

BOURNE UNITED CHARITIES

England & Wales · Charity number 1183638

Details

Status Registered

Legal form CIO

Registered 2019-05-29

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

Contact

Address Red Hall
South Street
Bourne
PE10 9LY

Phone 01778422387

Email admin@bourneunitedcharities.co.uk

Website <https://bourneunitedcharities.co.uk/>

Activities

Objects: 3. ObjectsThe objects of the CIO are3.1 to apply the income of the Charity in the following order of priority: -3.1.1 for the benefit of the Almspeople of the Charity or any of them in such manner as the Trustees think fit from time to time;3.1.2 the relief in need either generally or individually persons resident in the Benefit Area who are in conditions of need, hardship or distress; and3.1.3 for such charitable purposes as the Trustees think fit for the general benefit of the inhabitants of the Benefit Area for which provision is not made out of rates, taxes or other public fund, including the provision or development of land for use for such purposes.3.2 The provisions of Schedule 3 shall relate to the Almspeople.3.3 The provisions of Schedule 4 shall relate to the provision of relief in need.

Activities: To provide Almshouses, open spaces for the public and to provide relief in need; all in the Parish of Bourne, Lincolnshire

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Disability, Accommodation/housing, Environment/conservation/heritage
- **Who:** Elderly/old People, The General Public/mankind

Geography

- Lincolnshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£1,383,292	£1,045,875	£33,608,897	7
2023-12-31	£1,300,295	£878,621	£33,287,339	5
2022-12-31	£0	£0	-	-
2021-12-31	£0	£0	-	-
2020-12-31	£0	£0	-	-

Trustees

Name	Role	Appointed
DAVID STANLEY MAPP		2019-12-31
Fiona Louise Pembroey		2020-01-30
GEOFFREY RICHARD GREATWOOD		2019-12-31
IVAN JOHN STEPHEN FULLER		2019-12-31
Ian Watson		2023-10-26
JOHN ALFRED KIRKMAN		2019-12-31
JOYCE EDITH BURROWS		2019-12-31
Jason Beedell		2026-03-26
Leslie Panrucker		2025-04-24
Nigel Eveleigh		2024-07-25
Paul Fellows		2024-01-28
Philip Knowles		2024-04-27
Rev Stephen Buckman		2024-04-25
Susan Bennett		2022-01-07
Susan Mallett		2024-01-28

BOURNE UNITED CHARITIES

England & Wales - Charity number 1183638

Accounts

BOURNE UNITED CHARITIES
Charity No: 1183638

TRUSTEES' REPORT
AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2024

Dexter & Sharpe Audit Services Ltd
(Statutory Auditor)
Rollestone House
Bridge Street
Horncastle
Lincolnshire
LN9 5HZ

BOURNE UNITED CHARITIES

CONTENTS

Page

1.	Officers and Agents
2 - 4.	Trustees' Report
5-6.	Independent Auditors' Report
7.	Statement of Financial Activities
8.	Balance Sheet
9-10.	Cash Flow Statement
11 - 21.	Notes to the Accounts

The following pages do not form part of the Statutory Accounts

Appendix

A.	Detailed Income and Expenditure Account
B.	Property Valuations

BOURNE UNITED CHARITIES

OFFICERS AND AGENTS FOR THE YEAR ENDED 31 DECEMBER 2024

Trustees:	<u>Ex-Officio</u>	The Revd. Stephen Buckman	(Appointed 27 January 2024)
	<u>Life Trustee</u>	Mrs Joyce Edith Burrows	
	<u>Co-optive</u>	Mr Geoffrey Richard Greatwood Mr Trevor Hollinshead Mr Ivan John Stephen Fuller Mr John Alfred Kirkman Mr David Stanley Mapp Mrs Fiona Louise Pembury Mrs Susan Bennett Mr Ian Watson Mr Philip James Knowles Mr Nigel Eveleigh	(Chair) (Vice-chair) (Appointed 27 April 2024) (Appointed 25 July 2024)
	<u>Nominative</u>	(Nominated by Bourne Town Council)	
		Mrs Anna Sylvia Kelly Mrs Susan Mallett Mr Paul Fellows Mr Les Panrucker	(Resigned 5 March 2025) (Appointed 28 January 2024) (Appointed 28 January 2024) (Appointed 24 April 2025)
Clerk to Trustees:		Mr N J Legge	
Trust Manager:		Mr N J Legge	
Bankers:		National Westminster Bank Plc Market Place, Spalding, Lincolnshire, PE11 1ST	
Investment Advisors:		Whiting & Partners Wealth Management Ltd 12/13 The Crescent, Wisbech, Cambridgeshire, PE13 1EH Ruffer LLP 80 Victoria Street, London, SW1E 5JL	
Solicitor:		Greenwoods LLP Monkstone House, City Road, Peterborough, PE1 1JE	
Auditors:		Dexter & Sharpe Audit Services Ltd (Statutory Auditor) Rollestone House Bridge Street Horncastle Lincolnshire LN9 5HZ	

BOURNE UNITED CHARITIES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present their report and accounts for the year ended 31 December 2024.

Objectives and activities

Bourne United Charities is principally an Almshouse Charity, whose main objects are the provision of Almshousing, the relief of need in Bourne, Dyke, Cawthorpe and Twenty and the provision of social amenities for the benefit of inhabitants of the Parish of Bourne as the Trustees see fit.

The long-term aim of the charity is to ensure an income stream that will meet its liabilities and charitable objectives.

The majority of Bourne United Charities' income is rental income from properties owned by the charity. The net income (after the associated property costs) received from properties in Leytonstone in 2024 was £805,141 (2023: £802,766) and the net rental income received on Bourne properties owned by the charity was £164,840 (2023: £151,147). This is an increase in net income compared with the previous year due mainly to an increase in rents charged on residential properties in both Bourne and Leytonstone.

The total expenditure on the Almshouses continued to be high at £116,098 (2023: £128,358), mainly due to the refurbishment of 3 of the bathrooms and repairs to the roof guttering on 7 of the properties. Additional work in the coming year will continue to see increased expenditure on the houses and the walls to the front of the complex. During 2024 a review of the Monthly Maintenance Charge was completed and this led to an increase in the charge for existing residents, and a larger charge for new residents that moved into the refurbished properties.

Charitable payments and grants continue to be paid by Bourne United Charities and in 2024 other grants totalling £98,296 (2023: £58,293) were paid out, including a grant of £40,000 to Bourne Town Football Club; £20,000 to Bourne Tennis Club; £4,350 to the Warm Hubs initiative and £12,800 funding for Citizens Advice.

A high proportion of the Charity's expenditure is on the upkeep of the Well Head and Abbey Lawn recreation areas in Bourne, and general maintenance is mainly carried out by Bourne United Charity staff to a high standard with specialist contractors utilised when needed. The trustees consider that these areas provide a substantial benefit to the inhabitants of Bourne and the general public. The Charity also provides land to local sports clubs at a lower than market rate rental cost enabling the provision of various sports facilities in Bourne.

The Trustees have given careful consideration to the Charity Commission Guidance on public benefit.

Achievements and performance

During the year under review, the Charities distributed £562,414 (2023: £539,933) by way of charitable payments, grants and the provision of Almshouses and other property costs and £344,741 (2023: £224,764) in providing amenities, being the upkeep of the Abbey Lawn and Well Head Park (local recreational areas). The Trustees are satisfied that the financial position of the Charities will enable them to continue fulfilling the aims detailed in the Charity Commission Scheme dated October 2018.

The net incoming resources for the year were £337,741 (2023: £421,674). Movements in the value of Investments are shown in the Statement of Financial Activities. The unrealised investment losses represent a decrease in the market value of shares in the investment portfolio.

BOURNE UNITED CHARITIES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

Financial review

At the end of the reporting period, the charity had net assets of £33,608,897 (2023: £33,287,339). These assets continue to be used to fund the charitable activities of the organisation.

The Trustees' policy is to hold sufficient liquid reserves to be able to make the weekly charitable payments for one year, and to cover other charitable and administrative expenditure for one year. For the coming year, the total cost has been estimated at £880,000. At the year end unrestricted reserves represented by cash, and unrestricted investments less debtors, amounted to £2,796,906 (2023:£2,402,095).

In the coming year, the trustees will review their policy regarding reserves and expenditure levels. Reserves had been held at a high level due to uncertainty regarding income during the pandemic, but commercial rents have been reviewed as leases have permitted during 2024 and increased in most of the Leytonstone residential properties. With several of the commercial properties likely to see rents increase in the coming year as rent reviews take place, there will be a greater focus on increasing the level of charitable giving by the Trust.

Structure, governance and management

Bourne United Charities, Red Hall, South Street, Bourne, Lincolnshire, PE10 9LY, is registered with the Charity Commissioners (No 1183638) and constituted by Deed of Trust. Charities included in the scheme dated 11th October 2018 are as follows:

- Robert Harrington (Exclusive of Educational Foundation)
- John Brown
- William Fisher for Almshouses
- William Fisher for Bread
- Jeremiah Ives
- Nicholas Rand
- William Trollope (Exclusive of Trollope's School)
- Poors Land (North Fen)
- Poors Land (South Fen)

During 2023 the Charities continued to work with solicitors to change its structure to that of a charitable incorporated organisation. The new charity had already been registered with the Charities Commission and the transfer of assets was finally completed in December 2024. The existing activities of the Charities have been unaffected. Going forward the incorporated status will enable the new entity to do many things in its own name whilst providing added protection for its Trustees in limiting liability. The old charity will be struck off in the next financial year once all investments have been transferred from the old charity (216000) to the CIO (1183638).

The Trustee Body consists of a total of fifteen Trustees. The Vicar of the Parish of SS Peter and Paul, Bourne is a Trustee ex officio. One Trustee was appointed as a Life Trustee in the scheme dated 8 May 1978. Three Trustees are nominated by Bourne Town Council for a four-year term. The remaining Trustees are appointed for a period of 4 years following a recruitment process.

Reference and administrative details

The Charities are administered by common Trustees, a Trust Manager and a part-time Administrator, as listed on the previous page. Strategic decisions are made by the Trustee Body after receiving monthly reports from the Trust Manager. The Trust Manager administers the day to day running of the Charities. Estate managers are used to administer the London and Bourne properties.

Funds held as custodian trustee on behalf of others

No funds are held by custodian trustees on behalf of others.

BOURNE UNITED CHARITIES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

Statement of Trustees' Responsibilities

The Trustees are required under the Charities Act 2011 to prepare financial statements for each financial year which give a true and fair view of the Charities' financial activities during the year and of its financial position at the end of the year.

