

BERKSWELL CHARITIES
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2022

Weaver Buckworth & Partners
22 Ensign Business Centre
Westwood Way
Westwood Business Park
Coventry
CV4 8JA

BERKSWELL CHARITIES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Rev. Dr. M Q Bratton	(Appointed 27 April 2021)
	Mrs J Edwards	(Appointed 27 April 2021)
	Mr C T Powell	(Appointed 27 April 2021)
	Mrs P Charlton-Sheppard	(Appointed 27 April 2021)
	B P Connor, JP DL	(Appointed 27 April 2021)
	Mrs T McAtamney	(Appointed 27 April 2021)
	Mr A Yates	(Appointed 27 April 2021)
	Mr P Smith	(Appointed 27 April 2021)
	Mr D Bell	(Appointed 27 April 2021)
Charity number	1194243	
Principal address	Stroma Broch 52 Meeting House Lane Balsall Common Coventry West Midlands United Kingdom CV7 7FX	
Independent examiner	Weaver Buckworth & Partners 22 Ensign Business Centre Westwood Way Westwood Business Park Coventry CV4 8JA	

BERKSWELL CHARITIES

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BERKSWELL CHARITIES

TRUSTEES' REPORT

FOR THE PERIOD ENDED 31 MARCH 2022

The Trustees present their report with the financial statements of the Charity for the period 1st September 2021 to the 31st of March 2022. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' FRS102 issued in October 2019.

These accounts cover the seven months from 1st September 2021 to the 31st of March 2022 and serve as the first set of accounts for Charity number 1194243 following its conversion to Berkswell Charities CIO Charity number 1194243 and Companies House number CE025854 on the 27th of April 2021.

The value of assets after payment of all debts transferred to Berkswell Charities CIO on the 31st of August 2021 was identified within the closing accounts of Berkswell Charities registered charity number 216605 as £9,351,762.

The unincorporated charity, Berkswell Charities, was removed from the Charity Register following authorisation from the Charity Commission dated the 2nd March 2021.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "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

Objects of the Charity

1 The objects of the charity are for the benefit of the public in the area of benefit, being the Parish of Berkswell and surrounding areas.

(a) (i) The provision and maintenance of a site for the School (within the meaning of the Education Acts) in or near Berkswell, West Midlands, the School being defined as Berkswell Church of England Primary School, West Midlands, or any other school which replaces it under the Education Acts.

(a) (ii) The advancement of education of pupils in the principles of the Church of England (including social and physical training) through the provision of items, services, facilities, and special benefits of any kind not required to be provided by the Local Authority for the benefit of the School and its pupils.

(b) The relief of poverty among the inhabitants of the area of benefit, including by the provision of housing accommodation.

(c) To further the religious and other charitable purposes of the Church of England in the parish by maintaining and repairing the fabric and contents of the Parish Church of Berkswell.

(d) Such other charitable purposes for the benefit of the inhabitants of the area of benefit as the trustees think fit.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

BERKSWELL CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

Significant Activities

The Trustees of Berkswell Charities in line with good governance and at all times acting in the interests of the Charity have identified objectives for the short, medium, and long term.

Short Term

The Trustees, following a full and detailed review of all their properties, aim to bring all the properties up to an acceptable standard.

Medium Term

To establish a fund specifically to provide new Almshouses within the Parish of Berkswell for the benefit of those in need within the Parish and surrounding area.

Long Term

To build additional Almshouse properties for those in need within the Parish of Berkswell and the surrounding area.

Almshouse Properties

The Charities' Almshouse properties total fourteen in number, eight of which are situated in Church Lane, Berkswell, whilst the remaining six are in Cromwell Lane, Burton Green.

Church Lane

There were three void periods at the Almshouses during the accounting period. The resident at Flat 10 Church Lane moved into long-term residential care and a void existed from the 7th of June until the 25th of October 2021 during which time significant upgrading and renovation works were completed. New residents were appointed on the 25th of October 2021.

Following the resident at Flat 9 Church Lane moving into 410 Cromwell Lane works commenced at Flat 9 to renovate and upgrade the property. It is now ready to be occupied and a new resident should be appointed in April 2022. The completion of these works has now concluded the completion of the renovation programme of all the almshouse properties in Berkswell which commenced in 2019.

Cromwell Lane.

