

# THE LANT CHARITY

England & Wales · Charity number 1200608

## Details

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**Other names** THE LANT TRUST

**Status** Registered

**Legal form** CIO

**Registered** 2022-10-07

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

## Contact

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**Address** 15 Wyatt Way  
Meriden  
Coventry  
CV7 7SJ

**Phone** 07769224640

**Email** [clerk.lantcharity@gmail.com](mailto:clerk.lantcharity@gmail.com)

## Activities

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**Objects:** THE OBJECTS OF THE CIO ARE, FOR THE PUBLIC BENEFIT,4.1 THE PROVISION AND MAINTENANCE OF ANY RECREATION GROUND, OPEN SPACE, READING ROOM, LIBRARY AND VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE AREA OF BENEFIT OR ANY PART THEREOF;4.2 RELIEVING EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN OR WORKING OR STUDYING IN THE AREA OF BENEFIT WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS. IN FULFILMENT OF THIS OBJECT THE TRUSTEES MAY PAY FOR SUCH ITEMS, SERVICES OR FACILITIES BY WAY OF DONATIONS OR SUBSCRIPTIONS TO INSTITUTIONS OR ORGANISATIONS WHICH PROVIDE SUCH ITEMS, SERVICES OR FACILITIES; AND4.3 TO MAKE GRANTS FOR OR TOWARDS THE STIPEND OF ANY RECTOR, VICAR OR CURATE OF THE CHURCH OF ENGLAND HOLDING OFFICE IN THE AREA OF BENEFIT AND TOWARDS THE COST OF ERECTING AND MAINTAINING ANY NEW CHURCH OR PARSONAGE OR OF MAINTAINING ANY EXISTING CHURCH OR PARSONAGE OF THE CHURCH OF ENGLAND IN THE AREA OF BENEFIT OR OF EXTENSIONS TO ANY CHURCH OF ENGLAND CHURCH IN THE AREA OF BENEFIT OR TOWARDS THE COST OF ERECTING AND MAINTAINING ANY NEW CHURCH HALL OR OF MAINTAINING ANY EXISTING CHURCH HALL OF THE CHURCH OF ENGLAND IN THE AREA OF BENEFIT.

**Activities:** Giving grants to people in need and to organisations that meet the scheme's criteria, leasing out the playing fields and clubhouse in Meeting House Lane, Balsall Common as a community sports facility and owning the Reading Room in Berkswell which is run as a community village hall by the Reading Room Committee on behalf of the Lant Charity

## Classification

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- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Disability, Religious Activities, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

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- Solihull

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-01-31	£36,628	£35,601	-	-
2024-01-31	£12,983	£12,492	-	-

## Trustees

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Name	Role	Appointed
<b>Penelope Downing</b>	Chair	2018-12-11
David Bruce Healey		2024-09-12
Diana Elizabeth Jagger		2014-06-12
Dinah Edwards		2021-12-09
Katherine Anna Riemer		2020-02-24
Kay Howles		2020-02-24
Peter Young		2024-09-12

**THE LANT CHARITY**

England & Wales - Charity number 1200608

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# Accounts

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**Section A Independent Examiner's Report**

<b>Report to the trustees/ members of</b>	The Lant Charity		
<b>On accounts for the period ended</b>	31.01.25	<b>Charity no (if any)</b>	1200608
<b>Set out on pages</b>			

1-5

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

The charity's trustees consider that an audit is not required for this year under section 144 of the Act and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act, and
- to state whether particular matters have come to my attention

**Basis of independent examiner's statement**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view, and the report is limited to those matters set out in the statement below.

**Independent  
examiner's statement**

In connection with my examination, no material matters have come to my attention 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.

