

THE PARISH LANDS AND OTHER CHARITIES

England & Wales · Charity number 201038

Details

Status Registered

Legal form Other

Registered 1962-01-12

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

Contact

Address 27 Blackboy Road
Exeter
EX4 6ST

Phone 01392980784

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Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: It provides housing and accomodation and Grants for education to young people, the elderly and people with disabilities who live in the area.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Education/training, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, People With Disabilities

Geography

- **Area of benefit:** ANCIENT PARISH OF ST. SIDWELL
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£98,000	£64,000	-	-
2024-06-30	£84,706	£65,079	-	-
2023-06-30	£84,706	£65,079	-	-
2022-06-30	£83,676	£133,192	-	-
2021-06-30	£74,984	£265,948	-	-
2020-06-30	£268,464	£109,341	-	-

Trustees

Name	Role	Appointed
ROGER GRAHAM BROOM	Chair	2018-06-05
DEBORAH SARAH CAROLINE YARDE		
Ernest George Michael Beard		2022-08-22
Gordon Richard Pym		2022-04-20
Jane Hodgkin		2017-06-01
Poppy Christine Rogers		2022-04-26
ROMA MARY KATHLEEN MEYERS		
Robert Arthur Scott		2024-09-11
Sally Jayne Elizabeth Mills		2022-04-26
Trevor Andrew Bruce		2022-04-26
Wendy Gill		2022-04-22

Linked charities

- LAWRENCE SELDON (201038-1)
- JOHN WEBB (201038-10)
- JOHN MOFFATT (201038-11)
- UNITED CHARITY OF BAKER AND SANDFORD (201038-12)
- THOMAS SMALLRIDGE (201038-13)
- HESTER BUSSEL (201038-14)
- THOMAS BUSSEL (201038-15)
- JOHN CHEEKE (201038-16)
- MARY ANNE FRANKLIN (201038-17)
- MARIA ELIZABETH NOSWORTHY (201038-18)
- MARY ANNE FRANKLIN (ST MATTHEW, NEWTOWN) (201038-19)
- SIR JOHN ACLAND (201038-2)
- HARRIET EDWINA DRAKE (201038-20)
- RALPH HERMAN (201038-3)
- THOMAS TOOKER (201038-4)
- CHAMBER OF EXETER (201038-5)
- T COLLYNS LAUD (201038-6)
- SARAH BROWN (201038-7)
- MARY ARTHUR (201038-8)
- ST SIDWELL PARISH LANDS (201038-9)

THE PARISH LANDS AND OTHER CHARITIES

England & Wales - Charity number 201038

Accounts

FEOFFEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL
EXETER

Charity Number: 201038

ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2025

**Beard & Co
Accountants
Primrose House
6 Blackboy Road
Exeter
Devon
EX4 6SG**

FEOFFEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL,
EXETER

Charity Number: 201038

TRUSTEES AT THE END OF THE FINANCIAL YEAR

Mr R Broom Chairman

Mr M Beard

Mr R Scott

Mrs W Gill

Mrs S J E Mills

Mr T Bruce

Mr G R Pym

Mrs J Hodgkin

Miss R M K Meyers

Mrs D S C Yarde

Mrs P Rogers

ADMINISTRATIVE CLERK

Mr T L Tancock

INDEPENDENT EXAMINER'S REPORT
FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES
IN THE ANCIENT PARISH OF ST SIDWELL, EXETER

Charity Number: 201038

ON ACCOUNTS FOR THE YEAR ENDED
30TH JUNE 2025

SET OUT ON PAGES 1 to 3a

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30th June 2025.

Responsibilities and basis of report

As the Charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2001 ("the Act")

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the Act

Independent examiner's statement

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

- Accounting records were not kept in accordance with section 130 of the Act or
- The accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.



E G M BEARD FFA

Date: 20.3.2026

**Beard & Co Accountants,
Primrose House,
6 Blackboy Road,
Exeter,
EX4 6SG**

FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT PARISH

OF ST SIDWELL, EXETER

Charity Number: 201038

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED

30TH JUNE 2025

	<u>Note</u>	<u>Unrestricted Funds</u> £	<u>Total</u> £	<u>Last Year</u> £
<u>RECEIPTS</u>				
Sale of Properties		2,982	2,982	292,626
Donations		-	-	90
Rent Received		74,139	74,139	71,382
Wayleave		125	125	125
Investment Income		20,364	20,364	15,181
<u>TOTAL RECEIPTS</u>		<u>97,610</u>	<u>97,610</u>	<u>379,404</u>
<u>PAYMENTS</u>				
Fixtures and Fittings additions		-	-	347
Loans Repaid		-	-	115,000
Loan Interest		-	-	10,827
Grants - Other		13,543	13,543	20,900
Administration Costs	3	1,448	1,448	420
Property Costs	4	39,322	39,322	65,046
Professional Fees		5,076	5,076	3,944
Clerks Expenses		4,465	4,465	4,780
Property Asset additions		-	-	1,300
		<u>63,854</u>	<u>63,854</u>	<u>222,564</u>
<u>EXCESS OF RECEIPTS OVER PAYMENTS</u>		<u>33,756</u>	<u>33,756</u>	<u>156,840</u>
<u>CASH FUNDS BROUGHT FORWARD</u>		<u>227,227</u>	<u>227,227</u>	<u>70,387</u>
<u>CASH FUNDS CARRIED FORWARD</u>		<u>260,983</u>	<u>260,983</u>	<u>227,227</u>

**FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

STATEMENT OF ASSETS AND LIABILITIES AT THE

30TH JUNE 2025

	<u>Unrestricted Funds</u>	<u>Total</u>	<u>2024</u>
	<u>£</u>	<u>£</u>	<u>£</u>
<u>CASH FUNDS</u>			
COIF Deposit Fund	180,000		
Bank Accounts - Current Account	80,923		
- Deposit Account	60		
Balance of loan monies	<u>-</u>	260,983	227,227
<u>INVESTMENT FUNDS (Note 2)</u>			
COIF Investment Funds - Original	310,420		
COIF Investment Funds - Purchased	155,803		
Milton Group Shares	<u>129</u>	466,352	487,283
<u>PROPERTY INVESTMENT ASSETS (Notes)</u>			
Properties (Schedule 2)	2,760,360		
Fixtures and Fittings in Properties	4,506		
Toronto Road Project - Work in Progress	<u>57,942</u>	2,822,808	2,822,808
<u>TOTAL ASSETS</u>		<u>3,550,143</u>	<u>3,537,318</u>
<u>LIABILITIES</u>			
Professional Fees		4,000	4,000
		<u>4,000</u>	<u>4,000</u>

This Statement of Assets and Liabilities was approved by the Trustees

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For and on behalf of the Trustees

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2025

1 Properties (see schedule 2 page 5)

The Charity has properties which it owns and they are vested with The Official Custodian. The properties cannot therefore be sold without the express permission of The Charity Commissioners for England and Wales. The Charity has acquired these properties at various times.

A Local Firm of Chartered Surveyors in November 2014 were asked to give a valuation of the Charity's properties at 30th June 2014. Their valuation was the basis of the valuation of the properties as at 30th June 2014. The Trustees over the last three years have spent considerable money bringing the properties to a more modern state. Not much money prior to this had been spent on the properties and they were getting out of date and in need of quite a bit of renovation and also modernising.

The Toronto Road project which was started a few years before is still ongoing. The site itself has been marketed with a local Estate Agent of a good reputation. Some offers have been had for the site but not sufficient to warrant selling them. The Trustees have been talking between themselves and discussing the possibility of building the three properties and selling off what would needed to be sold to cover the cost of building the three properties and it is something that there is interest as property sales in Exeter with regard to new builds fetch a reasonably high price. A consultant engineer was employed by the Charity to look at this and also discuss with a building firm taking down of the garages on the Toronto site and getting the site prepared to do the building. As yet a formal decision has not been made about building the properties but the Trustees are looking at clearing the site so that a perspective buyer would be more interested. A price has been obtained from the builders but prior to that all of the garages had to be cleared out from refuse left in there by previous tenants. This has been undertaken and paid for in the following year to 30th June 2026. A meeting is going to have to be held with the Trustees to discuss once we have the relevant figures for the cost of building obtaining the finance to do this. The Trust itself does have reasonable cash funds and in the accounts it shows £260,983 however this would not be enough to build the three properties. More thought is going to be put to it by the Trustees and obtaining costs for the building which the consultant engineer will look at and give his thoughts. Certainly there is a chance of a greater amount of funds for the Charity and the possibility of keeping one or two of the houses to use to let out which is the main stay of the Charity. Hopefully by the end of June 2026 a decision will be made and we will know exactly what the position is with regard to the site.

Mr Beard the Trustee discussed with a local Estate Agent who is also the Agent looking after the Toronto Road property to discuss the property prices in relation to the Charity's property schedule. His comment was that it is unlikely there is any increase at this present moment in relation to these properties and certainly with the Bowe Court property there is some structural problems that are needed to be sorted out with the local Council. This has been ongoing for some time and the Council have not been helpful. However the Charity is thinking of dealing with this legally as the Charity realises the Council have a responsibility. It is therefore been that the Trustees agreed to keep the prices on the schedule from last year the same for this year. The selling of the electricity sub-station was a benefit not a loss as the cost of dealing with this in relation to leases and what the Charity received it was not worth continuing with it and the Trustees agreed to sell it and it was sold in the year.

2 Investments and CIF Investment Funds

The Charity has funds held by the CIF and there are two general holdings. The first is 196.19 shares in one fund which is an accumulating investment. With this investment monies earned are re-invested in the fund and at 30.06.2023 the value of the shares are as set out on page 3a.

The second holding is 16,469.26 shares made up of two parts of 8,444.17 and 8,025.09. The income from this is paid directly into the Charity's Bank Current Account and the value of these is also set out on page 3a.

There are various other funds held by the CIF in the form of shares and we refer you to Schedule 1 which sets out the Charity's name, the number of shares held with the CIF and a valuation of holding at 30.06.2024. The largest of these is the Baker Sandford United Charity with 3,401.44 shares and the smallest is the Thomas Tooker Charity with 2.47 shares. The income from these is paid directly into the Charity's Bank Current Account.