In preparing financial statements giving a true and fair view, the Trustees should follow best practice and:

- (a) select suitable accounting policies and then apply them consistently;
- (b) make judgements and estimates that are reasonable and prudent;
- (c) state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements;
- (d) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the Charities and which enable them to ascertain the financial position of the Charities and which enable them to ensure that the financial statements comply with applicable law and regulations. They are also responsible for safeguarding the assets of the Charities and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approval

This report was approved by the Trustees on 31st July 2025 and signed on their behalf by:

.....
Mr David Stanley Mapp – Chairperson

.....
Mr Ian Watson - Vice Chairperson

BOURNE UNITED CHARITIES

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF BOURNE UNITED CHARITIES

Opinion

We have audited the financial statements of Bourne United Charities (the “Charity”) for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Charity’s affairs as at 31 December 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Charities Act 2011

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor’s responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC’s Ethical Standard, and the provisions available for small entities, in the circumstances set out in note 16 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees’ use of the going concern basis of accounting in the preparation of the financial statements is appropriate. Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity’s ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor’s report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

BOURNE UNITED CHARITIES

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF BOURNE UNITED CHARITIES

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report
- adequate accounting records have not been kept
- the financial statements are not in agreement with the accounting records and returns;
- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the Trustees

As explained more fully in the Trustees' responsibilities statement set out on page 2, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditor under the Charities Act 2011 s144 and report in accordance with regulations made under the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

- We have enquired of those charged with governance around actual and potential litigation and claims
- We have reviewed financial statement disclosures and tested to supporting documentation to assess compliance with applicable laws and regulations
- We have audited the risk of management override of controls, including review of journal entries and large or unusual transactions, evaluating the charity rationale of any significant transactions outside the course of normal charitable activities.
- A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Mrs Nicola Michelle Lenton FCCA (Senior Statutory Auditor)
For and on behalf of Dexter & Sharpe Audit Services Limited (Statutory Auditor)
Rollestone House
Bridge Street
Horncastle
Lincolnshire
LN9 5HZ

1st August 2025

BOURNE UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Permanent Endowment Fund £	Designated Funds £	Unrestricted Fund £	2024 Total £	2023 Total £
INCOME AND ENDOWMENTS						
Donations				1,244	1,244	650
Investment Income	2)			1,376,061	1,376,061	1,294,064
Other Income and Grants				5,987	5,987	5,581
Total Incoming Resources				<u>1,383,292</u>	<u>1,383,292</u>	<u>1,300,295</u>
EXPENDITURE						
Charitable Activities	3)			897,155	897,155	764,697
Other Costs	4)			148,720	148,720	113,924
Total Resources Expended	5)			<u>1,045,875</u>	<u>1,045,875</u>	<u>878,621</u>
NET INCOMING RESOURCES FOR YEAR BEFORE TRANSFERS		-	-	337,417	337,417	421,674
Transfers between funds	14)	84	4,391	(4,475)	-	-
NET INCOME BEFORE GAINS/LOSSES ON INVESTMENTS		<u>84</u>	<u>4,391</u>	<u>332,942</u>	<u>337,417</u>	<u>421,674</u>
Gains/(Losses) on Fixed Assets and Investments						
- Unrealised fixed assets		-	-	-	-	-
- Unrealised investments	9)	(34,083)	10,296	7,928	(15,859)	(98,702)
NET MOVEMENT IN FUNDS		<u>(33,999)</u>	<u>14,687</u>	<u>340,870</u>	<u>321,558</u>	<u>322,972</u>
Balances brought forward at 1st January 2024		<u>29,627,861</u>	<u>289,004</u>	<u>3,370,474</u>	<u>33,287,339</u>	<u>32,964,367</u>
Balances carried forward at 31st December 2024		<u>29,593,862</u>	<u>303,691</u>	<u>3,711,344</u>	<u>33,608,897</u>	<u>33,287,339</u>

There were no recognised gains or losses other than those included in the Statement of Financial Activities.

The notes on pages 11 to 21 form part of these accounts.

BOURNE UNITED CHARITIES
BALANCE SHEET AS AT 31 DECEMBER 2024

	Note	2024 £	2023 £
FIXED ASSETS			
Tangible Fixed Assets for Charity Use	8)	2,752,369	2,738,802
Investment Properties	8)	24,900,432	24,885,661
Listed Investments	9)	4,662,656	4,573,243
		<u>32,315,457</u>	<u>32,197,706</u>
CURRENT ASSETS			
Debtors	10)	110,920	114,976
Short Term Cash Deposits		80,547	76,622
Cash at Bank and in Hand		1,632,080	1,349,919
		<u>1,823,547</u>	<u>1,541,517</u>
CREDITORS: Amounts falling due within one year	11)	530,107	451,884
		<u>1,293,440</u>	<u>1,089,633</u>
NET CURRENT ASSETS		<u>1,293,440</u>	<u>1,089,633</u>
TOTAL NET ASSETS	12)	<u><u>33,608,897</u></u>	<u><u>33,287,339</u></u>
REPRESENTED BY FUNDS			
Permanent Endowment	13)	29,593,862	29,627,861
Designated	15)	303,691	289,004
Unrestricted	13)	3,711,344	3,370,474
		<u>33,608,897</u>	<u>33,287,339</u>

Approved by the Trustees on 31st July 2025 and signed on their behalf.

.....
Mr David Stanley Mapp – Chairperson

.....
Mr Ian Watson - Vice Chairperson

The notes on pages 11 to 21 form part of these accounts.

BOURNE UNITED CHARITIES

CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	2024 £	2023 £
Cash flows from operating activities:			
Net cash inflow from/used in operating activities	1	<u>301,797</u>	<u>380,263</u>
 Cash flows from investing activities:			
Purchase of tangible fixed assets		(55,194)	(79,596)
Sale of tangible fixed assets		170	-
Purchase of investments		(105,272)	(83,435)
Interest received		<u>144,585</u>	<u>94,296</u>
Net cash (used in) investing activities		<u>(15,711)</u>	<u>(68,735)</u>
 Change in cash and cash equivalents in the reporting period		286,086	311,528
Cash and cash equivalents at the beginning of the reporting period		<u>1,426,541</u>	<u>1,115,013</u>
Cash and cash equivalents at the end of the reporting period		<u><u>1,712,627</u></u>	<u><u>1,426,541</u></u>

BOURNE UNITED CHARITIES

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2024**

**1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM
OPERATING ACTIVITIES**

	2024	2023
	£	£
Net income (expenditure) for the reporting period (as per the statement of financial activities)	337,417	421,674
Adjustments for:		
Depreciation charges	26,855	20,764
Profit on disposal of fixed assets	(169)	-
Interest received	(144,585)	(94,296)
Decrease/(increase) in debtors	4,056	(46,823)
Increase in creditors	78,223	78,944
Net cash generated from operating activities	301,797	380,263

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024

1. ACCOUNTING POLICIES

Basis of Preparation of Accounts

The financial statements have been prepared under the historical cost convention modified by the revaluation of fixed assets and investments.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011.

In preparing the financial statements the Charities follow best practice as laid down in the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP 2019) and the Charities Acts.

The Charities constitute a public benefit entity as defined by FRS 102.

Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Assets costing less than £100 are not capitalised. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Land and buildings for charitable purposes	Not depreciated
Investment property	Not depreciated
Equipment	10%/20% Straight line basis

No depreciation is provided on freehold buildings. It is the Charities' policy to review their valuation annually and have them professionally revalued every five years, all unrealised gains and losses being shown on the statement of financial activities.

Income

Investment income plus associated tax recoverable by the Charities is credited to income on an accruals basis using dates of payment for dividends and daily accrual for interest.

Other income is accounted for as received by the Charities. No voluntary income, grants or fundraising income have been received in the period. No permanent endowments have been received in the period. Income from permanent endowment funds is unrestricted.

Investments

Investments are stated at fair value. Realised and unrealised gains and losses on investments are dealt with in the Statement of Financial Activities.

Value added tax

Value added tax is not recoverable by the Charities, and as such is included in the relevant costs in the Income and Expenditure Account.

Other Costs

Other costs include all expenditure not directly related to the Charities' activities. This includes costs of running office premises, salaries for administrative staff and audit fees as well as the costs in managing and maintaining the investment properties.

Charitable Activities

The Trustees make grants in accordance with the provisions of the Charity Commission Scheme. Charitable activities also include maintenance and running costs of the Almshouses and public facilities which the Charities provide in Bourne.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2024

2. INVESTMENT INCOME

	2024 £	2023 £
Interest on deposits	43,673	15,221
Income from Investment Properties	1,231,476	1,199,768
Income from Listed Investments	100,912	79,075
	<u>1,376,061</u>	<u>1,294,064</u>

All investment assets are within the UK.

3. CHARITABLE ACTIVITIES

	Unrestricted Funds and Total 2024 £	Total 2023 £
Grants to individuals:		
Weekly Charitable Payments	15,261	19,552
Bourne Educational Foundation Grant	39,076	48,754
Other Grants	98,326	58,293
	<u>152,663</u>	<u>126,599</u>
Almshouses Running Costs	116,098	128,358
Abbey Lawn Upkeep Costs	63,508	61,135
Well Head Upkeep Costs	271,233	163,629
General Property Running Costs	293,653	284,976
	<u>897,155</u>	<u>764,697</u>

4. OTHER COSTS

Salaries and Office Costs	80,902	70,622
Fidelity and Liability Insurances	3,868	3,518
Legal and Professional Fees	29,454	12,208
Audit Fee	7,810	6,812
Provision for bad and doubtful debts	-	-
Depreciation	26,855	20,764
(Profit) on disposal of fixed assets	(169)	-
	<u>148,720</u>	<u>113,924</u>

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2024

5. TOTAL RESOURCES EXPENDED

	Staff Costs £	Depreciation £	Other Costs £	Total 2024 £	Total 2023 £
Charitable Activities	114,507	-	782,648	897,155	764,697
Other Costs	60,690	26,855	61,175	148,720	113,924
	<u>175,197</u>	<u>26,855</u>	<u>843,823</u>	<u>1,045,875</u>	<u>878,621</u>
			2024 £		2023 £
Staff Costs					
Wages and Salaries		158,685		134,296	
Social Security Costs		8,797		6,797	
Pension Costs		7,715		4,072	
		<u></u>	175,197	<u></u>	145,165
Other Expenditure					
Grants and Allowances		152,663		126,599	
Almshouse Running Costs (excluding wages)		115,952		126,205	
Upkeep of Social Amenities - ditto -		220,380		138,578	
Administration Costs - ditto -		57,476		34,854	
Liability and Fidelity Insurance		3,868		3,518	
Property Management and Running Costs - ditto -		293,653		282,938	
Provision for bad and doubtful debts		-		-	
Depreciation		26,855		20,764	
(Profit)/loss on disposal of fixed assets		(169)		-	
		<u></u>	870,678	<u></u>	733,456
			<u>1,045,875</u>	<u></u>	<u>878,621</u>

No employee earned £60,000 pa or more. The average number of employees by function was:

Manual	3	3
Administrative	4	2
	<u>7</u>	<u>5</u>

The Charities operate a defined contributions scheme in respect of its employees. The total staff costs paid to key management including pension benefits amounted to £42,720 (2023: £42,250).

