

LANDKEY UNITED CHARITIES

England & Wales · Charity number 1203246

Details

Status Registered

Legal form CIO

Registered 2023-05-24

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

Contact

Address Brook Villa
Blakeshill Road
Landkey
Barnstaple
Devon
EX32 0NE

Phone 07841290369

Email gemmadit86@btinternet.com

Activities

Objects: THE OBJECTS OF LANDKEY UNITED CHARITIES, WITHIN ITS AREA OF BENEFIT – THE PARISH OF LANDKEY ARE1. TO RELIEVE EITHER GENERALLY OR INDIVIDUALLY THE INHABITANTS WHO ARE IN CONDITIONS OF NEED BY REASON OF THE AGE, ILL HEALTH, DISABILITY, FINANCIAL HARDSHIP OR OTHER SOCIAL OR ECONOMIC DISADVANTAGE AND TO STRESS THROUGH THE PROVISION OF GRANTS; AND2. TO RELIEVE FINANCIAL HARDSHIP BY MAINTAINING AND LETTING COTTAGES TO POOR PERSONS OF NOT LESS THAN 60 YEARS OF AGE WHO HAVE RESIDED IN THE PARISH FOR NOT LESS THAN 2 YEARS PRECEEDING TIME OF SELECTION AT AFFORDABLE RENTS ACCORDING TO THEIR MEANS.

Activities: Managing property and making grants to residents in the parish of Landkey

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** General Charitable Purposes, Disability, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, People With Disabilities

Geography

- **Area of benefit:** THE PARISH OF LANDKEY
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-02-28	£44,013	£25,890	-	-
2024-02-28	£14,802	£7,085	-	-

Trustees

Name	Role	Appointed
Gemma Anne Elizabeth Williams		2022-08-04
KAREN ANN TRIGGER		2021-11-23
Lucienne Elizabeth Connell		2026-01-26
Rebecca Louise Houghton		2024-04-30
Richard John Prowse		2024-04-30
Robert Andrew Clarke		2024-04-30
Samantha Mary Rita Piper		2026-01-26

LANDKEY UNITED CHARITIES

England & Wales - Charity number 1203246

Accounts

Charity Number 1203246

LANDKEY UNITED CHARITIES

TRUSTEES' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 28 FEBRUARY 2025

Landkey United Charities

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Landkey United Charities

Report of the Trustees for the year ended 28 February 2025

Charity number 1203246

Business Address

Brook Villa
Blakes Hill Rd
Landkey
Barnstaple
EX32 0NE

Trustees

Mr William Parker (Chair)(appointed by the Parish Council resigned April 2024)
Mr Michael Gee (resigned April 2024)
Mrs Karen Trigger (Hon Treasurer)
Mr Tom Scourfield
Mrs Gemma Williams (Secretary)
Ms Victoria Nel (appointed by the Parish Council resigned April 2024)
Mr Richard Prowse (Chair) (appointed by the Parish Council April 2024)
Mr John Hayes (appointed by the Parish Council April 2024, resigned January 2025)
Ms Rebecca Houghton (appointed April 2024)
Mr Robert Clarke (appointed September 2024)

Independent Examiner Mrs H Mansford FCCA, FCA
Stevens and Willey Accountants
Grenville House
9 Boutport St
Barnstaple
EX31 1TZ

Bankers National Westminster Bank Plc
High St
Barnstaple
EX31 1DA

Landkey United Charities

Report of the Trustees for the year ended 28 February 2025

The trustees present their first full year report and the financial statements for the 12 months Ended 28 February 2025. The first report covered the 6 month period to 29 February 2024

Trustees who served during the period and up to the date of the report are set out on page 1.

Structure, governance and management

Governing Document

The charity is a Charitable Incorporated Organisation with a Constitution approved by the Charity Commission in May 2023

Appointment and training of trustees

Trustees are appointed by existing trustees and three by Landkey Parish Council.

All trustees are required to complete a form.

All new trustees receive a copy of the annual report and an update on the charity.

Organisation

The charity is administered by its principal Officers (Chairman, Secretary and Treasurer) acting with the advice and consent of the Board of Trustees and the advice of various advisory groups. All Officers are elected annually.

The Board of Trustees meets as necessary but at least 3 times a year in normal circumstances.

Funds

Funds held by the Charity are either:

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

Unrestricted Funds, being funds that can be used in accordance with the charitable objects at the discretion of the trustees. Within this the Trustees have set up a designated fund for property renovation.

