

Unaudited Financial Statements  
for the period  
1 April 2023 to 31 October 2023

for

The Lenchwood Trust

Nicklin Accountancy Services Limited  
Church Court  
Stourbridge Road  
Halesowen  
West Midlands  
B63 3TT

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for the period 1 April 2023 to 31 October 2023

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The trustees present their report with the financial statements of the charity for the period 1 April 2023 to 31 October 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

## **OBJECTIVES AND ACTIVITIES**

### **Objectives and aims**

The purposes of the charity as set out in the governing document are to erect and operate a home to be used for rest and recreation for the benefit of Christians of any denomination.

The long-term aim of the charity is to continue to make the site attractive as a destination for groups both large and small to come so as to be refreshed, renewed and restored in body and Spirit. To this end it aims in the short-term to further develop the site and improve the service offered. Success in the reporting period is seen in the number of groups and individuals attending and the number of those persons who continue to return in successive years.

### **Significant activities**

The main activity undertaken in relation to the charity's purpose is the operation of a conference facility and camping based accommodation facilities at Spitten Farm, Worcestershire. This activity involves hiring out the facilities for retreat or conference use by individuals or groups for week or weekend visits. Resources available for this activity include a 200 seat conference hall, 8 static caravans, a farmhouse venue, a large camping field, and more than 50 acres of serviced fields for events.

### **Public benefit**

The trustees consider that the activities undertaken are for the public benefit and they have had regard to Charity Commission guidance on public benefit.

## **ACHIEVEMENT AND PERFORMANCE**

### **Charitable activities**

The main achievements in the period have been the further enhancement of the site, the steady growth in generation of income, and the conversion of the charity to a Charitable Incorporated Organisation, completed with the transfer of all the net assets and activities of the previous unincorporated charity of the same name (Charity number 505829) to the successor entity on 30 September 2023.

Income from the provision of retreat and conference facilities in the seven month period was almost £66,000, compared to almost £92,000 in the the previous year, and this income represented 49% of the related expenditure (previous year: 52%). Cash at bank increased slightly to over £6,000.

Overall the trustees consider the period to have been one of significant success in continuing to assure the charity's survival after several periods of unprecedented difficulties.

### **Internal and external factors**

The principal risks and uncertainties faced by the charity are the uncertainty of future income streams and the costs of intended development work. These will be managed by the employment of competent, adequately remunerated support staff with a professional attitude and through monitoring by a focussed trustee body with a variety of relevant competencies.

## **FINANCIAL REVIEW**

### **Financial position**

The trustees consider the charity to be in a strong financial position at the year end with a positive cash balance and a substantial value in tangible assets.

The financial year end of the charity has been changed to be 31 October 2023, so the financial statements presented herewith show the results of the seven month period to that date, and the comparative figures are for the year to 31 March 2023.

On 30 September 2023 the net assets and activities of The Lenchwood Trust (Charity number 505829), an unincorporated charity, were transferred to present Charitable Incorporated Organisation. In accordance with the Charities Statement of Recommended Practice, this combination has been accounted for as a charity merger. Consequently the results and net assets of the two entities have been presented in these financial statements as if they had always been part of the same reporting charity.

## **FINANCIAL REVIEW**

### **Principal funding sources**

The charity's principal funding sources will continue to be income from the letting of conference and accommodation facilities and the rental income from some parts of the land owned, which together support the objectives of providing benefits to visitors and continuing enhancements.

### **Reserves policy**

The charity's reserves policy is to hold an equivalent of approximately six months' normal expenditure in reserves. The trustees consider it is necessary to hold reserves to insure against a possible future shortfall in income or unpredictable costs. Total funds at the end of the year were £1,254,668, of which £313,253 were restricted funds. Within the unrestricted funds there are £1,163,427 (March 2023: £11,157,171) held in the form of tangible fixed assets. Therefore after making allowance for restricted funds and funds embodied in fixed assets, the amount of reserves at the end of the year was £222,012 negative (March 2023: £169,006 negative). This continuing deficiency reflects the consequences of the coronavirus pandemic on the charity's operations. The trustees intend to bring the value of reserves into line with the policy over the coming years, by generating income and progressively reducing liabilities, in particular by selective disposals of parts of the charity's land assets in the 2023-2024 year which will generate substantial surpluses and approximately £600,000 of cash

## **FUTURE PLANS**

The trustees intend in the coming year to make further changes to the charity's assets including a significant disposal of parts of the site not required for charitable activities, which will generate cash funds to allow liabilities to be cleared and improve the reserves position, as described above.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

The charity is governed by its governing document, its constitution as a Charitable Incorporated Organisation.

