

VALENTINE GOODMAN & GREAT EASTON POORS CHARITY ESTATES

England & Wales · Charity number 1187180

Details

Other names VALENTINE GOODMAN ESTATE

Status Registered

Legal form CIO

Registered 2020-01-02

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

Contact

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Activities

Objects: FOR THE BENEFIT OF THE RESIDENTS OF, OR THOSE WITH STRONG CONNECTIONS TO, THE LEICESTERSHIRE PARISHES OF BLASTON, BRINGHURST, DRAYTON, GREAT EASTON, HALLATON AND MEDBOURNE:· THE PREVENTION OR RELIEF OF POVERTY BY PROVIDING GRANTS OF MONEY, ITEMS OR EQUIPMENT TO OR FOR INDIVIDUALS IN SUCH NEED;· THE RELIEF OF THOSE IN NEED OWING TO ANY HARDSHIP INCLUDING THAT WHICH MAY ARISE FROM YOUTH, AGE, ILL HEATH, DISABILITY, OR SOCIAL OR ECONOMIC DISADVANTAGE, THROUGH GRANTS OF MONEY, ITEMS, ACCOMMODATION OR EQUIPMENT TO OR FOR SUCH INDIVIDUALS;· THE RELIEF OF SICKNESS AND THE ADVANCEMENT OF HEALTH BY PROVIDING GRANTS OF MONEY, ITEMS OR EQUIPMENT TO OR FOR INDIVIDUALS IN SUCH NEED.

Activities: Prevention or relief of poverty

Classification

- **How:** Makes Grants To Organisations
- **What:** The Prevention Or Relief Of Poverty
- **Who:** Other Charities Or Voluntary Bodies

Geography

- Leicestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£26,654	£23,945	-	-
2023-12-31	£19,811	£18,714	-	-
2022-12-31	£28,081	£9,234	-	-
2021-12-31	£11,296	£5,469	-	-
2020-12-31	£244,137	£13,220	-	-

Trustees

Name	Role	Appointed
Linda Jones	Chair	2020-01-02
Carolyn Miros		2025-05-22
Christopher Kilby		2020-01-02
Kathy Gibb		2021-09-07
Linda Hanraads		2022-05-18
Lynne Easton		2020-01-02
Margaretta Vizma		2020-01-02
Nicola Maclean		2020-01-02

VALENTINE GOODMAN & GREAT EASTON POORS CHARITY ESTATES

England & Wales - Charity number 1187180

Accounts

Annual General Meeting 2025

Thursday 22nd May 2025

Chair's Report

The Charity has had a positive 12 months. We have not had many major issues to address; we have been able to build on the firm foundations we had established over the last 5-10 years.

The key outstanding issues from last year were the drainage of the garden at the house at Melford Close, and the new tenancy agreement for Chris Stokes. Both of these matters were resolved satisfactorily.

In June last year, work was carried out to put drainage piping beneath the lawn at the house and this has proved to be effective in preventing further flooding.

The tenancy agreement with Chris Stokes, as eligible successor to David Stokes, was signed in June 2024.

The agreement with Chris Stokes excluded any requirement by the Charity to repair the barn at Drayton but trustees determined that they wanted to have the stonework capped to prevent further deterioration. Regrettably, this has not yet been carried out. We shall be discussing it with Lennox Thomson, on behalf of our agents, Berrys, at today's AGM.

I am pleased to report that Berrys have managed the collection, and payment to us online, of the rents from the land and the house expeditiously. My grateful thanks to Lennox and his team for this and all of their work for us over the last year.

I would like to say a particular thank you to Mark Penn of Berrys for his management of the house at Melford Close. Mark has kept in good communication with me and sought my authorisation for any work that needed to be undertaken. His inspection report of 14th April this year was thorough and clear. It demonstrated that the tenants are looking after the house very well. The small issues identified for action in the report were referred to me, advice and quotes provided, and decisions taken in discussion between the two of us. Thank you, Mark.

I would like to thank all of the trustees for their work for the Charity over the last twelve months. I have really appreciated their speedy responses to my emails seeking their views, advice and, where necessary, their approval for action and expenditure. They provide a range of perspectives which are always thoughtful, measured and of help in determining the best way forward, which I greatly value.

We have identified a number of actions – including a revamped Risk Register, a Strategic Plan, and regular reviews of the operation of the board - to ensure that our governance of the Charity is further improved and effective.

This year, Simon Cooper from Drayton stepped down as he moved away from the area. Simon was an excellent trustee; his advice and views were highly respected. I am delighted that Christopher Newton has joined the trustees; I have no doubt he will bring significant knowledge and experience to our deliberations. Carolyn Miros has now joined us officially as a representative of Blaston. She has, of course, been attending our meetings, and making good contributions, for over a year. We welcome her appointment.

Finally, thank you to Jules Whittome, our Clerk, who continues to support me and the other trustees so well. Thank you, Jules, for such efficient work for us, including excellent minutes and preparation of the Accounts again this year.

I would also like to thank Miles Ingram who, again, examined the Accounts for us – free of charge - and picked up some key issues which help us to make the Accounts both accurate and clear.

I am satisfied that the Charity is in a strong, sustainable position. Thank you everyone for your contributions.

Linda Jones
Chair

Thursday 21st May 2025

ACCOUNTS 2024									
RENTAL INCOME									
Date	Tenant Name	Address	Received by bank	Management Fees	Total (Gross)	Received by Bank			
JAN 2024	J Prince & M Pietka	Melford Close	£1,020.00	£108.00	£1,200.00	15/01/2024			
FEB 2024	J Prince & M Pietka	Melford Close	£948.00	£108.00	£1,200.00	15/02/2024			
MARCH 2024	M A Clarke	Bush House Farm	£1,700.00	£300.00	£2,000.00	25/03/2024			
	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	18/03/2024			
	Madeleine Clarke	Bush House Farm	£467.50	£82.50	£550.00	25/03/2024			
			£3,259.50	£490.50	£3,750.00		£6,150.00	£706.50	
APRIL 2024	Christopher Stokes	Primrose Cottage	£1,094.37	£193.13	£1,287.50	05/04/2024			
	D Stokes	Home Farm	£1,441.60	£254.40	£1,696.00	05/04/2024			
	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	15/04/2024			
			£3,627.97	£555.53	£4,183.50				
MAY 2024	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	17/05/2024			
JUNE 2024	J Prince & M Pietka	Melford Close	£972.00	£228.00	£1,200.00	21/06/2024	£6,583.50	£891.53	
JULY 2024	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	31/07/2024			
AUG 2024	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	15/08/2024			
SEPT 2024	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	17/09/2024	£3,600.00	£324.00	
OCT 2024	M A Clarke	Bush House Farm	£1,700.00	£300.00	£2,000.00	01/10/2024			
	Faye Smith	Rectory Farm	£2,440.34	£430.66	£2,871.00	09/10/2024			
	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	17/10/2024			
	Chris Stokes	Land at Drayton	£1,572.50	£277.50	£1,850.00	17/10/2024			
			£6,804.84	£1,116.16	£7,921.00				
NOV 2023	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	15/11/2024			
DEC 2023	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	18/12/2024	£10,321.00	£1,332.16	

VALENTINE GOODMAN AND GREAT EASTON POORS CHARITY ESTATES.

**FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2024**

Receipts and Expenses		2024	2023	2022
Receipts				
Rent Received				
E V Hubbard	9.5ac Drayton	N/A	N/A	N/A
D J Stokes	52ac Drayton (Home Farm)	1,696.00	3,392.00	3,392.00
J A Clarke & Son (M A Clarke)	43.74ac Great Easton (Bush House Farm)	4,000.00	4,000.00	4,000.00
J W Hay	28 Queens Road (Sold August 2020)	N/A	N/A	N/A
F Smith	22 Acres Stockerston Lane (Rectory Farm)	2,871.00	2,871.00	2,871.00
Madeleine Clarke	GE Poors Land (Bush House Farm)	550.00	550.00	550.00
C Stokes	Primrose Cottage	1,287.50	1,287.50	1,287.50
C Stokes	Land at Drayton	1,850.00		
J Prince & M Pietka	Melford Close	14,400.00	7,200.00	
		26,654.50	19,300.50	12,100.50
Other Receipts				
Bank Interest		0.00	332.35	472.76
Wayleave				
Insurance Claim (NFU)		N/A	N/A	15,500.00
Reimbursement for Council Tax (M/Close)			178.11	
		0.00	510.46	15,972.76
Total Receipts		26,654.50	19,810.96	28,073.26
Payments				
Charitable Allocations		3,500.00	3,500.00	3,500.00
Payment to Blaston Charity		N/A	N/A	719.69
Community Heartbeat (Blaston)		N/A	N/A	N/A
Leics CC (Jane Moore)		N/A	N/A	N/A
Insurance Cost (NFU Mutual)		1,520.92	1,465.79	1,619.15
Insurance Claim (Berrys)		N/A	N/A	
Management Fees		3,254.19	2,355.09	1,792.59
Professional fees (Berrys)	Stokes Sucession	6,646.04	3,333.60	1,494.46
Professional fees (Berrys)	Melford Close (land drainage)	2,400.00	5,444.40	
General Administration fees (Clerk)			577.50	-
Land Maintenance				-
Repairs & Maintenance	M/Close - drainage & heating adjustments	6,564.00	1,168.80	-
Legal fees re CIO				-
Legal fees re Poors Land				-
Bank Charges		60.00	91.20	100.00
Berry's Fees (Survey M/CI)		N/A	600.00	
Payment to L Jones (Council Tax (M/CI)		N/A	178.11	
		23,945.15	18,714.49	9,225.89
Surplus for the Year		£2,709.35	£1,096.47	£18,847.37

BANK									
JAN TO MARCH 2024									
RECEIPTS		EXPENDITURE							
opening balance		96,618.19							
HSBC									
15/01/2024	Berrys Client	1,020.00		07/01/2025	Charges	5.00			
15/02/2024	Berrys Client	948.00		07/02/2025	Charges	5.00			
18/03/2024	Berrys Client	1,092.00		09/03/2025	Charges	5.00			
25/03/2024	Berrys Client	1,700.00							
25/03/2024	Berrys Client	467.50							
MHBS									
TOTAL		5,227.50	5,227.50			15.00	15.00		
APR TO JUNE 2024									
HSBC									
05/04/2024	Berrys Client	1,094.37		07/04/2023	Charges	5.00			
05/04/2024	Berrys Client	1,441.60		08/05/2024	Charges	5.00			
15/04/2024	Berrys Client	1,092.00		07/06/2024	Charges	5.00			
17/05/2024	Berrys Client	1,092.00		24/06/2024	Berrys (Goodman KA47651)	6,646.04			(Berry's fees re Stokes Succession)
20/06/2024	Berrys Client	972.00		24/06/2024	Berrys (Goodman IK80392)	2,400.00			(Berry's fees re M/Close Drainage)
MHBS									
TOTAL		5,691.97	5,691.97			9,061.04	9,061.04		
JUL TO SEPT 2024									
HSBC				HSBC					
30/07/2024	Berrys Client	1,092.00		08/07/2024	Charges	5.00			
15/08/2024	Berrys Client	1,092.00		08/07/2024	RM Thompson (M/Close)	6,348.00			
17/09/2002	Berrys Client	1,092.00		07/08/2024	Charges	5.00			
				07/09/2024	Charges	5.00			
MHBS									
TOTAL		3,276.00	3,276.00			6,363.00	6,363.00		
OCT TO DEC 2024									
HSBC				HSBC					
01/10/2024	Berrys Client	1,700.00		08/10/2023	Charges	5.00			
09/10/2024	Berrys Client	2,440.34		07/11/2024	Charges	5.00			
17/10/2024	Berrys Client	1,092.00		15/11/2024	VGE - Goodman Estate	1,000.00			
17/10/2024	Berrys Client	1,572.50		15/11/2024	VGE - Medbourne	1,000.00			
15/11/2024	Berrys Client	1,092.00		15/11/2024	VGE - Trustees	1,500.00			
18/12/2024	Berrys Client	1,092.00		15/11/2024	NFU Mutual	1,520.92			
				08/12/2023	Charge	5.00			
MHBS									
TOTAL		8,988.84	8,988.84			5,035.92	5,035.92		
					Closing balance		99,327.54		
INCOME TOTALS		23,184.31		EXPENDITURE TOTAL		20,474.96			