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELLS, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2025 (continued)

<u>Purchased Investments</u> (new since 1995)	<u>Value at 30.06.25</u>	<u>Value at 30.06.24</u>
	£	£
8,025.09 COIF	155,803	163,246
321 Premier Milton Groul Plc (was originally 1066 Milton Group Share)	129	231
	155,932	163,477

CIF Investment Funds (original)

196.19 Accumulating shares with COIF	49,622	50,550
8,444.17 Shares with COIF	163,938	171,768
Various other funds with COIF see schedule 1	96,860	101,488
	310,420	323,806

	<u>2025</u>	<u>2024</u>
	£	£
3 <u>Administration Costs</u>		
Insurance	910	24
Printing, Postage, Stationery and Telephone	392	237
Bank Charges	146	159
	1448	420
4 <u>Investment Property Costs</u>		
Property Repairs and Renewals	30,802	58,494
Property Insurance	4,746	4,662
Light and Heat	1,543	898
Property Rates	2,231	992
	39,322	65,046

5 Accounting Policies

The accounts have been prepared on a Receipts and Payments basis

6 Trustees Remuneration and Expenses

No remuneration or reimbursement of expenses has been made to the Trustees in the year

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 1

LIST OF COIF INVESTMENT FUNDS

Holding in income Shares		Value at 30.6.2025	Value at 30.6.2024
		£	£
196.19	E R F Scheme	49,622.00	50,550.12
52.00	Lawrence Seldon	1,010.00	1,057.77
871.33	John Webb	16,916.00	17,724.42
4.16	A O I	80.76	84.62
14.91	Miss H E Drake	289.47	303.30
261.31	M Franklin	5,073.18	5,315.52
21.84	M E Nosworthy	424.01	444.26
82.55	M A Franklin	1,608.48	1,685.32
16.04	Mary Arthur Charity	311.41	326.28
100.15	Sarah Brown Charity	1,944.35	2,037.23
*0.20 stock	S Brown	3.88	4.07
8.48	T Collins Land	164.63	172.50
64.81	Chamber of Exeter Charity	1,258.25	1,318.35
3.49	T Smallridge	67.76	70.99
2.47	T Tooker	47.95	50.24
6.43	R Herman	124.83	130.80
6.43	Ackland	124.83	130.80
3401.44	Baker and Sandford United	66,036.92	69,191.41
70.77	J Moffatt	1,373.96	1,439.59
16469.24	St Sidwells	319,740.80	335,014.39
		466,223.47	487,051.98

* This holding is in 0.20 2.5% Consolidated Stock

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 2

SCHEDULE OF PROPERTIES HELD BY THE CHARITY (ALL IN EXETER)

		<u>Value</u>	<u>Value</u>
		<u>£</u>	<u>30.6.24</u>
			<u>£</u>
1-6	Bowe Court, Jesmond Road. 6 Flats	1,029,380	1,029,380
2	Ivy Cottages, Jesmond Road. Dwelling House	255,750	255,750
6	Hampton Buildings, Blackboy Road. Flat	172,260	172,260
7	Hampton Buildings, Blackboy Road. Flat	172,260	172,260
25	Blackboy Road, Exeter. 2 Flats	422,180	422,180
26/27	Blackboy Road. 2 Flats	403,260	403,260
11	Garages in Toronto Road	*1 94,920	94,290
26	Marypole Road. Dwellinghouse	210,980	210,980
		2,760,990	2,760,360

*1 As in the previous year, the position regarding conversion of the garages to 3 residential houses is still ongoing. However part of the site which contained an electricity sub-station, was sold. The net proceeds after legal costs was £2,982. The tenants had a Lease which could not be changed, so the Trustees decided to sell the site to the tenant, this being the National Grid. On advice from a local estate agent, the value of the remaining will not be effected by the sale of the sub-station.

**FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE
ANCIENT PARISH OF ST SIDWELL, EXETER**

TRUSTEES ANNUAL REPORT FOR THE YEAR FROM

1ST JULY 2024 TO 30TH JUNE 2025

CHARITY NO: 201038

The purpose of the Charity which incorporates several smaller Charities, is to supply help for the benefit of the poor within the ancient Parish of St Sidwell, Exeter. There is a variety of ways that the Charity can do this, and the Charity does have several properties which are rented out, the rent being considerably lesser than the open market rental value. Also, with the properties the tenants are not needing to do repairs, as the Charity maintains the properties free of cost.

In the year to 30th June 2025 the Trustees decided to sell a small part of the property in Toronto Road which was in fact an electricity sub-station and it had received rent from it over several years. The rent however was minimal and required was a new Lease and this was quite expensive when the Trustees spoke to the solicitor. Also, because of the Lease the tenants had it was not possible to take them off the site and they are a national company, The National Grid Electricity Distribution (SW) PLC. Much thought was given by the Trustees and discussions had at various meetings in relation to this electricity sub-station and it was decided in the end of sell it as the tenant made an offer which was accepted and they paid the Charity's legal costs. Also, it was to the side of the Toronto property which was granted planning permission to take down the garages which formed all of that property and put up three properties. The Trustees are thinking about actually developing this piece of land and building the three properties, it would need some borrowed money from the Bank, but the benefits could be very significant for the Charity. The three houses are all three bedroomed and would fetch reasonable money however presently the property is on the market and there is very little interest except prices offered which are not realistic. However, if the site is cleared and a price has been got for that which is very realistic and the Charity has employed a structural engineer to advise. This structural engineer has acted for the Charity in the past and is a local professional. The site, by the time the new year ends which is the 30th June 2026 should be cleared of the garages and building should be available to be done, however the Council have insisted certain paperwork needs to be completed and also inspection in relation to the site. The Trustees have discussed this with the structural engineer and also the planning consultant who achieved the planning permission. It is hoped therefore to get on with this and clear the site and then get a reputable firm of builders in to give prices to build the houses. The Charity does have significant cash funds, but it will not be enough to do the work and once an estimate is received the Trustees will talk about this again.

The Charity's properties specifically the one on Jesmond Road has some structural problems in relation to land slip. It is built on the top of a town park and serious cracks in the ground by the property have come to light and are getting worse. The City Council have been very unhelpful with regard to this as the land that is slipping away belongs to the Council and they have done some work which was actually a complete waste of time. The consultant engineer was also instructed to look at it and did a report, and his report was sent to the Council and been ignored. One of the Trustees is a solicitor who has retired from practice, and he has been writing to the Council and found them very unhelpful. Even worse was the fact that the Council agreed to meet on site and then did not turn up. This is a serious problem and would be quite expensive for the Charity to put right but it is not their land and therefore pressure is now going to be exerted on to the City Council which may involve legal costs which is something the Charity has tried to avoid. However, with the subsidence like it is there well could be a real problem for the property at the top subsiding or the foundations slipping. The Trustees have this in hand, but what is disappointing for the Charity is the fact that the City Council have not been helpful as they were not helpful in relation to the planning for Toronto Road. There is nothing more to say about the properties the rest of the properties are in good order.

The financial position of the Charity has improved again this year and what has helped is the increase in rent and also investment income. However the investments held by the Charity at the 30th June 2025 compared with 30th June 2024 have reduced by £20,828. Hopefully over the next year this will improve.

Grants have been at a reasonable level this year compared with last year as the Trustees decided to use some of their funds for grants which were wholly needed.

The Trustees are happy with the position that the Charity is in at 30th June 2025 and the state of the finances and properties at that date. The Trustees have always considered the guidance issued by the Charity Commissioners on public benefit when making decisions, however some of these decisions were paramount to providing for the poor. All grants were discussed at Trustees meetings and funds provided or not depending on the Trustees assessment.

Thanks should be given to the Charity Clerk, Terry Tancock for all the work that he has put in. Some of the matters he has had to deal with on behalf of the Charity have been very time consuming and he has dealt with them well.


.....
Mr R Broom (Chairman)

21.03.26
.....
Dated:

THE PARISH LANDS AND OTHER CHARITIES

England & Wales - Charity number 201038

Accounts

FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE
ANCIENT PARISH OF ST SIDWELL, EXETER

TRUSTEES ANNUAL REPORT FOR THE YEAR FROM

1ST JULY 2023 TO 30TH JUNE 2024

CHARITY NO: 201038

The purpose of the Charity which incorporates several smaller Charities is to supply help for the benefit of the poor within the ancient Parish of St Sidwell, Exeter. There is a variety of ways that the Charity can do this and the Charity does have several properties which are rented out, the rent being considerably lesser than the open market value. Also with the properties the tenants are not needing to do repairs as the Charity maintains the properties free of cost.

In the year to 30th June 2024 the receipts and payments account shows a considerable excess of receipts over payments. What has helped the Charity in relation to this is the sale of 3 and 4 Hampton Buildings. This was started a few years ago that the property needed serious repairs but it was an old property and unfortunately it was built without proper footings and it meant that the work needed to change it into a property that was safe to live in was significant. The Charity started dealing with this however the costs just kept getting larger and larger and in the end it was decided by the Trustees to terminate and just sell the properties. In August of this year the properties were sold and £292,625.80 was received from the solicitors. This compensated for the money that had been spent in earlier years, however there is the loss of the properties and the potential rental income. The Charity decided to try and do repairs but it proved beyond their means and therefore the Trustees had to accept the loss that has been incurred. However the money that has come into the Charity has helped its financial position as the money spent on it to when the work finished was significant and it did have an effect by reducing investments and monies in the Bank. Now however the Charity is in a much more comfortable position from a financial point of view and it would like to thank the two people that live in Exeter that lent it money so that it could continue and finish the work as far as it went. The one good aspect of having this money the Charity was able to provide some Grants which is hadn't been in previous years because of the money going out to do the work on the property.

In this year the Toronto Road property was put on the market at a fairly significant price with the hope of selling. The Trustees once they have sold are thinking about purchasing another property to rent out to provide accommodation for the poor and needy in the St Sidwells area. A lot of the properties are quite old that the Charity owns and it is hoped that the money that they receive from the sale of Toronto they can buy a more modern property which will

have a considerably longer life span and will need little doing to it in the near future. However the market for building new houses has taken a slightly backward step because of the economy and the fact that interest rates are so high. It is hope that now it looks like interest rates are going to come down there will be more people looking to purchase. However the Council have deemed it is in their best interest to put out a CILL Liability Notice. This means that, whoever starts the work if it is a firm of builders, has to pay £51,601.79 to Exeter City Council. Mike Beard who is a Trustee is finding it difficult to understand why the City Council are treating the Charity so bad. The prolonged applications to obtain this planning in Toronto Road was hindered greatly by the City Council but without any good reason and now they have sent out this Notice and this will affect the sale of the property as the builder will be made aware. However if a private individual wants to purchase the site and build a house for themselves to live in the CILL Notice can be ignored. That would effectively mean that we have to sell three sites and it is something we are going to have to think about to try and improve the chance of the sales. It is all very disappointing the way the Charity has been hindered by the City Council and without good reason. It is something that Terry Tancock and Mike Beard have been talking about over the last 18 months.

Certainly the Charity now is in a much better financial position, however a restriction needed to be made in relation to Grants so that the Grants are only fulfilled if there is spare funds so that the funds in the Charity are never again driven down to the levels they have been over the last 2 to 4 years. The Charity properties are quite expensive in relation to maintenance and it is something that the Trustees are going to have to sit down and look at so that they can work a plan going forward to try and improve the situation over several years rather than as was tried with 3 and 4 Hampton Buildings. Building work is extremely expensive in the current market and is something that we need to consider going forward in relation to the Charity.

The Trustees are happy with what they have achieved in the last year and certainly getting rid of 3 and 4 Hampton Buildings has been helpful. They have always considered the guidance issued by The Charity Commissioners on public benefit when making decisions, however some of these decisions were paramount to providing for the poor. Any Grants that were made were discussed at Trustees Meetings and either approved or funds were not provided but reasons given.

Thanks should be given to Clerk, Terry Tancock for all the work that he has put in, in this year and in previous years. Some of the matters he has had to deal with on a behalf of the Charity have been very time consuming and he has dealt with them well.

.....
Mr R Broom (Chairman)

.....
Dated:

FEOFFEEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL
EXETER

Charity Number: 201038

ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2024

**Beard & Co
Accountants
Primrose House
6 Blackboy Road
Exeter
Devon
EX4 6SG**

FEOFFEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL,
EXETER

Charity Number: 201038

TRUSTEES AT THE END OF THE FINANCIAL YEAR

Mr R Broom Chairman

Mrs J Hodgin

Miss R M K Meyers

Mr E G M Beard

Mrs D S C Yarde

Mrs P Rogers

ADMINISTRATIVE CLERK

Mr T L Tancock

INDEPENDENT EXAMINER'S REPORT

FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES
IN THE ANCIENT PARISH OF ST SIDWELL, EXETER

Charity Number: 201038

ON ACCOUNTS FOR THE YEAR ENDED
30TH JUNE 2024

SET OUT ON PAGES 1 to 3a

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30th June 2024

Responsibilities and basis of report

As the Charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2001 ("the Act")

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the Act

Independent examiner's statement

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

- Accounting records were not kept in accordance with section 130 of the Act or
- The accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.