A void also existed at 410 Cromwell Lane for the period 16th of September 2021 until the 31st of January 2022. The resident at Flat 9 Church Lane moved into the property following the completion of the renovation works.

The void at 410 Cromwell Lane followed the sad passing of much cared for almshouse residents who died within a short space of one another after living in the almshouse since 1992. True recognition of the security the almshouse provided to them and a loss to Charities almshouse community.

These void periods resulted in a loss of weekly maintenance contributions of £2,337 and a loss of contribution to the communal fuel fund of £256. Utility bills during the void periods amounted to £335.

The total weekly maintenance contribution received was £47,374 and the fuel charge of £3,504.

BERKSWELL CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

Other Properties

Rental Income

In 2021 rent reviews were undertaken in respect of the private residential properties save for two of the properties. An incremental rent review was completed during the current accounting period.

During the accounting period, the lease was completed upon the Village Stores thereby providing an income in respect of this property which had not been received since August 2020 such income commencing March 2022.

Total income from the investment properties	£53,019
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Expenditure.

The Trustees have continued in earnest with the maintenance and upgrading of the Almshouse properties. The aim is that this would continue on a cyclical basis following the commencement of the renovations in 2019. Consequently, higher expenditure has occurred with concurrent void periods.

It is anticipated that this programme of upgrading will continue and will be cyclical at a rate of one Almshouse per year unless circumstances necessitate otherwise. All of the Almshouses at Church Lane have now been fully renovated. One of the six Almshouses at Cromwell Lane has now been completely renovated and another has had a new bathroom fitted.

Almshouses

During the accounting period, the following Almshouses have been upgraded at a cost of:

Flat 10 - £3,578
Flat 9 - £14,259
410 Cromwell Lane - £20,738
416 Cromwell Lane - £3,931

Total Costs - £42,506

These costs include: -
Decorating, New Kitchens, New Bathrooms, Fitting of Kitchen and Bathrooms, Plumbing, Electrical Upgrading, New Central Heating, Carpets, Furnishings, Skip Hire and Electrical Condition Installation Reports.

Having adopted a policy to upgrade the Almshouse properties on a cyclical basis work continued at the remaining properties whilst renovation occurred on others. These repairs and general maintenance total cost £5,561.

During the accounting period, 1st April to the 31st of August 2021 which covered the period of the closing accounts of the unincorporated Charity no 216605 the Trustees had agreed, for the benefit of the residents living in the Almshouses in Cromwell Lane acoustic windows and porches were installed in 5 of the 6 properties. This was deemed to be necessary to mitigate the impact of sound in the direct vicinity of the properties caused during HS2 construction. The sum of this cost at 31st August, 2021 was £18,074. During the void period at 410 Cromwell Lane, the final almshouse had acoustic windows installed and the final payment of £5,000 was made.

The Trustees, following discussions with the residents also agreed that it would be beneficial if a hedge could be planted along the boundary of the property which abuts onto Cromwell Lane. Professional consultants advised that the hedge would act as a barrier against dust and debris together with being a secondary sound barrier. It would also serve to provide some element of privacy to the residents due to the increased presence of contractors in the vicinity.

BERKSWELL CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

Initial works by way of surveys and project assessment were undertaken by Lockhart Garratt already incurred as accounted for within the final accounts of the unincorporated Charity were £4,026.

During the current accounting period, these works were completed and the final costs of £10,498 were paid.

Contingent liabilities for the HS2 Cromwell Lane Funds

Acoustic fencing along the boundary line of construction works £1,740.

Ongoing Structural Monitoring - £900

Additional costs that formed the running of the Almshouse premises included:

Water Rates - £728

TV Licenses - £136

Garden Maintenance - £2,194

Window Cleaning - £535

Subscriptions - £457

Reports - £60

Bank Charges - £80

Communal Lighting - £291

Oil - £3,319

Servicing and LGSC - £582

Fire Alarms - £385

Stairlifts - £250

Due to the level of work undertaken and costs thereof, it has not been possible for any contributions to be made towards the ERF (Emergency Repair Fund) and CMF (Cyclical Maintenance Fund) during the accounting period.

Other Properties

Expenditure

The repairs and maintenance of the commercial and private residential properties have been typical throughout the accounting period save for the detailed capital expenditure identified.