Income	Amount	Expenditure	Amount	Net Income		
JAN - MARCH 2024						
Rental Income (Gross)	£6,150.00	Management Fees (Berrys)	£706.50			
		Bank Charges	£15.00			
		Heating adjustment (M/Close)	£72.00			
		Heating adjustment (M/Close)	£144.00			
TOTAL	£6,150.00		£937.50	£5,212.50		
APR - JUNE 2024						
Rental Income (Gross)	£6,583.50	Management Fee (Berrys)	£891.53			
		Bank Charges	£15.00			
		Berrys (Prof fees re Stokes succession)	£6,646.04			
		Berry's (Prof fees re M/Close land drainage)	£2,400.00			
TOTAL	£6,583.50		£9,952.57	-£3,369.07		
JULY - SEPT 2024						
Rental Income (Gross)	£3,600.00	Management Fees	£324.00			
		Bank Charges	£15.00			
		RM Thompson (M/Close land drainage)	£6,348.00			
TOTAL	£3,600.00		£6,687.00	-£3,087.00		
OCT - DEC 2024						
Rental Income (Gross)	£10,321.00	Management Fees	£1,332.16			
		Bank charges	£15.00			
		Charity Donation (Hallaton)	£1,000.00			
		Charity Donation (Medbourne)	£1,000.00			
		Charity Donation (Valentine Estate)	£1,500.00			
		NFU Mutual	£1,520.92			
TOTAL	£10,321.00		£6,368.08	£3,952.92	NOTES	
					O/balance	99327.54
					C/balance	96618.19
						2709.35
TOTAL FOR YEAR	£26,654.50		£23,945.15	£2,709.35		

VALENTINE GOODMAN AND GREAT EASTON POORS CHARITY ESTATES.

YEAR ENDED 31 DECEMBER 2024

Registered Charity Number 1187180

VALENTINE GOODMAN CHARITY – 2024 BRIEF REVIEW

I acknowledge these notes as part of our discussions re the 2023 accounts of the charity and that my queries have been appropriately addressed.

Miles Ingram

20 March 2024

VALENTINE GOODMAN AND GREAT EASTON POORS

	Value *	* Indicative values provided by the land agent FBT - £8,000/acre, AHT £5,000/acre
22.09 acres at Stockerston Lane, Great Easton Tenant Fay Smith	176,720	Farm Business Tenancy
48.74 acres at Great Easton Tenant J A Clarke & Son	389,920	Farm Business Tenancy
9.50 acres at Drayton Tenant Mr E Hubbard	47,500	Agricultural Holdings Act Tenancy
52 acres at Drayton Tennant Mr D J Stokes	260,000	Agricultural Holdings Act tenancy
Melford Close	308,896	
	£1,183,036	
Great Easton Poors Charity Land Tennant M Clarke		
L shape acre in village		
Barns		
First roadside acre of meadow		
Remainder of meadow (9 acres)		
Arnolds Hill and Townsend Close (41 acres)		

VALENTINE GOODMAN AND GREAT EASTON POORS CHARITY

YEAR ENDED 31 DECEMBER 2024

Registered Charity Number 1187180

VALENTINE GOODMAN CHARITY – 2024 BRIEF REVIEW

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Miles Ingram

20 March 2025

VALENTINE GOODMAN & GREAT EASTON POORS CHARITY ESTATES

England & Wales - Charity number 1187180

Accounts

THE VALENTINE GOODMAN & GREAT EASTON POORS CHARITY ESTATES

Charity No: 1187180

Annual General Meeting 2023

Thursday 12th October 2023

Chair's Report

This year has been another busy but successful year for the Charity.

The most significant event has been the purchase of 16 Melford Close, Corby as a buy to let and an investment. It cost £307,000. The sale was completed in May 2023, and was let from 13th July.

My grateful thanks to Neill Maycock, Berry's, for his very efficient handling of the purchase, including the property search, ensuring the legal procedures were carried out, and the sound advice he provided throughout the whole process. My thanks also to Key Conveyancing who carried out the conveyancing of the property.

Once the house was purchased, Gary Conaghan, Berry's, marketed the property for the Charity and successfully let it at a monthly rental of £1,200. This represents a significant investment for the Charity; it will bring in a good income and help our long-term sustainability. It also achieves one of our key strategic objectives. My thanks to Gary who continues to manage the property on our behalf.

It has taken most of the year to resolve the issues arising from the wind damage done to the Barn at Drayton in February 2022. My thanks to Lennox Thomson and Sarah Reece, Berry's, for concluding the examination of the proposed succession agreement, which should be decided by the Trustees at today's meeting and will then enable the Trustees to make the necessary repairs to protect further deterioration of the building.

The Trustees have held 2 meetings since our last AGM. However, there has been regular communication by email as important decisions have had to be taken, particularly about the purchase of the property, and subsequent changes to the charity's insurance.

I would like to thank my fellow trustees for all of their work for the Charity over the last year. There have been significant calls upon their time, but we have had some very

THE VALENTINE GOODMAN & GREAT EASTON POORS CHARITY ESTATES

Charity No: 1187180

important issues to address and decisions to make. I have greatly appreciated their support. Thank you, all.

I want to thank Lennox Thomson, Neill Maycock and Gary Conaghan from Berrys for their hard work, help and advice over the last year. It's been a busy one for them, too!

My thanks to Esther Pritt of NFU who handled the changes to our insurance policy following the purchase of the property.

Finally, thank you to Jules Whittome, our Clerk, who has proven to be a great asset to the Charity and is excellent at maintaining effective communication with me, the Trustees and our advisors. Thank you, Jules.

Linda Jones
Chair

Thursday 12th October 2023

ACCOUNTS 2023						
RENTAL INCOME						
Date	Tenant Name	Address	Received by bank	Management Fees	Total (Gross)	Received by Bank
MARCH 2023	M A Clarke	Bush House Farm	£1,700.00	£300.00	£2,000.00	17/03/2023
	Madeleine Clarke	Bush House Farm	£467.50	£82.50	£550.00	12/03/2023
	D Stokes	Home Farm	£1,441.60	£254.40	£1,696.00	10/03/2023
			£3,609.10	£636.90	£4,246.00	
MAY 2023	Christopher Stokes	Primrose Cottage	£1,094.37	£193.13	£1,287.50	11/05/2023
JULY 2023	J Prince & M Pietka	Melford Close	£1,200.00	N/A	£1,200.00	31/07/2023
AUG 2023	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	31/08/2023
SEPT 2023	M A Clarke	Bush House Farm	£1,700.00	£300.00	£2,000.00	29/09/2023
	Faye Smith	Rectory Farm	£2,440.34	£430.66	£2,871.00	29/09/2023
	D J Stokes	Home Farm	£1,441.60	£254.40	£1,696.00	29/09/2023
	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	
			£6,673.94	£1,093.06	£7,767.00	
OCT 2023	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	24/10/2023
NOV 2023	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	17/11/2023
DEC 2023	J Prince & M Pietka	Melford Close	£1,092.00	£108.00	£1,200.00	17/12/2023
			£16,945.41	£2,355.09	£19,300.50	