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2024

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no Trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

There were Trustees' expenses in the amount of £40 paid in the year ended 31 December 2024 (2023: £nil).

7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Permanent Endowment Fund £	Designated Funds £	Unrestricted Fund £	2023 Total £
INCOME AND ENDOWMENTS				
Donations			650	650
Investment Income			1,294,064	1,294,064
Other Income and Grants			5,581	5,581
Total Incoming Resources			1,300,295	1,300,295
EXPENDITURE				
Charitable Activities			764,697	764,697
Other Costs			113,924	113,924
Total Resources Expended			878,621	878,621
NET INCOMING RESOURCES FOR YEAR BEFORE TRANSFERS				
			421,674	421,674
Transfers between funds	56,389	4,384	(60,773)	-
NET INCOME BEFORE GAINS ON INVESTMENTS				
	56,389	4,384	360,901	421,674
Gains on Fixed Assets and Investments				
- Unrealised fixed assets	-	-	-	-
- Unrealised investments	(101,110)	12,984	(10,576)	(98,702)
NET MOVEMENT IN FUNDS				
	(44,721)	17,368	350,325	322,972
Balances brought forward at 1st January 2024	29,672,582	271,636	3,020,149	32,964,367
Balances carried forward at 31st December 2024	29,627,861	289,004	3,370,474	33,287,339

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2024

8. TANGIBLE FIXED ASSETS

	Land and Buildings Investment Properties £	Used by Charity £	Equipment £	Total £
Cost or Valuation				
At 1st January 2024	24,885,661	2,655,000	386,526	27,927,187
Additions	14,771	-	40,423	55,194
Disposals	-	-	(1,799)	(1,799)
	<u>24,900,432</u>	<u>2,655,000</u>	<u>425,150</u>	<u>27,980,582</u>
Revaluation in year	-	-	-	-
At 31st December 2024	<u>24,900,432</u>	<u>2,655,000</u>	<u>425,150</u>	<u>27,980,582</u>
Accumulated Depreciation				
At 1st January 2024	-	-	302,724	302,724
Charge for the year	-	-	26,855	26,855
On Disposals	-	-	(1,798)	(1,798)
At 31st December 2024	<u>-</u>	<u>-</u>	<u>327,781</u>	<u>327,781</u>
Net Book Value				
At 31st December 2024	<u>24,900,432</u>	<u>2,655,000</u>	<u>97,369</u>	<u>27,652,801</u>
At 31st December 2023	<u>24,885,661</u>	<u>2,655,000</u>	<u>83,802</u>	<u>27,624,463</u>

9. FIXED ASSET INVESTMENTS - LISTED INVESTMENTS

	2024 £	2023 £
Market Value at 1st January 2024	4,573,243	4,588,509
Additions	105,272	83,435
	<u>4,678,515</u>	<u>4,671,944</u>
Net Unrealised (Loss)/Gain for the Year	(15,859)	(98,701)
Market Value at 31st December 2024	<u>4,662,656</u>	<u>4,573,243</u>

The historical cost of the fixed asset investments cannot be determined due to the portfolio having been built up over many years, records for all of which are not available. The portfolio was valued at 1 January 1995 when the Charity commenced reporting its financial activities in accordance with the Statement of Recommended Practice for Charities. The historical valuation/cost figure below is therefore comprised of the valuation of the portfolio at 1 January 1995 plus additions at cost less disposals at valuation/cost since.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2024

9. FIXED ASSET INVESTMENTS - LISTED INVESTMENTS CONTINUED

The historical valuation/cost of fixed asset investments at the year end was:

	2024 £	2023 £
Balance at 1 January 2024	2,453,479	2,370,044
Additions at cost during the year	105,272	83,435
Balance at 31 December 2024	<u>2,558,751</u>	<u>2,453,479</u>

All investment assets are held within the UK.

The composition of the investment portfolio is shown below:

	Total £	Permanent Endowment Fund £	Designated Fund £	Unrestricted Fund £
Value 31 December 2024	<u>4,662,656</u>	<u>3,274,686</u>	<u>303,691</u>	<u>1,084,279</u>
Value at 1 January 2024	<u>4,573,243</u>	<u>3,308,685</u>	<u>289,004</u>	<u>975,554</u>
Value on introduced 01.01.95 plus additions and less disposals at cost	<u>2,558,751</u>	<u>1,557,693</u>	<u>159,778</u>	<u>841,280</u>

10. DEBTORS

	2024 £	2023 £
Trade Debtors – Rent Ledger	86,583	90,079
Rental Income Accrual	303	408
Other Debtors and Accruals	24,034	24,489
	<u>110,920</u>	<u>114,976</u>

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2024

11. CREDITORS: Falling due within one year

	2024 £	2023 £
Trade Creditors	24,001	10,451
Accruals	54,260	12,638
Taxation and social security costs	3,134	3,204
Bourne Educational Foundation Grant	225,058	185,981
Rental Income received in advance	164,908	185,406
Tenants Deposit Accounts	58,746	54,204
	<u>530,107</u>	<u>451,884</u>

12. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Investments £	Net Current Assets £	Total £
Permanent Endowment Fund	27,555,432	3,274,686	(1,236,256)	29,593,862
Designated Fund	-	303,691	-	303,691
Unrestricted Fund	97,369	1,084,279	2,529,696	3,711,344
	<u>27,652,801</u>	<u>4,662,656</u>	<u>1,293,440</u>	<u>33,608,897</u>

Note: The Designated Fund represents investments in Transact Shares to provide funds to meet exceptional property repairs and the replacement of equipment. (See Note 15)

13. MOVEMENT IN FUNDS

	At 1.1.24 £	Net Movement in Funds £	Transfers Between Funds £	At 31.12.24 £
Unrestricted Funds				
General Fund	3,370,474	345,345	(4,475)	3,711,344
Restricted Funds				
Designated Fund	289,004	10,296	4,391	303,691
Permanent Endowment Fund	29,627,861	(34,083)	84	29,593,862
TOTAL FUNDS	<u>33,287,339</u>	<u>321,558</u>	<u>-</u>	<u>33,608,897</u>

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2024

13. MOVEMENT IN FUNDS continued

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

	Incoming Resources £	Resources Expended £	Gains & Losses £	Movement in Funds £
Unrestricted Funds				
General Fund	1,383,292	(1,045,875)	7,928	345,345
Restricted Funds				
Designated Fund	-	-	10,296	10,296
Permanent Endowment Fund	-	-	(34,083)	(34,083)
TOTAL FUNDS	1,383,292	(1,045,875)	(15,859)	321,558

Comparatives for movement in funds

	At 1.1.23 £	Net Movement in Funds £	Transfers Between Funds £	At 31.12.23 £
Unrestricted Funds				
General Fund	3,020,149	411,098	(60,773)	3,370,474
Restricted Funds				
Designated Fund	271,636	12,984	4,384	289,004
Permanent Endowment Fund	29,672,582	(101,110)	56,389	29,627,861
TOTAL FUNDS	32,964,367	322,972	-	33,287,339

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

	Incoming Resources £	Resources Expended £	Gains & Losses £	Movement in Funds £
Unrestricted Funds				
General Fund	1,300,295	(878,621)	(10,576)	411,098
Restricted Funds				
Designated Fund	-	-	12,984	12,984
Permanent Endowment Fund	-	-	(101,110)	(101,110)
TOTAL FUNDS	1,300,295	(878,621)	(98,702)	322,972

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2024

13. MOVEMENT IN FUNDS continued

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

	At 1.1.23 £	Net Movement in Funds £	Transfers Between Funds £	At 31.12.24 £
Unrestricted Funds				
General Fund	3,020,149	756,443	(65,248)	3,711,344
Restricted Funds				
Designated Fund	271,636	23,280	8,775	303,691
Permanent Endowment Fund	29,672,582	(135,193)	56,473	29,593,862
TOTAL FUNDS	32,964,367	644,530	-	33,608,897

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 & Losses £	Movement in Funds £
Unrestricted Funds				
General Fund	2,683,587	(1,924,496)	(2,648)	756,443
Restricted Funds				
Designated Fund	-	-	23,280	23,280
Permanent Endowment Fund	-	-	(135,193)	(135,193)
TOTAL FUNDS	2,683,587	(1,924,496)	(114,561)	644,530

14. TRANSFER BETWEEN FUNDS

	Permanent Endowment Fund £	Designated Fund £	Unrestricted Fund £
Purchase of Shares with Transact/Ruffer	84	4,391	(4,475)

These transfers represent:

- a) Purchase of shares
Shares in the permanent endowment and designated investment funds, purchased from cash held in the unrestricted investment funds.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2024

15. DESIGNATED FUNDS

The Trustees invest income in Transact to provide for:

- i) Exceptional repairs or renovation of almshouses
- ii) Exceptional repairs or renovation of other properties
- iii) Exceptional repairs or replacement of plant and equipment

	2024	2023
	Total	Total
	£	£
Net Transfer from Unrestricted Funds	4,391	4,384
Unrealised Gain/(Loss) on Value of Shares at December 31 2024	10,296	12,984
Net Movement in Funds	14,687	17,368
Balance at 1 January 2024	289,004	271,636
Balance at 31 December 2024	303,691	289,004

16. PROPERTY VALUATIONS

Leytonstone properties were revalued at 31 December 2024.

The properties were valued by:

Leytonstone Residential/Commercial Properties	Dobbin & Sullivan Chartered Surveyors
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Bourne properties were revalued at 31 December 2023.

Bourne and District

- Agricultural Property	Brown & Co
- Residential and other properties	Chartered Surveyors

The Trustees have completed an annual assessment of their investment property portfolio as required by FRS102 and consider that the valuations showing in the accounts are sufficiently up-to-date.

17. RELATED PARTY TRANSACTIONS

There were no related party transactions in the year to 31 December 2024 or in the year to 31 December 2023.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2024

18. OPERATING LEASE COMMITMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2024	2023
	£	£
Within one year	1,387	1,387
Between 1- 5 years	2,081	4,855
	<u>3,468</u>	<u>6,242</u>

19. APB ETHICAL STANDARD – PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to assist with the preparation Of the financial statements.