Village Stores - Soundproofing along one wall to Webbers Cottage - £2,980

Edwards Cottage - Damp work - £912

The Cottage – Gas Connection - £1,132

The Cottage - Boiler Deposit - £500

Total Costs of Repairs to Investment Properties £12,586

Additional costs incurred that formed the running of the residential and commercial premises included:

Inspections/ Reports - £680

Legal Expenses - £2,244

Servicing - £1,087

Gardens - £432

Bank Charges - £62

Land Agents Fees - £2,254

The Cottage

The installation of gas central heating to the property should be completed in April 2022 and a liability currently exists for the cost of the system of £2,760.

BERKSWELL CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

Income

Investments

The investments produced an income of £56,360 during the 7 months of the accounting period. Pro-rata against the 2020/2021 income this figure is similar to the income of the previous year. The investments had grown during the accounting period to the 31st of August 2021 by approximately £400,000 but during the current accounting period the investment valuations had fluctuated, and the permanent endowment value had decreased by £92,000. The investment income units value was 308 pence per unit on the 31st of August but on the 31st of March 2022, it had decreased to 301 pence unit a 2.5% decrease. The accumulation units held were 483 pence a unit on the 31st of August 2021 but during the accounting period, they had decreased to 477 pence per unit a 1.5 % decrease since the 31st of August 2021.

An accumulation fund has been created in April 2021 called the Almshouse Project Fund in line with the short-term objectives of the Trustees. The specific purpose of the fund is the growth of a fund to develop new Almshouses within the Parish and provide additional social housing for those in need in line with the Charities Objects. The fund currently stands at £136,000 and payments have been made into this fund during the current accounting period of £119,500.

Investment Properties

During the accounting period, the lease was completed upon the Village Stores thereby providing an income in respect of this property which had not been received since August 2020 such income commencing March 2022.

Total income from the investment properties	£53,019
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All steps were taken by the Trustees to provide clarity and assist with ongoing forecasting and budgeting concerning the Charities' permanent endowment properties to ensure maximisation of income from the investment properties is obtained under Charity Law requirements.

Other Management Expenditure

Salary - £16,397
Tax/NI - £5,766
Pension Contributions - £1839
Bank Charges - £41
Subscriptions - £205
Accountants - £3,672
Legal Costs - £1,566
Professional Reports - £100
Insurance - £39
Clerks Expenses - £690
Management Expenses - £738
Payroll Costs - £180
Postage & Stationery - £214

Total - £31,442

BERKSWELL CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

Achievements and performance

Donations made from 1st September 2021 to 31st March 2022

Berkswell Church of England Aided School.

During the accounting period, the following financial assistance was paid to the School.

The Arthur James Bequest of £557.20 was paid to the School to be placed into a special fund in accordance with the terms of the bequest to assist pupils who otherwise may not be able to attend educational visits, either residential or day.

Other Donations to Berkswell C of E Primary School

The Trustees also agreed to make the following donations in respect of repairs and maintenance to the school buildings.

The Trustees agreed to pay to the school the sum of £22,914 to enable the replacement of five standard doors with fire doors and an upgrade of the emergency lighting to meet current safety standards. Additionally, the replacement of fluorescent lighting with new LED fittings increases the energy efficiency of the building. Of this sum, £16,104 payment has been paid. The balance of £6,810 will be paid once the remaining work is completed.

Total donations to the school during the accounting period - £16,661

Financial Assistance to Beneficiaries in the Area of Benefit

Donations to the needy, during the year, amounted to £4,324.

Donations to various other beneficiaries:

Coventry Cathedral - £365

HS2 Respite Donations in respect of the residents of Cromwell Lane - £2,995

Agreed Donations for the forthcoming accounting period

Berkswell School - £6,810

War Memorial - £2,000

BERKSWELL CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

Investment Performance

Investment Income.

The Charities' investments are managed by CCLA and were invested in the COIF Charities Investment Fund up until the 2nd of July 2021. The Trustees, following careful consideration of the merits and risk to income, resolved at that time to take up a low-cost opportunity made by CCLA to transfer the investments to the COIF Ethical Investment Fund. The decision was taken as a result of the low cost of transfer and the Trustees' ongoing commitment to ensure that the Charity Funds are invested as ethically as possible without impacting the level of income received. The decision was taken following careful consideration by the Trustees of the performance of the two funds over the preceding 10 years which was very much on par with one another.

The investment objective of the Fund is to provide real long-term growth and an income, rising over time from a portfolio managed within a clear risk control framework.