E G M BEARD FFA

Date: 22/8/2024

**Beard & Co Accountants,
Primrose House,
6 Blackboy Road,
Exeter,
EX4 6SG**

FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT PARISH

OF ST SIDWELL, EXETER

Charity Number: 201038

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED

30TH JUNE 2024

		<u>Unrestricted</u>	<u>Total</u>	<u>Last Year</u>
		<u>Funds</u>		
	<u>Note</u>	<u>£</u>	<u>£</u>	<u>£</u>
<u>RECEIPTS</u>				
Sale of Properties		292,626	292,626	-
Donations		90	90	270
Rent Received		71,382	71,382	72,462
Wayleave		125	125	125
Investment Income		15,181	15,181	11,849
<u>TOTAL RECEIPTS</u>		<u>379,404</u>	<u>379,404</u>	<u>84,706</u>
<u>PAYMENTS</u>				
Fixtures and Fittings additions		347	347	-
Loans Repairs		115,000	115,000	-
Loan Interest		10,827	10,827	-
Grants - Other		20,900	20,900	400
Administration Costs	3	420	420	1,211
Property Costs	4	65,046	65,046	47,879
Professional Fees		3,944	3,944	5,813
Clerks Expenses		4,780	4,780	4,260
Property Asset additions		1,300	1,300	5,516
		<u>222,564</u>	<u>222,564</u>	<u>65,079</u>
<u>EXCESS OF RECEIPTS OVER PAYMENTS</u>		<u>156,840</u>	<u>156,840</u>	<u>19,627</u>
<u>CASH FUNDS BROUGHT FORWARD</u>		<u>70,387</u>	<u>70,387</u>	<u>50,760</u>
<u>CASH FUNDS CARRIED FORWARD</u>		<u>227,227</u>	<u>227,227</u>	<u>70,387</u>

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

STATEMENT OF ASSETS AND LIABILITIES AT THE

30TH JUNE 2024

	<u>Unrestricted Funds</u>	<u>Total</u>	<u>2023</u>
	<u>£</u>	<u>£</u>	<u>£</u>
<u>CASH FUNDS</u>			
COIF Deposit Fund	180,000		4,817
Bank Accounts - Current Account	47,168		57,196
- Deposit Account	59		57
Balance of loan monies	<u>-</u>	227,227	5,169
<u>INVESTMENT FUNDS (Note 2)</u>			
COIF Investment Funds - Original	323,806		297,747
COIF Investment Funds - Purchased	163,246		150,753
Milton Group Shares	<u>231</u>	487,283	202
<u>PROPERTY INVESTMENT ASSETS (Notes)</u>			
Properties (Schedule 2)	2,760,360		2,985,360
Fixtures and Fittings in Properties	4,506		4,506
Toronto Road Project - Work in Progress	<u>57,942</u>	2,822,808	56,642
<u>TOTAL ASSETS</u>		<u>3,537,318</u>	<u>3,562,449</u>
<u>LIABILITIES</u>			
Professional Fees		4,000	4,000
Personal Loans		-	110,000
		<u>4,000</u>	<u>114,000</u>

This Statement of Assets and Liabilities was approved by the Trustees

For and on behalf of the Trustees 

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2024

1 Properties (see schedule 2 page 5)

The Charity has properties which it owns and they are vested with The Official Custodian. The properties cannot therefore be sold without the express permission of The Charity Commissioners for England and Wales. The Charity has acquired these properties at various times.

A Local Firm of Chartered Surveyors in November 2014 were asked to give a valuation of the Charity's properties at 30th June 2014. Their valuation was the basis of the valuation of the properties as at 30th June 2014. The Trustees over the last three years have spent considerable money bringing the properties to a more modern state. Not much money prior to this had been spent on the properties and they were getting out of date and in need of quite a bit of renovation and also modernising.

In the last few years a considerable amount of money was spent on 3 & 4 Hampton Buildings with the view to modernising it because it is in a very dilapidated state. However unfortunately this did not go well due to unforeseen problems with the structure of these buildings. A plan was set up to do the work however because of these problems costs just escalated to a level that had serious impact on the Charity's finances. 4 Hampton Buildings was modernised and made into 2 flats but because of the structural defect of the property the cost was significant. In the previous year the Trustees considered the cost of completing the work and due to lack of funds decided that they would sell the properties rather than continue with the renovations. The properties were finally sold in August 2023.

The Toronto Road site is now on the market having been put with a local Estate Agent. The housing market in this year was slow, but recently some interest has been noted. The site is ideal for a small building firm. It will sell at some stage and it is hoped with the proceeds to buy another property which the Charity can let.

A discussion was had with a local Estate Agent in relation to the property prices in that year and it was felt that due to a period of difficulty prices did not alter significantly enough to change what is on the accounts brought forward.

2 Investments and CIF Investment Funds

The Charity has funds held by the CIF and there are two general holdings. The first is 196.19 shares in one fund which is an accumulating investment. With this investment monies earned are re-invested in the fund and at 30.06.2023 the value of the shares are as set out on page 3a.

The second holding is 16,469.26 shares made up of two parts of 8,444.17 and 8,025.09. The income from this is paid directly into the Charity's Bank Current Account and the value of these is also set out on page 3a.

There are various other funds held by the CIF in the form of shares and we refer you to Schedule 1 which sets out the Charity's name, the number of shares held with the CIF and a valuation of holding at 30.06.2024. The largest of these is the Baker Sandford United Charity with 3,401.44 shares and the smallest is the Thomas Tooker Charity with 2.47 shares. The income from these is paid directly into the Charity's Bank Current Account.

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELLS, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2024 (continued)

<u>Purchased Investments</u> (new since 1995)	<u>Value at 30.06.24</u>	<u>Value at 30.06.23</u>
	£	£
8,025.09 COIF	163,246	150,753
321 Premier Milton Groul Plc (was originally 1066 Milton Group Share)	231	175
	163,477	150,928

CIF Investment Funds (original)

196.19 Accumulating shares with COIF	50,550	45,403
8,444.17 Shares with COIF	171,768	158,624
Various other funds with COIF see schedule 1	101,488	93,720
	323,806	297,747

	<u>£</u>	<u>2023 £</u>
3 <u>Administration Costs</u>		
Insurance	24	749
Printing, Postage, Stationery and Telephone	237	287
Bank Charges	159	175
	420	1211
4 <u>Investment Property Costs</u>		
Property Repairs and Renewals	58,494	36,071
Property Insurance	4,662	5,943
Light and Heat	898	1,679
Property Rates	992	4,186
	65,046	47,879

5 Accounting Policies

The accounts have been prepared on a Receipts and Payments basis

6 Trustees Remuneration and Expenses

No remuneration or reimbursement of expenses has been made to the Trustees in the year

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 1

LIST OF COIF INVESTMENT FUNDS

Holding in income Shares		Value at 30.6.2023 £	Value at 30.6.2023 £
196.19	E R F Scheme	50,550.12	45,402.62
52.00	Lawrence Seldon	1,057.77	976.83
871.33	John Webb	17,724.42	16,368.02
4.16	A O I	84.62	78.15
14.91	Miss H E Drake	303.30	280.09
261.31	M Franklin	5,315.52	4,908.73
21.84	M E Nosworthy	444.26	410.27
82.55	M A Franklin	1,685.32	1,556.35
16.04	Mary Arthur Charity	326.28	301.31
100.15	Sarah Brown Charity	2,037.23	1,881.33
*0.20 stock	S Brown	4.07	3.76
8.48	T Collins Land	172.50	159.30
64.81	Chamber of Exeter Charity	1,318.35	1,217.46
3.49	T Smallridge	70.99	65.56
2.47	T Tooker	50.24	46.40
6.43	R Herman	130.80	120.79
6.43	Ackland	130.80	120.79
3401.44	Baker and Sandford United	69,191.41	63,896.39
70.77	J Moffatt	1,439.59	1,329.42
16469.24	St Sidwells	335,014.39	309,376.60
		487,051.98	448,500.17

* This holding is in 0.20 2.5% Consolidated Stock

**FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 2

SCHEDULE OF PROPERTIES HELD BY THE CHARITY (ALL IN EXETER)

		<u>Value</u>	<u>Value</u> <u>30.6.23</u>
		<u>£</u>	<u>£</u>
1-6	Bowe Court, Jesmond Road. 6 Flats	1,029,380	1,029,380
2	Ivy Cottages, Jesmond Road. Dwelling House	255,750	255,750
3	Hampton Buildings, Blackboy Road. *	Sold in year	60,000
4	Hampton Buildings, Blackboy Road. 2 Flats *	Sold in year	165,000
6	Hampton Buildings, Blackboy Road. Flat	172,260	172,260
7	Hampton Buildings, Blackboy Road. Flat	172,260	172,260
25	Blackboy Road, Exeter. 2 Flats	422,180	422,180
26/27	Blackboy Road. 2 Flats	403,260	403,260
11	Garages in Toronto Road	*1 94,290	94,290
26	Marypole Road. Dwellinghouse	210,980	210,980
		2,760,360	2,985,360

*1 This property is being converted and plans are going in which will radically alter the value of the garages. Therefore it was felt realistic to leave the value as it is.

* As said in the previous year these 2 properties were for sale and were sold in August 2023. The Trustees agreed to sell these 2 properties as the cost of making these habitable could not be met by the Charity. This was an ongoing project over several years, but due to the age and when they were built, the Trustees realised the Charity had to sell.

FEOFFEEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL
EXETER

Charity Number: 201038

ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2024

Beard & Co
Accountants
Primrose House
6 Blackboy Road
Exeter
Devon
EX4 6SG

FEOFFEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL,
EXETER

Charity Number: 201038

TRUSTEES AT THE END OF THE FINANCIAL YEAR

Mr R Broom Chairman

Mrs J Hodgin

Miss R M K Meyers

Mr E G M Beard

Mrs D S C Yarde

Mrs P Rogers

ADMINISTRATIVE CLERK

Mr T L Tancock

INDEPENDENT EXAMINER'S REPORT

FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES
IN THE ANCIENT PARISH OF ST SIDWELL, EXETER

Charity Number: 201038

ON ACCOUNTS FOR THE YEAR ENDED
30TH JUNE 2024

SET OUT ON PAGES 1 to 3a

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30th June 2024

Responsibilities and basis of report

As the Charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2001 ("the Act")

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the Act

Independent examiner's statement

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

- Accounting records were not kept in accordance with section 130 of the Act or
- The accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.


