions of 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).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Knowle United Charity is constituted as a Charitable Incorporated Organisation. It was registered with the Charity Commissioners on 16th March 2016. It took over the activities and assets from Knowle United Charity (registered charity number 1042123) and Knowle Educational Charity (registered charity number 1042124)

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1166099

Principal address

Mr S Chaloner - Clerk to the Trustees
31 Kenilworth Road
Knowle
Solihull
West Midlands
B93 0JB

Trustees

Mr Stephen Street - Dorridge PCC Chairman
Mr Richard Abbey - Co-opted
Dr Michael T Bleby - Co-opted
Mr Jeff Davies Chadwick End PC Treasurer
Cllr. Diane Holl-Allen MBE - Solihull MBC
Rev'd Geoff Lanham
Mrs Lynda Mackay - Knowle CE Primary Academy Governors
Mrs Hilary Morris - Co-opted
Mrs Helen Munday - Co-opted
Mr Richard Lloyd
Mr Rhod Mitchell - Justices of the Peace
Mr Ian Hopkins - Co-opted

Independent Examiner

West - Chartered Accountants
Suite K, Priest House
1624 High Street
Knowle
Solihull
West Midlands
B93 0JU

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


.....
Mr Stephen Street - Trustee

Independent Examiner's Report to the Trustees of Knowle United Charity

Independent examiner's report to the trustees of Knowle United Charity

I report to the charity trustees on my examination of the accounts of Knowle United Charity (the Trust) for the year ended 31st March 2025.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of 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 Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

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 giving me cause to believe that in any material respect:

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

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

Mrs Susan West

West - Chartered Accountants
Suite K, Priest House
1624 High Street
Knowle
Solihull
West Midlands
B93 0JU

Date:

Statement of Financial Activities
for the Year Ended 31st March 2025

	Notes	2025 Unrestricted funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2	170,211	171,362
Other income		-	7,177
Total		170,211	178,539
EXPENDITURE ON			
Raising funds	3	33,880	52,096
Charitable activities			
Education grants		7,280	18,414
Youth, children and pastoral care workers' grants		34,100	26,775
Special grants		4,270	7,700
Christmas donations		375	180
Berrow Cottage Homes		3,000	10,000
Travel grants		8,200	9,500
Other		12,468	12,885
Total		103,573	137,550
NET INCOME		66,638	40,989
RECONCILIATION OF FUNDS			
Total funds brought forward		4,685,392	4,644,403
TOTAL FUNDS CARRIED FORWARD		4,752,030	4,685,392

The notes form part of these financial statements

Knowle United Charity

Balance Sheet
31st March 2025

	Notes	2025 Unrestricted funds £	2024 Total funds £
FIXED ASSETS			
Tangible assets	5	4,459,000	4,459,433
Investments	6	76,298	79,727
		<u>4,535,298</u>	<u>4,539,160</u>
CURRENT ASSETS			
Debtors	7	169	2,775
Cash at bank		217,138	144,877
		<u>217,307</u>	<u>147,652</u>
CREDITORS			
Amounts falling due within one year	8	(575)	(1,420)
NET CURRENT ASSETS		<u>216,732</u>	<u>146,232</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>4,752,030</u>	<u>4,685,392</u>
NET ASSETS		<u>4,752,030</u>	<u>4,685,392</u>
FUNDS	9		
Unrestricted funds		4,752,030	4,685,392
TOTAL FUNDS		<u>4,752,030</u>	<u>4,685,392</u>

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


.....
Mr Stephen Street - Trustee

**Notes to the Financial Statements
for the Year Ended 31st March 2025****1. 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.

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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- Not provided
Computer equipment	- 33% on cost

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

2. INVESTMENT INCOME

	2025	2024
	£	£
Rents received	163,484	166,057
Dividends	2,259	2,215
Bank interest	4,468	3,090
	<hr/>	<hr/>
	170,211	171,362
	<hr/> <hr/>	<hr/> <hr/>

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2025**

3. RAISING FUNDS

Investment management costs

	2025	2024
	£	£
Repairs & maintenance	22,463	45,346
Legal & professional fees	480	-
	<u>22,943</u>	<u>45,346</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2025 nor for the year ended 31st March 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st March 2025 nor for the year ended 31st March 2024.

5. TANGIBLE FIXED ASSETS

	Freehold property £	Computer equipment £	Totals £
COST OR VALUATION			
At 1st April 2024 and 31st March 2025	<u>4,459,000</u>	<u>1,733</u>	<u>4,460,733</u>
DEPRECIATION			
At 1st April 2024	-	1,300	1,300
Charge for year	-	433	433
At 31st March 2025	<u>-</u>	<u>1,733</u>	<u>1,733</u>
NET BOOK VALUE			
At 31st March 2025	<u>4,459,000</u>	<u>-</u>	<u>4,459,000</u>
At 31st March 2024	<u>4,459,000</u>	<u>433</u>	<u>4,459,433</u>

Included in cost or valuation of land and buildings is freehold land of £4,459,000 (2024 - £4,459,000) which is not depreciated.

Cost or valuation at 31st March 2025 is represented by:

	Freehold property £	Computer equipment £	Totals £
Valuation in 2010	2,296,500	-	2,296,500
Valuation in 2017	587,125	-	587,125
Valuation in 2021	1,406,274	-	1,406,274
Cost	169,101	1,733	170,834
	<u>4,459,000</u>	<u>1,733</u>	<u>4,460,733</u>

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2025****5. TANGIBLE FIXED ASSETS - continued**

There are 22 freehold properties, 32,34,36,38,44,46,48,50 and 52 Station Road, 2a,2b,2c, 57, 61, 79 and 81 St John's Close, 3a, 3b, 90,90a,96 and 98 Kenilworth Road, Knowle and freehold ground rents 83 and 85 St John's Close all situated in Knowle and vested in Knowle United Charity. The original cost of most of these is unknown. Additionally during the year to 31 March 2002 the freehold of the block of 4 maisonettes 55, 57, 59 and 61 St John's Close was acquired with the lease of 57 already acquired in 2000 and the lease of 61 acquired during the year to 31 March 2019.

Vested in the Official Custodian for Charities, but from which no income is derived, are 3.7 acres of land beneath the buildings known as Knowle Church of England Primary Academy.

In 2021 the properties were valued by Hawkesford (Warwickshire) Limited at a reinstatement value of £3,265,000 and an open market value of £4,459,000.

The trustees do not consider that the value of the properties will fall and accordingly no depreciation is provided.

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1st April 2024	79,727
Impairments	(3,429)
At 31st March 2025	<u>76,298</u>
NET BOOK VALUE	
At 31st March 2025	<u>76,298</u>
At 31st March 2024	<u>79,727</u>

There were no investment assets outside the UK.