Reserves Policy.

The charity has no reserves policy.

Investment Policy

The charity's policy has been to keep its long-term funds in equities, invested in the Income Units of the Charities Investment Fund. It keeps a tranche of funds, likely to be needed in the shorter term, on deposit.

Risk

The Charity has appropriate policies in place.

Landkey United Charities

Report of the Trustees for the year ended 28 February 2025

Objects as stated in the Constitution

The objects of Landkey United Charities, within its area of Benefit – The Parish of Landkey
To relieve either generally or individually the inhabitants who are in conditions of need by reason of age, ill health, financial hardship or other social or economic disadvantage and to stress through the Provision of grants: and
To relieve financial hardship by maintaining and letting cottages to poor persons of not less than 60 years of age who have resided in the parish for not less than 2 years preceding time of selection at affordable rents according to their means.

Achievements and performance

Trustees have set up this charity with a more clearly defined Constitution, incorporating good practice as recommended by the Charity Commission.

Trustees have continued to keep the assets in good repair.

Trustees have embarked on a project to bring cottages 1-3 to an appropriate energy rating. This is proving to be an extensive project and likely to continue for a few years

Trustees have appointed a new Managing Agent for the properties during the year. This has proved to be an excellent appointment and beneficial to the project mentioned above

Trustees have established necessary policies & procedures which are reviewed annually.

Financial Review

The Trustees report a surplus for the period. Rental income is slightly lower than expected as we have a vacant cottage whilst we work through the plans for the future.

General expenditure is lower than anticipated. Initial expenditure on the project is met by a transfer from the Designated Fund.

The trustees are conscious of their duty to distribute grants and have been advertising to promote this.

The trustees approve this report and it is signed on their behalf by:

Mr Richard Prowse (Chair)



Trustee

Dated: 16/06/25

Mrs Gemma Williams (Secretary)



Trustee

Dated: 16/06/25

Landkey United Charities

Independent examiner's report to the trustees of Landkey United Charities

I report on the accounts of the Charity for the year ended 28 February 2025, which are set out on Pages 5 & 6.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this period under section 144 of the Charities Act 2011 (the Charities 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 procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act),

to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the 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 you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required for 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 matter has come to my attention:

1) which gives me reasonable cause to believe that in any material respect the requirements

to keep accounting records in accordance with section 130 of the Charities Act,

to prepare accounts which accord with the accounting needs and comply with the accounting requirements of the Charities Act,

have not been met; or

2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Mrs H Mansford FCCA, FCA
Stevens & Willey Accountants
Grenville House
9 Boutport St
Barnstaple
Devon

Landkey United Charities

Receipts and Payments Account for the year ended 28 February 2025

6 months To 29.02.24	Year to 28.02.25 £
Receipts	
1,838 Charities Official Investment Fund	3,721
12,600 Rents	23,525
184 Bank Interest	373
180 Release from Designated Fund	16,394
-----	-----
14,802 Total receipts	44,013
-----	-----
Payments	
1,210 Letting management fees	3,038
3,695 Property repairs & maintenance	3,210
0 Insurance	1,640
1,670 Grants to Parish Residents & Organisations	1,165
330 Examiner's Fee	348
0 Legal Fees	95
180 Maintenance Project for cottages 1-3	16394
-----	-----
7,085 Total payments	25,890
-----	-----
7,717 Net of receipts/(payments)	18,123
18,491 Increase/Decrease in value of COIF Investments	5,884
-3,000 Transfer to Designated Fund	-15,000
0 Total funds brought forward	23,208
-----	-----
23,208 Total Funds carried forward	32,215
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Landkey United Charities

Statement of Assets & Liabilities as at 28 February 2025

29.02.24	Note	28.02.2025 £	28.02.2025 £
Fixed assets			
662,752 Tangible assets	1		662,752
227,520 Investments	2		233,404
-----			-----
890,272			896,156
Current assets			
Cash at bank and in hand:			
52,939	unrestricted funds	54,668	
10,879	restricted funds	10,879	
		-----	65,547
-----			-----
954,090 Net assets			961,703
-----			-----
Funds			
10,879 Restricted Funds	4		10,879
907,206 Unrestricted Funds	6		916,213
36,005 Designated Fund for Property Refurbishment			34,611
-----			-----
954,090 Total funds			961,703
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The financial statements were approved by the trustees on 16/06/25 and signed on their behalf by



Mr Richard Prowse (Chair)
Trustee.