E G M BEARD FFA

Date: 22/8/2024

**Beard & Co Accountants,
Primrose House,
6 Blackboy Road,
Exeter,
EX4 6SG**

FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT PARISH

OF ST SIDWELL, EXETER

Charity Number: 201038

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED

30TH JUNE 2024

		<u>Unrestricted</u>	<u>Total</u>	<u>Last Year</u>
		<u>Funds</u>		
	<u>Note</u>	<u>£</u>	<u>£</u>	<u>£</u>
<u>RECEIPTS</u>				
Sale of Properties		292,626	292,626	-
Donations		90	90	270
Rent Received		71,382	71,382	72,462
Wayleave		125	125	125
Investment Income		15,181	15,181	11,849
<u>TOTAL RECEIPTS</u>		<u>379,404</u>	<u>379,404</u>	<u>84,706</u>
<u>PAYMENTS</u>				
Fixtures and Fittings additions		347	347	-
Loans Repairs		115,000	115,000	-
Loan Interest		10,827	10,827	-
Grants - Other		20,900	20,900	400
Administration Costs	3	420	420	1,211
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Professional Fees		3,944	3,944	5,813
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Property Asset additions		1,300	1,300	5,516
		<u>222,564</u>	<u>222,564</u>	<u>65,079</u>
<u>EXCESS OF RECEIPTS OVER PAYMENTS</u>		<u>156,840</u>	<u>156,840</u>	<u>19,627</u>
<u>CASH FUNDS BROUGHT FORWARD</u>		<u>70,387</u>	<u>70,387</u>	<u>50,760</u>
<u>CASH FUNDS CARRIED FORWARD</u>		<u>227,227</u>	<u>227,227</u>	<u>70,387</u>

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

STATEMENT OF ASSETS AND LIABILITIES AT THE

30TH JUNE 2024

	<u>Unrestricted Funds</u>	<u>Total</u>	<u>2023</u>
	<u>£</u>	<u>£</u>	<u>£</u>
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<u>TOTAL ASSETS</u>		<u>3,537,318</u>	<u>3,562,449</u>
<u>LIABILITIES</u>			
Professional Fees		4,000	4,000
Personal Loans		-	110,000
		<u>4,000</u>	<u>114,000</u>

This Statement of Assets and Liabilities was approved by the Trustees

For and on behalf of the Trustees 

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2024

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**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELLS, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2024 (continued)

<u>Purchased Investments</u> (new since 1995)	<u>Value at 30.06.24</u>	<u>Value at 30.06.23</u>
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	<u>£</u>	<u>2023 £</u>
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Property Rates	992	4,186
	65,046	47,879

5 Accounting Policies

The accounts have been prepared on a Receipts and Payments basis

6 Trustees Remuneration and Expenses

No remuneration or reimbursement of expenses has been made to the Trustees in the year

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 1

LIST OF COIF INVESTMENT FUNDS

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70.77	J Moffatt	1,439.59	1,329.42
16469.24	St Sidwells	335,014.39	309,376.60
		487,051.98	448,500.17

* This holding is in 0.20 2.5% Consolidated Stock

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 2

SCHEDULE OF PROPERTIES HELD BY THE CHARITY (ALL IN EXETER)

		<u>Value</u>	<u>Value</u> <u>30.6.23</u>
		<u>£</u>	<u>£</u>
1-6	Bowe Court, Jesmond Road. 6 Flats	1,029,380	1,029,380
2	Ivy Cottages, Jesmond Road. Dwelling House	255,750	255,750
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		2,760,360	2,985,360

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THE PARISH LANDS AND OTHER CHARITIES

England & Wales - Charity number 201038

Accounts

FEOFFEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL
EXETER

Charity Number: 201038

ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2023

**Beard & Co
Accountants
Primrose House
6 Blackboy Road
Exeter
Devon
EX4 6SG**

FEOFFEEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL,
EXETER

Charity Number: 201038

TRUSTEES AT THE END OF THE FINANCIAL YEAR

Mr R Broom Chairman

Mrs J Hodgkin

Miss R M K Meyers

Mr E G M Beard

Mrs D S C Yarde

Mrs P Rogers

ADMINISTRATIVE CLERK

Mr T L Tancock

INDEPENDENT EXAMINER'S REPORT
FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES
IN THE ANCIENT PARISH OF ST SIDWELL, EXETER

Charity Number: 201038

ON ACCOUNTS FOR THE YEAR ENDED
30TH JUNE 2023

SET OUT ON PAGES 1 to 3a

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30th June 2023

Responsibilities and basis of report

As the Charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2001 ("the Act")

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the Act

Independent examiner's statement

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

- Accounting records were not kept in accordance with section 130 of the Act or
- The accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.



E G M BEARD FFA

Date: 4/4/2024

**Beard & Co Accountants,
Primrose House,
6 Blackboy Road,
Exeter,
EX4 6SG**

FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT PARISH

OF ST SIDWELL, EXETER

Charity Number: 201038

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED

30TH JUNE 2023

		<u>Unrestricted</u>	<u>Total</u>	<u>Last Year</u>
		<u>Funds</u>		
	<u>Note</u>	<u>£</u>	<u>£</u>	<u>£</u>
<u>RECEIPTS</u>				
Donations		270	270	-
Rent Received		72,462	72,462	71,964
Wayleave		125	125	125
Investment Income		11,849	11,849	11,587
		<u>84,706</u>	<u>84,706</u>	<u>83,676</u>
<u>PRIVATE LOANS</u>		-	-	60,000
<u>TOTAL RECEIPTS</u>		<u>84,706</u>	<u>84,706</u>	<u>143,676</u>
<u>PAYMENTS</u>				
Grants - Other		400	400	400
Administration Costs	3	1,211	1,211	1,116
Property Costs	4	47,879	47,879	123,700
Professional Fees		5,813	5,813	3,720
Clerks Expenses		4,260	4,260	4,140
Property Asset additions		5,516	5,516	116
		<u>65,079</u>	<u>65,079</u>	<u>133,192</u>
<u>EXCESS OF RECEIPTS OVER PAYMENTS</u>		<u>19,627</u>	<u>19,627</u>	<u>10,484</u>
<u>CASH FUNDS BROUGHT FORWARD</u>		<u>50,760</u>	<u>50,760</u>	<u>40,276</u>
<u>CASH FUNDS CARRIED FORWARD</u>		<u>70,387</u>	<u>70,387</u>	<u>50,760</u>

**FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

STATEMENT OF ASSETS AND LIABILITIES AT THE

30TH JUNE 2023

	<u>Unrestricted Funds</u>	<u>Total</u>
	<u>£</u>	<u>£</u>
<u>CASH FUNDS</u>		
COIF Deposit Fund	4,817	
Bank Accounts - Current Account	57,196	
- Deposit Account	57	
Balance of loan monies	<u>5,169</u>	67,239
<u>INVESTMENT FUNDS (Note 2)</u>		
COIF Investment Funds - Original	297,747	
COIF Investment Funds - Purchased	150,753	
Milton Group Shares	<u>202</u>	448,702
<u>PROPERTY INVESTMENT ASSETS (Notes)</u>		
Properties (Schedule 2)	2,985,360	
Fixtures and Fittings in Properties	4,506	
Toronto Road Project - Work in Progress	<u>56,642</u>	3,046,508
<u>TOTAL ASSETS</u>		<u><u>3,562,449</u></u>
<u>LIABILITIES</u>		
Professional Fees		4,000
Personal Loans		<u>110,000</u>
		114,000

This Statement of Assets and Liabilities was approved by the Trustees



For and on behalf of the Trustees

**FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2023

1 Properties (see schedule 2 page 5)

The Charity has properties which it owns and they are vested with The Official Custodian. The properties cannot therefore be sold without the express permission of The Charity Commissioners for England and Wales. The Charity has acquired these properties at various times.

A Local Firm of Chartered Surveyors in November 2014 were asked to give a valuation of the Charity's properties at 30th June 2014. Their valuation was the basis of the valuation of the properties as at 30th June 2014. The Trustees over the last three years have spent considerable money bringing the properties to a more modern state. Not much money prior to this had been spent on the properties and they were getting out of date and in need of quite a bit of renovation and also modernising.

In the last few years a considerable amount of money was spent on 3 & 4 Hampton Buildings with the view to modernising it because it is in a very dilapidated state. However unfortunately this did not go well due to unforeseen problems with the structure of these buildings. A plan was set up to do the work however because of these problems costs just escalated to a level that had serious impact on the Charity's finances. 4 Hampton Buildings was modernised and made into 2 flats but because of the structural defect of the property the cost was significant. In the previous year the Trustees considered the cost of completing the work and due to lack of funds decided that they would sell the properties rather than continue with the renovations. The 2 properties were sold 2 months after this accounts year end.

Unfortunately 3 & 4 Hampton Buildings were built a very long time ago without footings and this has meant that the properties have moved considerably. Effectively 4 Hampton Buildings was taken right down to the floor and footings put in and rebuilt, this was well beyond what was originally thought. 3 Hampton Buildings also has the same problem and therefore it is not viable for the Charity to modernise it but to sell it.

With regard to the Toronto property development site as you are aware planning was refused on several occasions. Even though the City Planning Officers had approved it on two occasions it was turned down. There was no reason that the City Council should have been this difficult in relation to this and Mr Tancock and Michael Beard have some concerns in relation to the professionalism of the Planning Office at Exeter City Council. They brought up various items to provide objections one of them was a tree in the persons garden above where the site is. The Council said that it could cause damage to the tree yet when a report was obtained from a professional in relation to this, this was proved not to be a reasonable excuse to deny the planning. It is very difficult for the Trustees to understand why the Council acted in this way when the Charity does so much good for the community in which Toronto Road sits. The Charity provides accommodation for the poor, the sick and needy in Exeter at extremely reduced rates of rent and where the properties are kept up to standard by the Charity. Overall this is a very damning situation as it has cost the Charity considerable monies trying to obtain the relevant planning permission needed. The properties on site being garages were in a very dilapidated state and needed to come down and putting up accommodation being three houses besides helping the Charity in relation to cash flow, would also have helped the Council to provide accommodation as they needed to. The Charity lost considerable monies in relation to 3 and 4 Hampton Buildings and this was through no fault of their own but the sale of the Toronto Road site will help restore some of the monies lost so that the Charity can continue to do its good work.

A discussion was had with a local Estate Agent in relation to the property prices

in that year and it was felt that due to a period of difficulty prices did not alter significantly enough to change what is on the accounts brought forward.

2 Investments and CIF Investment Funds

The Charity has funds held by the CIF and there are two general holdings. The first is 196.19 shares in one fund which is an accumulating investment. With this investment monies earned are re-invested in the fund and at 30.06.2023 the value of the shares are as set out on page 3a.

The second holding is 16,469.26 shares made up of two parts of 8,444.17 and 8,025.09. The income from this is paid directly into the Charity's Bank Current Account and the value of these is also set out on page 3a.

There are various other funds held by the CIF in the form of shares and we refer you to Schedule 1 which sets out the Charity's name, the number of shares held with the CIF and a valuation of holding at 30.06.2023. The largest of these is the Baker Sandford United Charity with 3,401.44 shares and the smallest is the Thomas Tooker Charity with 2.47 shares. The income from these is paid directly into the Charity's Bank Current Account.