BANK								
JAN TO MARCH 2023								
RECEIPTS					EXPENDITURE			
	opening balance			281,590.58				
HSBC								
10/03/2023	Berrys		1,441.60		44,933.00	Charges		5.00
16/03/2023	Bank Advice Closing balance TRSF from COIF		48,692.06		44,964.00	Charges		5.00
17/03/2023	Berrys		467.50		44,985.00	Berrys (Survey M/Close)		600.00
17/03/2023	Berrys		1,700.00		44,994.00	J Whittome (Clerk)		352.50
					44,995.00	Charges		5.00
					45,013.00	CHQ 100001		450.00
MHBS								
TOTAL			52,301.16	52,301.16				1,417.50
APR TO JUNE 2023								
HSBC								
20/04/2023	CHQ Pd in Closing balance from CAF		74,468.03		45,023.00	Charge		5.00
11/05/2023	Berrys Client		1,094.37		45,028.00	Berrys		3,333.60
					45,049.00	Key Conveyancing (M/Close)		1,000.00
					45,049.00	Key Conveyancing (M/Cls)		1,000.00
					45,054.00	Charges		5.40
					45,055.00	Key Conveyancing (M/Cls)		306,446.60
					45,055.00	HSBC Payment Charge (M/Cls)		30.00
					45,068.00	NFU (Ins Melford Close)		207.46
					45,070.00	Berrys (M/CI)		4,200.00
					45,084.00	Charges		5.80
					45,089.00	M Electrical (Melford Close)		216.00
					45,100.00	Chester & Newman		144.00
MHBS								
TOTAL			75,562.40	75,562.40				316,593.86
JUL TO SEPT 2023								
HSBC					HSBC			
31/07/2023	Berrys Client (Melford Close)		1,200.00		45,110.00	Linda Jones (Council Tax M/Close)		178.11
10/08/2023	N Northants Council (Melford Close)		178.11		45,115.00	Charge		5.00
31/08/2023	Berrys Client (Melford Close)		1,092.00		45,138.00	Berrys (Fees M/CI)		1,244.40
29/09/2023	Berrys Client		2,440.34		45,145.00	Charge		5.00
29/09/2023	Berrys Client		1,441.60		45,149.00	MG Electrical		808.80
29/09/2023	Berrys Client		1,700.00		45,176.00	Charge		5.00
29/09/2023	Berrys Client (Melford Close)		1,092.00					
MHBS								
TOTAL			9,144.05	9,144.05				2,246.31
OCT TO DEC 2023								
HSBC					HSBC			
24/10/2023	Berrys Clients BP		1,092.00		45,207.00	Charge		5.00
17/11/2023	Berrys Clients BP		1,092.00		45,229.00	VGE - Hallaton		1,000.00
17/12/2023	Berrys Clients BP		1,092.00		45,229.00	VGE - Medbourne Charity		1,000.00
					45,229.00	VGE - Trustees		1,500.00
					45,233.00	J Whittome (Clerk)		225.00
					45,237.00	Charge		5.00
					45,247.00	NFU		1,258.33
					45,268.00	Charge		5.00
MHBS								
TOTAL			3,276.00	3,276.00				4,998.33
							Closing balance	
INCOME TOTALS			140,283.61	421,874.19	EXPENDITURE TOTAL			325,256.00

Income	Amount	Expenditure	Amount	Net Income
JAN -MARCH 2023				
Rental Income (Gross)	£4,246.00	Management Fees (Berrys)	£636.90	
Interest from COIF Account	£332.35	J Whittome (Clerk)	£352.50	
		Bank Charges	£15.00	
		RICS Survey (Berrys) Melford Close	£600.00	
TOTAL	£4,578.35		£1,604.40	£2,973.95
APR - JUNE 2023				
Rental Income (Gross)	£1,287.50	Management Fee (Berrys)	£193.13	
		Bank Charges	£46.20	
		Prof Fees (Hall Barn Ins)	£3,333.60	
		Prof Fess (M/CI)	£4,200.00	
		NFU Ins (M/Close)	£207.46	
		Maintenance work M/Close	£360.00	
TOTAL	£1,287.50		£8,340.39	-£7,052.89
JULY - SEPT 2023				
Rental Income (Gross)	£10,167.00	Management Fees	£1,201.06	
Reimbursement Council (M/Close)	£178.11	Bank Charges	£15.00	
		Council Tax (M/Close)	£178.11	
		Electrical work (M/Close)	£808.80	
		Prof fees (Berrys) M/Close	£1,244.40	
TOTAL	£10,345.11		£3,447.37	£6,897.74
OCT - DEC 2023				
Rental Income (Gross)	£3,600.00	Management Fees	£324.00	
		Charity Donation (Hallaton)	£1,000.00	
		Charity Donation (Medbourne)	£1,000.00	
		Charity Donation (Valentine Estate)	£1,500.00	
		J Whittome (Clerk)	£225.00	
		NFU - Ins	£1,258.33	
		Bank Charges	£15.00	
TOTAL	£3,600.00		£5,322.33	-£1,722.33
TOTAL FOR YEAR	£19,810.96		£18,714.49	£1,096.47

**VALENTINE GOODMAN AND GREAT EASTON POORS
CHARITY ESTATES.**

**FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2023**

CAPITAL ACCOUNT

	2023		2022		2021	
	£	£	£	£	£	£
Income Account						
Balance Brought Forward	63,443		44,596		38,769	
Transfer to capital			0		0	
Plus surplus on account	1,096		18,847		5,827	
Income Account Balance		64,539		63,443		44,596
Capital Account						
Balance Brought Forward		352,721		352,721		352,721
Valuation of properties brought forward		874,140				
		1,226,861				
Capital Account Closing Balance		1,226,861		352,721		352,721
Total Net Funds at Year End		1,291,400		416,164		397,317
Properties at valuation or cost brought forward		874,140				
Additions to property		308,896				
		1,183,036				
CAF Current Account (closed June 2022)				74,468		74,503
HSBC Account (Closing balance 31/12/23)	96,618			281,590		263,176
CCLA/COIF Account (closed March 2023)				48,360		47,892
MHBS account	10,100			10,100		10,100
		106,718		414,518		395,671
Rent Accruals		1,646		1,646		1,646
		1,291,400		416,164		397,317

VALENTINE GOODMAN AND GREAT EASTON POORS CHARITY ESTATES.