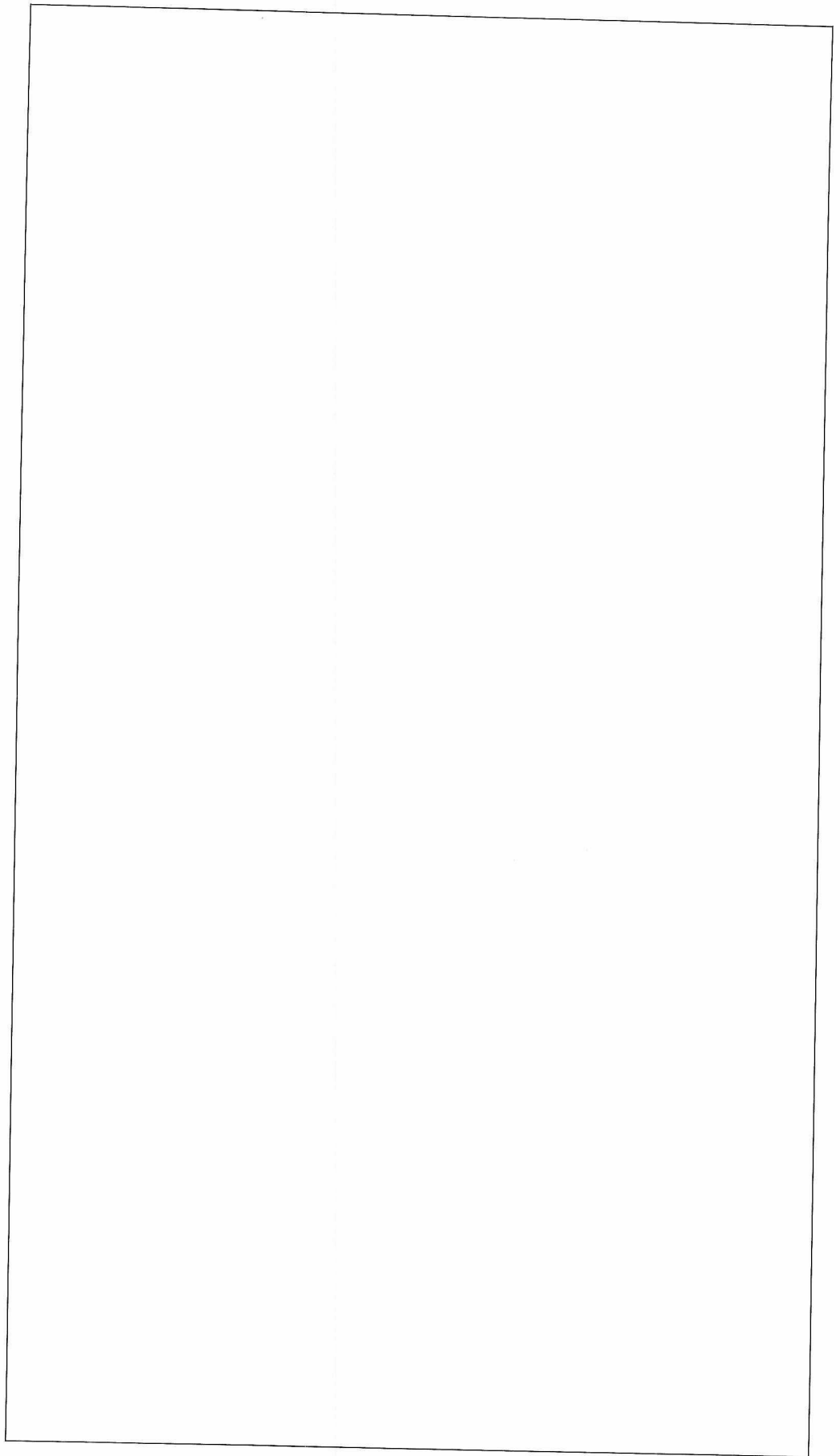
Signed: 