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELLS, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2022 (continued)

<u>Purchased Investments</u> (new since 1995)	<u>Value at 30.06.23</u>
	£
8,025.09 COIF	150,752.84
321 Premier Milton Groul Plc (was originally 1066 Milton Group Share)	175.00
	150,927.84

CIF Investment Funds (original)

196.19 Accumulating shares with COIF	45,402.62
8,444.17 Shares with COIF	158,624.52
Various other funds with COIF see schedule 1	93,720.19
	297,747.33

	<u>2022</u>	
	£	£
3 <u>Administration Costs</u>		
Insurance	749	673
Printing, Postage, Stationery and Telephone	287	390
Bank Charges	175	53
	1211	1116
4 <u>Investment Property Costs</u>		
Property Repairs and Renewals	36,071	105,442
Property Insurance	5,943	4,929
Light and Heat	1,679	2,072
Property Rates	4,186	3,723
	47,879	116,166

5 Accounting Policies

The accounts have been prepared on a Receipts and Payments basis

6 Trustees Remuneration and Expenses

No remuneration or reimbursement of expenses has been made to the Trustees in the year

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 1

LIST OF COIF INVESTMENT FUNDS

Holding in income Shares		Value at 30.6.2023 £	Value at 30.6.2022 £
196.19	E R F Scheme	45,402.62	42,729.79
52.00	Lawrence Seldon	976.83	946.77
871.33	John Webb	16,368.02	15,864.48
4.16	A O I	78.15	75.74
14.91	Miss H E Drake	280.09	271.47
261.31	M Franklin	4,908.73	4,757.42
21.84	M E Nosworthy	410.27	397.65
82.55	M A Franklin	1,556.35	1,508.47
16.04	Mary Arthur Charity	301.31	292.04
100.15	Sarah Brown Charity	1,881.33	1,823.45
*0.20 stock	S Brown	3.76	3.64
8.48	T Collins Land	159.30	154.40
64.81	Chamber of Exeter Charity	1,217.46	1,180.10
3.49	T Smallridge	65.56	63.54
2.47	T Tooker	46.40	44.97
6.43	R Herman	120.79	117.07
6.43	Ackland	120.79	117.07
3401.44	Baker and Sandford United	63,896.39	61,930.70
70.77	J Moffatt	1,329.42	1,288.52
16469.24	St Sidwells	309,376.60	299,859.11
		448,500.17	433,426.40

* This holding is in 0.20 2.5% Consolidated Stock

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 2

SCHEDULE OF PROPERTIES HELD BY THE CHARITY (ALL IN EXETER)

		<u>Value</u>	<u>Value</u> <u>30.6.22</u>
		<u>£</u>	<u>£</u>
1-6	Bowe Court, Jesmond Road. 6 Flats	1,029,380	1,029,380
2	Ivy Cottages, Jesmond Road. Dwelling House	255,750	255,750
3	Hampton Buildings, Blackboy Road. *	60,000	60,000
4	Hampton Buildings, Blackboy Road. 2 Flats *	165,000	165,000
6	Hampton Buildings, Blackboy Road. Flat	172,260	172,260
7	Hampton Buildings, Blackboy Road. Flat	172,260	172,260
25	Blackboy Road, Exeter. 2 Flats	422,180	422,180
26/27	Blackboy Road. 2 Flats	403,260	403,260
11	Garages in Toronto Road	*1 94,290	94,290
26	Marypole Road. Dwellinghouse	210,980	210,980
		2,985,360	2,985,360

*1 This property is being converted and plans are going in which will radically alter the value of the garages. Therefore it was felt realistic to leave the value as it is.

* These 2 properties were being developed to produce flats, however, the development was ceased in the previous year due to the problems with the property structure. The Trustees have decided to sell these properties. The value was that agreed with the local Estate Agent.

**FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE
ANCIENT PARISH OF ST SIDWELL, EXETER**

TRUSTEES ANNUAL REPORT FOR THE YEAR FROM

1ST JULY 2022 TO 30TH JUNE 2023

CHARITY NO: 201038

The purpose of the Charity which incorporates several smaller Charities is to supply help for the benefit of the poor within the Ancient Parish of St Sidwells, Exeter. There is a variety of ways that the Charity can do this and the Charity does have several properties which are rented out, the rent being considerably lesser than the open market value. Also with the properties the tenants are not needing to do repairs as the Charity maintains the properties free of cost.

In this year to the 30th June 2023 the Charity's Receipts and Payments account showed an excess of receipts against payments out of £19,627. What has helped this Charity in this year was the fact that they did not have to spend further large amounts of monies on the development of 3 and 4 Hampton Buildings which did prove a disaster for the Charity over the previous couple of years the development was going on. Most of this was caused by unforeseen circumstances in the cost of developing the two properties into four flats. The original figure given by the builder and the architect changed dramatically once these faults came to light. The Charity had used a considerable amount of its reserves and the Trustees when they considered all of this and the extra cost involved the best option was to sell the properties as they were. In this year there was some money spent in relation to 3 and 4 Hampton Buildings paying off costs incurred at the end of the previous year, paid for in this year. A buyer for the property was found right at the end of this year with a sale expected to take place within two or three months of the year end. A price of £300,000 was agreed however a considerable amount more money than that was spent on getting the properties to the level they are at the 30th June 2023. The only reason that the Charity could continue as far as it did was with the help of two local business women and the Charity would like to thank them for helping it when it was in a dire financial position.

In this year the development of Toronto Road which was an ongoing problem caused by Exeter City Council. In previous years the Planning Officers had helped the Charity on two occasions and said they should apply for planning which was then turned down. There was a constant barrier put up by Exeter City Council in relation to this development. What we as Trustees cannot understand is why this occurred as what we are looking at was a line of old garages falling down which nobody in the road wanted. The alternative we offered was to build three nice houses there which would give the Charity some of its money back it had lost

in relation to 3 and 4 Hampton Buildings. Exeter City Council tried all that it could to refuse the planning and in fact in one instance brought in the fact of a tree in the garden of a person above the development suggesting that the development could cause it to die. However when a professional was engaged to look at this it was proved that this was a completely incorrect assumption. It is unfortunate that the City Council have behaved in this way in relation to a Charity which has been in the City since the 1400s, but what is concerning the Trustees is why the City Council Planning Department took this stance. The Trustees took the stance that they needed to go to appeal, however the appeal was not within this year. At the time of completing the Annual Report we can confirm that planning has been granted and the Charity will be looking toward selling the development so that its funds can be back to a level capable of sustaining its good works. It should be pointed out also that one of the properties the Charity owns next to a park has a serious problem with movement of earth and it is something that is going to need to be looked at and a consultant engineer has been asked to give his opinion. Exeter City Council said they were going to deal with it but have not and again we cannot understand why they are not willing to help the Charity. We are going to have to consider meeting with the City Council Planning department and finding out why we have had all of these problems. They are unreasonable in the way they have dealt with them and have shown a complete lack of the fact that they are dealing with a Charity. Especially a Charity that does so much good for the City. It provide properties for poor people and it means that the City Council don't have to do that themselves.

The Trustees have been happy with the objectives they have achieved to date. They have always considered the guidance issued by the Charity Commissioners on public benefit when making decisions, however some of these decisions were paramount to providing for the poor. Any grants that were made were discussed at Trustees Meetings and either approved or funds were not provided but reasons given.

Thanks should be given to Clerk Terry Tancock for all the work that he has put in, in the year in dealing with various building works, record keeping and dealing with the matters of the Charity.

.....*R B Broom*.....
Mr R Broom (Chairman)

.....*5/4/21*.....
Dated

THE PARISH LANDS AND OTHER CHARITIES

England & Wales - Charity number 201038

Accounts

FEOFFEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL
EXETER

Charity Number: 201038

ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2022

**Beard & Co
Accountants
Primrose House
6 Blackboy Road
Exeter
Devon
EX4 6SG**

FEOFFEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL,
EXETER

Charity Number: 201038

TRUSTEES AT THE END OF THE FINANCIAL YEAR

Mr R Broom Chairman

Mrs J Hodgkin

Miss R M K Meyers

Mr M J Vizard

Mrs D S C Yarde

ADMINISTRATIVE CLERK

Mr T L Tancock

INDEPENDENT EXAMINER'S REPORT
FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES
IN THE ANCIENT PARISH OF ST SIDWELL, EXETER

Charity Number: 201038

ON ACCOUNTS FOR THE YEAR ENDED
30TH JUNE 2022

SET OUT ON PAGES 1 to 3a

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30th June 2022

Responsibilities and basis of report

As the Charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2001 ("the Act")

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the Act

Independent examiner's statement

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

- Accounting records were not kept in accordance with section 130 of the Act or
- The accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.



E G M BEARD FFA

Date:

6/4/2023

**Beard & Co Accountants,
Primrose House,
6 Blackboy Road,
Exeter,
EX4 6SG**

FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT PARISH

OF ST SIDWELL, EXETER

Charity Number: 201038

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED

30TH JUNE 2022

		<u>Unrestricted</u>	<u>Total</u>	<u>Last Year</u>
		<u>Funds</u>		
	<u>Note</u>	<u>£</u>	<u>£</u>	<u>£</u>
<u>RECEIPTS</u>				
Rent Received		71,964	71,964	63,569
Wayleave		125	125	125
Investment Income		11,587	11,587	11,290
		<u>83,676</u>	<u>83,676</u>	<u>74,984</u>
<u>PRIVATE LOANS</u>		<u>60,000</u>	<u>60,000</u>	<u>55,000</u>
<u>TOTAL RECEIPTS</u>		<u>143,676</u>	<u>143,676</u>	<u>129,984</u>
<u>PAYMENTS</u>				
Grants - Other		400	400	500
Administration Costs	3	1,116	1,116	894
Property Costs	4	123,700	123,700	237,219
Professional Fees		3,720	3,720	13,047
Clerks Expenses		4,140	4,140	3,990
Property Asset additions		116	116	10,298
		<u>133,192</u>	<u>133,192</u>	<u>265,948</u>
<u>INVESTMENT PURCHASES</u>		<u>-</u>	<u>-</u>	<u>-</u>
<u>TOTAL PAYMENTS</u>		<u>133,192</u>	<u>133,192</u>	<u>265,948</u>
<u>EXCESS OF RECEIPTS OVER PAYMENTS</u>		<u>10,484</u>	<u>10,484</u>	<u>(135,964)</u>
<u>CASH FUNDS BROUGHT FORWARD</u>		<u>40,276</u>	<u>40,276</u>	<u>176,240</u>
<u>CASH FUNDS CARRIED FORWARD</u>		<u>50,760</u>	<u>50,760</u>	<u>40,276</u>

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

STATEMENT OF ASSETS AND LIABILITIES AT THE

30TH JUNE 2022

	<u>Unrestricted</u>	<u>Total</u>
	<u>Funds</u>	<u>£</u>
	<u>£</u>	<u>£</u>
<u>CASH FUNDS</u>		
COIF Deposit Fund	4,816	
Bank Accounts - Current Account	28,614	
- Deposit Account	58	
Balance of loan monies	<u>17,272</u>	50,760
<u>INVESTMENT FUNDS (Note 2)</u>		
COIF Investment Funds - Original	287,311	
COIF Investment Funds - Purchased	146,115	
Milton Group Shares	<u>203</u>	433,629
<u>PROPERTY INVESTMENT ASSETS (Notes)</u>		
Properties (Schedule 2)	2,985,360	
Fixtures and Fittings in Properties	4,159	
Toronto Road Project - Work in Progress	<u>51,126</u>	3,040,645
<u>TOTAL ASSETS</u>		<u><u>3,525,034</u></u>
<u>LIABILITIES</u>		
Professional Fees		1,800
Personal Loans		115,000
		<u>116,800</u>

This Statement of Assets and Liabilities was approved by the Trustees



For and on behalf of the Trustees

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2022

1 Properties (see schedule 2 page 5)

The Charity has properties which it owns and they are vested with The Official Custodian. The properties cannot therefore be sold without the express permission of The Charity Commissioners for England and Wales. The Charity has acquired these properties at various times.

A Local Firm of Chartered Surveyors in November 2014 were asked to give a valuation of the Charity's properties at 30th June 2014. Their valuation was the basis of the valuation of the properties as at 30th June 2014. The Trustees over the last three years have spent considerable money bringing the properties to a more modern state. Not much money prior to this had been spent on the properties and they were getting out of date and in need of quite a bit of renovation and also modernising.