Investments consist of 25,723.38 income shares in COIF Charities Ethical Investment Fund. The original cost of the investments is unknown.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Rent overdue	<u>169</u>	<u>2,775</u>

Notes to the Financial Statements - continued
for the Year Ended 31st March 2025

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Social security and other taxes	(269)	(269)
Rent prepaid	26	885
Other creditors	818	804
	<u>575</u>	<u>1,420</u>

9. MOVEMENT IN FUNDS

	At 1.4.24	Net movement in funds	At 31.3.25
	£	£	£
Unrestricted funds			
General fund	4,685,392	66,638	4,752,030
	<u>4,685,392</u>	<u>66,638</u>	<u>4,752,030</u>

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	170,211	(103,573)	66,638
	<u>170,211</u>	<u>(103,573)</u>	<u>66,638</u>

Comparatives for movement in funds

	At 1.4.23	Net movement in funds	At 31.3.24
	£	£	£
Unrestricted funds			
General fund	4,644,403	40,989	4,685,392
	<u>4,644,403</u>	<u>40,989</u>	<u>4,685,392</u>

Notes to the Financial Statements - continued
for the Year Ended 31st March 2025

9. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	178,539	(137,550)	40,989
TOTAL FUNDS	<u>178,539</u>	<u>(137,550)</u>	<u>40,989</u>

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

	At 1.4.23 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds			
General fund	4,644,403	107,627	4,752,030
TOTAL FUNDS	<u>4,644,403</u>	<u>107,627</u>	<u>4,752,030</u>

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 £	Movement in funds £
Unrestricted funds			
General fund	348,750	(241,123)	107,627
TOTAL FUNDS	<u>348,750</u>	<u>(241,123)</u>	<u>107,627</u>

Notes to the Financial Statements - continued
for the Year Ended 31st March 2025

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st March 2025.

Detailed Statement of Financial Activities
for the Year Ended 31st March 2025

	2025	2024
	£	£
INCOME AND ENDOWMENTS		
Investment income		
Rents received	163,484	166,057
Dividends	2,259	2,215
Bank interest	4,468	3,090
	<hr/>	<hr/>
	170,211	171,362
Other income		
Gain in value of fixed asset investments	-	7,177
	<hr/>	<hr/>
Total incoming resources	170,211	178,539
EXPENDITURE		
Raising donations and legacies		
Insurance	7,330	6,750
Light and heat	178	-
Impairment losses - fixed asset investments	3,429	-
	<hr/>	<hr/>
	10,937	6,750
Investment management costs		
Repairs & maintenance	22,463	45,346
Legal & professional fees	480	-
	<hr/>	<hr/>
	22,943	45,346
Charitable activities		
Grants to individuals, charities & other organisations	57,225	72,569
Support costs		
Management		
Insurance	402	473
Postage and stationery	35	23
Sundries	237	635
Clerk's fee & expenses	9,810	9,810
	<hr/>	<hr/>
	10,484	10,941
Finance		
Bank charges	120	120

Detailed Statement of Financial Activities
for the Year Ended 31st March 2025

	2025 £	2024 £
Finance		
Information technology		
Computer equipment	433	433
Governance costs		
Accountancy & professional fees	<u>1,431</u>	<u>1,391</u>
Total resources expended	<u>103,573</u>	<u>137,550</u>
Net income	<u><u>66,638</u></u>	<u><u>40,989</u></u>

KNOWLE UNITED CHARITY

England & Wales - Charity number 1166099

Accounts

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31st March 2024
for
Knowle United Charity

West - Chartered Accountants
Suite K, Priest House
1624 High Street
Knowle
Solihull
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Knowle United Charity

**Contents of the Financial Statements
for the Year Ended 31st March 2024**

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Knowle United Charity

Report of the Trustees **for the Year Ended 31st March 2024**

The trustees present their report with the financial statements of the charity for the year ended 31st March 2024. The trustees have adopted the provisions of 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).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Knowle United Charity is constituted as a Charitable Incorporated Organisation. It was registered with the Charity Commissioners on 16th March 2016. It took over the activities and assets from Knowle United Charity (registered charity number 1042123) and Knowle Educational Charity (registered charity number 1042124)

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1166099

Principal address

Mr S Chaloner - Clerk to the Trustees
31 Kenilworth Road
Knowle
Solihull
West Midlands
B93 0JB

Trustees

Mr Stephen Street - Dorridge PCC Chairman
Mr Richard Abbey - Co-opted
Dr Michael T Bleby - Co-opted
Mr Jeff Davies Chadwick End PC Treasurer
Cllr. Diane Holl-Allen MBE - Solihull MBC
Rev'd Geoff Lanham
Mrs Lynda Mackay - Knowle CE Primary Academy Governors
Mrs Hilary Morris - Co-opted
Mrs Helen Munday - Co-opted
Mr Richard Lloyd
Mr Rhod Mitchell - Justices of the Peace
Mr Ian Hopkins - Co-opted

Independent Examiner

West - Chartered Accountants
Suite K, Priest House
1624 High Street
Knowle
Solihull
West Midlands
B93 0JU

Approved by order of the board of trustees on 18th February 2025 and signed on its behalf by:

Mr Stephen Street - Trustee

Independent Examiner's Report to the Trustees of Knowle United Charity

Independent examiner's report to the trustees of Knowle United Charity

I report to the charity trustees on my examination of the accounts of Knowle United Charity (the Trust) for the year ended 31st March 2024.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of 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 Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

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 giving me cause to believe that in any material respect:

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

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

Mrs Susan West

West - Chartered Accountants
Suite K, Priest House
1624 High Street
Knowle
Solihull
West Midlands
B93 0JU

18th February 2025

Knowle United Charity

Statement of Financial Activities
for the Year Ended 31st March 2024

		2024	2023
		Unrestricted	Total
		funds	funds
		£	£
INCOME AND ENDOWMENTS FROM	Notes		
Investment income	2	171,362	168,536
Other income		7,177	-
Total		178,539	168,536
EXPENDITURE ON			
Raising funds	3	52,096	37,090
Charitable activities			
Education grants		18,414	11,000
Youth, children and pastoral care workers' grants		26,775	22,160
Special grants		7,700	2,500
Covid grant to schools		-	37,880
Christmas donations		180	180
Berrow Cottage Homes		10,000	-
Travel grants		9,500	-
Other		12,885	12,064
Total		137,550	122,874
NET INCOME		40,989	45,662
RECONCILIATION OF FUNDS			
Total funds brought forward		4,644,403	4,598,741
TOTAL FUNDS CARRIED FORWARD		4,685,392	4,644,403

Knowle United Charity

Balance Sheet
31st March 2024

	Notes	2024 Unrestricted funds £	2023 Total funds £
FIXED ASSETS			
Tangible assets	5	4,459,433	4,459,867
Investments	6	79,727	72,550
		<u>4,539,160</u>	<u>4,532,417</u>
CURRENT ASSETS			
Debtors	7	2,775	-
Cash at bank		144,877	113,086
		<u>147,652</u>	<u>113,086</u>
CREDITORS			
Amounts falling due within one year	8	(1,420)	(1,100)
		<u>146,232</u>	<u>111,986</u>
NET CURRENT ASSETS			
		<u>146,232</u>	<u>111,986</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>4,685,392</u>	<u>4,644,403</u>
NET ASSETS			
		<u>4,685,392</u>	<u>4,644,403</u>
FUNDS	9		
Unrestricted funds		<u>4,685,392</u>	<u>4,644,403</u>
TOTAL FUNDS		<u>4,685,392</u>	<u>4,644,403</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 18th February 2025 and were signed on its behalf by:

Mr Stephen Street - Trustee

Knowle United Charity

Notes to the Financial Statements **for the Year Ended 31st March 2024**

1. 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.

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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - Not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

2. INVESTMENT INCOME

	2024	2023
	£	£
Rents received	166,057	165,781
Dividends	2,215	2,215
Bank interest	3,090	540
	<hr/> 171,362 <hr/>	<hr/> 168,536 <hr/>

Knowle United Charity

Notes to the Financial Statements - continued for the Year Ended 31st March 2024

3. RAISING FUNDS

Investment management costs

	2024	2023
	£	£
Council tax	-	18
Repairs & maintenance	45,346	28,028
	45,346	28,046

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2024 nor for the year ended 31st March 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st March 2024 nor for the year ended 31st March 2023.