BOURNE UNITED CHARITIES

APPENDIX A(i)

DETAILED INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

		2024 £		2023 £
INCOME				
Donations	1,244		650	
		1,244		650
Investment Income:				
Rental Income:				
Leytonstone	1,047,069		1,020,895	
Bourne and District	184,407	1,231,476	178,873	1,199,768
Dividend and Interest Income:				
Transact and Ruffer Income	100,912		79,075	
Interest on Deposits	43,673	144,585	15,221	94,296
		1,377,305		1,294,714
Red Hall Lettings	4,092		5,060	
Miscellaneous	1,895	5,987	521	5,581
TOTAL INCOME		1,383,292		1,300,295
EXPENDITURE				
CHARITABLE ACTIVITIES				
<i>Weekly Payments, Grants & Allowances (See Note 3)</i>		152,663	126,599	
Almshouses:				
Wages	146		2,153	
Repairs and Maintenance	72,797		97,326	
Utilities	24,954		11,117	
Council tax	2,386		2,307	
Insurance	3,231		2,934	
Telephone and Miscellaneous	10,852		8,112	
Garden Maintenance	1,732	116,098	4,409	128,358
Abbey Lawn:				
Wages	28,094		29,782	
Repairs and Maintenance	22,729		19,509	
Mowing Equipment Costs	967		1,824	
Telephone and Miscellaneous	7,560		5,595	
Utilities	193		1,620	
Insurance	3,965		2,805	
		63,508		61,135
Carried Forward	332,269	1,383,292	316,092	1,300,295

BOURNE UNITED CHARITIES

APPENDIX A(ii)

DETAILED INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

			2024 £		2023 £
Bought forward		332,269	1,383,292	316,092	1,300,295
CHARITABLE ACTIVITIES (cont)					
Well Head & South Street Properties					
Wages	86,266			56,403	
Repairs and Maintenance	152,169			82,604	
Insurance	8,698			7,225	
Mowing Equipment Costs	4,953			3,273	
Utilities	5,449			5,111	
Telephone and Miscellaneous	13,698			9,013	
Council tax	-	271,233		-	163,629
		603,502			479,721
GENERAL PROPERTY RUNNING COSTS					
Bourne Land:					
Repairs and Maintenance	1,084			915	
Insurance	347			327	
Miscellaneous	54			9	
Utilities	973			855	
	2,458			2,106	
Bourne Residential Properties:					
Repairs and Maintenance	13,167			19,376	
Insurance	5,903			5,400	
Professional fees	90			465	
Utilities	407			2,485	
	19,567			27,726	
Leytonstone Properties:					
Repairs and Maintenance	133,881			114,654	
Insurance	12,746			10,970	
Business Rates and Water	65			-	
Legal and Professional Fees	89,997			86,563	
Utilities	1,413			1,624	
Miscellaneous	3,826			4,318	
	241,928			218,129	
Carried Forward	263,953	603,502	1,383,292	247,961	479,721
					1,300,295

BOURNE UNITED CHARITIES

APPENDIX A(iii)

DETAILED INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

			2024 £			2023 £
Bought Forward	263,953	603,502	1,383,292	247,961	479,721	1,300,295
GENERAL PROPERTY RUNNING COSTS (cont)						
Red Hall:						
Wages	-			2,038		
Repairs and Maintenance	6,312			5,662		
Utilities	3,637			1,980		
Insurance	8,505			7,637		
Telephone and Miscellaneous	9,396			13,256		
Security	1,866			6,802		
	<u>29,716</u>			<u>37,375</u>		
Wake House:						
Insurance	(16)			(360)		
Professional fees	-			-		
Repairs and Maintenance	-			-		
	<u>(16)</u>	293,653		<u>(360)</u>	284,976	
TOTAL CHARITABLE ACTIVITIES		<u>897,155</u>			<u>764,697</u>	
OTHER COSTS						
Insurance:						
Employers Liability	2,769			2,480		
Fidelity Guarantee	1,099			1,038		
	<u>3,868</u>			<u>3,518</u>		
Salaries	60,690			54,789		
Professional Fees	29,454			12,208		
Office Equipment Rental	1,917			2,577		
Printing and stationery	3,447			2,193		
Telephone and Postages	2,591			2,081		
Audit Fee	7,810			6,812		
Miscellaneous	10,975			7,746		
Bank Charges	1,282			1,236		
	<u>118,166</u>			<u>89,642</u>		
Provision for bad and doubtful debts	-			-		
Depreciation	26,855			20,764		
(Profit)/Loss on Sale of Fixed Assets	(169)			-		
	<u>26,686</u>			<u>20,764</u>		
TOTAL GOVERNANCE COSTS		<u>148,720</u>			<u>113,924</u>	
TOTAL EXPENDITURE			<u>1,045,875</u>			878,621
NET INCOMING RESOURCES			<u>337,417</u>			<u>421,674</u>

BOURNE UNITED CHARITIES
APPENDIX B
PROPERTY VALUATION - 31 DECEMBER 2024

	2024	2023
	£	£
INVESTMENT PROPERTIES		
LEYTONSTONE (REVALUED AT 31.12.2024)		
Residential Properties:		
8 Burghley Road	800,000	800,000
22 Harrington Road	670,000	670,000
28 Harrington Road	680,000	680,000
37 Harrington Road	600,000	600,000
107 Harold Road	780,000	780,000
13 Vernon Road	875,000	875,000
53 Vernon Road	800,000	800,000
Commercial Properties:		
20 Church Lane	500,000	500,000
24-27 Church Lane	1,900,000	1,900,000
28 Church Lane	670,000	670,000
29 Church Lane	630,000	630,000
30 Church Lane	560,000	560,000
32 Church Lane	580,000	580,000
34 Church Lane	490,000	490,000
745 High Road	760,000	760,000
751 High Road	350,000	350,000
753 High Road	350,000	350,000
751-753 High Road (Garages)	630,000	630,000
783-791 High Road	137,000	137,000
795 High Road	610,000	610,000
797 High Road	475,000	475,000
799 High Road	475,000	475,000
801 High Road	860,000	860,000
729 High Road	480,000	480,000
731 High Road	455,000	455,000
735 High Road	400,000	400,000
741 High Road	440,000	440,000
809-813 High Road	3,285,000	3,285,000
	<u>20,242,000</u>	<u>20,242,000</u>
BOURNE & DISTRICT (REVALUED 31.12.2023)		
Land at South Road	3,000	3,000
39 High Street, Morton	200,000	200,000
Land High Street, Morton	35,000	35,000
Morton Fen Farm	1,780,000	1,780,000
Bungalow, Morton Fen	160,000	160,000
37 High Street, Morton	200,000	200,000
6 Bedehouse Bank	210,000	210,000
3 Mercia Gardens	225,000	225,000
4 Merlin Close	220,000	220,000
4 Stretham Way	170,000	170,000
7 Stretham Way	170,000	170,000
12 Stretham Way	170,000	170,000
41 Beaufort Drive - cost	197,360	197,360
20 Wetherby Close- cost	184,858	184,858
31 Foxley Court – cost	182,443	182,443
Wake House, North Street, Bourne	380,000	380,000
Constables Land, Dyke	44,000	44,000
Constables Land, Bourne	32,000	32,000
Short Drove, Dyke Fen	20,000	20,000
Swallow Hill, Thurlby	60,000	60,000
Land behind The Red Hall	14,771	-
	<u>4,658,432</u>	<u>4,643,661</u>
	<u>24,900,432</u>	<u>24,885,661</u>
PROPERTY USED FOR CHARITABLE PURPOSES		
BOURNE & DISTRICT		
The Red Hall	500,000	500,000
Almshouses, West Street	1,120,000	1,120,000
Abbey Lawn	140,000	140,000
Well Head and adjacent properties	870,000	870,000
Allotments	25,000	25,000
	<u>2,655,000</u>	<u>2,655,000</u>

BOURNE UNITED CHARITIES

England & Wales - Charity number 1183638

Accounts

BOURNE UNITED CHARITIES
Charity No: 1183638

TRUSTEES' REPORT
AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2023

Dexter & Sharpe Audit Services Ltd
(Statutory Auditor)
Rollestone House
Bridge Street
Horncastle
Lincolnshire
LN9 5HZ

BOURNE UNITED CHARITIES

CONTENTS

Page

1.	Officers and Agents
2 - 4.	Trustees' Report
5-6.	Independent Auditors' Report
7.	Statement of Financial Activities
8.	Balance Sheet
9-10.	Cash Flow Statement
11 - 21.	Notes to the Accounts

The following pages do not form part of the Statutory Accounts

Appendix

A.	Detailed Income and Expenditure Account
B.	Property Valuations

BOURNE UNITED CHARITIES

OFFICERS AND AGENTS FOR THE YEAR ENDED 31 DECEMBER 2023

Trustees:	<u>Ex-Officio</u>	The Revd. Christopher John Atkinson (Resigned 27 July 2023) The Revd. Stephen Buckman (Appointed 27 January 2024)
	<u>Life Trustee</u>	Mrs Joyce Edith Burrows
	<u>Co-optive</u>	Mr Geoffrey Richard Greatwood Mr Trevor Hollinshead (Vice-chair) Mr Ivan John Stephen Fuller Mr John Alfred Kirkman Mr David Stanley Mapp (Chair) Mr Nicolas James Legge (Resigned 20 March 2023) Mrs Anna Patricia Rogers (Resigned 31 May 2023) Mr Charles Falconer McLean (Resigned 30 November 2023) Mrs Fiona Louise Pembrey Mrs Susan Bennett Mr Ian Watson (Appointed 26 October 2023)
	<u>Nominative</u>	(Nominated by Bourne Town Council) Mr Philip James Knowles (Resigned 30 November 2023) Mr Robert Gideon Thomson Russell (Resigned 30 November 2023) Mrs Anna Sylvia Kelly (Reappointed 28 January 2024) Mrs Susan Mallett (Appointed 28 January 2024) Mr Paul Fellows (Appointed 28 January 2024)
Clerk to Trustees:		Mrs G S Clingo (Resigned 30 November 2023)
Trust Manager:		Mr N J Legge (Appointed 01 December 2023)
Bankers:		National Westminster Bank Plc Market Place, Spalding, Lincolnshire, PE11 1ST
Investment Advisors:		Whiting & Partners Wealth Management Ltd 12/13 The Crescent, Wisbech, Cambridgeshire, PE13 1EH Ruffer LLP 80 Victoria Street, London, SW1E 5JL
Solicitor:		Greenwoods LLP Monkstone House, City Road, Peterborough, PE1 1JE Roythornes Enterprise Way, Spalding, Lincolnshire, PE11 3YR
Auditors:		Dexter & Sharpe Audit Services Ltd (Statutory Auditor) Rollestone House Bridge Street Horncastle Lincolnshire LN9 5HZ

BOURNE UNITED CHARITIES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present their report and accounts for the year ended 31 December 2023.