### **Recruitment and appointment of new trustees**

The trustees have considered the skills needed with regards to the governance of The Lenchwood Trust and regularly review this in relation to trustees in post. The Lenchwood Trust actively seeks new trustees where they would bring additional expertise that would be of benefit.

### **Organisational structure**

The charity is governed by its trustees, who meet regularly to make decisions.

### **Induction and training of new trustees**

All new trustees are provided with literature outlining their responsibilities and are briefed through introductory meetings about the organization and their role before they become trustees.

### **Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

## **REFERENCE AND ADMINISTRATIVE DETAILS**

### **Registered Charity number**

1185301

### **Principal address**

Lenchwood Christian Centre  
Spitten Farm  
Abbots Lench  
Evesham  
Worcestershire  
WR11 4UP



Report of the Trustees  
for the period 1 April 2023 to 31 October 2023

**Trustees**

R Franklin

R Pocock

F Ferrett

D Cave

Mrs R Pocock

J Harper (appointed 9.8.23)

A W Tisdall (appointed 11.4.24)

R S C Tisdall (appointed 20.1.24)

**Independent Examiner**

Nicklin Accountancy Services Limited

Church Court

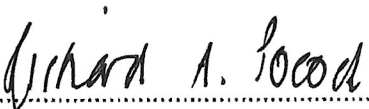
Stourbridge Road

Halesowen

West Midlands

B63 3TT

Approved by order of the board of trustees on .....22/08/2024..... and signed on its behalf by:

  
.....

R Pocock - Trustee

### Independent examiner's report to the trustees of The Lenchwood Trust

I report to the charity trustees on my examination of the accounts of The Lenchwood Trust (the Trust) for the period 1 April 2023 to 31 October 2023.

### Responsibilities and basis of report

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

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

### Independent examiner's statement

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

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

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



Mark Howell FCA  
The Institute of Chartered Accountants in England and Wales

Nicklin Accountancy Services Limited  
Church Court  
Stourbridge Road  
Halesowen  
West Midlands  
B63 3TT

Date: ..... 29th August 2024

Statement of Financial Activities  
for the period 1 April 2023 to 31 October 2023

				Period 1.4.23 to 31.10.23 Total funds £	Year Ended 31.3.23 Total funds £
	Notes	Unrestricted fund £	Endowment fund £		
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		4,036	-	4,036	13,718
<b>Charitable activities</b>					
Provision of conference facilities		65,944	-	65,944	91,570
Investment income	2	17,900	-	17,900	19,793
<b>Total</b>		<u>87,880</u>	<u>-</u>	<u>87,880</u>	<u>125,081</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Provision of conference facilities		<u>134,630</u>	<u>-</u>	<u>134,630</u>	<u>177,701</u>
<b>NET INCOME/(EXPENDITURE)</b>		(46,750)	-	(46,750)	(52,620)
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		988,165	313,253	1,301,418	1,354,038
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>941,415</u></u>	<u><u>313,253</u></u>	<u><u>1,254,668</u></u>	<u><u>1,301,418</u></u>

The notes form part of these financial statements

Balance Sheet  
31 October 2023

	Notes	Unrestricted fund £	Endowment fund £	2023 Total funds £	2023 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	8	1,163,427	313,253	1,476,680	1,470,424
<b>CURRENT ASSETS</b>					
Debtors	9	9,084	-	9,084	2,512
Cash at bank and in hand		6,352	-	6,352	4,631
		<u>15,436</u>	<u>-</u>	<u>15,436</u>	<u>7,143</u>
<b>CREDITORS</b>					
Amounts falling due within one year	10	(210,505)	-	(210,505)	(146,590)
		<u>(195,069)</u>	<u>-</u>	<u>(195,069)</u>	<u>(139,447)</u>
<b>NET CURRENT ASSETS</b>					
		<u>(195,069)</u>	<u>-</u>	<u>(195,069)</u>	<u>(139,447)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		968,358	313,253	1,281,611	1,330,977
<b>CREDITORS</b>					
Amounts falling due after more than one year	11	(26,943)	-	(26,943)	(29,559)
		<u>941,415</u>	<u>313,253</u>	<u>1,254,668</u>	<u>1,301,418</u>
<b>NET ASSETS</b>					
		<u>941,415</u>	<u>313,253</u>	<u>1,254,668</u>	<u>1,301,418</u>
<b>FUNDS</b>	13				
Unrestricted funds				941,415	988,165
Endowment funds				313,253	313,253
<b>TOTAL FUNDS</b>				<u>1,254,668</u>	<u>1,301,418</u>

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

22/08/2024

Richard A. Pocock

R Pocock - Trustee

The notes form part of these financial statements

## 1. ACCOUNTING POLICIES

### Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

### Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Income includes monies from lettings and rents. Deposits received in advance for lettings which are not due to take place until the following year are not recognised as income but are included as a deferred income creditor within the balance sheet.

### Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

### Governance costs

Grants have been received as compensation for costs already incurred or for immediate financial support, with no future related costs, these have been recognised as income in the period it was received.

### Tangible fixed assets

No depreciation is provided on freehold property on the grounds that the property primarily consists of land, with associated buildings, and its aggregate residual value is not expected to diminish below original cost.

### Taxation

The charity is exempt from tax on its charitable activities.

### Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

### Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

## 2. INVESTMENT INCOME

	Period 1.4.23 to 31.10.23	Year Ended 31.3.23
	£	£
Rents received	17,900	19,793



### 3. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Provision of conference facilities	5	3,250	3,255

Support costs, included in the above, are as follows:

#### Governance costs

	Period 1.4.23 to 31.10.23 Provision of conference facilities £	Year Ended 31.3.23  Total activities £
Independent examination	3,250	3,000

### 4. TRUSTEES' REMUNERATION AND BENEFITS

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

#### Trustees' expenses

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

### 5. STAFF COSTS

The average monthly number of employees during the period was as follows:

	Period 1.4.23 to 31.10.23	Year Ended 31.3.23
Management	3	2

No employees received emoluments in excess of £60,000.

### 6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	13,718	-	13,718
<b>Charitable activities</b>			
Provision of conference facilities	91,570	-	91,570
Investment income	19,793	-	19,793
<b>Total</b>	125,081	-	125,081
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Provision of conference facilities	177,701	-	177,701

**6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued**

	Unrestricted fund £	Endowment fund £	Total funds £
<b>NET INCOME/(EXPENDITURE)</b>	(52,620)	-	(52,620)
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	1,040,785	313,253	1,354,038
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>988,165</u>	<u>313,253</u>	<u>1,301,418</u>

**7. ANALYSIS OF THE STATEMENT OF FINANCIAL ACTIVITIES**

On 30 September 2023 the net assets and activities of The Lenchwood Trust (Charity number 505829), an unincorporated charity, were transferred to The Lenchwood Trust (Charity number 1185301), a Charitable Incorporated Organisation (CIO). In accordance with the Charities Statement of Recommended Practice, this combination has been accounted for as a charity merger. Consequently the results and net assets of the two entities have been presented in these financial statements as if they had always been part of the same reporting charity.

The relevant analysis is presented below.

**Analysis of principal SOFA components for the 7 months to 31 October 2023**

	The Lenchwood Trust CIO pre-merger £	The Lenchwood Trust unincorporated pre-merger £	The Lenchwood Trust post-merger £	The Lenchwood Trust combined total £
Total income	-	84,257	3,623	87,880
Total expenditure	-	121,246	13,384	134,630
Net income/(expenditure)	-	(36,989)	(9,761)	(46,750)
Net movement in funds	-	(36,989)	(9,761)	(46,750)

**Analysis of principal SOFA components for the year to 31 March 2023**

	The Lenchwood Trust CIO £	The Lenchwood Trust unincorporated £	The Lenchwood Trust combined total £
Total income	-	125,081	125,081
Total expenditure	-	177,701	177,701
Net income/(expenditure)	-	(52,620)	(52,620)
Net movement in funds	-	(52,620)	(52,620)
Total funds brought forward	-	1,354,038	1,354,038
Total funds brought forward	-	<u>1,301,418</u>	<u>1,301,418</u>

**Analysis of net assets at the date of merger**

	The Lenchwood Trust CIO £	The Lenchwood Trust unincorporated £	The Lenchwood Trust combined total £
Net assets	-	1,264,429	1,264,429

Represented by:

## 7. ANALYSIS OF THE STATEMENT OF FINANCIAL ACTIVITIES - continued

Unrestricted funds	-	951,176	951,176
Endowment funds	-	313,253	313,253
Total funds	-	1,264,429	1,264,429

