

**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

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**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**

			2025 Unrestricted funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM		Notes		
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

**Balance Sheet**  
**31st March 2025**

	Notes	2025 Unrestricted funds £	2024 Total funds £
<b>FIXED ASSETS</b>			
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>
<b>CURRENT ASSETS</b>			
Debtors	7	169	2,775
Cash at bank		217,138	144,877
		<u>217,307</u>	<u>147,652</u>
<b>CREDITORS</b>			
Amounts falling due within one year	8	(575)	(1,420)
<b>NET CURRENT ASSETS</b>		<u>216,732</u>	<u>146,232</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>4,752,030</u>	<u>4,685,392</u>
<b>NET ASSETS</b>		<u>4,752,030</u>	<u>4,685,392</u>
<b>FUNDS</b>	9		
Unrestricted funds		4,752,030	4,685,392
<b>TOTAL FUNDS</b>		<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/>

**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 £
<b>COST OR VALUATION</b>			
At 1st April 2024 and 31st March 2025	<u>4,459,000</u>	<u>1,733</u>	<u>4,460,733</u>
<b>DEPRECIATION</b>			
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>
<b>NET BOOK VALUE</b>			
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 £
<b>MARKET VALUE</b>	
At 1st April 2024	79,727
Impairments	(3,429)
At 31st March 2025	76,298
<b>NET BOOK VALUE</b>	
At 31st March 2025	76,298
At 31st March 2024	79,727

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	169	2,775

**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 £
<b>Unrestricted funds</b>			
General fund	4,685,392	66,638	4,752,030
	<u>4,685,392</u>	<u>66,638</u>	<u>4,752,030</u>
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>			
General fund	170,211	(103,573)	66,638
	<u>170,211</u>	<u>(103,573)</u>	<u>66,638</u>
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>			
General fund	4,644,403	40,989	4,685,392
	<u>4,644,403</u>	<u>40,989</u>	<u>4,685,392</u>
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>			
General fund	178,539	(137,550)	40,989
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>			
General fund	4,644,403	107,627	4,752,030
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>			
General fund	348,750	(241,123)	107,627
<b>TOTAL FUNDS</b>	<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 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Rents received	163,484	166,057
Dividends	2,259	2,215
Bank interest	4,468	3,090
	<hr/>	<hr/>
	170,211	171,362
<b>Other income</b>		
Gain in value of fixed asset investments	-	7,177
	<hr/>	<hr/>
<b>Total incoming resources</b>	170,211	178,539
<b>EXPENDITURE</b>		
<b>Raising donations and legacies</b>		
Insurance	7,330	6,750
Light and heat	178	-
Impairment losses - fixed asset investments	3,429	-
	<hr/>	<hr/>
	10,937	6,750
<b>Investment management costs</b>		
Repairs & maintenance	22,463	45,346
Legal & professional fees	480	-
	<hr/>	<hr/>
	22,943	45,346
<b>Charitable activities</b>		
Grants to individuals, charities & other organisations	57,225	72,569
<b>Support costs</b>		
<b>Management</b>		
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
<b>Finance</b>		
Bank charges	120	120



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

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