YEAR ENDED 31 DECEMBER 2023

Registered Charity Number 1187180

VALENTINE GOODMAN CHARITY – 2023 BRIEF REVIEW

Expense comparatives show changes – main increase in 2023 from Melford fees from Berrys. **Agree**

Also, management fee increase appears to be from Melford Close. **Agree**

Rent income from farmland same as 2022, new addition of Melford Close (£7200 in 2023 – 6 months at £1200pm). **Agree**

Rent accrual will be portion of rent for the year unpaid at year end – need a schedule to explain, but this may not have changed. **This has not changed. It has been a constant for a number of years**

Need analysis of Melford Close purchase costs (£308,896) as there are quite a few bills - what has actually been allocated as the balance sheet cost and what has been expensed? Also need to explain purchase process. For instance, how was this property selected, what valuations were obtained, and how was it authorised?

Purchase Cost of M/Close (£308,896.60), on the Capital Account includes: Purchase price of £307,000 + Key Conveyancing LLP charges of 1746.60, Registration Fee of £150 = £1896.60. The total purchase cost is £308,896

Expenses on the Income and Expend worksheet that relate to Melford Close are highlighted in yellow.

Purchase Process – it was a decision made by the Trustees to invest in a property for rental, rather than purchase land, as part of their strategic review. Berrys were then instructed to put forward a small selection of properties, that fitted the criteria outlined. The Trustees then decided on the most appropriate option.

Charitable Allocations (£3500). I know that the Six Saints Parish magazine invites applications – any results? **Not as far as I am aware**

Briefly explain the reimbursement and subsequent payout of Council Tax rebate (£178.11). **Linda Jnes (Chair) paid using her personal credit card as bank transfer was not an option; she was then reimbursed by bank transfer. As the property was let so quickly the Charity was no longer liable for the first month's Council Tax and it was refunded by the Council.**

Is any interest income now derived from Bank accounts – over £100k in accounts at the year-end – deposit rates now improving. **There was no interest on the bank account for this accounting period. Since then the statements are not showing any interest.**

Are there any connected parties for any transactions? **No**

I acknowledge these notes as part of our discussions re the 2023 accounts of the charity and that my queries have been appropriately addressed.

Miles Ingram

20 March 2024

VALENTINE GOODMAN AND GREAT EASTON POORS

	Value *	* Indicative values provided by the land agent FBT - £8,000/acre, AHT £5,000/acre
22.09 acres at Stockerston Lane, Great Easton Tenant Fay Smith	176,720	Farm Business Tenancy
48.74 acres at Great Easton Tenant J A Clarke & Son	389,920	Farm Business Tenancy
9.50 acres at Drayton Tenant Mr E Hubbard	47,500	Agricultural Holdings Act Tenancy
52 acres at Drayton Tennant Mr D J Stokes	260,000	Agricultural Holdings Act tenancy
Melford Close	308,896	
	£1,183,036	
Great Easton Poors Charity Land Tennant M Clarke		
L shape acre in village		
Barns		
First roadside acre of meadow		
Remainder of meadow (9 acres)		
Arnolds Hill and Townsend Close (41 acres)		

VALENTINE GOODMAN & GREAT EASTON POORS CHARITY ESTATES

England & Wales - Charity number 1187180

Accounts

ACCOUNTS 2022

RENTAL INCOME

Date	Tenant Name	Address	Received by bank	Management Fees	Total	Received by Bank
MARCH 2022	M A Clarke	Bush House Farm	£1,700.00	£300.00	£2,000.00	3/17/2022
	Madeleine Clarke	Bush House Farm	£490.00	£60.00	£550.00	3/17/2022
	D Stokes	Home Farm	£1,441.60	£254.40	£1,696.00	3/29/2022
	Christopher Stokes	Primrose Cottage	£1,094.37	£193.13	£1,287.50	3/17/2022
			£4,725.97	£807.53	£5,533.50	
SEPT 2022	M A Clarke	Bush House Farm	£1,700.00	£300.00	£2,000.00	9/16/2022
	Faye Smith	Rectory Farm	£2,440.34	£430.66	£2,871.00	9/29/2022
	D J Stokes	Home Farm	£1,441.60	£254.40	£1,696.00	9/17/2022
			£5,581.94	£985.06	£6,567.00	

Valentine Goodman and Great Easton Poors Charity Estates.

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2022

Receipts and Expenses

Receipts		2022	2021	2020
			£	£
			£	£
Rent Received				
E V Hubbard	9.5ac Drayton	N/A	712.50	713
D J Stokes	52ac Drayton (Home Farm)	3,392.00	3,392.00	3,392
J A Clarke & Son	43.74ac Great Easton	4,000.00	4,000.00	4,000
J W Hay	28 Queens Road (Sold August 2020)	N/A	-	-
F Smith	22 Acres Stockerston Lane (Rectory Farm)	2,871.00	2,871.00	2,871
M Clarke	GE Poors Land (Bush House Farm)	550.00	315.00	315
C Stokes	Primrose Cottage	<u>1,287.50</u>		
		12,100.50	11,290.50	11,291
Other Receipts				
Bank Interest	CAF and CCLA	472.76	5.69	126
Wayleave				-
Insurance Claim (NFU)		<u>15,500.00</u>		
		15,972.76	5.69	126
Total Receipts		<u>28,073.26</u>	<u>11,296.19</u>	<u>11,416</u>
Payments				
Charitable Allocations		3,500.00	2,100.00	2,630
Payment to Blaston Charity		719.69		
Community Heartbeat (Blaston)		N/A	39.00	
Leics CC		N/A	175.00	
Insurance Cost		1,619.15	-	896
Insurance Claim (Berrys)				
Management Fees		1,792.59	1,719.46	3,339
Professional fees (Berrys)		1,494.46	996.60	
General Administration fees (Clerk)		-	343.00	344
Land Maintenance		-	-	-
Repairs & Maintenance		-	-	1,492
Legal fees re CIO		-	-	4,459
Legal fees re Poors Land		-	-	-
Bank Charges		<u>100.00</u>	<u>96.00</u>	<u>60</u>
		9,225.89	5,469.06	13,221
Surplus/(Deficit) for the Year		<u>£18,847.37</u>	<u>£5,827.13</u>	<u>(£ 1,805)</u>