Objectives and activities

Bourne United Charities is principally an Almshouse Charity, whose main objects are the provision of Almshousing, the relief of need in Bourne, Dyke, Cawthorpe and Twenty and the provision of social amenities for the benefit of inhabitants generally.

The long-term aim of the charity is to ensure an income stream that will meet its liabilities and charitable objectives.

The majority of Bourne United Charities' income is rental income from properties owned by the charity. The net income (after the associated property costs) received from properties in Leytonstone in 2023 was £802,766 (2022: £642,442) and the net rental income received on Bourne properties owned by the charity was £151,147 (2022: £54,062). This is an increase in net income compared with the previous year due mainly to decreased expenditure on repairs to some of the Bourne properties and the recovery of some doubtful debts on the Leytonstone properties.

During the year ended 31 December 2023, work to improve the outside area around the Almshouses commenced. This work will continue in the coming year and further work to modernise the properties is also planned, including upgrading of shower rooms, rewiring and roofing repairs. The total expenditure on the Almshouses was £128,358 (2022: £38,500).

Charitable payments and grants continue to be paid by Bourne United Charities and in 2023 other grants totalling £58,293 (2022: £43,433) were paid out, including a grant of £12,757 to Bourne Town Junior Football; £10,250 to the Warm Hubs initiative and £8,250 funding for Citizens Advice.

A high proportion of the Charity's expenditure is on the upkeep of the Well Head and Abbey Lawn recreation areas in Bourne. General maintenance is carried out by Bourne United Charity staff to a high standard and during the year additional necessary tree work was undertaken amounting to £43,587. The trustees consider that these areas provide a substantial benefit of the inhabitants of Bourne and the general public. The Charity also provides land to local sports clubs at a lower than market rate rental cost enabling the provision of various sports facilities in Bourne.

The Trustees have given careful consideration to the Charity Commission Guidance on public benefit.

Achievements and performance

During the year under review, the Charities distributed £539,933 (2022: £436,359) by way of charitable payments, grants and the provision of Almshouses and other property costs and £224,764 (2022: £212,933) in providing amenities, being the upkeep of the Abbey Lawn and Well Head Park (local recreational areas). The Trustees are satisfied that the financial position of the Charities will enable them to continue fulfilling the aims detailed in the Charity Commission Scheme dated May 1978.

The net incoming resources for the year were £421,674 (2022: £178,237). Movements in the value of Investments are shown in the Statement of Financial Activities. The unrealised investment losses represent a decrease in the market value of shares in the investment portfolio.

BOURNE UNITED CHARITIES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (CONTINUED)

Financial review

At the end of the reporting period, the charity had net assets of £33,287,339 (2022: £32,964,367). These assets continue to be used to fund the charitable activities of the organisation.

The Trustees' policy is to hold sufficient liquid reserves to be able to make the weekly charitable payments for one year, and to cover other charitable and administrative expenditure for one year. For the coming year, the total cost has been estimated at £880,000. At the year end unrestricted reserves represented by cash, and unrestricted investments less debtors, amounted to £2,402,095.

In the coming year, the trustees will review their policy regarding reserves and expenditure levels. Reserves had been held at a high level due to uncertainty regarding income during the pandemic, but retail rents have been reviewed in late 2023 and increased in most of the Leytonstone residential properties. With several of the commercial properties likely to see rents increase in the coming year as rent reviews take place, there will be a greater focus on increasing the level of charitable giving by the Trust

Structure, governance and management

Bourne United Charities, Red Hall, South Street, Bourne, Lincolnshire, PE10 9LY, is registered with the Charity Commissioners (No 1183638) and constituted by Deed of Trust. Charities included in the scheme dated 8 May 1978 are as follows:

- Robert Harrington (Exclusive of Educational Foundation)
- John Brown
- William Fisher for Almshouses
- William Fisher for Bread
- Jeremiah Ives
- Nicholas Rand
- William Trollope (Exclusive of Trollope's School)
- Poors Land (North Fen)
- Poors Land (South Fen)

During 2022 the Charities continued to work with solicitors to change its structure to that of a charitable incorporated organisation. The new charity had already been registered with the Charities Commission and the transfer of assets was finally completed in December 2023. The existing activities of the Charities have been unaffected. Going forward the incorporated status will enable the new entity to do many things in its own name whilst providing added protection for its Trustees in limiting liability. The old charity will be struck off in the next financial year.

The Trustee Body consists of a total of fifteen Trustees. The Vicar of the Parish of SS Peter and Paul, Bourne is a Trustee ex officio. One Trustee was appointed as a Life Trustee in the scheme dated 8 May 1978. Three Trustees are nominated by Bourne Town Council for a four year term. The remaining Trustees are appointed for a period of 4 years following a recruitment process.

Reference and administrative details

The Charities are administered by common Trustees, a Trust Manager and a part-time Administrator, as listed on the previous page. Strategic decisions are made by the Trustee Body after receiving monthly reports from the Trust Manager. The Trust Manager administers the day to day running of the Charities. Estate managers are used to administer the London and Bourne properties.

Funds held as custodian trustee on behalf of others

No funds are held by custodian trustees on behalf of others.

BOURNE UNITED CHARITIES

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (CONTINUED)

Statement of Trustees' Responsibilities

The Trustees are required under the Charities Act 2011 to prepare financial statements for each financial year which give a true and fair view of the Charities' financial activities during the year and of its financial position at the end of the year.

In preparing financial statements giving a true and fair view, the Trustees should follow best practice and:

- (a) select suitable accounting policies and then apply them consistently;
- (b) make judgements and estimates that are reasonable and prudent;
- (c) state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements;
- (d) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the Charities and which enable them to ascertain the financial position of the Charities and which enable them to ensure that the financial statements comply with applicable law and regulations. They are also responsible for safeguarding the assets of the Charities and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approval

This report was approved by the Trustees on 29th August 2024 and signed on their behalf by:

.....
Mr David Stanley Mapp – Chairperson

.....
Mr Trevor Hollinshead - Vice Chairperson

BOURNE UNITED CHARITIES

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF BOURNE UNITED CHARITIES

Opinion

We have audited the financial statements of Bourne United Charities (the “Charity”) for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Charity’s affairs as at 31 December 2023 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Charities Act 2011

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor’s responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC’s Ethical Standard, and the provisions available for small entities, in the circumstances set out in note 16 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees’ use of the going concern basis of accounting in the preparation of the financial statements is appropriate. Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity’s ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor’s report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

BOURNE UNITED CHARITIES

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF BOURNE UNITED CHARITIES

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report
- adequate accounting records have not been kept
- the financial statements are not in agreement with the accounting records and returns;
- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the Trustees

As explained more fully in the Trustees' responsibilities statement set out on page 2, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditor under the Charities Act 2011 s144 and report in accordance with regulations made under the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

- We have enquired of those charged with governance around actual and potential litigation and claims
- We have reviewed financial statement disclosures and tested to supporting documentation to assess compliance with applicable laws and regulations
- We have audited the risk of management override of controls, including review of journal entries and large or unusual transactions, evaluating the charity rationale of any significant transactions outside the course of normal charitable activities.
- A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Mrs Nicola Michelle Lenton FCCA (Senior Statutory Auditor)

For and on behalf of Dexter & Sharpe Audit Services Limited (Statutory Auditor)

Rollestone House

Bridge Street

Horncastle

Lincolnshire

LN9 5HZ

30th August 2024

BOURNE UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

	Note	Permanent Endowment Fund £	Designated Funds £	Unrestricted Fund £	2023 Total £	2022 Total £
INCOME AND ENDOWMENTS						
Donations				650	650	300
Investment Income	2)			1,294,064	1,294,064	1,020,454
Other Income and Grants				5,581	5,581	4,316
Total Incoming Resources				1,300,295	1,300,295	1,025,070
EXPENDITURE						
Charitable Activities	3)			764,697	764,697	649,292
Other Costs	4)			113,924	113,924	197,541
Total Resources Expended	5)			878,621	878,621	846,833
NET INCOMING RESOURCES FOR YEAR BEFORE TRANSFERS		-	-	421,674	421,674	178,237
Transfers between funds	14)	56,389	4,384	(60,773)	-	-
NET INCOME BEFORE GAINS/LOSSES ON INVESTMENTS		56,389	4,384	360,901	421,674	178,237
Gains/(Losses) on Fixed Assets and Investments						
- Unrealised fixed assets		-	-	-	-	1,962,000
- Unrealised investments	9)	(101,110)	12,984	(10,576)	(98,702)	(164,565)
NET MOVEMENT IN FUNDS		(44,721)	17,368	350,325	322,972	1,975,672
Balances brought forward at 1st January 2023		29,672,582	271,636	3,020,149	32,964,367	30,988,695
Balances carried forward at 31st December 2023		29,627,861	289,004	3,370,474	33,287,339	32,964,367

There were no recognised gains or losses other than those included in the Statement of Financial Activities.

The notes on pages 11 to 21 form part of these accounts.

BOURNE UNITED CHARITIES
BALANCE SHEET AS AT 31 DECEMBER 2023

	Note	2023 £	2022 £
FIXED ASSETS			
Tangible Fixed Assets for Charity Use	8)	2,738,802	2,679,970
Investment Properties	8)	24,885,661	24,885,661
Listed Investments	9)	4,573,243	4,588,509
		<u>32,197,706</u>	<u>32,154,140</u>
CURRENT ASSETS			
Debtors	10)	114,976	68,153
Short Term Cash Deposits		76,622	73,405
Cash at Bank and in Hand		1,349,919	1,041,608
		<u>1,541,517</u>	<u>1,183,166</u>
CREDITORS: Amounts falling due within one year	11)	451,884	372,939
		<u>1,089,633</u>	<u>810,227</u>
NET CURRENT ASSETS		<u>1,089,633</u>	<u>810,227</u>
TOTAL NET ASSETS	12)	<u><u>33,287,339</u></u>	<u><u>32,964,367</u></u>
REPRESENTED BY FUNDS			
Permanent Endowment	13)	29,627,861	29,672,582
Designated	15)	289,004	271,636
Unrestricted	13)	3,370,474	3,020,149
		<u>33,287,339</u>	<u>32,964,367</u>

Approved by the Trustees on 29th August 2024 and signed on their behalf.

.....
Mr David Stanley Mapp – Chairperson

.....
Mr Trevor Hollinshead - Vice Chairperson

The notes on pages 11 to 21 form part of these accounts.