5. TANGIBLE FIXED ASSETS

	Freehold property £	Computer equipment £	Totals £
COST OR VALUATION At 1st April 2023 and 31st March 2024	4,459,000	1,733	4,460,733
DEPRECIATION At 1st April 2023	-	866	866
Charge for year	-	434	434
At 31st March 2024	-	1,300	1,300
NET BOOK VALUE At 31st March 2024	4,459,000	433	4,459,433
At 31st March 2023	4,459,000	867	4,459,867

Included in cost or valuation of land and buildings is freehold land of £4,459,000 (2023 - £4,459,000) which is not depreciated.

Cost or valuation at 31st March 2024 is represented by:

	Freehold property £	Computer equipment £	Totals £
Valuation in 2010	2,296,500	-	2,296,500
Valuation in 2017	587,125	-	587,125
Valuation in 2021	1,406,274	-	1,406,274
Cost	169,101	1,733	170,834
	4,459,000	1,733	4,460,733

Knowle United Charity

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2024**

5. TANGIBLE FIXED ASSETS - continued

There are 22 freehold properties, 32,34,36,38,44,46,48,50 and 52 Station Road, 2a,2b,2c, 57, 61, 79 and 81 St John's Close, 3a, 3b, 90,90a,96 and 98 Kenilworth Road, Knowle and freehold ground rents 83 and 85 St John's Close all situated in Knowle and vested in Knowle United Charity. The original cost of most of these is unknown. Additionally during the year to 31 March 2002 the freehold of the block of 4 maisonettes 55, 57, 59 and 61 St John's Close was acquired with the lease of 57 already acquired in 2000 and the lease of 61 acquired during the year to 31 March 2019.

Vested in the Official Custodian for Charities, but from which no income is derived, are 3.7 acres of land beneath the buildings known as Knowle Church of England Primary Academy.

In 2021 the properties were valued by Hawkesford (Warwickshire) Limited at a reinstatement value of £3,265,000 and an open market value of £4,459,000.

The trustees do not consider that the value of the properties will fall and accordingly no depreciation is provided.

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1st April 2023	72,550
Reversal of impairments	7,177
	<hr/>
At 31st March 2024	79,727
	<hr/>
NET BOOK VALUE	
At 31st March 2024	79,727
	<hr/> <hr/>
At 31st March 2023	72,550
	<hr/> <hr/>

There were no investment assets outside the UK.

Investments consist of 25,723.38 income shares in COIF Charities Ethical Investment Fund. The original cost of the investments is unknown.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Rent overdue	2,775	-
	<hr/> <hr/>	<hr/> <hr/>

Knowle United Charity

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2024**

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Social security and other taxes	(269)	(416)
Rent prepaid	885	766
Other creditors	804	750
	<u>1,420</u>	<u>1,100</u>

9. MOVEMENT IN FUNDS

	At 1.4.23	Net movement in funds	At 31.3.24
	£	£	£
Unrestricted funds			
General fund	4,644,403	40,989	4,685,392
	<u>4,644,403</u>	<u>40,989</u>	<u>4,685,392</u>

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	178,539	(137,550)	40,989
	<u>178,539</u>	<u>(137,550)</u>	<u>40,989</u>

Comparatives for movement in funds

	At 1.4.22	Net movement in funds	At 31.3.23
	£	£	£
Unrestricted funds			
General fund	4,598,741	45,662	4,644,403
	<u>4,598,741</u>	<u>45,662</u>	<u>4,644,403</u>

Knowle United Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2024

9. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	168,536	(122,874)	45,662
TOTAL FUNDS	<u>168,536</u>	<u>(122,874)</u>	<u>45,662</u>

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

	At 1.4.22 £	Net movement in funds £	At 31.3.24 £
Unrestricted funds			
General fund	4,598,741	86,651	4,685,392
TOTAL FUNDS	<u>4,598,741</u>	<u>86,651</u>	<u>4,685,392</u>

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 £	Movement in funds £
Unrestricted funds			
General fund	347,075	(260,424)	86,651
TOTAL FUNDS	<u>347,075</u>	<u>(260,424)</u>	<u>86,651</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st March 2024.

Knowle United Charity**Detailed Statement of Financial Activities**
for the Year Ended 31st March 2024

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	166,057	165,781
Dividends	2,215	2,215
Bank interest	3,090	540
	<hr/> 171,362	<hr/> 168,536
Other income		
Gain in value of fixed asset investments	7,177	-
	<hr/> 178,539	<hr/> 168,536
EXPENDITURE		
Raising donations and legacies		
Insurance	6,750	5,430
Impairment losses - fixed asset investments	-	3,614
	<hr/> 6,750	<hr/> 9,044
Investment management costs		
Council tax	-	18
Repairs & maintenance	45,346	28,028
	<hr/> 45,346	<hr/> 28,046
Charitable activities		
Grants to individuals, charities & other organisations	72,569	73,720
Support costs		
Management		
Insurance	473	473
Postage and stationery	23	154
Sundries	635	734
Clerk's fee & expenses	9,810	9,071
	<hr/> 10,941	<hr/> 10,432
Finance		
Bank charges	120	149
Information technology		
Computer equipment	433	433
Governance costs		
Accountancy & professional fees	1,391	1,050

This page does not form part of the statutory financial statements

Knowle United Charity

Detailed Statement of Financial Activities
for the Year Ended 31st March 2024

	2024 £	2023 £
Total resources expended	<u>137,550</u>	<u>122,874</u>
Net income	<u><u>40,989</u></u>	<u><u>45,662</u></u>

This page does not form part of the statutory financial statements

KNOWLE UNITED CHARITY

England & Wales - Charity number 1166099

Accounts

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31st March 2023
for
Knowle United Charity

West - Chartered Accountants
Office 2 Greswolde House
197b Station Road
Knowle
Solihull
West Midlands
B93 0PU

Knowle United Charity

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for the Year Ended 31st March 2023**

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Knowle United Charity

Report of the Trustees **for the Year Ended 31st March 2023**

The trustees present their report with the financial statements of the charity for the year ended 31st March 2023. The trustees have adopted the provisions of 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).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Knowle United Charity is constituted as a Charitable Incorporated Organisation. It was registered with the Charity Commissioners on 16th March 2016. It took over the activities and assets from Knowle United Charity (registered charity number 1042123) and Knowle Educational Charity (registered charity number 1042124)

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1166099

Principal address

Mr S Chaloner - Clerk to the Trustees
31 Kenilworth Road
Knowle
Solihull
West Midlands
B93 0JB

Trustees

Mr Stephen Street - Dorridge PCC Chairman
Mr Clive Blakey - Justice of the Peace (resigned 31/3/2023)
Mr Richard Abbey - Co-opted
Dr Michael T Bleby - Co-opted
Mr Jeff Davies Chadwick End PC Treasurer
Cllr. Diane Holl-Allen MBE - Solihull MBC
Rev'd Geoff Lanham
Ms Carol Leetch - Knowle PCC (resigned 31/3/2023)
Mrs Lynda Mackay - Knowle CE Primary Academy Governors
Mrs Hilary Morris - Co-opted
Mrs Helen Munday - Co-opted
Mr Paul Orton - Co-opted (resigned 31/3/2023)
Mr Richard Lloyd
Mr Rhod Mitchell - Justices of the Peace
Mr Ian Hopkins - Co-opted

Independent Examiner

West - Chartered Accountants
Office 2 Greswolde House
197b Station Road
Knowle
Solihull
West Midlands
B93 0PU

Approved by order of the board of trustees on 11th December 2023 and signed on its behalf by:



Mr Stephen Street - Trustee

CHAIRMAN'S REPORT
for the Year Ended 31st March 2023

I am pleased to present the Knowle United Charity Annual Report of the Trustees for the year ending 31st March 2023. The Charity traces its origins to the end of the 16th Century and provides financial assistance towards personal and community needs of public benefit within the local ecclesiastical parishes of Knowle, Dorridge & Barston and the civil parishes of Balsall Common & Chadwick End.