Income	Amount	Expenditure	Amount	Net Income
JAN - MARCH 2022				
Rental Income (Gross)	£5,533.50	Management Fees	£807.53	
CCLA Interest	£15.98	CAF - Account Fee	£24.00	
		NFU	£765.34	
		NFU	£94.54	
		Berrys (insurance renewal discussion)	£563.50	
		Bank Charges	£15.00	
TOTAL	£5,549.48		£2,269.91	£3,279.57
APR - JUNE 2022				
Rental Income (Gross)	£0.00	CAF - Account Fee	£24.00	ONE STATEMENT MISSING (April/May) ACCOUNT CLOSED 23 June 2022)
CAF Bank Charge Reversal	£8.00	Berrys (Ins Claim)	£930.96	
CAF Interest	£5.50	Bank Charges	£15.00	
CCLA Interest	£68.97			
TOTAL	£82.47		£969.96	-£887.49
JULY - SEPT 2022				
Rental Income (Gross)	£6,567.00	Management Fees	£985.06	
CCLA Interest	£130.32	Payment to Blaston Charity	£719.69	
NFU - Ins Claim	£15,500.00	Bank Charges	£15.00	
TOTAL	£22,197.32		£1,719.75	£20,477.57
OCT - DEC 2022				
CCLA Interest	£251.99	Charity Donation (Hallaton)	£1,000.00	
		Charity Donation (Medbourne)	£1,000.00	
		Charity Donation (Valentine Estate)	£1,500.00	
		NFU	£759.27	
		Bank Charges	£15.00	
TOTAL	£251.99		£4,274.27	-£4,022.28
TOTAL FOR YEAR	£28,081.26		£9,233.89	£18,847.37

VALENTINE GOODMAN ESTASTES
BANK
JAN TO MARCH 2022

HSBC

3/17/2022 Berrys	£490.00
3/17/2022 Berrys	£1,700.00
3/17/2022 Berrys	£1,094.37
3/29/2022 Berrys	£1,441.60

CCLA

1/4/2022 Interest	£1.78
2/1/2022 Interest	£4.29
3/1/2022 Interest	£9.91

CAF

MHBS

TOTAL

£4,741.95

£1,462.38

APR TO JUNE 2022

HSBC

4/1/2022 Berrys (Ins Claim)	£930.96
4/7/2022 Charge	£5.00
5/8/2022 Charge	£5.00
6/7/2022 Charge	£5.00

CCLA

4/1/2022 Interest	£16.94
5/3/2022 Interest	£21.65
6/1/2022 Interest	£30.38

CAF

6/22/2022 Charge Reversal	£8.00
6/22/2022 Interest	£5.50

CAF

4/17/2022 Account Fee	£8.00
6/15/2022 Account Fee	£8.00

MHBS

TOTAL

£82.47

£961.96

JUL TO SEPT 2022

HSBC

8/12/2022 NFU Ins Claim	£15,500.00
9/16/2022 Berrys	£1,700.00
9/16/2022 Berrys	£1,441.60
9/30/2021 Berrys	£2,440.34

HSBC

7/8/2022 Charge	£5.00
8/7/2022 Charge	£5.00
9/7/2022 Charge	£5.00
9/12/2022 Payment to Blaston Charity	£719.69

CCLA

7/1/2022 Interest	£35.08
8/1/2022 Interest	£39.55
9/1/2022 Interest	£55.69

CCLA

CAF

CAF

MHBS

TOTAL

£21,212.26

£734.69

OCT TO DEC 2022

HSBC

10/7/2022 VGC Hallaton	£1,000.00
10/7/2022 VGC Medbourne	£1,000.00
10/7/2022 Trustees Goodman	£1,500.00
10/8/2022 Charges	£5.00
11/7/2022 Charges	£5.00
12/1/2022 NFU Ins	£759.27
12/8/2022 Charges	£5.00

CCLA

12/3/2022 Interest	£67.39
11/1/2022 Interest	£81.75
12/1/2022 Interest	£102.85

CAF

CAF

MHBS

TOTAL

£251.99

£4,274.27

INCOME TOTALS

£26,288.67

EXPENDITURE TOTAL

£7,433.30

**Valentine Goodman and Great Easton Pools
Charity Estates.**

**FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2022**

CAPITAL ACCOUNT

	2022		2021		2020	
	£	£	£	£	£	£
Income Account						
Balance Brought Forward	44,596		38,769		40,574	
Transfer to capital	0		0		0	
Plus surplus/deficit on account	<u>18,847</u>		<u>5,827</u>		<u>(1,805)</u>	
Income Account Balance		<u>63,443</u>		<u>44,596</u>		<u>38,769</u>
Capital Account						
Balance Brought Forward		352,721		352,721		120,000
Transfer from income account	0		0		0	
Less Land Purchase	0		0		0	
Add Costs	0		0		<u>0</u>	
Add Land Sale Net Proceeds	0		0		232,721	
		<u>0</u>		<u>0</u>		<u>232,721</u>
Capital Account Closing Balance		<u>352,721</u>		<u>352,721</u>		<u>352,721</u>
Total Net Funds at Year End		<u>416,164</u>		<u>397,317</u>		<u>391,490</u>
Represented By						
CAF Current Account		74,468		74,503		74,599
HSBC Account		281,590		263,176		257,259
CCLA Account		48,360		47,892		47,887
MHBS account		<u>10,100</u>		<u>10,100</u>		<u>10,100</u>
		414,518		395,671		389,844
Rent Accruals		<u>1,646</u>		<u>1,646</u>		<u>1,646</u>
		<u>416,164</u>		<u>£ 397,317</u>		<u>£ 391,490</u>

Linda Jones
Chair of Trustees

Date

Valentine Goodman and Great Easton Pools Charity Estates.