In this year a considerable amount of money was spent on 3 & 4 Hampton Buildings with the view to modernising it because it is in a very dilapidated state. However unfortunately this did not go well due to unforeseen problems with the structure of these buildings. A plan was set up to do the work however because of these problems costs just escalated to a level that had serious impact on the Charity's finances. 4 Hampton Buildings was modernised and made into 2 flats but because of the structural defect of the property the cost was significant. In this year the Trustees have considered the cost of completing the work and due to lack of funds decided that they would sell the properties rather than continue with the renovations.

Unfortunately 3 & 4 Hampton Buildings were built a very long time ago without footings and this has meant that the properties have moved considerably. Effectively 4 Hampton Buildings was taken right down to the floor and footings put in and rebuilt, this was well beyond what was originally thought. 3 Hampton Buildings also has the same problem and therefore it is not viable for the Charity to modernise it but to sell it.

The situation with regard to the Toronto Road property is that it has been refused planning permission three times now the first two times even though the planning officer instructed our architect to submit plans based on certain information that he was happy with. The final time it is quite clear from the way the planning officer dealt with it that we were not going to get planning permission and that is what has happened. The Trustees have talked about this and have decided to go to Appeal as the reason for the refusal, according to the professional dealing with the application was poor in the extreme. The sale of these garages would provide funds to put back into the Charity so that it could consider purchasing more up to date property with the funds from the sale of 3 & 4 Hampton Buildings. The Charity did have to borrow money in this period to help it with its finances and was able to provide it through private sources at a very low rate of interest.

The properties value has been discussed with a local Estate Agent to give an up to date value at 30th June 2022, based on property price increases in the City over this year. They believe that the values shown should remain as in the previous year due to local property prices remaining about the same caused by the after affects of the pandemic.

2 Investments and CIF Investment Funds

The Charity has funds held by the CIF and there are two general holdings. The first is 196.19 shares in one fund which is an accumulating investment.

With this investment monies earned are re-invested in the fund and at 30.06.2022 the value of the shares are as set out on page 3a.

The second holding is 16,469.26 shares made up of two parts of 8,444.17 and 8,025.09. The income from this is paid directly into the Charity's Bank Current Account and the value of these is also set out on page 3a.

There are various other funds held by the CIF in the form of shares and we refer you to Schedule 1 which sets out the Charity's name, the number of shares held with the CIF and a valuation of holding at 30.06.2022. The largest of these is the Baker Sandford United Charity with 3,401.44 shares and the smallest is the Thomas Tooker Charity with 2.47 shares. The income from these is paid directly into the Charity's Bank Current Account.

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELLS, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2022 (continued)

<u>Purchased Investments</u> (new since 1995)	<u>Value at 30.06.22</u>
	£
8,025.09 COIF	146,115
1,066.00 Milton Group Shares	203
	146,318

CIF Investment Funds (original)

196.19 Accumulating shares with COIF	42,730
8,444.17 Shares with COIF	153,743
Various other funds with COIF see schedule 1	90,838
	287,311

	<u>£</u>	<u>2021 £</u>
3 <u>Administration Costs</u>		
Insurance	673	581
Printing, Postage, Stationery and Telephone	390	313
Bank Charges	53	-
	1116	894
4 <u>Investment Property Costs</u>		
Property Repairs and Renewals	105,442	227,760
Property Insurance	4,929	4,474
Light and Heat	2,072	1,408
Property Rates	3,723	3,577
	116,166	237,219

5 Accounting Policies

The accounts have been prepared on a Receipts and Payments basis

6 Trustees Remuneration and Expenses

No remuneration or reimbursement of expenses has been made to the Trustees in the year

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 1

LIST OF COIF INVESTMENT FUNDS

<u>Holding in income Shares</u>		<u>Value at 30.6.2022</u>	<u>Value at 30.6.2021</u>
		<u>£</u>	<u>£</u>
196.19	E R F Scheme	42,729.79	43,860.28
52.00	Lawrence Seldon	946.77	999.22
871.33	John Webb	15,864.48	16,743.22
4.16	A O I	75.74	79.94
14.91	Miss H E Drake	271.47	286.51
261.31	M Franklin	4,757.42	5,021.25
21.84	M E Nosworthy	397.65	419.67
82.55	M A Franklin	1,508.47	1,592.02
16.04	Mary Arthur Charity	292.04	308.22
100.15	Sarah Brown Charity	1,823.45	1,924.45
*0.20 stock	S Brown	3.64	3.84
8.48	T Collins Land	154.40	162.95
64.81	Chamber of Exeter Charity	1,180.10	1,245.37
3.49	T Smallridge	63.54	67.06
2.47	T Tooker	44.97	47.46
6.43	R Herman	117.07	123.56
6.43	Ackland	117.07	123.56
3401.44	Baker and Sandford United	61,930.70	65,361.05
70.77	J Moffatt	1,288.52	1,359.90
16469.24	St Sidwells	299,859.11	316,468.36
		433,426.40	456,197.89

* This holding is in 0.20 2.5% Consolidated Stock

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 2

SCHEDULE OF PROPERTIES HELD BY THE CHARITY (ALL IN EXETER)

		<u>Value</u>	<u>Value</u> <u>30.6.21</u>
		<u>£</u>	<u>£</u>
1-6	Bowe Court, Jesmond Road. 6 Flats	1,029,380	1,029,380
2	Ivy Cottages, Jesmond Road. Dwelling House	255,750	255,750
3	Hampton Buildings, Blackboy Road. *	60,000	60,000
4	Hampton Buildings, Blackboy Road. 2 Flats *	165,000	165,000
6	Hampton Buildings, Blackboy Road. Flat	172,260	172,260
7	Hampton Buildings, Blackboy Road. Flat	172,260	172,260
25	Blackboy Road, Exeter. 2 Flats	422,180	422,180
26/27	Blackboy Road. 2 Flats	403,260	403,260
11	Garages in Toronto Road	*1 94,290	94,290
26	Marypole Road. Dwellinghouse	210,980	210,980
		2,985,360	2,985,360

*1 This property is being converted and plans are going in which will radically alter the value of the garages. Therefore it was felt realistic to leave the value as it is.

* These 2 properties were being developed to produce flats, however, the development was ceased in this year due to the problems with the property structure. The Trustees have decided to sell these properties. The value was that agreed with the local Estate Agent.

**FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE
ANCIENT PARISH OF ST SIDWELL, EXETER**

TRUSTEES ANNUAL REPORT FOR THE YEAR FROM

1ST JULY 2021 TO 30TH JUNE 2022

CHARITY NO: 201038

The purpose of the Charity which incorporates several smaller Charities is to supply help for the benefit of the poor within the Ancient Parish of St Sidwells, Exeter. There is a variety of ways that the Charity can do this and the Charity does have several properties which are rented out, the rent being considerably lesser than the open market value.

The Charity in this year has an excess of income over expenditure. The Charity gave out grants. It gave out a small grant but due to the financial situation caused by the development of 3 & 4 Hampton Buildings, it gave out no other grant.

The development 3 & 4 Hampton Buildings has proved very difficult and because of unforeseen circumstances the cost of developing them into four flats was considered unrealistic for the Charity. It was therefore decided in this year to sell these 2 properties and what has caused the problem is the fact of the structural defects in the properties and the costs of actually doing all the work. The original figure given by the builder and the architect changed dramatically once these faults came to light. However the Charity has used a significant amount of its reserves in trying to deal with this but finally it has accepted the fact that it cannot keep funding this project. It might have been different if they could have sold the Garages in Toronto Road which they have applied for planning permission for three houses. However the Council have proved to be very difficult about this even though in the first two applications the application was based on advice from the planning officer for the Council. The Charity is still going to proceed with this and has gone to appeal based on the advice of their planning consultants as they feel that the reason given by the City Council was poor in the extreme. The Charity has had to borrow money and luckily was able to do so from a private source at a very good rate of interest and this was from two local business women. They wanted to help the Charity for the good that it does within the community.

The Trustees decided that the properties 3 & 4 Hampton Buildings will be sold and work has stopped on them and they have been given to a local estate agent to sell and a buyer has been found. This has been an unfortunate situation for the Charity. The Trustees will need to sit down and consider the properties one by one to discuss the state they are in. It was thought to have a valuation but in agreement with a local Estate Agent a value was given

based on property prices in the area to keep costs down. A full valuation will be undertaken at 30.6.2023.

The Trustees have been happy with the objectives they have achieved to date. They have always considered the guidance issued by The Charity Commissioners on public benefit when making decisions however some of these decisions were paramount to providing for the poor. Any grants that were made were discussed at Trustee meetings and either approved or funds were not provided but reasons given.

Thanks should be given to the Clerk Mr Tancock for all the work that he has put in, in the year in dealing with the various building works, record keeping and dealing with the matters of the Charity.


.....
Mr R Broom (Chairman)

6-4-2023
.....
Dated

THE PARISH LANDS AND OTHER CHARITIES

England & Wales - Charity number 201038

Accounts

**FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE
ANCIENT PARISH OF ST SIDWELL, EXETER**

TRUSTEES ANNUAL REPORT FOR THE YEAR FROM

1ST JULY 2020 TO 30TH JUNE 2021

CHARITY NO: 201038

The purpose of the Charity which incorporates several smaller Charities is to supply help for the benefit of the poor within the Ancient Parish of St Sidwells, Exeter. There is a variety of ways that the Charity can do this and the Charity does have several properties which are rented out, the rent being considerably lesser than the open market value.

The Charity in this year has a fairly significant excess of income over expenditure due to the work undertaken on 3 & 4 Hampton Buildings in Exeter. It therefore restricted the ability of the Charity to give out grants, it gave out two small grants but due to the financial situation decided not to pass on any other grants.

The development 3 & 4 Hampton Buildings has proved very difficult and because of unforeseen circumstances the cost of developing them into four flats was considered unrealistic for the Charity. It was therefore decided after the year end to sell these 2 properties and what has caused the problem is the fact of the structural defects in the properties and the costs of actually doing all the work. The original figure given by the builder and the architect changed dramatically once these faults came to light. However the Charity has used a significant amount of its reserves in trying to deal with this but finally it has accepted the fact that it cannot keep funding this project. It might have been different if they could have sold the Garages in Toronto Road which they have applied for planning permission for three houses. However the Council have proved to be very difficult about this even though in the first two applications the application was based on advice from the planning officer for the Council. The Charity is still going to proceed with this and go to appeal based on the advice of their planning consultants as they feel that the reason given by the City Council was poor in the extreme. The Charity has had to borrow money and luckily was able to do so from a private source at a very good rate of interest and this was from a local business woman and the administrative clerk, Mr Tancock. They wanted to help the Charity for the good that it does within the community.

The Trustees have decided that the properties 3 & 4 Hampton Buildings will be sold and work has stopped on them and they have been given to a local estate agent to sell but this has all taken place after the end of this year. This has been an unfortunate situation for the Charity and they have asked the estate agents to look at all their other properties and this valuation

will take place at the end of June 2022. They will then need to sit down and consider the properties one by one to discuss the state they are in. It was thought to have a valuation and an input from these local estate agents on the existing properties however Covid 19 outbreak meant it was very difficult for them to come to all the properties. However at the end of June 2022 they will be able to do this.

The Trustees have been happy with the objectives they have achieved to date. They have always considered the guidance issued by The Charity Commissioners on public benefit when making decisions however some of these decisions were paramount to providing for the poor. Any grants that were made were discussed at Trustee meetings and either approved or funds were not provided but reasons given.

Thanks should be given to the Clerk Mr Tancock for all the work that he has put in, in the year in dealing with the various building works, record keeping and dealing with the matters of the Charity.