Date: 23/8/25

Name: Rory Murtagh

Relevant professional qualification(s) or body (if any): FCA, ICAEW

Address: 36 Arden Close  
Balsall Common  
CV7 7NY





CHARITY COMMISSION  
FOR ENGLAND AND WALES

The Lant Charity

1200608

**Receipts and payments accounts**

CC16a

For the period  
from

01.02.24

To

31.01.25

**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Rental Income	24,228	-	-	24,228	10,051
Investment Income	12,400	-	-	12,400	2,932
Other	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>36,628</b>	<b>-</b>	<b>-</b>	<b>36,628</b>	<b>12,983</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>36,628</b>	<b>-</b>	<b>-</b>	<b>36,628</b>	<b>12,983</b>
<b>A3 Payments</b>					
Cleaning	5,090	-	-	5,090	1,800
Heat & Light	4,426	-	-	4,426	1,642
Water	1,001	-	-	1,001	391
Repairs	2,450	-	-	2,450	1,364
Legal & Professional	1,022	-	-	1,022	600
Clerk Fees	3,069	-	-	3,069	1,228
Sundry	2,741	-	-	2,741	220
Grants & Donations	13,200	-	-	13,200	2,820
Insurance	2,602	-	-	2,602	2,427
<b>Sub total</b>	<b>35,601</b>	<b>-</b>	<b>-</b>	<b>35,601</b>	<b>12,492</b>
<b>A4 Asset and investment purchases, (see table)</b>					
COIF	3,692	-	-	3,692	923
	-	-	-	-	-
<b>Sub total</b>	<b>3,692</b>	<b>-</b>	<b>-</b>	<b>3,692</b>	<b>923</b>
<b>Total payments</b>	<b>39,293</b>	<b>-</b>	<b>-</b>	<b>39,293</b>	<b>13,415</b>
<b>Net of receipts/(payments)</b>	<b>- 2,665</b>	<b>-</b>	<b>-</b>	<b>- 2,665</b>	<b>- 432</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>78,727</b>	<b>-</b>	<b>-</b>	<b>78,727</b>	<b>79,159</b>
<b>Cash funds this year end</b>	<b>76,062</b>	<b>-</b>	<b>-</b>	<b>76,062</b>	<b>78,727</b>

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Bank Lant	32,214	-	-
	Bank Reading Rooms	43,848	-	-
		-	-	-
	<b>Total cash funds</b>	<b>76,062</b>	-	-

(agree balances with receipts and payments account(s))

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

**B2 Other monetary assets**

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
COIF Investments		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

**B3 Investment assets**

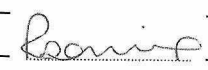
**B4 Assets retained for the charity's own use**

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Reading Room		-	-
Sports Pavillion / Lant		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

**B5 Liabilities**

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	
		-	

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

Signature	Print Name	Date of approval
	Penelope Downing	19/08/2025



# Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	01	Feb	2024		31	Jan	2025

## Section A Reference and administration details

Charity name **The Lant Charity**

Other names charity is known by

Registered charity number (if any) **1200608**

Charity's principal address **15 Wyatt Way**  
**Meriden**  
**Coventry**  
**Postcode CV7 7SJ**

### 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	Penelope Downing	Chair 21 <sup>st</sup> April 2022 onwards		
2	Diana Jagger			
3	Dinah Edwards			
4	Kay Howles			
5	Kate Riemer			
6	Godfrey Chesshire			
7	David Healey		September 2024	
8	Peter Young		September 2024	
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

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

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address
Clerk Services	Sharon Tuersley	15 Wyatt Way, Meriden, CV7 7SJ

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

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**Section B Structure, governance and management**

**Description of the charity's trusts**

Type of governing document  
(eg. trust deed, constitution)

Trust Deed

How the charity is constituted  
(eg. trust, association, company)

Trust

Trustee selection methods  
(eg. appointed by, elected by)

5 Trustees appointed by the Trustees  
Up to 2 Trustees appointed by Berkswell Parish Council  
Up to 2 Trustees appointed by Balsall Parish Council

**Additional governance issues (Optional information)**

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

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

The following policies have been approved by the Trustees for the Lant Charity which incorporates the activities at the Reading Room, Berkswell.

Grant Awards Policy  
Conflicts of Interest Policy  
Reserves Policy  
Expenses Policy  
Safeguarding Policy  
Health and Safety Policy  
Fire Risk Assessment and Fire Action Notice  
Legionella Internal Risk Assessment

**Section C Objectives and activities**

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

To make grants for or towards the stipend of any minister of the Church of England holding office in the area of benefit and towards the cost of erecting and maintaining any new church or parsonage or of maintaining any existing church or parsonage of the Church of England in the area of benefit or towards the cost of erecting and maintaining any church hall of the Church of England in the area of benefit.