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2022

2022 notes

- 1 CAF ACCOUNT closed 23 June 2022 and funds transferred to HSBC 20th April 2023. May statement missing, so assumptions have been made as to transactions
- 2 No revaluation of Capital from Berrys, thus the figure of £352,721 remains the same.
- 3 Accrual £1646; ? Rent
- 4 No insurance paid in 2021, but paid in Feb 2022 including the period Nov 2021 - Jan 2022 when the new policy for 2022 commenced
- 5 Berry's Professional Fees relate to discussions regarding insurance renewal ($£563.50 + £930.96 = £1494.46$)

Valentine Goodman and Great Easton Pools

	Value *	* Indicative values provided by the land agent FBT - £8,000/acre, AHT £5,000/acre
22.09 acres at Stockerston Lane, Great Easton Tenant Fay Smith	176,720	Farm Business Tenancy
48.74 acres at Great Easton Tenant J A Clarke & Son	389,920	Farm Business Tenancy
9.50 acres at Drayton Tenant Mr E Hubbard	47,500	Agricultural Holdings Act Tenancy
52 acres at Drayton Tenant Mr D J Stokes	260,000	Agricultural Holdings Act tenancy
Great Easton Pools Charity Land Tenant M Clarke		
L shape acre in village		
Barns		
First roadside acre of meadow		
Remainder of meadow (9 acres)		
Arnolds Hill and Townsend Close (41 acres)		

VALENTINE GOODMAN & GREAT EASTON POORS CHARITY ESTATES

England & Wales - Charity number 1187180

Accounts



Trustees' Annual Report for the period

From 1st January 2021 Period start date To 31 December 2021 Period end date

Charity name: Valentine Goodman and Great Easton Poors Charity Estates

Charity registration number: 1187180

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The purpose of the Charity is for the relief of poverty within the parishes of Great Easton, Bringhurst, Drayton, Medbourne, Blaston and Hallaton in Leicestershire.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The Trustees make grants to local Charities within the parishes specified.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees have had regard to the guidance on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Grants are made annually following guidelines set out in the original Will Trust created by Valentine Goodman in 1685.
Policy on social investment including program related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	All Trustees are volunteers giving their time freely.
Other		

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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The Charity achieves its objectives by continuing to support the local Parish Charities working for the relief of poverty.</p> <p>The level of need in the Parishes has been increasing due to pressures of the cost of living increases. The grants available to help those most in need make a real difference to their lives.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	At the year end the Charity held considerable cash reserves following the sale of a property during the previous year.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The assets of the Charity are holdings of agricultural land. The Trustees are looking to reinvest the reserves in suitable agricultural land and/ or residential property. The rental income will aid the Parish beneficiaries and assist in the sustainability of the Charity,
Amount of reserves held	Para 1.22	Capital reserves at the year end were £352,721. The balance on the income account was £44,596
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The Charity's principle source of funds is from the letting of agricultural land and property.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		It is the intention to invest the capital reserves in land and property when a suitable investment opportunity can be found.

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	The Charity is a CIO incorporated on 2 January 2020.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are nominated by each of the Parishes benefiting from the CIO

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	New Trustees are issued with the Charity Commission publication "The Essential Trustee" and complete a Trustee declaration.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Valentine Goodman and Great Easton Pools Charity Estates
Other name the charity uses	
Registered charity number	1187180
Charity's principal address	Mole End High Street Hallaton MARKET HARBOROUGH Leicestershire LE16 8UD

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Clerk to the Trustees	Julia Whittome	Mole End High Street Hallaton MARKET HARBOROUGH Leicestershire LE16 8UD

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

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

Other optional information

--

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Linda Jones	
Position (eg Secretary, Chair, etc)	Chair	
Date	11 October 2022	

VALENTINE GOODMAN ESTASTES
BANK
JAN TO MARCH 2021

HSBC

16/03/2021 Berrys Client Account	£1,700.00
16/03/2021 Berrys Client Account	£255.00
29/03/2021 Berrys Client Account	£1,441.60

CCLA

04/01/2021 Interest	£0.56
01/02/2021 Interest	£0.31
01/03/2021 Interest	£0.43

CAF

MHBS

TOTAL

£3,397.90

APR TO JUNE 2021

HSBC

09/04/2021 Berrys Client Account	£296.25
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CCLA

01/04/2021 Interest	£0.46
04/05/2021 Interest	£0.43
01/06/2021 Interest	£0.50

CAF

EXPENDITURE

CAF

15/01/2021 Account Fee	£8.00
15/02/2021 Account Fee	£8.00
15/03/2021 Account Fee	£8.00

£24.00

CAF

15/04/2021 Account Fee	£8.00
17/05/2021 Account Fee	£8.00
15/06/2021 Account Fee	£8.00

MHBS

TOTAL £297.64 £24.00

JUL TO SEPT 2021

HSBC

16/09/2021 Berrys Client Account	£1,700.00
30/09/2021 Berrys Client Account	£2,440.34
30/09/2021 Berrys Client Account	£296.25
30/09/2021 Berrys Client Account	£1,441.60

HSBC

01/07/2021 Comm Heartbeat Blast	£39.00
02/08/2021 Leics Council Jane Moc	£175.00
09/09/2021 Berrys	£693.00

CCLA

01/07/2021 Interest	£0.49
02/08/2021 Interest	£0.58
01/09/2021 Interest	£0.48

CAF

CAF

15/07/2021 Account Fee	£8.00
16/08/2021 Account Fee	£8.00
15/09/2021 Account Fee	£8.00

MHBS

TOTAL £5,879.74 £931.00

OCT TO DEC 2021

HSBC

HSBC

14/10/2021 Berrys	£303.60
29/11/2021 VGC Hallaton	£600.00

29/11/2021 VGC Medbourne	£600.00
29/11/2021 Trst VG Estate	£900.00
06/12/2021 C Frostwisk/Clerk Exp	£343.00

CCLA

01/10/2021 Interest	£0.49
01/11/2021 Interest	£0.48
01/12/2021 Interest	£0.48

CAF

CAF

15/10/2021 Account Fee	£8.00
15/11/2021 Account Fee	£8.00
15/12/2021 Account Fee	£8.00

MHBS

TOTAL

£1.45

£2,770.60

INCOME TOTALS

£9,576.73

EXPENDITURE TOTAL

£3,749.60

VALENTINE GOODMAN & GREAT EASTON POORS CHARITY ESTATES

England & Wales - Charity number 1187180

Accounts



Trustees' Annual Report for the period

From 1st January 2020 Period start date To 31 December 2020 Period end date

Charity name: Valentine Goodman and Great Easton Poors Charity Estates

Charity registration number: 1187180

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The purpose of the Charity is for the relief of poverty within the parishes of Great Easton, Bringhurst, Drayton, Medbourne, Blaston and Hallaton in Leicestershire.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The Trustees make grants to local Charities within the parishes specified.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees have had regard to the guidance on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Grants are made annually following guidelines set out in the original Will Trust created by Valentine Goodman in 1685.
Policy on social investment including program related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	All Trustees are volunteers giving their time freely.