The Charities Investments Funds produced a £56,360 income yield for the 7 months.

The overall value of the total portfolio decreased from £4,449,438 to £4,391,923 a decrease of £57,515 during the seventh-month accounting period which is reflective of the fluctuating investment market.

Accumulation Unit Funds

The three funds held in accumulation units for exceptional repairs and cyclical maintenance of the properties have increased their values over the financial period. All dividends paid are reinvested in these funds thereby increasing the value of these funds from the last set of accounts. Planned contributions will continue in line with the budget.

Overall, the generated income, currently, is proving sufficient to cover all the Charities' requirements. Increased reasonable and necessary management costs, repairs and maintenance have limited the level of free reserves available for distribution.

Portfolio Analysis

The Charities' investment objects are to protect, in so far as is reasonable, with the avoidance of undue risk, the real value of the capital and income of the Portfolio, after allowance for inflation. The Trustees also wish to obtain diversification of investments through the use of and administrative advantages from, investment through, the COIF Ethical Funds.

Investment reviews take place within the Charities' regular meetings which are recorded within the Charity minutes. The Trustees' decision to move the funds to the Ethical Funds is evidence of their ongoing reviews. An assessment of other investment managers is currently in process to ensure that the Charities' investment returns, and growth are on par across the market.

Financial review

The Reserves Policy

The Trustees consider that the income reserve held in the Unrestricted Income Fund of £300,000 is sufficient to ensure the ongoing viability of the Charities. The level of reserves is reviewed annually. These funds are periodically invested in the Charity Official Ethical Fund units since the 2nd of July 2021 and a review of the investments takes place regularly.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

BERKSWELL CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

Structure, governance and management

The Charity, in its current form as a CIO, was established by a Constitution dated 27th of April 2021. The CIO was created following the approval of the Charity Commission to convert the unincorporated charity, Berkswell Charities registered charity number 216605, to a CIO. It is registered with the Charity Commission under number 1194243.

The trustees who served during the period and up to the date of signature of the financial statements were:

Rev. Dr. M Q Bratton	(Appointed 27 April 2021)
Mrs J Edwards	(Appointed 27 April 2021)
Dr D E Stableforth	(Appointed 27 April 2021 and retired 12 September 2021)
Mr C T Powell	(Appointed 27 April 2021)
Mrs P Charlton-Sheppard	(Appointed 27 April 2021)
B P Connor, JP DL	(Appointed 27 April 2021)
Mrs T McAtamney	(Appointed 27 April 2021)
Mr A Yates	(Appointed 27 April 2021)
Mr P Smith	(Appointed 27 April 2021)
Mr D Bell	(Appointed 27 April 2021)

Recruitment and Appointment of New Trustees

The body of Trustees must consist of not less than 4 nor more than 9 appointed trustees; 1 ex officio trustee; and not less than 1 nor more than 2 nominated trustees. The Ex-officio Trustee shall be The Rector of St John the Baptist Church. The Parochial Church Council (PCC) of the Parish of Berkswell appoints two Nominated Trustees.

Each appointment of a Co-opted Trustee must be for a term of four years and by a resolution passed at a properly convened meeting of the charity trustees.

Each appointment of a Nominated Trustee must be for a term of three years.

The Ex-Officio Trustee shall automatically be a charity trustee, for as long as he or she holds that office.

New Trustees are recruited following the resignation/retirement or removal of existing Trustees.

The Trustees meet at regular intervals throughout the year and make decisions regarding donations, investment policy, strategic decisions, and expenditure on any of the Charities' properties.

The Trustees review the major risks at regular intervals and have appropriate systems and procedures to manage these risks.

Induction and Training of New Trustees

New Trustees are introduced to the committee and are versed in their responsibilities to the Charities by the Clerk.

BERKSWELL CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

SUMMARY AND OUTLOOK.

Following the conversion to a CIO, the period covering the 1st of September 2021 to the 31st of March 2022 has been a time of consolidation and progression towards the long-term objectives of the Charity whilst ensuring that the short- and medium-term objectives were unaffected and charitable activities for the public benefit continued.

Christopher Powell has been Chairman with Brendan Connor acting as Vice Chairman since their appointment on the 1st of January 2021.

On the 8th of March 2022, the Trustees resolved unanimously that Christopher Powell and Brendan Connor continue as Chairman and Vice-Chairman respectively for a further 4 years. This decision was reached to provide continuity and certainty for the Trustees during several complex projects underway.