As the Charity's financial year ended, the war in Ukraine was ongoing and we were still experiencing high inflation when compared with previous years.

Turning to the board of Trustees itself, we were delighted to welcome Rhod Mitchell as the representative of the Justices of the Peace.

An Annual Budget is agreed, and formal Reserves and Investment policies are reviewed annually alongside a Risks Assessment analysis. These take into account the need for liquid funds and a contingency reserve, approximating to the annual property rental income, required to enable the making of grants and service operational costs in maintaining the Charity's residential property portfolio.

The principal source of income is rentals from the Charity's investment in 22 residential properties let at market-based rents. Such income in the past year totalling £168,536 (£158,601). It is pleasing to report high tenancy levels and there were no rent arrears. Total income was £168,536 (£167,293); expenditure was £122,874 (£166,289).

Major expenditures include Education grants £11,000 (£21,600), Youth & Pastoral Care workers grants £22,160 (£22,795), Property maintenance £28,028 (£53,450). In summary, the Charity continues in a strong financial position with healthy regular rental income.

We are grateful for the continued hard work put in by the Clerk, Simon Chaloner, in keeping abreast of day-to-day charity matters. I would also like to thank all the Trustees for their continued commitment to Charity business. Finally, I am pleased to thank our professional advisors for their support when called upon in respect of legal, accountancy and property matters.

Stephen Paul Street

Independent Examiner's Report to the Trustees of Knowle United Charity

Independent examiner's report to the trustees of Knowle United Charity

I report to the charity trustees on my examination of the accounts of Knowle United Charity (the Trust) for the year ended 31st March 2023.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of 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 Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

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 giving me cause to believe that in any material respect:

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

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

Mrs Susan West

West - Chartered Accountants
Office 2 Greswolde House
197b Station Road
Knowle
Solihull
West Midlands
B93 0PU

Date:

Knowle United Charity

Statement of Financial Activities
for the Year Ended 31st March 2023

	Notes	2023 Unrestricted funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2		
Other income		168,536	158,601
		-	8,692
Total		168,536	167,293
EXPENDITURE ON			
Raising funds	3	37,090	61,596
Charitable activities			
Education grants		11,000	21,600
Youth, children and pastoral care workers' grants		22,160	22,795
Special grants		2,500	-
Covid grant to schools		37,880	42,150
Christmas donations		180	3,360
Other		12,064	14,788
Total		122,874	166,289
NET INCOME		45,662	1,004
RECONCILIATION OF FUNDS			
Total funds brought forward		4,598,741	4,597,737
TOTAL FUNDS CARRIED FORWARD		4,644,403	4,598,741

The notes form part of these financial statements

Knowle United Charity

Balance Sheet
31st March 2023

	Notes	2023 Unrestricted funds £	2022 Total funds £
FIXED ASSETS			
Tangible assets	5	4,459,867	4,460,300
Investments	6	<u>72,550</u>	<u>76,164</u>
		4,532,417	4,536,464
CURRENT ASSETS			
Debtors	7	-	2,188
Cash at bank		<u>113,086</u>	<u>60,128</u>
		113,086	62,316
CREDITORS			
Amounts falling due within one year	8	(1,100)	(39)
NET CURRENT ASSETS		<u>111,986</u>	<u>62,277</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>4,644,403</u>	<u>4,598,741</u>
NET ASSETS		<u>4,644,403</u>	<u>4,598,741</u>
FUNDS	9		
Unrestricted funds		<u>4,644,403</u>	<u>4,598,741</u>
TOTAL FUNDS		<u>4,644,403</u>	<u>4,598,741</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 11th December 2023 and were signed on its behalf by:

Mr Stephen Street - Trustee

The notes form part of these financial statements

Knowle United Charity

Notes to the Financial Statements for the Year Ended 31st March 2023

1. 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.

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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - Not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

2. INVESTMENT INCOME

	2023	2022
	£	£
Rents received	165,781	156,474
Dividends	2,215	2,125
Bank interest	540	2
	<u>168,536</u>	<u>158,601</u>

Knowle United Charity

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2023**

3. RAISING FUNDS

Investment management costs

	2023	2022
	£	£
Council tax	18	2,409
Repairs & maintenance	<u>28,028</u>	<u>53,450</u>
	<u>28,046</u>	<u>55,859</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2023 nor for the year ended 31st March 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st March 2023 nor for the year ended 31st March 2022.

5. TANGIBLE FIXED ASSETS

	Freehold property £	Computer equipment £	Totals £
COST OR VALUATION			
At 1st April 2022 and 31st March 2023	<u>4,459,000</u>	<u>1,733</u>	<u>4,460,733</u>
DEPRECIATION			
At 1st April 2022	-	433	433
Charge for year	-	<u>433</u>	<u>433</u>
At 31st March 2023	-	<u>866</u>	<u>866</u>
NET BOOK VALUE			
At 31st March 2023	<u>4,459,000</u>	<u>867</u>	<u>4,459,867</u>
At 31st March 2022	<u>4,459,000</u>	<u>1,300</u>	<u>4,460,300</u>

Included in cost or valuation of land and buildings is freehold land of £4,459,000 (2022 - £4,459,000) which is not depreciated.

Cost or valuation at 31st March 2023 is represented by:

	Freehold property £	Computer equipment £	Totals £
Valuation in 2010	2,296,500	-	2,296,500
Valuation in 2017	587,125	-	587,125
Valuation in 2021	1,406,274	-	1,406,274
Cost	<u>169,101</u>	<u>1,733</u>	<u>170,834</u>
	<u>4,459,000</u>	<u>1,733</u>	<u>4,460,733</u>

Knowle United Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2023

5. TANGIBLE FIXED ASSETS - continued

There are 22 freehold properties, 32,34,36,38,44,46,48,50 and 52 Station Road, 2a,2b,2c, 57, 61, 79 and 81 St John's Close, 3a, 3b, 90,90a,96 and 98 Kenilworth Road, Knowle and freehold ground rents 83 and 85 St John's Close all situated in Knowle and vested in Knowle United Charity. The original cost of most of these is unknown. Additionally during the year to 31 March 2002 the freehold of the block of 4 maisonettes 55, 57, 59 and 61 St John's Close was acquired with the lease of 57 already acquired in 2000 and the lease of 61 acquired during the year to 31 March 2019.

Vested in the Official Custodian for Charities, but from which no income is derived, are 3.7 acres of land beneath the buildings known as Knowle Church of England Primary Academy.

In 2021 the properties were valued by Hawkesford (Warwickshire) Limited at a reinstatement value of £3,265,000 and an open market value of £4,459,000.

The trustees do not consider that the value of the properties will fall and accordingly no depreciation is provided.

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1st April 2022	
Impairments	76,164
	<u>(3,614)</u>
At 31st March 2023	<u>72,550</u>
NET BOOK VALUE	
At 31st March 2023	<u>72,550</u>
At 31st March 2022	<u>76,164</u>

There were no investment assets outside the UK.