Other		
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The Charity achieves its objectives by continuing to support the local Parish Charities working for the relief of poverty.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	At the year end the Charity held higher than usual cash reserves following the sale of a property during the year.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The assets of the Charity are holdings of agricultural land. The Trustees are to undertake a strategic review on the reinvestment of the reserves in suitable real estate.
Amount of reserves held	Para 1.22	Capital reserves at the year end were £352,721. The balance on the income account was £38,769
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The Charity's principle source of funds is from the letting of agricultural land and property.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		It is the intention to invest the capital reserves in land and property when a suitable investment opportunity can be found.

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed , royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association , CIO)	Para 1.25	The Charity is a CIO incorporated on 2 January 2020.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are nominated by each of the parishes benefiting from the CIO

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	New Trustees are issued with the Charity Commission publication "The Essential Trustee" and complete a Trustee declaration.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Valentine Goodman and Great Easton Pools Charity Estates
Other name the charity uses	
Registered charity number	1187180
Charity's principal address	C/o 10 Rectory Lane, Medbourne, Market Harborough, Leicestershire LE16 8DZ

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	Linda Jones	Chair	2 January 2020	
2	Simon Cooper		2 January 2020	
3	Lynne Easton		2 January 2020	
4	Christopher Kilby		2 January 2020	
5	Nicola MacClean		2 January 2020	
6	Laurie Smith		2 January 2020	
7	John Stones		2 January 2020	
8	Greta Vizma		2 January 2020	
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Clerk to the Trustees	Carolyn Frostwick	10 Rectory Lane, Medbourne, Market Harborough LE16 8DZ

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

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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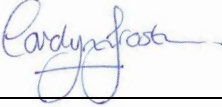
Other optional information

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Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Carolyn Frostwick	
Position (eg Secretary, Chair, etc)	Clerk to the Trustees	
Date	14 October 2021	

VALENTINE GOODMAN AND GREAT EASTON POORS CHARITY ESTATES.

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

Receipts and Expenses

Receipts	2020		2019	
	£	£	£	£
Rent Received				
E V Hubbard	9.5ac Drayton	712.50	713	
D J Stokes	52ac Drayton	3,392.00	3,392	
J A Clarke & Son	43.74ac Great Easton	4,000.00	4,000	
J W Hay	28 Queens Road (Sold August 2020)	-	4,050	
F Smith	22 Acres Stockerston Lane	2,871.00	2,871	
M Clarke	GE Poors Land	315.00	315	
		11,290.50	15,341	
Other Receipts				
Bank Interest		125.52	271	
Wayleave		-	38	
		125.52	308	
Total Receipts		11,416.02	15,649	
 Payments				
Charitable Allocations		2,630.09	2,400	
Insurance		895.58	747	
Management Fees		3,339.46	3,518	
General Administration fees		344.25	324	
Land Maintenance		-	5,702	
Repairs & Maintenance		1,491.94	1,892	
Legal fees re CIO		4,459.20	864	
Legal fees re Poors Land		-	637	
Bank Charges		60.00	60	
		13,220.52	16,144	
Surplus/(Deficit) for the Year		(£ 1,804.50)	(£ 495)	

Registered Charity Number 1187180

VALENTINE GOODMAN AND GREAT EASTON POORS CHARITY ESTATES.

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

CAPITAL ACCOUNT

	2020		2019	
	£	£	£	£
Income Account				
Balance Brought Forward	40,574		93,722	
Transfer to capital	0		(52,654)	
Plus surplus/deficit on account	(1,805)		(495)	
	<hr/>		<hr/>	
Income Account Balance		38,769		40,574
		<hr/>		<hr/>
Capital Account				
Balance Brought Forward		120,000		67,346
Transfer from income account	0		52,654	
Less Land Purchase	0		0	
Add Costs	0		0	
			<hr/>	
Add Land Sale Net Proceeds	232,721		0	
	<hr/>		<hr/>	
		232,721		52,654
		<hr/>		<hr/>
Capital Account Closing Balance		352,721		120,000
		<hr/>		<hr/>
Total Net Funds at Year End		391,490		160,573
		<hr/>		<hr/>
Represented By				
CAF Current Account		74,599		70,966
HSBC Account		257,259		30,100
CCLA Account		47,887		47,762
MHBS account		10,100		10,100
		<hr/>		<hr/>
		389,844		158,927
		<hr/>		<hr/>
Rent Accruals		1,646		1,646
		<hr/>		<hr/>
	£	391,490	£	160,573
		<hr/>		<hr/>



John Stones
Chairman of Trustees

07 September 2021

VALENTINE GOODMAN AND GREAT EASTON POORS CHARITY ESTATES.

FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2020

Notes to the accounts.

- 1 The comparative totals refer to the Valentine Goodman Estate Charity which ceased on 31 December 2019. All assets were transferred to the Charitable Incorporated Organisation known as the Valentine Goodman and Great Easton Poors Charity Estates.
- 2 The Valentine Goodman and Great Easton Poors Charity Estates was registered on 2 January 2020. The Charity Commission have agreed that these accounts can be accepted as covering the full year.
- 3 The property at 28 Queens Road Wilbarston was sold during the year realising net proceeds of £232,721.



Section A

Independent Examiner's Report

Report to the trustees/
members of

VALENTINE GOODMAN ESTATE AND GREAT EASTON POORS
CHARITY

On accounts for the year
ended

31 DECEMBER 2020

Charity no
(if any)

1187180

Set out on pages

1 TO 3

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 DECEMBER 2020

Responsibilities and
basis of report

As the charity's trustees, 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 2011 Act and in carrying out my examination, I have followed all the 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

Signed:

M. Ingram

Date:

6 Sept. 2021

Name:

MILES INGRAM

Relevant professional
qualification(s) or body
(if any):

RETIRED CHARTERED ACCOUNTANT

Address:

TEAL COTTAGE, 5 HOLT VIEW, GREAT EASTON, MARKET
HARBOROUGH, LE16 8TN