During the period 1st September 2021 to the 31st of March 2022, five Trustees' meetings were convened plus the annual Budget and Strategy Meeting in February.

The annual Trustees Founders Dinner took place in September 2021, a welcome return having been postponed throughout covid. The Trustees welcomed former long-standing Trustees to the dinner who had retired during covid.

The registration of Berkswell Charities CIO by the Charity Commission on the 27th of April 2021 was a significant milestone for the Trustees and the Charity. The CIO was established with the same aims and objectives and the formation of the Charity, whilst being a separate legal entity, reflects the same values and beneficiaries as before.

The Trustees addressed the transfer of all of the assets and liabilities to the CIO expeditiously, at times it proved extremely difficult to process some pieces of work as quickly as hoped, and the long-term impact of covid upon service providers, such as HM Land Registry and the Banking system created delays which were overcome.

The Trustees were able to open new bank accounts with Barclays Bank with all former bank accounts now having been closed. This has enabled a streamlined process to be created, linked with the Charities accounting system to provide up-to-date links with the bank and multi-authorisation internet banking. This has proved to be a significant impact to address inefficiencies within the Charities administration system.

The benefit afforded to the Charity to all of the Trustees, on a read-only basis, of the live accounting records has been two-fold. It has ensured increased awareness and understanding by all the Trustees of the Charities accounts and minimises risk through the scrutiny of the Charities funds.

Policies were reviewed in line with the review schedule and where changes in legislation warranted earlier amendments. The Governance Code was also reviewed.

The Trustees have continued with their upgrading of the Almshouse properties both at Cromwell Lane and Church Lane. For the benefit of the residents at Cromwell Lane regular meetings have been held with Balfour Beatty Vinci and HS2 to ensure that clear levels of communication exist concerning the works being undertaken at any one time and how they could impact the wellbeing of the residents. This has enabled appropriate mitigation to be put in place by the Trustees for the resident's benefit whilst also affording to them respite when required. The intensity of the construction, to continue for several years yet, in the adjacent land impacts their well-being and it is a testament to their resilience how they cope.

The Trustees have welcomed the reopening of the Village Stores which had been closed during a protracted planning process and significant building works carried out during earlier accounting periods. Store and Stove, as the shop is now known, will, hopefully, prove to be of huge benefit to the Community of Berkswell.

BERKSWELL CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

A Sub-Committee has been formed by way of delegation to progress the Almshouse project and several meetings have been held to undertake appropriate risk assessments as the Trustees progress. A feasibility study is currently being undertaken by Saffer Cooper to assess the need for social housing in the area. The Trustees have also applied to be registered as a Social Housing Provider with the Regulator of Social Housing. The Trustees have been successful at the first stage of the application process and the detailed application will be submitted in the forthcoming months.

The opening of the Almshouse Project Fund in April 2021 is indicative of the Trustees continuing with their short-term aims whilst looking at the long term. Funds over the last 12 months placed in this fund to provide new Almshouse properties under the Charitable Objects is £136,000.

The Trustees attended the public examination of Solihull MBC's local plan to represent the interests of the Charity so far as the plan related to the provision of social housing and recognition of almshouses as a form of affordable housing under the draft proposals. The Inspectors report has yet to be published.

The Trustees have been extremely conscious of the need to undertake all risk assessments in respect of their decision-making. Financial assessments are reviewed constantly to ensure that the permanent endowment of the Charity will be maintained in perpetuity.

This has at times been difficult as legislative changes both current and future have placed additional burdens upon the housing stock.

This in turn has involved a wider review of all the Charities' land and property.

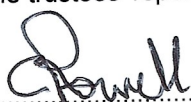
It is against this backdrop that the Trustees are also pleased that they have made donations to individuals, organisations, and the School. A robust budget, with sound financial controls, has enabled this. A Queens Canopy, a wildlife corridor between the two ancient woodlands owned by Berkswell Charities, had been planned and approved by the Lord Lieutenant in honour of the Queens Platinum Jubilee. This project would have been a community-based project, affording environmental benefits with the planting of trees and fauna, and it would have a true recognition of the Queens' long service to the United Kingdom linking Ancient Woodland hundreds of years old which are recognised Sites of interest for nature conservation.