Investments consist of 25,723.38 income shares in COIF Charities Ethical Investment Fund. The original cost of the investments is unknown.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other debtors	<u>-</u>	<u>2,188</u>

Knowle United Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2023

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Social security and other taxes	(416)	(487)
Rent prepaid	766	526
Other creditors	750	-
	<u>1,100</u>	<u>39</u>

9. MOVEMENT IN FUNDS

	At 1.4.22	Net movement in funds	At 31.3.23
	£	£	£
Unrestricted funds			
General fund	4,598,741	45,662	4,644,403
	<u>4,598,741</u>	<u>45,662</u>	<u>4,644,403</u>

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	168,536	(122,874)	45,662
	<u>168,536</u>	<u>(122,874)</u>	<u>45,662</u>

Comparatives for movement in funds

	At 1.4.21	Net movement in funds	At 31.3.22
	£	£	£
Unrestricted funds			
General fund	4,597,737	1,004	4,598,741
	<u>4,597,737</u>	<u>1,004</u>	<u>4,598,741</u>

Knowle United Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2023

9. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	167,293	(166,289)	1,004
TOTAL FUNDS	<u>167,293</u>	<u>(166,289)</u>	<u>1,004</u>

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

	At 1.4.21 £	Net movement in funds £	At 31.3.23 £
Unrestricted funds			
General fund	4,597,737	46,666	4,644,403
TOTAL FUNDS	<u>4,597,737</u>	<u>46,666</u>	<u>4,644,403</u>

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 £	Movement in funds £
Unrestricted funds			
General fund	335,829	(289,163)	46,666
TOTAL FUNDS	<u>335,829</u>	<u>(289,163)</u>	<u>46,666</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st March 2023.

Knowle United Charity

Detailed Statement of Financial Activities
for the Year Ended 31st March 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received		
Dividends	165,781	156,474
Bank interest	2,215	2,125
	<u>540</u>	<u>2</u>
	168,536	158,601
Other income		
Gain in value of tangible fixed asset	-	8,692
	<u>-</u>	<u>8,692</u>
Total incoming resources	168,536	167,293
EXPENDITURE		
Raising donations and legacies		
Insurance		
Light and heat	5,430	5,221
Impairment losses for intangible fixed assets	-	516
	<u>3,614</u>	<u>-</u>
	9,044	5,737
Investment management costs		
Council tax		
Repairs & maintenance	18	2,409
	<u>28,028</u>	<u>53,450</u>
	28,046	55,859
Charitable activities		
Grants to individuals, charities & other organisations	73,720	89,905
	73,720	89,905
Support costs		
Management		
Insurance		
Postage and stationery	473	473
Sundries	154	212
Clerk's fee & expenses	734	602
	<u>9,071</u>	<u>10,616</u>
	10,432	11,903
Finance		
Bank charges	149	119
	149	119
Information technology		
Computer equipment	433	433
	433	433
Governance costs		
Accountancy & professional fees	1,050	2,333
	1,050	2,333

This page does not form part of the statutory financial statements

Knowle United Charity

Detailed Statement of Financial Activities
for the Year Ended 31st March 2023

	2023 <u>£</u>	2022 <u>£</u>
Total resources expended	<u>122,874</u>	<u>166,289</u>
Net income	<u><u>45,662</u></u>	<u><u>1,004</u></u>

This page does not form part of the statutory financial statements

KNOWLE UNITED CHARITY

England & Wales - Charity number 1166099

Accounts

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31st March 2022
for
Knowle United Charity

West - Chartered Accountants
Office 2 Greswolde House
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Knowle United Charity

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for the Year Ended 31st March 2022**

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Knowle United Charity

Chairman's Report **for the Year Ended 31st March 2022**

I am pleased to present the Knowle United Charity Annual Report of the Trustees for the year ending 31st March 2022. The Charity traces its origins to the end of the 16th Century and provides financial assistance towards personal and community needs of public benefit within the local ecclesiastical parishes of Knowle, Dorridge & Barston and the civil parishes of Balsall Common & Chadwick End.

As the Charity's financial year ended, the world was coming to terms with war in Ukraine, high inflation, and in the wake of the Covid-19 pandemic a degree of normality was anticipated. Turning to the board of Trustees itself, we were delighted to welcome Ian Hopkins as the co-opted trustee for St Swithin, Barston.

An Annual Budget is agreed, and formal Reserves and Investment policies are reviewed annually alongside a Risk Assessment analysis. These take into account the need for liquid funds and a contingency reserve, approximating to the annual property rental income, required to enable the making of grants and service operational costs in maintaining the Charity's residential property portfolio; a temporary waiving of this ratio has again been agreed in the aftermath of the property purchase which took place 3 years ago, and this waiving is under constant review.

The principal source of income is rentals from the Charity's investment in 22 residential properties let at market-based rents. Such income in the past year totalling £158,601 (£134,710). It is pleasing to report high tenancy levels and there were no rent arrears. Total income was £167,293 (£143,954); expenditure was £166,289 (£148,255) resulting in net expenditure of £4,301 (as a result of the cost of survey valuations and the special Covid grants mentioned below).

Major expenditures include Education grants £21,600 (£24,600), Youth & Pastoral Care workers grants £22,795 (£20,880), Christmas Donations £3,360 (£2,350), Property maintenance £53,450 following the surveys (£18,026). In summary, the Charity continues in a strong financial position with healthy regular rental income.

In addition, this year, we are proud to have agreed to make a third round of special grants to our local schools amounting to £30,000 to assist them financially in the aftermath the Covid 19 crisis. The comprehensive programme of maintenance and repair work to our properties following last year's surveys is now virtually complete.

We are grateful for the continued hard work put in by the Clerk, Simon Chaloner, in keeping abreast of day-to-day charity matters. I would also like to thank all the Trustees for their continued commitment to Charity business. Finally, I am pleased to thank our professional advisors for their support when called upon in respect of legal, accountancy and property matters.

Stephen Paul Street

Knowle United Charity

Report of the Trustees
for the Year Ended 31st March 2022

The trustees present their report with the financial statements of the charity for the year ended 31st March 2022. The trustees have adopted the provisions of 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).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Knowle United Charity is constituted as a Charitable Incorporated Organisation. It was registered with the Charity Commissioners on 16th March 2016. It took over the activities and assets from Knowle United Charity (registered charity number 1042123) and Knowle Educational Charity (registered charity number 1042124)

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1166099

Principal address

Mr S Chaloner - Clerk to the Trustees
31 Kenilworth Road
Knowle
Solihull
West Midlands
B93 0JB

Trustees

Mr Stephen Street - Dorridge PCC Chairman
Mr Clive Blakey - Justice of the Peace
Mr Richard Abbey - Co-opted
Dr Michael T Bleby - Co-opted
Mr Jeff Davies Chadwick End PC Treasurer
Cllr. Diane Holl-Allen MBE - Solihull MBC
Rev'd Geoff Lanham
Ms Carol Leetch - Knowle PCC
Mrs Lynda Mackay - Knowle CE Primary Academy Governors
Mrs Hilary Morris - Co-opted
Mrs Helen Munday - Co-opted
Mr Paul Orton - Co-opted
Mr Richard Lloyd

Independent Examiner

West - Chartered Accountants
Office 2 Greswolde House
197b Station Road
Knowle
Solihull
West Midlands
B93 0PU

Approved by order of the board of trustees on 13th December 2022 and signed on its behalf by:



Mr Stephen Street - Trustee

Independent Examiner's Report to the Trustees of Knowle United Charity

Independent examiner's report to the trustees of Knowle United Charity

I report to the charity trustees on my examination of the accounts of Knowle United Charity (the Trust) for the year ended 31st March 2022.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of 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 Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 giving me cause to believe that in any material respect:

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

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

West - Chartered Accountants
Office 2 Greswolde House
197b Station Road
Knowle
Solihull
West Midlands
B93 0PU

Date:

Knowle United Charity

Statement of Financial Activities
for the Year Ended 31st March 2022

	Notes	2022 Unrestricted funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2	158,601	134,710
Other income		8,692	9,244
Total		167,293	143,954
EXPENDITURE ON			
Raising funds	3	61,596	26,185
Charitable activities			
Education grants		21,600	24,600
Youth, children and pastoral care workers' grants		22,795	20,880
Special grants		-	5,000
Covid grant to schools		42,150	48,100
Christmas donations		3,360	2,350
Other		14,788	21,140
Total		166,289	148,255
NET INCOME/(EXPENDITURE)		1,004	(4,301)
Other recognised gains/(losses)			
Gains on revaluation of fixed assets		-	1,406,274
Net movement in funds		1,004	1,401,973
RECONCILIATION OF FUNDS			
Total funds brought forward		4,597,737	3,195,764
TOTAL FUNDS CARRIED FORWARD		4,598,741	4,597,737

The notes form part of these financial statements

Knowle United Charity

Balance Sheet
31st March 2022

	Notes	2022 Unrestricted funds £	2021 Total funds £
FIXED ASSETS			
Tangible assets	5	4,460,300	4,459,000
Investments	6	76,164	67,472
		<hr/>	<hr/>
		4,536,464	4,526,472
CURRENT ASSETS			
Debtors	7	2,188	626
Cash at bank		60,128	70,845
		<hr/>	<hr/>
		62,316	71,471
CREDITORS			
Amounts falling due within one year	8	(39)	(206)
		<hr/>	<hr/>
NET CURRENT ASSETS		62,277	71,265
TOTAL ASSETS LESS CURRENT LIABILITIES		4,598,741	4,597,737
		<hr/>	<hr/>
NET ASSETS		4,598,741	4,597,737
FUNDS	9		
Unrestricted funds		4,598,741	4,597,737
		<hr/>	<hr/>
TOTAL FUNDS		4,598,741	4,597,737
		<hr/>	<hr/>

The financial statements were approved by the Board of Trustees and authorised for issue on 13th December 2022 and were signed on its behalf by:



Mr Stephen Street - Trustee

Knowle United Charity

Notes to the Financial Statements for the Year Ended 31st March 2022

1. 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.

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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - Not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

2. INVESTMENT INCOME

	2022	2021
	£	£
Rents received	156,474	132,658
Dividends	2,125	2,052
Bank interest	2	-
	<hr/>	<hr/>
	158,601	134,710
	<hr/> <hr/>	<hr/> <hr/>

Knowle United Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2022

3. RAISING FUNDS

Investment management costs

	2022	2021
	£	£
Council tax	2,409	3,074
Repairs & maintenance	53,450	18,026
	<hr/> 55,859 <hr/>	<hr/> 21,100 <hr/>

4. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st March 2022 nor for the year ended 31st March 2021.

5. TANGIBLE FIXED ASSETS

	Freehold property £	Computer equipment £	Totals £
COST OR VALUATION			
At 1st April 2021	4,459,000	-	4,459,000
Additions	-	1,733	1,733
	<hr/> 4,459,000 <hr/>	<hr/> 1,733 <hr/>	<hr/> 4,460,733 <hr/>
At 31st March 2022	4,459,000	1,733	4,460,733
DEPRECIATION			
Charge for year	-	433	433
	<hr/> -	<hr/> 433 <hr/>	<hr/> 433 <hr/>
NET BOOK VALUE			
At 31st March 2022	4,459,000	1,300	4,460,300
	<hr/> 4,459,000 <hr/>	<hr/> 1,300 <hr/>	<hr/> 4,460,300 <hr/>
At 31st March 2021	4,459,000	-	4,459,000
	<hr/> 4,459,000 <hr/>	<hr/> - <hr/>	<hr/> 4,459,000 <hr/>

Included in cost or valuation of land and buildings is freehold land of £4,459,000 (2021 - £4,459,000) which is not depreciated.

Cost or valuation at 31st March 2022 is represented by:

	Freehold property £	Computer equipment £	Totals £
Valuation in 2021	1,406,274	-	1,406,274
Valuation in 2017	587,125	-	587,125
Valuation in 2010	2,296,500	-	2,296,500
Cost	169,101	1,733	170,834
	<hr/> 4,459,000 <hr/>	<hr/> 1,733 <hr/>	<hr/> 4,460,733 <hr/>

Knowle United Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2022

5. TANGIBLE FIXED ASSETS - continued

There are 22 freehold properties, 32,34,36,38,44,46,48,50 and 52 Station Road, 2a,2b,2c, 57, 61, 79 and 81 St John's Close, 3a, 3b, 90,90a,96 and 98 Kenilworth Road, Knowle and freehold ground rents 83 and 85 St John's Close all situated in Knowle and vested in Knowle United Charity. The original cost of most of these is unknown. Additionally during the year to 31 March 2022 the freehold of the block of 4 maisonettes 55, 57, 59 and 61 St John's Close was acquired with the lease of 57 already acquired in 2000 and the lease of 61 acquired during the year to 31 March 2019.

Vested in the Official Custodian for Charities, but from which no income is derived, are 3.7 acres of land beneath the buildings known as Knowle Church of England Primary Academy.

In 2021 the properties were valued by Hawkesford (Warwickshire) Limited at a reinstatement value of £3,265,000 and an open market value of £4,459,000.

The trustees do not consider that the value of the properties will fall and accordingly no depreciation is provided.

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1st April 2021	67,472
Reversal of impairments	8,692
	<hr/>
At 31st March 2022	76,164
	<hr/>
NET BOOK VALUE	
At 31st March 2022	76,164
	<hr/>
At 31st March 2021	67,472
	<hr/>

There were no investment assets outside the UK.

Investments consist of 25,723.38 income shares in COIF Charities Ethical Investment Fund. The original cost of the investments is unknown.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other debtors	2,188	626
	<hr/>	<hr/>

Knowle United Charity

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2022**

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Social security and other taxes	(487)	(487)
Rent prepaid	526	655
Accrued expenses	-	38
	<u>39</u>	<u>206</u>

9. MOVEMENT IN FUNDS

	At 1.4.21	Net movement in funds	At 31.3.22
	£	£	£
Unrestricted funds			
General fund	4,597,737	1,004	4,598,741
	<u>4,597,737</u>	<u>1,004</u>	<u>4,598,741</u>

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	167,293	(166,289)	1,004
	<u>167,293</u>	<u>(166,289)</u>	<u>1,004</u>

Comparatives for movement in funds

	At 1.4.20	Net movement in funds	At 31.3.21
	£	£	£
Unrestricted funds			
General fund	3,195,764	1,401,973	4,597,737
	<u>3,195,764</u>	<u>1,401,973</u>	<u>4,597,737</u>

Knowle United Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2022

9. 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				
General fund	143,954	(148,255)	1,406,274	1,401,973
TOTAL FUNDS	<u>143,954</u>	<u>(148,255)</u>	<u>1,406,274</u>	<u>1,401,973</u>

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

	At 1.4.20 £	Net movement in funds £	At 31.3.22 £
Unrestricted funds			
General fund	3,195,764	1,402,977	4,598,741
TOTAL FUNDS	<u>3,195,764</u>	<u>1,402,977</u>	<u>4,598,741</u>

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				
General fund	311,247	(314,544)	1,406,274	1,402,977
TOTAL FUNDS	<u>311,247</u>	<u>(314,544)</u>	<u>1,406,274</u>	<u>1,402,977</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st March 2022.