Mr R Broom
Mr R Broom (Chairman)

10/11/2022
Dated

FEOFFEEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL
EXETER

Charity Number: 201038

ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2021

**Beard & Co
Accountants
Primrose House
6 Blackboy Road
Exeter
Devon
EX4 6SG**

FEOFFEEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL,
EXETER

Charity Number: 201038

TRUSTEES AT THE END OF THE FINANCIAL YEAR

Mr R Broom Chairman

Mrs J Hodgin

Miss R M K Meyers

Mr M J Vizard

Mrs D S C Yarde

ADMINISTRATIVE CLERK

Mr T L Tancock

INDEPENDENT EXAMINER'S REPORT
FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES
IN THE ANCIENT PARISH OF ST SIDWELL, EXETER

Charity Number: 201038

ON ACCOUNTS FOR THE YEAR ENDED
30TH JUNE 2021

SET OUT ON PAGES 1 to 3a

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30th June 2021

Responsibilities and basis of report

As the Charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2001 ("the Act")

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the Act

Independent examiner's statement

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

- Accounting records were not kept in accordance with section 130 of the Act or
- The accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.


E G M BEARD FFA

Date: 7/4/2022

Beard & Co Accountants,
Primrose House,
6 Blackboy Road,
Exeter,
EX4 6SG

FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT PARISH

OF ST SIDWELL, EXETER

Charlty Number: 201038

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED

30TH JUNE 2021

	<u>Note</u>	<u>Unrestricted Funds</u> £	<u>Total</u> £	<u>Last Year</u> £
<u>RECEIPTS</u>				
Sundry Income		-	-	182
Rent Received		63,569	63,569	57,951
Wayleave		125	125	125
Investment Income		11,290	11,290	11,736
		<u>74,984</u>	<u>74,984</u>	<u>69,994</u>
<u>PRIVATE LOANS</u>		55,000	55,000	-
<u>INVESTMENT SALES</u>		-	-	198,470
<u>TOTAL RECEIPTS</u>		<u>129,984</u>	<u>129,984</u>	<u>268,464</u>
<u>PAYMENTS</u>				
Grants - Educational		-	-	-
- Other		500	500	600
- Parochial Christmas Grants		-	-	-
Administration Costs	3	894	894	1,233
Property Costs	4	237,219	237,219	71,839
Professional Fees		13,047	13,047	24,439
Clerks Expenses		3,990	3,990	3,750
Portfolio Charges		-	-	2,400
Property Asset additions		10,298	10,298	5,080
		<u>265,948</u>	<u>265,948</u>	<u>109,341</u>
<u>INVESTMENT PURCHASES</u>		-	-	-
<u>TOTAL PAYMENTS</u>		<u>265,948</u>	<u>265,948</u>	<u>109,341</u>
<u>EXCESS OF PAYMENTS OVER RECEIPTS</u>		<u>(135,964)</u>	<u>(135,964)</u>	<u>159,123</u>
<u>CASH FUNDS BROUGHT FORWARD</u>		<u>176,240</u>	<u>176,240</u>	<u>17,117</u>
<u>CASH FUNDS CARRIED FORWARD</u>		<u>40,276</u>	<u>40,276</u>	<u>176,240</u>

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

STATEMENT OF ASSETS AND LIABILITIES AT THE

30TH JUNE 2021

	<u>Unrestricted Funds</u>	<u>Total</u>
	<u>£</u>	<u>£</u>
<u>CASH FUNDS</u>		
COIF Deposit Fund	4,816	
Bank Accounts - Current Account	35,402	
- Deposit Account	<u>58</u>	40,276
<u>INVESTMENT FUNDS (Note 2)</u>		
COIF Investment Funds - Original	301,989	
COIF Investment Funds - Purchased	154,208	
Milton Group Shares	<u>203</u>	456,400
<u>PROPERTY INVESTMENT ASSETS (Notes)</u>		
Properties (Schedule 2)	2,985,360	
Fixtures and Fittings in Properties	4,159	
Toronto Road Project - Work in Progress	<u>51,010</u>	3,040,529
<u>TOTAL ASSETS</u>		<u><u>3,537,205</u></u>
<u>LIABILITIES</u>		
Professional Fees		3,720
Personal Loans		55,000
		<u>58,720.00</u>

This Statement of Assets and Liabilities was approved by the Trustees

M.B. Brown

For and on behalf of the Trustees

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charlty Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2021

1 Properties (see schedule 2 page 5)

The Charity has properties which it owns and they are vested with The Official Custodian. The properties cannot therefore be sold without the express permission of The Charity Commisssioners for England and Wales. The Charity has acquired these properties at various times.

A Local Firm of Chartered Surveyors in November 2014 were asked to give a valuation of the Charlty's properties at 30th June 2014. Their valuation was the basis of the valuation of the properties as at 30th June 2014. The Trustees over the last three years have spent considerable money bringing the properties to a more modern state. Not much money prior to this had been spent on the properties and they were getting out of date and in need of quite a bit of renovaton and also modernlsing.

In this year a considerable amount of money was spent on 3 & 4 Hampton Buildings with the view to modernising It because it is In a very dilapidated state. However unfortunately this did not go well due to unforeseen problems with the structure of these buildings. A plan was set up to do the work however because of these problems costs just escalated to a level that had serious impact on the Charity's finances. 4 Hampton Buildings was modernised and made into 2 flats but because of the structural defect of the property the cost was significant. In the following year the Trustees have considered the cost of completing the work and due to lack of funds decided that they would sell the properties rather than continue with the renovations.

2 Bowe Court had significant money spent on It and it is now in a reasonable state. Looking at the other properties there is some money to spend over the next couple of years but it is not significant. Unfortunately 3 & 4 Hampton Buildings were built a very long time ago without footings and this has meant that the properties have moved considerably. Effectively 4 Hampton Buildings was taken right down to the floor and footings put in and rebuilt, this was well beyond what was originally thought. 3 Hampton Buildings also has the same problem and therefore it is not viable for the Charity to modernise It but to sell it.

The situation with regard to the Toronto Road property is that is has been refused planning permilssion three times now the first two times even though the planning officer instructed our architect to submit plans based on certain information that he was happy with. The final time it is quite clear from the way the planning officer dealt with it that we were not going to get planning permission and that is what has happened. The Trustees have talked about this and have decided to go to Appeal as the reason for the refusal, according to the professional dealing with the application was poor in the extreme. The sale of these garages would provide funds to put back into the Charity so that it could consider purchasing more up to date property with the funds from the sale of 3 & 4 Hampton Buildings. The Charity did have to borrow money in this period to help it with its finances and was able to provide it through private sources at a very low rate of interest.

The properties have increased significantly In value and the Charlty has taken on the services of a local Estate Agent to give an up to date value at 30th June 2021, based on property price increases in the City over this year. Due to Covid they did not go to the properties but have been engaged to do a professional valuation on 30th June 2022.

2 Investments and CIF Investment Funds

The Charity has funds held by the CIF and there are two general holdings. The first is 196.19 shares in one fund which is an accumulating Investment. With this investment monies earned are re-invested in the fund and at 30.06.2021 the value of the shares are as set out on page 3a.

The second holding is 16,469.26 shares made up of two parts of 8,444.17 and 8,025.09. The Income from this is paid directly into the Charity's Bank Current Account and the value of these is also set out on page 3a.

There are various other funds held by the CIF in the form of shares and we refer you to Schedule 1 which sets out the Charity's name, the number of shares held with the CIF and a valuation of holding at 30.06.2021. The largest of these is the Baker Sandford United Charity with 3,401.44 shares and the smallest is the Thomas Tooker Charity with 2.47 shares. The Income from these is paid directly into the Charity's Bank Current Account.

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELLS, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2021 (continued)

<u>Purchased Investments</u> (new since 1995)	Value at 30.06.21
	£
8,025.09 COIF	154,209
1,066.00 Milton Group Shares	203
	154,412

CIF Investment Funds (original)

196.19 Accumulating shares with COIF	43,860
8,444.17 Shares with COIF	162,260
Various other funds with COIF see schedule 1	95,869
	301,989

	<u>2020</u>	
	£	£
3 <u>Administration Costs</u>		
Insurance	581	553
Printing, Postage, Stationery and Telephone	313	305
Miscellaneous Expenses	-	375
	894	1233
4 <u>Investment Property Costs</u>		
Property Repairs and Renewals	227,760	62,917
Property Insurance	4,474	4,092
Light and Heat	1,408	1,401
Property Rates	3,577	3,429
	237,219	71,839

5 Accounting Policies

The accounts have been prepared on a Receipts and Payments basis

6 Trustees Remuneration and Expenses

No remuneration or reimbursement of expenses has been made to the Trustees in the year

**FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 1

LIST OF COIF INVESTMENT FUNDS

Holding in income <u>Shares</u>		<u>Value at 30.6.2021</u>	<u>Value at 30.6.2020</u>
		<u>£</u>	<u>£</u>
196.19	E R F Scheme	43,860.28	37,105.04
52.00	Lawrence Seldon	999.22	870.07
871.33	John Webb	16,743.22	14,579.18
4.16	A O I	79.94	69.61
14.91	Miss H E Drake	286.51	249.48
261.31	M Franklin	5,021.25	4,372.27
21.84	M E Nosworthy	419.67	365.43
82.55	M A Franklin	1,592.02	1,386.25
16.04	Mary Arthur Charity	308.22	268.38
100.15	Sarah Brown Charity	1,924.45	1,675.72
*0.20 stock	S Brown	3.84	3.35
8.48	T Collins Land	162.95	141.89
64.81	Chamber of Exeter Charity	1,245.37	1,084.41
3.49	T Smallridge	67.06	58.40
2.47	T Tooker	47.46	41.33
6.43	R Herman	123.56	107.59
6.43	Ackland	123.56	107.59
3401.44	Baker and Sandford United	65,361.05	56,913.23
70.77	J Moffatt	1,359.90	1,184.13
16469.24	St Sidwells	316,468.36	275,565.31
		456,197.89	396,148.66

* This holding is in 0.20 2.5% Consolidated Stock

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 2

SCHEDULE OF PROPERTIES HELD BY THE CHARITY (ALL IN EXETER)

		<u>Value</u>	<u>Value</u> <u>30.6.20</u>
		<u>£</u>	<u>£</u>
1-6	Bowe Court, Jesmond Road. 6 Flats	1,029,380	935,800
2	Ivy Cottages, Jesmond Road. Dwelling House	255,750	232,500
3	Hampton Buildings, Blackboy Road. *	60,000	204,800
4	Hampton Buildings, Blackboy Road. 2 Flats *	165,000	209,700
6	Hampton Buildings, Blackboy Road. Flat	172,260	156,600
7	Hampton Buildings, Blackboy Road. Flat	172,260	156,600
25	Blackboy Road, Exeter. 2 Flats	422,180	383,800
26/27	Blackboy Road. 2 Flats	403,260	366,600
11	Garages in Toronto Road	*1 94,290	94,290
26	Marypole Road. Dwellinghouse	210,980	191,800
		2,985,360	2,932,490

*1 This property is being converted and plans are going in which will radically alter the value of the garages. Therefore it was felt realistic to leave the value as it is.