BOURNE UNITED CHARITIES

CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2023

	Note	2023 £	2022 £
Cash flows from operating activities:			
Net cash inflow from/used in operating activities	1	<u>380,263</u>	<u>307,129</u>
Cash flows from investing activities:			
Purchase of tangible fixed assets		(79,596)	(40,555)
Sale of tangible fixed assets		-	32,896
Purchase of investments		(83,435)	(463,604)
Interest received		<u>94,296</u>	<u>60,111</u>
Net cash (used in) investing activities		<u>(68,735)</u>	<u>(411,152)</u>
Change in cash and cash equivalents in the reporting period		311,528	(104,023)
Cash and cash equivalents at the beginning of the reporting period		<u>1,115,013</u>	<u>1,219,036</u>
Cash and cash equivalents at the end of the reporting period		<u><u>1,426,541</u></u>	<u><u>1,115,013</u></u>

BOURNE UNITED CHARITIES

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2023**

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2023	2022
	£	£
Net income (expenditure) for the reporting period (as per the statement of financial activities)	421,674	178,237
Adjustments for:		
Depreciation charges	20,764	12,472
Profit on disposal of fixed assets	-	(6,482)
Interest received	(94,296)	(60,111)
(Increase)/decrease in debtors	(46,823)	165,560
Increase/(Decrease)/in creditors	78,944	17,453
Net cash generated from operating activities	380,263	307,129

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023

1. ACCOUNTING POLICIES

Basis of Preparation of Accounts

The financial statements have been prepared under the historical cost convention modified by the revaluation of fixed assets and investments.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011.

In preparing the financial statements the Charities follow best practice as laid down in the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP 2019) and the Charities Acts.

The Charities constitute a public benefit entity as defined by FRS 102.

Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Assets costing less than £100 are not capitalised. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Land and buildings for charitable purposes	Not depreciated
Investment property	Not depreciated
Equipment	10%/20% Straight line basis

No depreciation is provided on freehold buildings. It is the Charities' policy to review their valuation annually and have them professionally revalued every five years, all unrealised gains and losses being shown on the statement of financial activities.

Income

Investment income plus associated tax recoverable by the Charities is credited to income on an accruals basis using dates of payment for dividends and daily accrual for interest.

Other income is accounted for as received by the Charities. No voluntary income, grants or fundraising income have been received in the period. No permanent endowments have been received in the period. Income from permanent endowment funds is unrestricted.

Investments

Investments are stated at fair value. Realised and unrealised gains and losses on investments are dealt with in the Statement of Financial Activities.

Value added tax

Value added tax is not recoverable by the Charities, and as such is included in the relevant costs in the Income and Expenditure Account.

Other Costs

Other costs include all expenditure not directly related to the Charities' activities. This includes costs of running office premises, salaries for administrative staff and audit fees as well as the costs in managing and maintaining the investment properties.

Charitable Activities

The Trustees make grants in accordance with the provisions of the Charity Commission Scheme. Charitable activities also include maintenance and running costs of the Almshouses and public facilities which the Charities provide in Bourne.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2023

2. INVESTMENT INCOME

	2023 £	2022 £
Interest on deposits	15,221	867
Income from Investment Properties	1,199,768	960,343
Income from Listed Investments	79,075	59,244
	<u>1,294,064</u>	<u>1,020,454</u>

All investment assets are within the UK.

3. CHARITABLE ACTIVITIES

	Unrestricted Funds and Total 2023 £	Total 2022 £
Grants to individuals:		
Weekly Charitable Payments	19,552	21,720
Bourne Educational Foundation Grant	48,754	21,301
Other Grants	58,293	43,433
	<u>126,599</u>	<u>86,454</u>
Almshouses Running Costs	128,358	38,500
Abbey Lawn Upkeep Costs	61,135	48,074
Well Head Upkeep Costs	163,629	164,859
General Property Running Costs	284,976	311,405
	<u>764,697</u>	<u>649,292</u>

4. OTHER COSTS

Salaries and Office Costs	70,622	49,444
Fidelity and Liability Insurances	3,518	2,780
Legal and Professional Fees	12,208	23,426
Audit Fee	6,812	6,192
Provision for bad and doubtful debts	-	109,709
Depreciation	20,764	12,472
(Profit) on disposal of fixed assets	-	(6,482)
	<u>113,924</u>	<u>197,541</u>

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2023

5. TOTAL RESOURCES EXPENDED

	Staff Costs £	Depreciation £	Other Costs £	Total 2023 £	Total 2022 £
Charitable Activities	90,376	-	674,321	764,697	649,292
Other Costs	54,789	20,764	38,371	113,924	197,541
	145,165	20,764	712,692	878,621	846,833
			2023 £		2022 £
Staff Costs					
Wages and Salaries		134,296		112,083	
Social Security Costs		6,797		4,130	
Pension Costs		4,072		2,981	
			145,165		119,194
Other Expenditure					
Grants and Allowances		126,599		86,454	
Almshouse Running Costs (excluding wages)		126,205		35,576	
Upkeep of Social Amenities - ditto -		138,578		129,158	
Administration Costs - ditto -		34,854		46,568	
Liability and Fidelity Insurance		3,518		2,780	
Property Management and Running Costs - ditto -		282,938		311,404	
Provision for bad and doubtful debts		-		109,709	
Depreciation		20,764		12,472	
(Profit)/loss on disposal of fixed assets		-		(6,482)	
			733,456		727,639
			878,621		846,833

No employee earned £60,000 pa or more. The average number of employees by function was:

Manual	3	4
Administrative	2	2
	5	6

The Charities operate a defined contributions scheme in respect of its employees. The total staff costs paid to key management including pension benefits amounted to £42,250 (2022: £28,011).

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2023

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no Trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

There were no Trustees' expenses paid for the year ended 31 December 2023, nor for the year ended 31 December 2022.

7. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Permanent Endowment Fund £	Designated Funds £	Unrestricted Fund £	2022 Total £
INCOME AND ENDOWMENTS				
Donations			300	300
Investment Income			1,020,454	1,020,454
Other Income and Grants			4,316	4,316
Total Incoming Resources			1,025,070	1,025,070
EXPENDITURE				
Charitable Activities			649,292	649,292
Other Costs			197,541	197,541
Total Resources Expended			846,833	846,833
NET INCOMING RESOURCES FOR YEAR BEFORE TRANSFERS				
			178,237	178,237
Transfers between funds	547	4,476	(5,023)	-
NET INCOME BEFORE GAINS ON INVESTMENTS				
	547	4,476	173,214	178,237
Gains on Fixed Assets and Investments				
- Unrealised fixed assets	1,962,000	-	-	1,962,000
- Unrealised investments	(98,743)	(39,204)	(26,618)	(164,565)
NET MOVEMENT IN FUNDS				
	1,863,804	(34,728)	146,596	1,975,672
Balances brought forward at 1st January 2023	27,808,778	306,364	2,873,553	30,988,695
Balances carried forward at 31st December 2023				
	29,672,582	271,636	3,020,149	32,964,367

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2023

8. TANGIBLE FIXED ASSETS

	Land and Buildings Investment Properties £	Used by Charity £	Equipment £	Total £
Cost or Valuation				
At 1st January 2023	24,885,661	2,655,000	306,930	27,847,591
Additions	-	-	79,596	79,596
Disposals	-	-	-	-
	<u>24,885,661</u>	<u>2,655,000</u>	<u>386,526</u>	<u>27,927,187</u>
Revaluation in year	-	-	-	-
At 31st December 2023	<u>24,885,661</u>	<u>2,655,000</u>	<u>386,526</u>	<u>27,927,187</u>
Accumulated Depreciation				
At 1st January 2023	-	-	281,960	281,960
Charge for the year	-	-	20,764	20,764
On Disposals	-	-	-	-
At 31st December 2023	<u>-</u>	<u>-</u>	<u>302,724</u>	<u>302,724</u>
Net Book Value				
At 31st December 2023	<u>24,885,661</u>	<u>2,655,000</u>	<u>83,802</u>	<u>27,624,463</u>
At 31st December 2022	<u>24,885,661</u>	<u>2,655,000</u>	<u>24,970</u>	<u>27,565,631</u>

9. FIXED ASSET INVESTMENTS - LISTED INVESTMENTS

	2023 £	2022 £
Market Value at 1st January 2023	4,588,509	4,289,470
Additions	83,435	463,604
	<u>4,671,944</u>	<u>4,753,074</u>
Net Unrealised (Loss)/Gain for the Year	(98,701)	(164,565)
Market Value at 31st December 2023	<u>4,573,243</u>	<u>4,588,509</u>

The historical cost of the fixed asset investments cannot be determined due to the portfolio having been built up over many years, records for all of which are not available. The portfolio was valued at 1 January 1995 when the Charity commenced reporting its financial activities in accordance with the Statement of Recommended Practice for Charities. The historical valuation/cost figure below is therefore comprised of the valuation of the portfolio at 1 January 1995 plus additions at cost less disposals at valuation/cost since.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2023

9. FIXED ASSET INVESTMENTS - LISTED INVESTMENTS CONTINUED

The historical valuation/cost of fixed asset investments at the year end was:

	2023	2022
	£	£
Balance at 1 January 2023	2,370,044	1,906,440
Additions at cost during the year	83,435	463,604
Balance at 31 December 2023	2,453,479	2,370,044

All investment assets are held within the UK.