Mrs Gemma Williams : (Secretary)
Trustee

Landkey United Charities

Notes to the financial statements for the year ended 28 February 2025

- 1 **Tangible fixed assets**
Property valued at £662,752 was transferred from Charity Number 233786 on 1.09.2023
- 2 **Investments**
Investments valued at £209,029 were transferred from Charity 233786 on 1.09.23.
These have been valued at mid-market value at the balance sheet date.
- 3 **Employees**
The charity has no employees. Trustees do not receive remuneration.
- 4 **Restricted Fund**
A restricted fund for property maintenance has been transferred from Charity number 233786
On 1.09.23. No transactions have taken place this period.
- 5 **Creditors**
The following payments have been made in March relating to year ended 28 February 2025:-
Octopus Energy £14.42, Suresafe Electrics £55.44, Mark's Cleaning & Restoration Services £1650.
Currently owing - Stevens & Willey for examination of accounts.

- 6 **Unrestricted Funds (including Designated Fund)**
Unrestricted Funds include investment gains on the Revaluation Reserve

	Balance as at 1 March 2024	Incoming Resources	Gains and Losses	Trf	Balance as at 28 February 2025
Revaluation Reserve	782,736				782,736
General Funds	160,475	18,123	5,884	-16,394	168,088
	-----	-----	-----	-----	-----
	943,211	18,123	5,884	-16,394	950,824
	-----	-----	-----	-----	-----

7 Designated Fund

A Designated Fund has been set up to prepare for property renovation is on Cottages 1-3.
The total (included in Unrestricted Funds) is £34,611

LANDKEY UNITED CHARITIES

England & Wales - Charity number 1203246

Accounts

Charity Number 1203246

LANDKEY UNITED CHARITIES

TRUSTEES' REPORT AND ACCOUNTS

FOR THE PERIOD 1ST SEPTEMBER 2023 – 29TH FEBRUARY 2024

Landkey United Charities

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Landkey United Charities

Report of the Trustees for the period ended 29 February 2024

Charity number	1203246
Business Address	Brook Villa Blakes Hill Rd Landkey Barnstaple EX32 0NE
Trustees	Mr William Parker (Chairman)(appointed by the Parish Council) Mr Michael Gee Mrs Karen Trigger (Hon Treasurer) Mr Tom Scourfield Mr Richard Beer (appointed by the Parish Council, resigned November 2023) Mrs Gemma Williams (Secretary) Ms Victoria Nel (appointed by the Parish Council)
Independent Examiner	Mrs H Mansford FCCA, FCA Stevens and Willey Accountants Grenville House 9 Boutport St Barnstaple EX31 1TZ
Bankers	National Westminster Bank Plc High St Barnstaple EX31 1DA

Landkey United Charities

Report of the Trustees for the period ended 29 February 2024

An application was made to the Charity Commission to form a Charitable Incorporated Organisation to replace Landkey United Charities (233786). This was approved in May 2023 and the previous charity ceased operating on 31 August 2023 and all assets and liabilities were transferred to this charity on 1st September 2023.

The trustees present their first report and the financial statements for the 6 months ended 29 February 2024. Annual accounts to 28th February will be presented in future years.

Trustees who served during the period and up to the date of the report are set out on page 1.

Structure, governance and management

Governing Document

The charity is a Charitable Incorporated Organisation with a Constitution approved by the Charity Commission in May 2023.

Appointment and training of trustees

Trustees are appointed by existing trustees and three by Landkey Parish Council.

All trustees are required to complete a form.

All new trustees receive a copy of the annual report and an update on the charity.

Organisation

The charity is administered by its principal Officers (Chairman, Secretary and Treasurer) acting with the advice and consent of the Board of Trustees and the advice of various advisory groups. All Officers are elected annually.

The Board of Trustees meets as necessary but at least 3 times a year in normal circumstances.

Funds

Funds held by the Charity are either:

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

Unrestricted Funds, being funds that can be used in accordance with the charitable objects at the discretion of the trustees. Within this the Trustees have set up a designated fund for property renovation.

Reserves Policy.

The charity has no reserves policy.

Investment Policy

The charity's policy has been to keep its long-term funds in equities, invested in the Income Units of the Charities Investment Fund. It keeps a tranche of funds, likely to be needed in the shorter term, on deposit.