The provision and maintenance of any recreation ground, open space, reading room, library and village hall for the use of the inhabitants of the

area of benefit.

To apply income in relieving generally or individually persons resident in the area of benefit who are in condition of need, hardship or distress.

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

At their quarterly meetings, the Trustees approved grants to some residents and organisations in the area of benefit, undertook maintenance and upkeep of the Lant Sports Ground and Lant Centre in Meeting House Lane, Balsall Common (either directly or through the Sports Association), undertook maintenance and upkeep of the Reading Room, Berkswell (either directly or through the Reading Room Committee). This year the Trustees have actively sought to diversify the grant awards with some success.

All of the capital of the Trust is invested in the Charities Official Investment Fund together with certain accumulated income. The balance of the accumulated income was placed on high interest deposit with the Central Board of Finance with the Church of England and a reserve amount is kept in the current account.

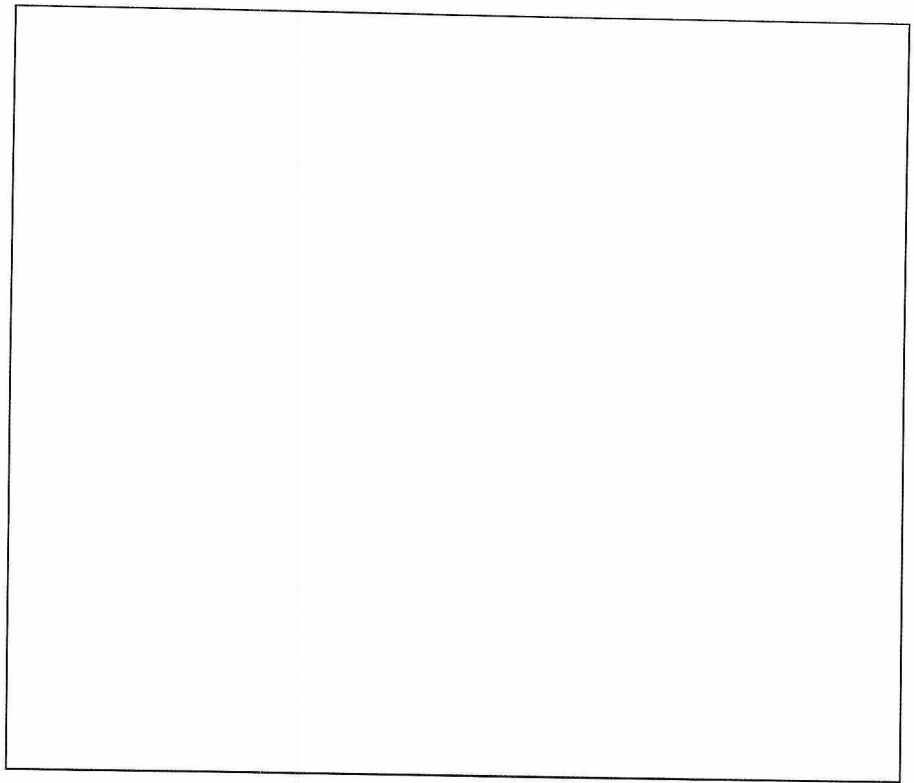
When exercising any powers or duties to which the guidance issued by the Charity Commission applied, the Trustees had regard to the guidance. The Trustees:

- are aware of the guidance
- have taken it into account when making a decision to which the guidance is relevant
- confirm that if they have decided to depart from the guidance, they have good reasons for doing so

**Additional details of objectives and activities (Optional information)**

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

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



**Section D**

**Achievements and performance**

**Summary of the main achievements of the charity during the year**

1. The Reading Room, Berkswell; in November 2024 secured a grant from HS2 for £50,400 to replace the heritage window and doors. It is anticipated that this will improve the internal environment as well as the external aesthetics of the building, thereby ensuring it remains a place of benefit for the local community.

