

**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

<b>Charity number</b>	1203246
<b>Business Address</b>	Brook Villa Blakes Hill Rd Landkey Barnstaple EX32 0NE
<b>Trustees</b>	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)
<b>Independent Examiner</b>	Mrs H Mansford FCCA, FCA Stevens and Willey Accountants Grenville House 9 Boutport St Barnstaple EX31 1TZ
<b>Bankers</b>	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 1<sup>st</sup> September 2023.

The trustees present their first report and the financial statements for the 6 months ended 29 February 2024. Annual accounts to 28<sup>th</sup> 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  
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.

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 Williams  
Trustee

Dated: 30/4/24

Dated: 30/04/24

## Landkey United Charities

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

I report on the accounts of the Charity for the period ended 29 February 2024, 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 and Willey Accountants  
Grenville House  
9 Boutport St  
Barnstaple  
Devon  
715/24.

## Landkey United Charities

### Receipts and Payments Account for the period ended 29 February 2024

6 months to 29.02.2024

	Total £
<b>Receipts</b>	
Charities Official Investment Fund	1,838
Rents	12,600
Bank Interest	184
Release from Designated Fund	180
	-----
<b>Total receipts</b>	14,802
	-----
<b>Payments</b>	
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
	-----
<b>Total payments</b>	7,085
	-----
<b>Net of receipts/(payments)</b>	7,717
Increase/Decrease in value of COIF Investments	18,491
Transfer to Designated Fund	-3,000
<b>Total funds brought forward</b>	0
	-----
<b>Total Funds carried forward</b>	23,208
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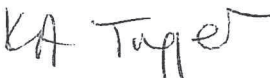



## Landkey United Charities

### Statement of Assets & Liabilities as at 29 February 2024

	Note	29.02.2024 £	29.02.2024 £
<b>Fixed assets</b>			
Tangible assets	1		662,752
Investments	2		227,520
			-----
			890,272
<b>Current assets</b>			
Cash at bank and in hand:			
unrestricted funds		52,939	
restricted funds		10,879	
		-----	63,818
<b>Net assets</b>			-----
			954,090
			-----
<b>Funds</b>			
Restricted Funds	4		10,879
Unrestricted Funds	6		907,206
Designated Fund for Property Refurbishment			36,005
			-----
<b>Total funds</b>			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

#### 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
	<hr/> 917,183	<hr/> 7,717	<hr/> 18,491	<hr/> -180	<hr/> 943,211

#### 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.