The composition of the investment portfolio is shown below:

	Total	Permanent	Designated	Unrestricted
	£	Endowment	Fund	Fund
	£	Fund	£	£
Value 31 December 2023	4,573,243	3,308,685	289,004	975,554
Value at 1 January 2023	4,588,509	3,409,744	271,636	907,129
Value on introduced 01.01.95 plus additions and less disposals at cost	2,453,479	1,473,481	149,476	830,522

10. DEBTORS

	2023	2022
	£	£
Trade Debtors – Rent Ledger	90,079	19,042
Rental Income Accrual	408	408
Other Debtors and Accruals	24,489	48,703
	114,976	68,153

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2023

11. CREDITORS: Falling due within one year

	2023 £	2022 £
Trade Creditors	10,451	1,084
Accruals	12,638	25,997
Taxation and social security costs	3,204	2,413
Bourne Educational Foundation Grant	185,981	137,228
Rental Income received in advance	185,406	133,405
Tenants Deposit Accounts	54,204	72,812
	<u>451,884</u>	<u>372,939</u>

12. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Investments £	Net Current Assets £	Total £
Permanent Endowment Fund	27,540,661	3,308,685	(1,221,485)	29,627,861
Designated Fund	-	289,004	-	289,004
Unrestricted Fund	83,802	975,554	2,311,118	3,370,474
	<u>27,624,463</u>	<u>4,573,243</u>	<u>1,089,633</u>	<u>33,287,339</u>

Note: The Designated Fund represents investments in Transact Shares to provide funds to meet exceptional property repairs and the replacement of equipment. (See Note 15)

13. MOVEMENT IN FUNDS

	At 1.1.23 £	Net Movement in Funds £	Transfers Between Funds £	At 31.12.23 £
Unrestricted Funds				
General Fund	3,020,149	411,098	(60,773)	3,370,474
Restricted Funds				
Designated Fund	271,636	12,984	4,384	289,004
Permanent Endowment Fund	29,672,582	(101,110)	56,389	29,627,861
TOTAL FUNDS	<u>32,964,367</u>	<u>322,972</u>	<u>-</u>	<u>33,287,339</u>

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2023

13. MOVEMENT IN FUNDS continued

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

	Incoming Resources £	Resources Expended £	Gains & Losses £	Movement in Funds £
Unrestricted Funds				
General Fund	1,300,295	(878,621)	(10,576)	411,098
Restricted Funds				
Designated Fund	-	-	12,984	12,984
Permanent Endowment Fund	-	-	(101,110)	(101,110)
TOTAL FUNDS	1,300,295	(878,621)	(98,702)	322,972

Comparatives for movement in funds

	At 1.1.22 £	Net Movement in Funds £	Transfers Between Funds £	At 31.12.22 £
Unrestricted Funds				
General Fund	2,873,553	151,619	(5,023)	3,020,149
Restricted Funds				
Designated Fund	306,364	(39,204)	4,476	271,636
Permanent Endowment Fund	27,808,778	1,863,257	547	29,672,582
TOTAL FUNDS	30,988,695	1,975,672	-	32,964,367

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

	Incoming Resources £	Resources Expended £	Gains & Losses £	Movement in Funds £
Unrestricted Funds				
General Fund	1,025,070	(846,833)	(26,618)	151,619
Restricted Funds				
Designated Fund	-	-	(39,204)	(39,204)
Permanent Endowment Fund	-	-	1,863,257	1,863,257
TOTAL FUNDS	1,025,070	(846,833)	1,797,435	1,975,672

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2023

13. MOVEMENT IN FUNDS continued

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

	At 1.1.22 £	Net Movement in Funds £	Transfers Between Funds £	At 31.12.23 £
Unrestricted Funds				
General Fund	2,873,553	562,717	(65,796)	3,370,474
Restricted Funds				
Designated Fund	306,364	(26,220)	8,860	289,004
Permanent Endowment Fund	27,808,778	1,762,147	56,936	29,627,861
TOTAL FUNDS	<u>30,988,695</u>	<u>2,298,644</u>	<u>-</u>	<u>33,287,339</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 & Losses £	Movement in Funds £
Unrestricted Funds				
General Fund	2,325,365	(1,725,454)	(37,194)	562,717
Restricted Funds				
Designated Fund	-	-	(26,220)	(26,220)
Permanent Endowment Fund	-	-	1,762,147	1,762,147
TOTAL FUNDS	<u>2,325,365</u>	<u>(1,725,454)</u>	<u>1,698,733</u>	<u>2,298,644</u>

14. TRANSFER BETWEEN FUNDS

	Permanent Endowment Fund £	Designated Fund £	Unrestricted Fund £
Purchase of Shares with Transact/Ruffer	50	4,384	(4,434)
Transfer of cash	<u>56,339</u>	<u>-</u>	<u>(56,339)</u>

These transfers represent:

- a) Purchase of shares
Shares in the permanent endowment and designated investment funds, purchased from cash held in the unrestricted investment funds.
- b) Transfer of cash
Analysis of property purchases from the designated fund revealed that less had been spent than had been realised on prior sales. The transfer reflects the cash unspent.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2023

15. DESIGNATED FUNDS

The Trustees invest income in Transact to provide for:

- i) Exceptional repairs or renovation of almshouses
- ii) Exceptional repairs or renovation of other properties
- iii) Exceptional repairs or replacement of plant and equipment

	2023	2022
	Total	Total
	£	£
Net Transfer from Unrestricted Funds	4,384	4,476
Unrealised Gain/(Loss) on Value of Shares at December 31 2023	12,984	(39,204)
Net Movement in Funds	17,368	(34,728)
Balance at 1 January 2023	271,636	306,364
Balance at 31 December 2023	289,004	271,636

16. PROPERTY VALUATIONS

Leytonstone properties were revalued at 31 December 2023.

The properties were valued by:

Leytonstone Residential/Commercial Properties Dobbin & Sullivan
Chartered Surveyors

Bourne properties were revalued at 31 December 2022.

Bourne and District

- Agricultural Property Brown & Co
- Residential and other properties Chartered Surveyors

The Trustees have completed an annual assessment of their investment property portfolio as required by FRS102 and consider that the valuations showing in the accounts are sufficiently up-to-date.

17. RELATED PARTY TRANSACTIONS

There are no related party transactions.

BOURNE UNITED CHARITIES

NOTES TO THE ACCOUNTS CONTINUED FOR THE YEAR ENDED 31 DECEMBER 2023

18. OPERATING LEASE COMMITMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2023 £	2022 £
Within one year	1,387	1,771
Between 1- 5 years	4,855	-
	<u>6,242</u>	<u>1,771</u>

19. APB ETHICAL STANDARD – PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to assist with the preparation Of the financial statements.

BOURNE UNITED CHARITIES

APPENDIX A(i)

DETAILED INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2023

		2023 £		2022 £
INCOME				
Donations	650		300	
		650		300
Investment Income:				
Rental Income:				
Leytonstone	1,020,895		788,350	
Bourne and District	178,873	1,199,768	171,993	960,343
Dividend and Interest Income:				
Transact and Ruffer Income	79,075		59,244	
Interest on Deposits	15,221	94,296	867	60,111
		1,294,714		1,020,754
Red Hall Lettings	5,060		3,836	
Miscellaneous	521	5,581	480	4,316
TOTAL INCOME		1,300,295		1,025,070
EXPENDITURE				
CHARITABLE ACTIVITIES				
<i>Weekly Payments, Grants & Allowances (See Note 3)</i>	126,599		86,454	
Almshouses:				
Wages	2,153		2,924	
Repairs and Maintenance	97,326		10,929	
Utilities	11,117		10,821	
Council tax	2,307		-	
Insurance	2,934		2,535	
Telephone and Miscellaneous	8,112		11,181	
Garden Maintenance	4,409	128,358	110	38,500
Abbey Lawn:				
Wages	29,782		24,378	
Repairs and Maintenance	19,509		13,504	
Mowing Equipment Costs	1,824		2,607	
Telephone and Miscellaneous	5,595		5,528	
Utilities	1,620		127	
Insurance	2,805		1,930	
		61,135		48,074
Carried Forward	316,092	1,300,295	173,028	1,025,070

BOURNE UNITED CHARITIES

APPENDIX A(ii)

DETAILED INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2023

			2023 £			2022 £
Bought forward		316,092	1,300,295		173,028	1,025,070
CHARITABLE ACTIVITIES (cont)						
Well Head & South Street Properties						
Wages	56,403			59,398		
Repairs and Maintenance	82,604			79,707		
Insurance	7,225			6,268		
Mowing Equipment Costs	3,273			8,017		
Utilities	5,111			7,197		
Telephone and Miscellaneous	9,013			4,272		
Council tax	-	163,629		-	164,859	
		479,721			337,887	
GENERAL PROPERTY RUNNING COSTS						
Bourne Land:						
Repairs and Maintenance	915			1,717		
Insurance	327			292		
Miscellaneous	9			-		
Utilities	855			758		
	2,106			2,767		
Bourne Residential Properties:						
Repairs and Maintenance	19,376			111,629		
Insurance	5,400			4,809		
Professional fees	465			-		
Utilities	2,485			1,493		
	27,726			117,931		
Leytonstone Properties:						
Repairs and Maintenance	114,654			78,860		
Insurance	10,970			8,870		
Business Rates and Water	-			85		
Legal and Professional Fees	86,563			51,676		
Utilities	1,624			3,181		
Miscellaneous	4,318			3,236		
	218,129			145,908		
Carried Forward	247,961	479,721	1,300,295	266,606	337,887	1,025,070

BOURNE UNITED CHARITIES

APPENDIX A(iii)

DETAILED INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2023

			2023 £			2022 £
Bought Forward	247,961	479,721	1,300,295	266,606	337,887	1,025,070
GENERAL PROPERTY RUNNING COSTS (cont)						
Red Hall:						
Wages	2,038			-		
Repairs and Maintenance	5,662			10,806		
Utilities	1,980			2,363		
Insurance	7,637			7,041		
Telephone and Miscellaneous	13,256			8,960		
Security	6,802			10,484		
	<u>37,375</u>			<u>39,654</u>		
Wake House:						
Insurance	(360)			-		
Professional fees	-			350		
Repairs and Maintenance	-			4,795		
	<u>(360)</u>	284,976		<u>5,145</u>	311,405	
TOTAL CHARITABLE ACTIVITIES		<u>764,697</u>			<u>649,292</u>	
OTHER COSTS						
Insurance:						
Employers Liability	2,480			1,818		
Fidelity Guarantee	1,038			962		
	<u>3,518</u>			<u>2,780</u>		
Salaries	54,789			32,494		
Professional Fees	12,208			23,426		
Office Equipment Rental	2,577			2,071		
Printing and stationery	2,193			2,093		
Telephone and Postages	2,081			2,116		
Audit Fee	6,812			6,192		
Miscellaneous	7,746			9,174		
Bank Charges	1,236			1,496		
	<u>89,642</u>			<u>79,062</u>		
Provision for bad and doubtful debts	-			109,709		
Depreciation	20,764			12,472		
(Profit)/Loss on Sale of Fixed Assets	-			(6,482)		
	<u>20,764</u>			<u>5,990</u>		
TOTAL GOVERNANCE COSTS		<u>113,924</u>			<u>197,541</u>	
TOTAL EXPENDITURE			<u>878,621</u>			<u>846,833</u>
NET INCOMING RESOURCES			<u>421,674</u>			<u>178,237</u>