Sadly, despite the Trustees' best endeavours, as matters currently stand, HS2 by virtue of their enabling powers has issued a vesting order of the same piece of land. This is extremely disappointing to the Trustees, and they continue to strive to challenge the decision.

The last seven months covered by these accounts together with the five months prior which were covered within the closing accounts of the unincorporated charity have been an extremely busy time for the Charities. It has brought about the end of the unincorporated Charity and its complete conversion to the Charitable Incorporated Organisation. For the Trustees, it has been challenging, but rewarding and they feel the Charity is well placed over the forthcoming years.

The Trustees have at all times obtained professional advice when deemed necessary or required to do so by way of statutory provisions. All decisions made have been in the best interests of the charity.

The trustees' report was approved by the Board of Trustees.



Mr C T Powell
Trustee

Date: 5/7/22

BERKSWELL CHARITIES

STATEMENT OF TRUSTEES' RESPONSIBILITIES ***FOR THE PERIOD ENDED 31 MARCH 2022***

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

BERKSWELL CHARITIES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF BERKSWELL CHARITIES

I report to the trustees on my examination of the financial statements of Berkswell Charities (the charity) for the period ended 31 March 2022.

Responsibilities and basis of report

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

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

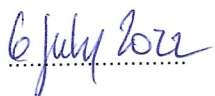
I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements 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 financial statements to be reached.



Edward Buckworth FCA for and on behalf of
Weaver Buckworth & Partners
Chartered Accountants and Registered Auditor
22 Ensign Business Centre
Westwood Way
Westwood Business Park
Coventry
CV4 8JA

Dated:  6 July 2022

BERKSWELL CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE PERIOD ENDED 31 MARCH 2022

		Unrestricted funds general 2022 £	Unrestricted funds designated 2022 £	Endowment funds 2022 £	Total 2022 £
	Notes				
<u>Income and endowments from:</u>					
Other trading activities	3	103,799	-	-	103,799
Investments	4	66,446	-	-	66,446
Other income	5	150	-	-	150
Total income		170,395	-	-	170,395
<u>Expenditure on:</u>					
Raising funds	6	77,828	-	-	77,828
Charitable activities	7	58,127	-	-	58,127
Material other expenditure		14,443	-	-	14,443
Total expenditure		150,398	-	-	150,398
Net gains/(losses) on investments	12	(10,195)	(7,790)	(143,804)	(161,789)
Net incoming/(outgoing) resources before transfers		9,802	(7,790)	(143,804)	(141,792)
Gross transfers between funds		(96,500)	96,500	-	-
Net outgoing resources		(86,698)	88,710	(143,804)	(141,792)
<u>Other recognised gains and losses</u>					
Other gains or losses	13	5,241,923	326,789	3,783,051	9,351,763
Net movement in funds		5,155,225	415,499	3,639,247	9,209,971
Fund balances at 27 April 2021		-	-	-	-
Fund balances at 31 March 2022		5,155,225	415,499	3,639,247	9,209,971

The statement of financial activities includes all gains and losses recognised in the period.

All income and expenditure derive from continuing activities.

BERKSWELL CHARITIES

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	£
Fixed assets			
Tangible assets	14		1,515,279
Investment properties	15		3,226,155
Investments	16		4,334,154
			<u>9,075,588</u>
Current assets			
Debtors	17	31,201	
Cash at bank and in hand		237,705	
		<u>268,906</u>	
Creditors: amounts falling due within one year	18	(54,523)	
		<u></u>	
Net current assets			214,383
Total assets less current liabilities			<u>9,289,971</u>
Creditors: amounts falling due after more than one year	19		(80,000)
			<u></u>
Net assets			<u><u>9,209,971</u></u>
Capital funds			
Endowment funds			3,639,247
Income funds			
<u>Unrestricted funds</u>			
Designated funds:			
School Extraordinary Repair Fund		111,667	
Almshouses Emergency Repair and Cyclical Maintenance Fund		82,428	
Residential and Commercial Properties Extraordinary Repair Fund		85,752	
Almshouse Project Fund		135,652	
		<u></u>	
	21	415,499	
General unrestricted funds		5,155,225	
		<u></u>	
			5,570,724
			<u><u>9,209,971</u></u>

The financial statements were approved by the Trustees on 5/7/22



Mr C T Powell
Trustee

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 MARCH 2022

1 Accounting policies

Charity information

Berkswell Charities is a Charitable Incorporated Organisation (CIO)

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Designated funds comprise funds which have been set aside at the discretion of the trustees for specific purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised 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.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	at 2% straight line on the buildings valuation from 1st January, 2012
Office equipment	at 25% straight line.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Investment properties

Investment properties are to be revalued by the Trustees when they consider that their value will be materially different to the current value in the accounts.