* These 2 properties were being developed to produce flats, however, the development was ceased after this year due to the problems with the property structure. The Trustees have decided to sell these properties. The value was that agreed

FEOFFEEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL
EXETER

Charity Number: 201038

ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2021

**Beard & Co
Accountants
Primrose House
6 Blackboy Road
Exeter
Devon
EX4 6SG**

FEOFFEEES OF THE PARISH LANDS AND OTHER
CHARITIES IN THE ANCIENT PARISH OF ST SIDWELL,
EXETER

Charity Number: 201038

TRUSTEES AT THE END OF THE FINANCIAL YEAR

Mr R Broom Chairman

Mrs J Hodgkin

Miss R M K Meyers

Mr M J Vizard

Mrs D S C Yarde

ADMINISTRATIVE CLERK

Mr T L Tancock

INDEPENDENT EXAMINER'S REPORT
FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES
IN THE ANCIENT PARISH OF ST SIDWELL, EXETER

Charity Number: 201038

ON ACCOUNTS FOR THE YEAR ENDED
30TH JUNE 2021

SET OUT ON PAGES 1 to 3a

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30th June 2021

Responsibilities and basis of report

As the Charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2001 ("the Act")

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the Act

Independent examiner's statement

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

- Accounting records were not kept in accordance with section 130 of the Act or
- The accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.


E G M BEARD FFA

Date: 7/4/2022

**Beard & Co Accountants,
Primrose House,
6 Blackboy Road,
Exeter,
EX4 6SG**

FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT PARISH

OF ST SIDWELL, EXETER

Charlty Number: 201038

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED

30TH JUNE 2021

	<u>Note</u>	<u>Unrestricted Funds</u> £	<u>Total</u> £	<u>Last Year</u> £
<u>RECEIPTS</u>				
Sundry Income		-	-	182
Rent Received		63,569	63,569	57,951
Wayleave		125	125	125
Investment Income		11,290	11,290	11,736
		<u>74,984</u>	<u>74,984</u>	<u>69,994</u>
<u>PRIVATE LOANS</u>		55,000	55,000	-
<u>INVESTMENT SALES</u>		-	-	198,470
<u>TOTAL RECEIPTS</u>		<u>129,984</u>	<u>129,984</u>	<u>268,464</u>
<u>PAYMENTS</u>				
Grants - Educational		-	-	-
- Other		500	500	600
- Parochial Christmas Grants		-	-	-
Administration Costs	3	894	894	1,233
Property Costs	4	237,219	237,219	71,839
Professional Fees		13,047	13,047	24,439
Clerks Expenses		3,990	3,990	3,750
Portfolio Charges		-	-	2,400
Property Asset additions		10,298	10,298	5,080
		<u>265,948</u>	<u>265,948</u>	<u>109,341</u>
<u>INVESTMENT PURCHASES</u>		-	-	-
<u>TOTAL PAYMENTS</u>		<u>265,948</u>	<u>265,948</u>	<u>109,341</u>
<u>EXCESS OF PAYMENTS OVER RECEIPTS</u>		<u>(135,964)</u>	<u>(135,964)</u>	<u>159,123</u>
<u>CASH FUNDS BROUGHT FORWARD</u>		<u>176,240</u>	<u>176,240</u>	<u>17,117</u>
<u>CASH FUNDS CARRIED FORWARD</u>		<u>40,276</u>	<u>40,276</u>	<u>176,240</u>

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

STATEMENT OF ASSETS AND LIABILITIES AT THE

30TH JUNE 2021

	<u>Unrestricted Funds</u>	<u>Total</u>
	<u>£</u>	<u>£</u>
<u>CASH FUNDS</u>		
COIF Deposit Fund	4,816	
Bank Accounts - Current Account	35,402	
- Deposit Account	<u>58</u>	40,276
<u>INVESTMENT FUNDS (Note 2)</u>		
COIF Investment Funds - Original	301,989	
COIF Investment Funds - Purchased	154,208	
Milton Group Shares	<u>203</u>	456,400
<u>PROPERTY INVESTMENT ASSETS (Notes)</u>		
Properties (Schedule 2)	2,985,360	
Fixtures and Fittings in Properties	4,159	
Toronto Road Project - Work in Progress	<u>51,010</u>	3,040,529
<u>TOTAL ASSETS</u>		<u><u>3,537,205</u></u>
<u>LIABILITIES</u>		
Professional Fees		3,720
Personal Loans		55,000
		<u>58,720.00</u>

This Statement of Assets and Liabilities was approved by the Trustees

M.B. Brown

For and on behalf of the Trustees

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charlty Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2021

1 Properties (see schedule 2 page 5)

The Charity has properties which it owns and they are vested with The Official Custodian. The properties cannot therefore be sold without the express permission of The Charity Commisssioners for England and Wales. The Charity has acquired these properties at various times.

A Local Firm of Chartered Surveyors in November 2014 were asked to give a valuation of the Charlty's properties at 30th June 2014. Their valuation was the basis of the valuation of the properties as at 30th June 2014. The Trustees over the last three years have spent considerable money bringing the properties to a more modern state. Not much money prior to this had been spent on the properties and they were getting out of date and in need of quite a bit of renovaton and also modernlsing.

In this year a considerable amount of money was spent on 3 & 4 Hampton Buildings with the view to modernising It because it is In a very dilapidated state. However unfortunately this did not go well due to unforeseen problems with the structure of these buildings. A plan was set up to do the work however because of these problems costs just escalated to a level that had serious impact on the Charity's finances. 4 Hampton Buildings was modernised and made into 2 flats but because of the structural defect of the property the cost was significant. In the following year the Trustees have considered the cost of completing the work and due to lack of funds decided that they would sell the properties rather than continue with the renovations.

2 Bowe Court had significant money spent on It and it is now in a reasonable state. Looking at the other properties there is some money to spend over the next couple of years but it is not significant. Unfortunately 3 & 4 Hampton Buildings were built a very long time ago without footings and this has meant that the properties have moved considerably. Effectively 4 Hampton Buildings was taken right down to the floor and footings put in and rebuilt, this was well beyond what was originally thought. 3 Hampton Buildings also has the same problem and therefore it is not viable for the Charity to modernise It but to sell it.

The situation with regard to the Toronto Road property is that is has been refused planning permilssion three times now the first two times even though the planning officer instructed our architect to submit plans based on certain information that he was happy with. The final time it is quite clear from the way the planning officer dealt with it that we were not going to get planning permission and that is what has happened. The Trustees have talked about this and have decided to go to Appeal as the reason for the refusal, according to the professional dealing with the application was poor in the extreme. The sale of these garages would provide funds to put back into the Charity so that it could consider purchasing more up to date property with the funds from the sale of 3 & 4 Hampton Buildings. The Charity did have to borrow money in this period to help it wth its finances and was able to provide it through private sources at a very low rate of interest.

The properties have increased significantly In value and the Charlty has taken on the services of a local Estate Agent to give an up to date value at 30th June 2021, based on property price increases in the City over this year. Due to Covid they did not go to the properties but have been engaged to do a professional valuation on 30th June 2022.

2 Investments and CIF Investment Funds

The Charity has funds held by the CIF and there are two general holdings. The first is 196.19 shares in one fund which is an accumulating Investment. With this investment monies earned are re-invested in the fund and at 30.06.2021 the value of the shares are as set out on page 3a.

The second holding is 16,469.26 shares made up of two parts of 8,444.17 and 8,025.09. The Income from this is paid directly into the Charity's Bank Current Account and the value of these is also set out on page 3a.

There are various other funds held by the CIF in the form of shares and we refer you to Schedule 1 which sets out the Charity's name, the number of shares held with the CIF and a valuation of holding at 30.06.2021. The largest of these is the Baker Sandford United Charity with 3,401.44 shares and the smallest is the Thomas Tooker Charity with 2.47 shares. The Income from these is paid directly into the Charity's Bank Current Account.

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELLS, EXETER**

Charity Number: 201038

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED

30TH JUNE 2021 (continued)

<u>Purchased Investments</u> (new since 1995)	Value at <u>30.06.21</u>
	£
8,025.09 COIF	154,209
1,066.00 Milton Group Shares	203
	154,412

CIF Investment Funds (original)

196.19 Accumulating shares with COIF	43,860
8,444.17 Shares with COIF	162,260
Various other funds with COIF see schedule 1	95,869
	301,989

	<u>2020</u>	
	£	£
3 <u>Administration Costs</u>		
Insurance	581	553
Printing, Postage, Stationery and Telephone	313	305
Miscellaneous Expenses	-	375
	894	1233
4 <u>Investment Property Costs</u>		
Property Repairs and Renewals	227,760	62,917
Property Insurance	4,474	4,092
Light and Heat	1,408	1,401
Property Rates	3,577	3,429
	237,219	71,839

5 Accounting Policies

The accounts have been prepared on a Receipts and Payments basis

6 Trustees Remuneration and Expenses

No remuneration or reimbursement of expenses has been made to the Trustees in the year

**FEOFFEEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 1

LIST OF COIF INVESTMENT FUNDS

Holding in income <u>Shares</u>		<u>Value at 30.6.2021</u>	<u>Value at 30.6.2020</u>
		<u>£</u>	<u>£</u>
196.19	E R F Scheme	43,860.28	37,105.04
52.00	Lawrence Seldon	999.22	870.07
871.33	John Webb	16,743.22	14,579.18
4.16	A O I	79.94	69.61
14.91	Miss H E Drake	286.51	249.48
261.31	M Franklin	5,021.25	4,372.27
21.84	M E Nosworthy	419.67	365.43
82.55	M A Franklin	1,592.02	1,386.25
16.04	Mary Arthur Charity	308.22	268.38
100.15	Sarah Brown Charity	1,924.45	1,675.72
*0.20 stock	S Brown	3.84	3.35
8.48	T Collins Land	162.95	141.89
64.81	Chamber of Exeter Charity	1,245.37	1,084.41
3.49	T Smallridge	67.06	58.40
2.47	T Tooker	47.46	41.33
6.43	R Herman	123.56	107.59
6.43	Ackland	123.56	107.59
3401.44	Baker and Sandford United	65,361.05	56,913.23
70.77	J Moffatt	1,359.90	1,184.13
16469.24	St Sidwells	316,468.36	275,565.31
		456,197.89	396,148.66

* This holding is in 0.20 2.5% Consolidated Stock

**FEOFFEES OF THE PARISH LANDS AND OTHER CHARITIES IN THE ANCIENT
PARISH OF ST SIDWELL, EXETER**

Charity Number: 201038

SCHEDULE 2

SCHEDULE OF PROPERTIES HELD BY THE CHARITY (ALL IN EXETER)

		<u>Value</u>	<u>Value</u> <u>30.6.20</u>
		<u>£</u>	<u>£</u>
1-6	Bowe Court, Jesmond Road. 6 Flats	1,029,380	935,800
2	Ivy Cottages, Jesmond Road. Dwelling House	255,750	232,500
3	Hampton Buildings, Blackboy Road. *	60,000	204,800
4	Hampton Buildings, Blackboy Road. 2 Flats *	165,000	209,700
6	Hampton Buildings, Blackboy Road. Flat	172,260	156,600
7	Hampton Buildings, Blackboy Road. Flat	172,260	156,600
25	Blackboy Road, Exeter. 2 Flats	422,180	383,800
26/27	Blackboy Road. 2 Flats	403,260	366,600
11	Garages in Toronto Road	*1 94,290	94,290
26	Marypole Road. Dwellinghouse	210,980	191,800
		2,985,360	2,932,490

*1 This property is being converted and plans are going in which will radically alter the value of the garages. Therefore it was felt realistic to leave the value as it is.

* These 2 properties were being developed to produce flats, however, the development was ceased after this year due to the problems with the property structure. The Trustees have decided to sell these properties. The value was that agreed