## 8. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Totals £
<b>COST</b>					
At 1 April 2023	1,460,433	123,881	96,140	600	1,681,054
Additions	4,275	-	4,510	-	8,785
At 31 October 2023	1,464,708	123,881	100,650	600	1,689,839
<b>DEPRECIATION</b>					
At 1 April 2023	-	115,014	95,528	88	210,630
Charge for year	-	1,293	1,161	75	2,529
At 31 October 2023	-	116,307	96,689	163	213,159
<b>NET BOOK VALUE</b>					
At 31 October 2023	1,464,708	7,574	3,961	437	1,476,680
At 31 March 2023	1,460,433	8,867	612	512	1,470,424

## 9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2023 £
Trade debtors	642	875
VAT	2,601	1,637
Prepayments	5,841	-
	9,084	2,512

## 10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2023 £
Bank loans and overdrafts (see note 12)	4,782	4,782
Trade creditors	1,659	2,395
Taxation and social security	715	127
Other creditors	203,349	139,286
	210,505	146,590

**11. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2023 £	2023 £
Bank loans (see note 12)	<u>26,943</u>	<u>29,559</u>

**12. LOANS**

An analysis of the maturity of loans is given below:

	2023 £	2023 £
Amounts falling due within one year on demand:		
Bank loans	4,782	4,782
Other loans	<u>178,100</u>	<u>132,600</u>
	<u>182,882</u>	<u>137,382</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>4,782</u>	<u>4,782</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>22,161</u>	<u>24,777</u>

**13. MOVEMENT IN FUNDS**

	At 1.4.23 £	Net movement in funds £	At 31.10.23 £
<b>Unrestricted funds</b>			
General fund	988,165	(46,750)	941,415
<b>Endowment funds</b>			
Endowment	313,253	-	313,253
<b>TOTAL FUNDS</b>	<u>1,301,418</u>	<u>(46,750)</u>	<u>1,254,668</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	87,880	(134,630)	(46,750)
<b>TOTAL FUNDS</b>	<u>87,880</u>	<u>(134,630)</u>	<u>(46,750)</u>

### 13. MOVEMENT IN FUNDS - continued

#### Comparatives for movement in funds

	At 1.4.22 £	Net movement in funds £	At 31.3.23 £
<b>Unrestricted funds</b>			
General fund	1,040,785	(52,620)	988,165
<b>Endowment funds</b>			
Endowment	313,253	-	313,253
<b>TOTAL FUNDS</b>	<u>1,354,038</u>	<u>(52,620)</u>	<u>1,301,418</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	125,081	(177,701)	(52,620)
<b>TOTAL FUNDS</b>	<u>125,081</u>	<u>(177,701)</u>	<u>(52,620)</u>

### 14. RELATED PARTY DISCLOSURES

During the year donations of £nil (2022: £10,000) were received from trustees. A loan of £111,500 was received from Mr R Pocock, trustee, and a loan of £66,600 was received from Worcester Power Limited, a company in which Mr D Cave, trustee, had a substantial interest. These loans were outstanding at the year end. The loans were interest free and had no fixed terms of repayment.



	Period 1.4.23 to 31.10.23 £	Year En ded 31.3.23 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Donations	4,036	13,718
<b>Investment income</b>		
Rents received	17,900	19,793
<b>Charitable activities</b>		
Retreat and conference hire	65,944	91,570
<b>Total incoming resources</b>	<u>87,880</u>	<u>125,081</u>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Wages	35,772	55,258
Equipment hire	-	350
Water rates	1,816	2,276
Insurance	3,859	6,740
Light and heat	21,737	18,580
Telephone	1,102	1,930
Advertising	1,501	1,716
House expenses	813	1,632
Training	706	2,622
Travel	748	357
Business rates and Council tax	1,594	2,850
Skip hire and cleaning	22,653	18,255
Repairs and renewals	20,299	26,878
Printing and stationery	882	1,676
Consumables	1,531	1,768
Legal and professional	13,433	12,066
Depreciation	2,529	18,375
Bank interest	400	1,150
	<u>131,375</u>	<u>174,479</u>
<b>Support costs</b>		
<b>Finance</b>		
Bank charges	5	222
<b>Governance costs</b>		
Independent examination	3,250	3,000
<b>Total resources expended</b>	<u>134,630</u>	<u>177,701</u>
<b>Net expenditure</b>	<u>(46,750)</u>	<u>(52,620)</u>