Any additions in the interim period between valuations are carried at cost until the next valuation is carried out.

Any aggregate surplus or deficit arising from changes in market value is recognised in profit or loss.

Church of England School, Berkswell

The Charity holds title to the Church of England School at Berkswell. This was appropriated by the local authority under the Education Act 1947 and the local authority uses it without any rent being paid to the Charity.

The property was last valued in 2019 but, although the Charity owns title to the property the Local authority has perpetual use of the property until such a time as the school might close. The Trustees believe that there is little likelihood of the school closing in the foreseeable future and the asset is therefore extremely unlikely to be capable of realisation. In the circumstances the Trustees consider it appropriate to acknowledge this and have included the school at a nominal value of £1.

1.8 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.9 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.10 Cash and cash equivalents

Cash and cash equivalents deposits held at call with banks.

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

1.11 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are measured at transaction price.

Basic financial liabilities

Basic financial liabilities, including creditors are recognised at transaction price.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Other trading activities

Unrestricted
funds
general
2022
£

Trading income from properties

103,799

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 MARCH 2022

4 Investments

	Unrestricted funds general 2022 £
Income from unlisted investments	66,397
Interest receivable	49
	66,446

5 Other income

	Unrestricted funds general 2022 £
Sundry income	150

6 Raising funds

	Unrestricted funds general 2022 £
<u>Costs of raising funds from properties</u>	77,828
Rates, water, electricity, insurance, repairs etc. relating to properties	
	77,828

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 MARCH 2022

7 Charitable activities

	2022 £
Grant funding of activities (see note 8)	21,258
Share of governance costs (see note 9)	36,869
	58,127

8 Grants payable

	2022 £
Grants to institutions:	
Berkswell C of E Aided School	16,104
A. James Bequest	557
Others	365
	17,026
Grants to individuals	4,232
	21,258

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

9 Support costs

	Support costs £	Governance costs £	2022 £	Support costs £	Governance costs £
Staff costs	-	24,201	24,201	-	-
Depreciation	-	236	236	-	-
Clerk's expenses reimbursed	-	666	666	-	-
Legal and professional	-	5,758	5,758	-	-
Sundry expenses	-	2,157	2,157	-	-
Accountancy	-	3,252	3,252	-	-
Bank charges	-	189	189	-	-
Stationery	-	410	410	-	-
	-	36,869	36,869	-	-
Analysed between Charitable activities	-	36,869	36,869	-	-

Governance costs includes payments to the independent examiners of £3,000 for examination fees and £252 for other services.

10 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the period.

11 Employees

The average monthly number of employees during the period was:

	2022 Number
	1
Employment costs	2022 £
Wages and salaries	22,362
Other pension costs	1,839
	24,201

There were no employees whose annual remuneration was more than £60,000.

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2022

12 Net gains/(losses) on investments

	Unrestricted funds general 2022 £	Unrestricted funds designated 2022 £	Endowment funds 2022	Total 2022
Revaluation of investments	(10,195)	(7,790)	(143,804)	(161,789)

13 Other gains or losses

	Unrestricted funds general 2022 £	Unrestricted funds designated 2022 £	Endowment funds 2022
Acquired from Berkswell Charities (0216605) on 1st September, 2021	(5,241,923)	(326,789)	(3,783,051)

14 Tangible fixed assets

	Freehold land and buildings £	Office equipment £	Total £
Cost or valuation			
Additions	-	959	959
Acquired from Berkswell Charities (0216605) on 1st September, 2021	1,762,000	801	1,762,801
At 31 March 2022	1,762,000	1,760	1,763,760
Depreciation and impairment			
Depreciation charged in the period	14,443	236	14,679
Acquired from Berkswell Charities (0216605) on 1st September, 2021	233,157	645	233,802
At 31 March 2022	247,600	881	248,481
Carrying amount			
At 31 March 2022	1,514,400	879	1,515,279

The carrying value of land included in land and buildings comprises Almshouses in Church Lane, Berkswell and Cromwell Lane, Burton Green. These properties were professionally valued by Messrs. Godfrey Payton, Chartered Surveyors on 31st December 2018. The trustees have revalued the properties on 31st August, 2021 using their best estimate of fair value. The Almshouses have been included at this revised valuation less the accumulated depreciation of the buildings.