The Reading Room continues to be run as a building for the local community by a Management Committee responsible for its day to day operation and with two Trustees sitting on the Committee. An updated Surveyor's report was commissioned in June 2024 and the Trustees contributed to the external works required to the building and grounds in November 2024. The Trustees continue to have regard to the updated Surveyor's report in respect of the Reading Room to continue the ongoing maintenance and repair programme.

2. The Lant Centre, Meeting House Lane, Balsall Common; the Trustees continue to work with the Sports Association in the operation of the Sports Ground which continues to be a major resource for the community. The Trustees awarded a grant to resolve the drainage issues with the much used cricket pitch. In addition the Sports Association has been awarded a £50k grant for solar PV which will reduce their carbon output. Two Trustees sit as Directors of the Sports Association.

3. Grants: several grants have been made to local people through quarterly grants and grants have been made to several community organisations. The Trustees have sought to diversify, within the Charitable Objectives, the grants this year with some success. Grants have been awarded to a community orchard, families with disabled children, a local rugby club and a community litter pick.

## Section E

## Financial review

**Brief statement of the charity's policy on reserves**

The Charity holds reserves in the region of 12 months operating costs as well as anticipating large expenditure for the maintenance of the Reading Room.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

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

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

All of the capital of the Trust is invested in the Charities Official Investment Fund together with certain accumulated income.

Payments are made to the Permanent Endowment to replace funds used to build the new Lant Centre at the Sports Ground. Payments are funded by the rent paid under the lease granted to the Sports Association.

## Section F

## Other optional information

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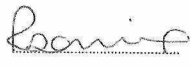

## Section G

## Declaration

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

Signed on behalf of the charity's trustees

Signature(s)

	
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Full name(s)

Penelope Downing	Sharon Tuersley
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Position (eg Secretary, Chair, etc)

Chair	Clerk
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Date **12/06/2025**

**THE LANT CHARITY**

England & Wales - Charity number 1200608

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# Accounts

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area of benefit.

To apply income in relieving generally or individually persons resident in the area of benefit who are in condition of need, hardship or distress.

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

At their quarterly meetings, the Trustees approved grants to some residents and organisations in the area of benefit, undertook maintenance and upkeep of the Lant Sports Ground and Lant Centre in Meeting House Lane, Balsall Common (either directly or through the Sports Association), undertook maintenance and upkeep of the Reading Room, Berkswell (either directly or through the Reading Room Committee).

All of the capital of the Trust is invested in the Charities Official Investment Fund together with certain accumulated income. The balance of the accumulated income was placed on high interest deposit with the Central Board of Finance with the Church of England and a minimum amount is kept in the current account.

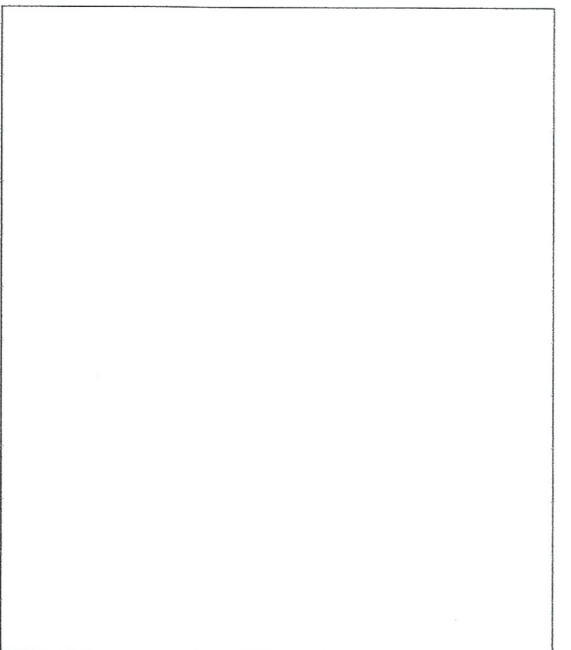
When exercising any powers or duties to which the guidance issued by the Charity Commission applied, the Trustees had regard to the guidance. The Trustees:

- are aware of the guidance
- have taken it into account when making a decision to which the guidance is relevant
- confirm that if they have decided to depart from the guidance, they have good reasons for doing so

Additional details of objectives and activities (Optional Information)

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

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



**Section D**

**Achievements and performance**

**Section D**

**Achievements and performance**

Summary of the main achievements of the charity during the year

1. The Reading Room, Berkswell, continues to be run as a building for the local community by a Committee responsible for its day to day operation and with two Trustees sitting on the Committee. The Trustees will have regard to the Surveyor's report in respect of the Reading Room to continue the ongoing maintenance and repair programme.
2. The Lant Centre, Meeting House Lane, Balsall Common, the Trustees continue to work with the Sports Association in the operation of the Sports Ground which continues to be a major resource for the community. Two Trustees sit as Directors of the Sports Association.
3. Grants: several grants have been made to local people through quarterly grants and grants have been made to several community organisations.

**Section E**

**Financial review**

Brief statement of the charity's policy on reserves

The Charity holds reserves in the region of 12 months operational well as anticipating large expenditure for the maintenance of Room.

Details of any funds materially in deficit

Further financial review details (Optional Information)

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

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

**Section F**

**Other optional information**


All of the capital of the Trust is invested in the Charities Office Investment Fund together with certain accumulated income. Payments are made to the Permanent Endowment to replace the rent paid under the lease granted to the Sports Association by the rent paid under the lease granted to the Sports Association.

**Section G**

**Declaration**

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

Signed on behalf of the charity's trustees

Signature(s)		Sharon Tursley
Full name(s)	Penny Downing	
Position (eg Secretary, Chair, etc)	Chair	Clerk
Date	20/06/2024	

<b>Receipts and payments accounts</b>			
For the period from		To	

CC16a

**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Rental Income	10,051	-	-	10,051	15,666
Investment Income	2,932	-	-	2,932	8,681
Other	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>12,983</b>	<b>-</b>	<b>-</b>	<b>12,983</b>	<b>24,347</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>12,983</b>	<b>-</b>	<b>-</b>	<b>12,983</b>	<b>24,347</b>
<b>A3 Payments</b>					
Cleaning	1,800	-	-	1,800	3,141
Heat & Light	1,642	-	-	1,642	1,320
Water	391	-	-	391	665
Repairs	1,364	-	-	1,364	252
Legal & Professional	600	-	-	600	3,400
Clerk Fees	1,228	-	-	1,228	1,535
Sundry	220	-	-	220	883
Grants & Donations	2,820	-	-	2,820	6,533
Insurance	2,427	-	-	2,427	-
<b>Sub total</b>	<b>12,492</b>	<b>-</b>	<b>-</b>	<b>12,492</b>	<b>17,729</b>
<b>A4 Asset and investment purchases, (see table)</b>					
COIF	923	-	-	923	2,769
	-	-	-	-	-
<b>Sub total</b>	<b>923</b>	<b>-</b>	<b>-</b>	<b>923</b>	<b>2,769</b>
<b>Total payments</b>	<b>13,415</b>	<b>-</b>	<b>-</b>	<b>13,415</b>	<b>20,498</b>
<b>Net of receipts/(payments)</b>	<b>- 432</b>	<b>-</b>	<b>-</b>	<b>- 432</b>	<b>3,849</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>79,200</b>	<b>-</b>	<b>-</b>	<b>79,200</b>	<b>75,351</b>
<b>Cash funds this year end</b>	<b>78,768</b>	<b>-</b>	<b>-</b>	<b>78,768</b>	<b>79,200</b>

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Bank Lant	37,805	-	-
	Bank Reading Rooms	40,963	-	-
		-	-	-
	<b>Total cash funds</b>	<b>78,768</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	COIF Investments		-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Reading Room		-	-
	Sports Pavillion / Lant		-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

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

Signature 	Print Name PENELOPE DOWNING	Date of approval 12/9/2024
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