BOURNE UNITED CHARITIES
APPENDIX B
PROPERTY VALUATION - 31 DECEMBER 2023

		2023	2022
		£	£
INVESTMENT PROPERTIES			
LEYTONSTONE (REVALUED AT 31.12.2023)			
Residential Properties:	8 Burghley Road	800,000	800,000
	22 Harrington Road	670,000	670,000
	28 Harrington Road	680,000	680,000
	37 Harrington Road	600,000	600,000
	107 Harold Road	780,000	780,000
	13 Vernon Road	875,000	875,000
	53 Vernon Road	800,000	800,000
Commercial Properties:	20 Church Lane	500,000	500,000
	24-27 Church Lane	1,900,000	1,900,000
	28 Church Lane	670,000	670,000
	29 Church Lane	630,000	630,000
	30 Church Lane	560,000	560,000
	32 Church Lane	580,000	580,000
	34 Church Lane	490,000	490,000
	745 High Road	760,000	760,000
	751 High Road	350,000	350,000
	753 High Road	350,000	350,000
	751-753 High Road (Garages)	630,000	630,000
	783-791 High Road	137,000	137,000
	795 High Road	610,000	610,000
	797 High Road	475,000	475,000
	799 High Road	475,000	475,000
	801 High Road	860,000	860,000
	729 High Road	480,000	480,000
	731 High Road	455,000	455,000
	735 High Road	400,000	400,000
	741 High Road	440,000	440,000
	809-813 High Road	3,285,000	3,285,000
		20,242,000	20,242,000
BOURNE & DISTRICT (REVALUED 31.12.2022)			
	Land at South Road	3,000	3,000
	39 High Street, Morton	200,000	200,000
	Land High Street, Morton	35,000	35,000
	Morton Fen Farm	1,780,000	1,780,000
	Bungalow, Morton Fen	160,000	160,000
	37 High Street, Morton	200,000	200,000
	6 Bedehouse Bank	210,000	210,000
	3 Mercia Gardens	225,000	225,000
	4 Merlin Close	220,000	220,000
	4 Stretham Way	170,000	170,000
	7 Stretham Way	170,000	170,000
	12 Stretham Way	170,000	170,000
	41 Beaufort Drive - cost	197,360	197,360
	20 Wetherby Close- cost	184,858	184,858
	31 Foxley Court – cost	182,443	182,443
	Wake House, North Street, Bourne	380,000	380,000
	Constables Land, Dyke	44,000	44,000
	Constables Land, Bourne	32,000	32,000
	Short Drove, Dyke Fen	20,000	20,000
	Swallow Hill, Thurlby	60,000	60,000
		4,643,661	4,643,661
		24,885,661	24,885,661
<u>PROPERTY USED FOR CHARITABLE PURPOSES</u>			
BOURNE & DISTRICT			
	The Red Hall	500,000	500,000
	Almshouses, West Street	1,120,000	1,120,000
	Abbey Lawn	140,000	140,000
	Well Head and adjacent properties	870,000	870,000
	Allotments	25,000	25,000
		2,655,000	2,655,000

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Bourne United Charities

No (if any)
1183638

Receipts and payments accounts

CC16a

For the period from	Period start date 01/01/2022	To	Period end date 31/12/2022
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	-	-	-	-	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	-	-	-	-	-
A3 Payments					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
A4 Asset and investment purchases. (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	-	-	-	-	-
Net of receipts/(payments)	-	-	-	-	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	-	-	-	-	-

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds		-	-	-
		-	-	-
		-	-	-
	Total cash funds	-	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets		Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use		Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities		Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval
	Trevor Hollinshead	Trevor Hollinshead	03/07/2024
	David Mapp	David Mapp	03/07/2024



Trustees' Annual Report for the period

		Period start date		Period end date	
From	01	Jan	2022	To	31 Dec 2022

Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

The Red Hall	
South Street	
Bourne	
Postcode	PE10 9LY

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Anna Rogers			
2	John Kirkman			
3	David Mapp			
4	Nicholas Legge	Vice-Chair		
5	Fiona Pembery			
6	Charles Mclean			
7	Trevor Hollinshead			
8	Ivan Fuller			
9	Geoff Greatwood			
10	Chris Atkinson			
11	Susan Bennett			
12	Anna Kelly			Bourne Town Council
13	Philip Knowles	Chair		Bourne Town Council
14	Robert Russell			Bourne Town Council
15	Joyce Burrows			
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Legal	Greenwoods	City Road, Peterborough
Financial	Whitings	The Crescent, Wisbech
Financial	Ruffer	Victoria St, London
Property	Dobbin & Sullivan	High St, London E15

Name of chief executive or names of senior staff members (Optional information)

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Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	CIO
Trustee selection methods (eg. appointed by, elected by)	1 life, 3 council nominated, 1 ex-officio and 10 co-optive

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

All trustees have an induction that covers the history of the charity and the scope of activity. They all receive a copy of the latest audited accounts, the constitution and the Essential Trustee as part of this process.

The charity is managed via a number of sub-committees covering Estates, Finance, Almshouses, HR, Grants, Weekly Charitable Payments and the Red Hall. Each sub-committee has a Terms of Reference, and there is an expenditure policy in place with set limits for each committee.

The trustees meet once a month (except December) and all expenditure decisions over £2,500 are discussed and ratified at the meetings. Each month financial information is prepared as Management Accounts and is measured against a budget that is set for the year.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

1. Provision of Almshouses.
2. Payment of monthly pensions.
3. Relief of Need
4. Charitable purposes within the Benefit Area for the general benefit of inhabitants.

During 2022 the charity continued the process of converting to a CIO and this report is for the CIO. All activity of the charity was reported under it's previous charity number of 216000 where full financial information and reporting can be found.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

Since the charity was still undergoing conversion from the old status of an unincorporated trust there is nothing to report. The CIO will provide full financial information from 1st January 2023.

Section E

Financial review

Brief statement of the charity's policy on reserves

The charity will maintain the existing policy of maintaining sufficient reserves to fund the charitable payment and charitable activity for 12 months.

Details of any funds materially in deficit

None.

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

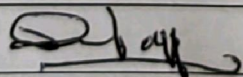
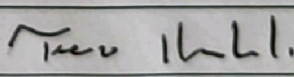
Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	DAVID STANLEY MAPP	TREVOR WILLIAMS
Position (eg Secretary, Chair, etc)	Chair	Vice Chair of Trustees
Date		

Accounts



**BOURNE
UNITED
CHARITIES**

TRUSTEES' REPORT FOR THE PERIOD FROM 1 JANUARY 2021 TO 31 DECEMBER 2021

Constitution

Bourne United Charities, Red Hall, South Street, Bourne, Lincolnshire, PE10 9LY, is registered with the Charity Commissioners (No 1183638) and constituted by Deed of Trust.

There have been no transactions within the Charity during the period. This new CIO Charity will be replacing Charity number 216000 in due course, once everything has been transferred to the new CIO.



Mrs G S Clingo ~ Clerk to the Trustees

T 01778 422387 **E** bourneunitedcharities@yahoo.com **W** bourneunitedcharities.co.uk

Red Hall, South Street, Bourne, Lincolnshire, PE10 9LY

CIO No: 1183638 | Bourne United Charities are an ISO.14001:2004 Certified Organisation



Certificate No:
EMS567488



Charity Name	No (if any)
BOURNE UNITED CHARITIES CIO	1183638

Receipts and payments accounts

For the period from	Period start date 1/1/21	To	Period end date 31/12/21
---------------------	-----------------------------	----	-----------------------------

Unrestricted funds to the nearest	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
-----------------------------------	-----------------------------------	----------------------------------	------------------------------	----------------------------

	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	0 -	0 -	0 -	0 -	0 -

	-	-	-	-	-
	-	-	-	-	-
Sub total	0	0	0	0	0

Total receipts - - - - -

A5 Payments						
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
Sub total		0	-	0	-	0

		-	-	-	-
		-	-	-	-
Sub total	0	-	-	-	-

Total payments	0 -	0 -	0 -	0 -	0
-----------------------	-----	-----	-----	-----	---

Net of receipts/(payments)	0 -	0 -	0 -	0 -	0 -
-----------------------------------	-----	-----	-----	-----	-----

A5 Transfers between funds	-	-	-	-	
-----------------------------------	---	---	---	---	--

A6 Cash funds last year end	-	-	-	-	
-----------------------------	---	---	---	---	--

Cash funds this year end	0 -	0 -	0 -	0 -	0
---------------------------------	-----	-----	-----	-----	---

Total payments

Net of receipts/(payments)

A5 Transfers between funds

A6 Cash funds last year end

--	--

06/09/2022

Signed by one or two trustees on behalf of all the trustees

B2 Other monetary assets

[illegible]

Fund to which	Current value
	Optional

for the charity's

[illegible]

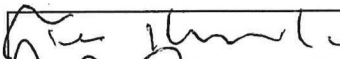
Details asset belongs

Fund to which
Amount due
When due

Details

Signature

Date
of a
roval

x 
x 

Print Name

²
06/09/2022

Accounts



**BOURNE
UNITED
CHARITIES**

TRUSTEES' REPORT FOR THE PERIOD FROM 1 JANUARY 2020 TO 31 DECEMBER 2020

Constitution

Bourne United Charities, Red Hall, South Street, Bourne, Lincolnshire PE10 9LY is registered with the Charity Commission (No. 1183638) and constituted by Deed of Trust.

There have been no transactions within the Charity during the period. This new CIO Charity will be replacing Charity No. 216000 in due course, once everything has been transferred to the CIO.



Mrs G S Clingo ~ Clerk to the Trustees

T 01778 422387 **E** bourneunitedcharities@yahoo.com **W** bourneunitedcharities.co.uk

Red Hall, South Street, Bourne, Lincolnshire, PE10 9LY

CIO No: 11833638 | Bourne United Charities are an ISO.14001:2004 Certified Organisation



Certificate No:
EMS567488



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
BOURNE UNITED CHARITIES CIO No (if any)
1183638

Receipts and payments accounts

CC16a

For the period from	Period start date 1/1/20	To	Period end date 31/12/20
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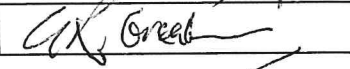
Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	0 -	0 -	0 -	0 -	0 -
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	0 -	0 -	0 -	0 -	0 -
Total receipts	0 -	0 -	0 -	0 -	0 -
A3 Payments					
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	0 -	0 -	0 -	0 -	0 -
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	0 -	0 -	0 -	0 -	0 -
Total payments	0 -	0 -	0 -	0 -	0 -
Net of receipts/(payments)	0 -	0 -	0 -	0 -	0 -
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	0 -	0 -	0 -	0 -	0 -

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds		-	-	-
		-	-	-
		-	-	-
	Total cash funds	0 -	0 -	0 -
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		0 -	0 -	0 -
		Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		0	0 -	0 -
		Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		0	0 -	0 -
		Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities		-	-	-
		-	-	-
		-	-	-
		-	-	-
		0	0 -	0

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
P. J. KNOWLES		24.6.21
G.R. GREATWOOD		24.6.21