Knowle United Charity

Detailed Statement of Financial Activities
for the Year Ended 31st March 2022

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	156,474	132,658
Dividends	2,125	2,052
Bank interest	2	-
	<hr/>	<hr/>
	158,601	134,710
Other income		
Gain in value of tangible fixed asset	8,692	9,244
	<hr/>	<hr/>
Total incoming resources	167,293	143,954
EXPENDITURE		
Raising donations and legacies		
Insurance	5,221	4,653
Light and heat	516	432
	<hr/>	<hr/>
	5,737	5,085
Investment management costs		
Council tax	2,409	3,074
Repairs & maintenance	53,450	18,026
	<hr/>	<hr/>
	55,859	21,100
Charitable activities		
Grants to individuals, charities & other organisations	89,905	100,930
Support costs		
Management		
Insurance	473	338
Postage and stationery	212	186
Sundries	602	280
Clerk's fee & expenses	10,616	8,582
	<hr/>	<hr/>
	11,903	9,386
Finance		
Bank charges	119	11,754
Information technology		
Computer equipment	433	-
Governance costs		
Accountancy & professional fees	2,333	-

This page does not form part of the statutory financial statements

Knowle United Charity

Detailed Statement of Financial Activities
for the Year Ended 31st March 2022

	2022 £	2021 £
Total resources expended	<u>166,289</u>	<u>148,255</u>
Net income/(expenditure)	<u><u>1,004</u></u>	<u><u>(4,301)</u></u>

This page does not form part of the statutory financial statements

KNOWLE UNITED CHARITY

England & Wales - Charity number 1166099

Accounts

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31st March 2021
for
Knowle United Charity

West - Chartered Accountants
Office 2 Greswolde House
197b Station Road
Knowle
Solihull
West Midlands
B93 0PU

Knowle United Charity

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for the Year Ended 31st March 2021

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Knowle United Charity

Chairman's Report
for the Year Ended 31st March 2021

Knowle United Charity

CHAIRMAN'S REPORT
for the Year Ended 31st March 2021

I am pleased to present the Knowle United Charity Annual Report of the Trustees for the year ending 31st March 2021. The Charity traces its origins to the end of the 16th Century and provides financial assistance towards personal and community needs of public benefit within the local ecclesiastical parishes of Knowle, Dorridge & Barston and the civil parishes of Balsall Common & Chadwick End.

As the Charity's financial year ended, the world was adapting to a new way of living, following the Covid-19 pandemic. As the global vaccination programme was in full operation, the world economy was still suffering the aftershocks at the end of widespread lockdown.

Turning to the board of Trustees itself, we are delighted to welcome the Rev Geoff Lanham, vicar of Knowle Parish Church, as ex-officio trustee and also Richard Lloyd as the nominated trustee for Balsall Common Parish. We said goodbye to Rev Matt Simpson who has moved on to pastures new and thank him for his service.

An Annual Budget is agreed, and formal Reserves and Investment policies are reviewed annually alongside a Risk Assessment analysis. These take into account the need for liquid funds and a contingency reserve, approximating to the annual property rental income, required to enable the making of grants and service operational costs in maintaining the Charity's residential property portfolio; a temporary waiving of this ratio has again been agreed in the aftermath of the property purchase which took place 2 years ago, and this waiving is under constant review.

The principal source of income is rentals from the Charity's investment in 22 residential properties let at market-based rents. Such income in the past year totalling £132,658 (£140,004). It is pleasing to report high tenancy levels and there were no rent arrears. Total income was £143,954 (£142,033); expenditure was £148,255 (£117,925) resulting in net expenditure of £4,301 (as a result of the cost of survey valuations and the special Covid grants mentioned below).

Major expenditures include Education grants £24,600 (£30,950), Youth & Pastoral Care workers grants £20,880 (£24,004), Christmas Donations £2,350 (£2,460), Property maintenance £18,026 (£11,607). In summary, the Charity continues in a strong financial position with healthy regular rental income.

In addition, this year, we are proud to have made 2 rounds of special grants to our local schools to assist them financially during the Covid 19 crisis.

The trustees appointed Hawkesfords Surveyors to carry out a thorough condition report on all 22 properties in late 2020 / early 2021 which has resulted in a programme of maintenance and repair work which is still underway. Property values and rental income potential were reviewed and will be reflected in the financial statements for the Charity.

We are grateful for the continued hard work put in by the Clerk, Simon Chaloner against the difficult backdrop of the pandemic. I would like to thank all the Trustees for their continued commitment to Charity matters. Finally, I am pleased to thank our professional advisors for their support when called upon in respect of legal, accountancy and property matters.

Stephen Paul Street

Knowle United Charity

Report of the Trustees for the Year Ended 31st March 2021

The trustees present their report with the financial statements of the charity for the year ended 31st March 2021. The trustees have adopted the provisions of 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).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Knowle United Charity is constituted as a Charitable Incorporated Organisation. It was registered with the Charity Commissioners on 16th March 2016. It took over the activities and assets from Knowle United Charity (registered charity number 1042123) and Knowle Educational Charity (registered charity number 1042124)

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1166099

Principal address

Mr S Chaloner - Clerk to the Trustees
31 Kenilworth Road
Knowle
Solihull
West Midlands
B93 0JB

Trustees

Mr Stephen Street - Dorridge PCC Chairman
Mr Clive Blakey - Justice of the Peace
Mr Richard Abbey - Co-opted
Dr Michael T Bleby - Co-opted
Mr Jeff Davies Chadwick End PC Treasurer
Cllr. Diane Holl-Allen MBE - Solihull MBC
Revd Geoff Lanham (appointed 5/11/2020)
Ms Carol Leetch - Knowle PCC
Mrs Lynda Mackay - Knowle CE Primary Academy Governors
Mrs Hilary Morris - Co-opted
Mrs Helen Munday - Co-opted
Mr Paul Orton - Co-opted
Revd Matt Simpson - Ex-officio (resigned 6/9/2020)
Mr Richard Lloyd (appointed 15/7/2020)

Independent Examiner

West - Chartered Accountants
Office 2 Greswolde House
197b Station Road
Knowle
Solihull
West Midlands
B93 0PU

Approved by order of the board of trustees on 14/11/2021 and signed on its behalf by:


.....
Mr Stephen Street - Trustee

**Independent Examiner's Report to the Trustees of
Knowle United Charity**

Independent examiner's report to the trustees of Knowle United Charity

I report to the charity trustees on my examination of the accounts of Knowle United Charity (the Trust) for the year ended 31st March 2021.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of 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 Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 giving me cause to believe that in any material respect:

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

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

West - Chartered Accountants
Office 2 Greswolde House
197b Station Road
Knowle
Solihull
West Midlands
B93 0PU

Date:

Knowle United Charity

Statement of Financial Activities
for the Year Ended 31st March 2021

		2021 Unrestricted funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Investment income	2	134,710	142,033
Other income		<u>9,244</u>	<u>-</u>
Total		143,954	142,033
EXPENDITURE ON			
Raising funds	3	26,185	18,464
Charitable activities			
Education grants		24,600	30,950
Youth, children and pastoral care workers' grants		20,880	24,004
Special grants		5,000	22,000
Special projects		-	8,000
Covid grant to schools		48,100	-
Christmas donations		2,350	2,460
Other		<u>21,140</u>	<u>12,048</u>
Total		148,255	117,926
NET INCOME/(EXPENDITURE)		(4,301)	24,107
Other recognised gains/(losses)			
Gains on revaluation of fixed assets		<u>1,406,274</u>	<u>-</u>
Net movement in funds		1,401,973	24,107
RECONCILIATION OF FUNDS			
Total funds brought forward		<u>3,195,764</u>	<u>3,171,657</u>
TOTAL FUNDS CARRIED FORWARD		<u>4,597,737</u>	<u>3,195,764</u>