Risk

The Charity has appropriate policies in place.

Landkey United Charities

Report of the Trustees
for the period ended 29 February 2024

Objects as stated in the Constitution

The objects of Landkey United Charities, within its area of Benefit – The Parish of Landkey
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To relieve financial hardship by maintaining and letting cottages to poor persons of not less than 60 years of age who have resided in the parish for not less than 2 years preceding time of selection at affordable rents according to their means.

Achievements and performance

Trustees have set up this charity with a more clearly defined Constitution, incorporating good practice as recommended by the Charity Commission.

Trustees have continued to keep the assets in good repair.

Trustees have embarked on a project to bring cottages 1-3 to an appropriate energy rating.

Trustees have established necessary policies & procedures which are reviewed annually.

Financial Review

The Trustees report a surplus for the period. All income lines were higher than expected and although the Repairs and Maintenance expenditure was higher than expected Grant expenditure was lower.

The trustees are conscious of their duty to distribute grants and have been advertising to promote this.

The trustees approve this report and it is signed on their behalf by:

Mrs Karen Trigger (Treasurer)

Mrs Gemma Williams (Secretary)

K A Trigger
Trustee

Gemma
Trustee

Dated: 30/4/24

Dated: 30/04/24

Landkey United Charities

Independent examiner's report to the trustees of Landkey United Charities

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Respective responsibilities of trustees and examiner

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have not been met; or

2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Mrs H Mansford FCCA, FCA
Stevens and Willey Accountants
Grenville House
9 Boutport St
Barnstaple
Devon
7/5/24.

Landkey United Charities

Receipts and Payments Account for the period ended 29 February 2024

6 months to 29.02.2024

	Total £
Receipts	
Charities Official Investment Fund	1,838
Rents	12,600
Bank Interest	184
Release from Designated Fund	180

Total receipts	14,802

Payments	
Letting management fees	1,210
Property repairs & maintenance	3,695
Insurance	0
Grants to Parish Residents & Organisations	1,670
Examiner's Fee	330
Maintenance Project for cottages 1-3	180

Total payments	7,085

Net of receipts/(payments)	7,717
Increase/Decrease in value of COIF Investments	18,491
Transfer to Designated Fund	-3,000
Total funds brought forward	0

Total Funds carried forward	23,208

Landkey United Charities

Statement of Assets & Liabilities as at 29 February 2024

	Note	29.02.2024 £	29.02.2024 £
Fixed assets			
Tangible assets	1		662,752
Investments	2		227,520

			890,272
Current assets			
Cash at bank and in hand:			
unrestricted funds		52,939	
restricted funds		10,879	

			63,818

Net assets			954,090

Funds			
Restricted Funds	4		10,879
Unrestricted Funds	6		907,206
Designated Fund for Property Refurbishment			36,005

Total funds			954,090

The financial statements were approved by the trustees on 30/4/24 and signed on their behalf by

Mrs Karen Trigger (Treasurer)
Trustee

Mrs Gemma Williams (Secretary)
Trustee

Landkey United Charities

Notes to the financial statements for the period ended 29 February 2024

1 Tangible fixed assets

Property valued at £662,752 was transferred from Charity Number 233786 on 1.09.2023.

2 Investments

Investments valued at £209,029 were transferred from Charity 233786 on 1.09.23.
These have been valued at mid-market value at the balance sheet date.

3 Employees

The charity has no employees. Trustees do not receive remuneration.

4 Restricted Fund

A restricted fund for property maintenance has been transferred from Charity number 233786 on 1.09.23. No transactions have taken place this period.

5 Creditors

At the period end the following amounts were owing by the Charity:-

Stevens & Willey	£350.00
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6 Unrestricted Funds (including Designated Fund)

Unrestricted Funds include investment gains on the Revaluation Reserve

	Balance as at 1 September 2023	Incoming Resources	Gains and Losses	Trf	Balance as at 29 February 2024
Revaluation Reserve	782,736				782,736
General Funds	134,447	7,717	18,491	-180	160,475
	<u>917,183</u>	<u>7,717</u>	<u>18,491</u>	<u>-180</u>	<u>943,211</u>

7 Designated Fund

A Designated Fund has been set up to prepare for property renovation on Cottages 1-3.

The total (included in Unrestricted Funds) is £36,005.