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 MARCH 2022

14 Tangible fixed assets (Continued)

At 31 March 2022, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £62,851 (- £-).

15 Investment property	2022 £
Fair value	-
At 27 April 2021	-
Acquired from Berkswell Charities (0216605) on 1st September, 2021	3,226,155
	<u>3,226,155</u>
At 31 March 2022	<u><u>3,226,155</u></u>

The residential and commercial investment properties were valued by Godfrey Payton, Chartered Surveyors at their market value as at 31st December, 2018. The trustees have revalued the properties as at 31st August, 2021 using their best judgement of fair value.

The Charity holds title to the Church of England School at Berkswell. This was appropriated by the local authority under the Education Act 1947 and the local authority uses it without any rent being paid to the Charity. On the 31st December, 2018, Professional valuers Godfrey Payton, Chartered Surveyors valued the school premises at £3,000,000. Although the Charities own title to the property the Local Authority has perpetual use of the property until such time as the school might close. The Trustees believe that there is little likelihood of the school closing in the foreseeable future and the asset is therefore extremely unlikely to be capable of realisation. In the circumstances the Trustees consider it appropriate to acknowledge this and have included the School at a nominal value of £1.

16 Fixed asset investments

	Listed investments £
Cost or valuation	-
At 27 April 2021	-
Additions	119,500
Valuation changes	(161,789)
Acquired from Berkswell Charities (0216605) on 1st September, 2021	4,449,443
Disposals	(73,000)
	<u>4,334,154</u>
At 31 March 2022	<u><u>4,334,154</u></u>
Carrying amount	-
At 31 March 2022	<u><u>4,334,154</u></u>

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 MARCH 2022

17 Debtors	2022
	£
Amounts falling due within one year:	
Debtors and prepayments	31,201
	<u> </u>

18 Creditors: amounts falling due within one year	2022
	£
Other creditors	54,523
	<u> </u>

Other creditors includes a balance of £49,506 being the net amount outstanding that is anticipated to be paid within one year from the amount received from HS2 in November, 2020 to cover expenditure for the benefit of the current and future residents of any Almshouses on Cromwell Lane.

19 Creditors: amounts falling due after more than one year	2022
	£
Other creditors	80,000
	<u> </u>

Other creditors includes a balance of £80,000 being the net amount outstanding that is anticipated to be paid within one year from the amount received from HS2 in November, 2020 to cover expenditure for the benefit of the current and future residents of any Almshouses on Cromwell Lane.

20 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £1,839.

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 MARCH 2022

21 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at Acquired from 27 April 2021 Berkswell Charities (0216605) as at 1st September, 2021	Movement in funds				Revaluations, gains and losses	Balance at 31 March 2022
		Resources expended	Transfers				
	£	£	£	£	£	£	£
School extraordinary repair fund	-	137,688	(23,000)	-	(3,021)	111,667	
Almshouses extraordinary repair fund and cyclical maintenance	-	83,910	-	-	(1,482)	82,428	
Residential and commercial properties extraordinary repair fund	-	87,294	-	-	(1,542)	85,752	
Almshouse project fund	-	17,897	-	119,500	(1,745)	135,652	
	-	326,789	(23,000)	119,500	(7,790)	415,499	

The designated funds are fund that have been set aside from unrestricted funds to provide cover for extraordinary repairs and cyclical maintenance on the charity's properties.

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 MARCH 2022

22 Analysis of net assets between funds

	Unrestricted funds 2022 £	Designated funds 2022 £	Endowment funds 2022 £	Total 2022 £
Fund balances at 31 March 2022 are represented by:				
Tangible assets	1,515,279	-	-	1,515,279
Investment properties	3,226,155	-	-	3,226,155
Investments	279,408	415,499	3,639,247	4,334,154
Current assets/(liabilities)	214,383	-	-	214,383
Long term liabilities	(80,000)	-	-	(80,000)
	<u>5,155,225</u>	<u>415,499</u>	<u>3,639,247</u>	<u>9,209,971</u>

23 Related party transactions

There were no disclosable related party transactions during the period.