Knowle United Charity

Balance Sheet
31st March 2021

	Notes	2021 Unrestricted funds £	2020 Total funds £
FIXED ASSETS			
Tangible assets	5	4,459,000	3,052,726
Investments	6	<u>67,472</u>	<u>58,228</u>
		4,526,472	3,110,954
CURRENT ASSETS			
Debtors	7	626	952
Cash at bank		<u>70,845</u>	<u>85,801</u>
		71,471	86,753
CREDITORS			
Amounts falling due within one year	8	(206)	(1,943)
NET CURRENT ASSETS		<u>71,265</u>	<u>84,810</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>4,597,737</u>	<u>3,195,764</u>
NET ASSETS		<u>4,597,737</u>	<u>3,195,764</u>
FUNDS	9		
Unrestricted funds		<u>4,597,737</u>	<u>3,195,764</u>
TOTAL FUNDS		<u>4,597,737</u>	<u>3,195,764</u>

The financial statements were approved by the Board of Trustees and authorised for issue on
4/11/2021 and were signed on its behalf by:


Mr Stephen Street - Trustee

Notes to the Financial Statements
for the Year Ended 31st March 2021

1. 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.

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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - Not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

2. INVESTMENT INCOME

	2021	2020
	£	£
Rents received	132,658	140,004
Dividends	2,052	2,012
Bank interest	-	17
	<u>134,710</u>	<u>142,033</u>

Knowle United Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

3. RAISING FUNDS

Investment management costs

	2021	2020
	£	£
Council tax	3,074	565
Repairs & maintenance	18,026	11,607
Impairment losses	<u>-</u>	<u>1,905</u>
	<u><u>21,100</u></u>	<u><u>14,077</u></u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2021 nor for the year ended 31st March 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st March 2021 nor for the year ended 31st March 2020.

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST OR VALUATION	
At 1st April 2020	3,052,726
Revaluations	<u>1,406,274</u>
At 31st March 2021	<u>4,459,000</u>
NET BOOK VALUE	
At 31st March 2021	<u>4,459,000</u>
At 31st March 2020	<u>3,052,726</u>

Included in cost or valuation of land and buildings is freehold land of £4,459,000 which is not depreciated.

Cost or valuation at 31st March 2021 is represented by:

	Freehold property £
Valuation in 2021	1,406,274
Valuation in 2017	587,125
Valuation in 2010	2,296,500
Cost	<u>169,101</u>
	<u><u>4,459,000</u></u>

Knowle United Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

5. TANGIBLE FIXED ASSETS - continued

There are 22 freehold properties, 32,34,36,38,44,46,48,50 and 52 Station Road, 2a,2b,2c, 57, 61, 79 and 81 St John's Close, 3a, 3b, 90,90a,96 and 98 Kenilworth Road, Knowle and freehold ground rents 83 and 85 St John's Close all situated in Knowle and vested in Knowle United Charity. The original cost of most of these is unknown. Additionally during the year to 31 March 2021 the freehold of the block of 4 maisonettes 55, 57, 59 and 61 St John's Close was acquired with the lease of 57 already acquired in 2000 and the lease of 61 acquired during the year to 31 March 2019.

Vested in the Official Custodian for Charities, but from which no income is derived, are 3.7 acres of land beneath the buildings known as Knowle Church of England Primary Academy.

In 2021 the properties were valued by Hawkesford (Warwickshire) Limited at a reinstatement value of £3,265,000 and an open market value of £4,459,000.

The trustees do not consider that the value of the properties will fall and accordingly no depreciation is provided.

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1st April 2020	58,228
Reversal of impairments	<u>9,244</u>
At 31st March 2021	<u>67,472</u>
NET BOOK VALUE	
At 31st March 2021	<u>67,472</u>
At 31st March 2020	<u>58,228</u>

There were no investment assets outside the UK.

Investments consist of 3,919.42 income shares in COIF Charities Investment Fund. The original cost of the investments is unknown.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Other debtors	<u>626</u>	<u>952</u>

Knowle United Charity

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2021**

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Social security and other taxes	(487)	803
Rent prepaid	655	1,102
Accrued expenses	38	38
	<u>206</u>	<u>1,943</u>

9. MOVEMENT IN FUNDS

	At 1.4.20	Net movement in funds	At 31.3.21
	£	£	£
Unrestricted funds			
General fund	3,195,764	1,401,973	4,597,737
TOTAL FUNDS	<u>3,195,764</u>	<u>1,401,973</u>	<u>4,597,737</u>

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	143,954	(148,255)	1,406,274	1,401,973
TOTAL FUNDS	<u>143,954</u>	<u>(148,255)</u>	<u>1,406,274</u>	<u>1,401,973</u>

Comparatives for movement in funds

	At 1.4.19	Net movement in funds	At 31.3.20
	£	£	£
Unrestricted funds			
General fund	3,171,657	24,107	3,195,764
TOTAL FUNDS	<u>3,171,657</u>	<u>24,107</u>	<u>3,195,764</u>

Knowle United Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

9. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	142,033	(117,926)	24,107
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>142,033</u>	<u>(117,926)</u>	<u>24,107</u>

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

	At 1.4.19 £	Net movement in funds £	At 31.3.21 £
Unrestricted funds			
General fund	3,171,657	1,426,080	4,597,737
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>3,171,657</u>	<u>1,426,080</u>	<u>4,597,737</u>

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				
General fund	285,987	(266,181)	1,406,274	1,426,080
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>285,987</u>	<u>(266,181)</u>	<u>1,406,274</u>	<u>1,426,080</u>

10. OTHER FINANCIAL COMMITMENTS

During the financial year Knowle United Charity pledged the following grants : 2nd covid grants to schools £42,000

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st March 2021.

Knowle United Charity**Detailed Statement of Financial Activities**
for the Year Ended 31st March 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	132,658	140,004
Dividends	2,052	2,012
Bank interest	-	17
	<u>134,710</u>	<u>142,033</u>
Other income		
Gain in value of tangible fixed asset	<u>9,244</u>	<u>-</u>
Total incoming resources	143,954	142,033
EXPENDITURE		
Raising donations and legacies		
Insurance	4,653	4,272
Light and heat	<u>432</u>	<u>115</u>
	5,085	4,387
Investment management costs		
Council tax	3,074	565
Repairs & maintenance	18,026	11,607
Impairment losses for tangible fixed assets	<u>-</u>	<u>1,905</u>
	21,100	14,077
Charitable activities		
Grants to individuals, charities & other organisations	100,930	87,414
Support costs		
Management		
Insurance	338	338
Postage and stationery	186	119
Sundries	280	222
Clerk's fee & expenses	<u>8,582</u>	<u>10,361</u>
	9,386	11,040
Finance		
Bank charges	11,754	32
Governance costs		
Accountancy & professional fees	<u>-</u>	<u>976</u>
Total resources expended	<u>148,255</u>	<u>117,926</u>
Net (expenditure)/income	<u>(4,301)</u>	<u>24,107</u>

This page does not form part of the statutory financial statements