

# Annual General Meeting 2025

Thursday 22<sup>nd</sup> 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 14<sup>th</sup> 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 21<sup>st</sup> 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											
Receipts			2024			2023			2022		
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	
Registered Charity Number 1187180											

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			
<b>JAN - MARCH 2024</b>							
Rental Income ( <b>Gross</b> )	£6,150.00	Management Fees (Berrys)	£706.50				
		Bank Charges	£15.00				
		Heating adjustment (M/Close)	£72.00				
		Heating adjustment (M/Close)	£144.00				
<b>TOTAL</b>	<b>£6,150.00</b>		<b>£937.50</b>	£5,212.50			
<b>APR - JUNE 2024</b>							
Rental Income ( <b>Gross</b> )	£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				
<b>TOTAL</b>	<b>£6,583.50</b>		<b>£9,952.57</b>	-£3,369.07			
<b>JULY - SEPT 2024</b>							
Rental Income ( <b>Gross</b> )	£3,600.00	Management Fees	£324.00				
		Bank Charges	£15.00				
		RM Thompson (M/Close land drainage)	£6,348.00				
<b>TOTAL</b>	<b>£3,600.00</b>		<b>£6,687.00</b>	-£3,087.00			
<b>OCT - DEC 2024</b>							
Rental Income ( <b>Gross</b> )	£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				
<b>TOTAL</b>	<b>£10,321.00</b>		<b>£6,368.08</b>	£3,952.92		<b>NOTES</b>	
						O/balance	99327.54
						C/balance	96618.19
							<b>2709.35</b>
<b>TOTAL FOR YEAR</b>	<b>£26,654.50</b>		<b>£23,945.15</b>	<b>£2,709.35</b>			



# VALENTINE GOODMAN AND GREAT EASTON POORS CHARITY ESTATES.

**YEAR ENDED 31 DECEMBER 2024**

Registered Charity Number 1187180

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## 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