



**Kington St Michael
United Charities**

(REGISTRATION NUMBER 201283)

**ANNUAL REPORT AND
ACCOUNTS FOR THE
YEAR ENDING
31st DECEMBER 2021**

Kington St Michael United Charities

Charity No 201283

Trustees Annual Report for the period 1st January to 31st December 2021

1) Principal Office

Laundry Cottage
84a Kington St Michael
Chippenham
Wiltshire
SN14 6JA

2) Trustees

The names of the Trustees serving when this report was approved are as follows:

Mr Gerry Gamble (Chairman)
Mrs Barbara Fenner
Mrs Linda Reynolds
Mrs Julia Roach (previously Hall)
Mr Adam Allen
Mr John Hall

In June 2021 Mrs Betty Bird resigned after 27 years as a Trustee and 50 years as a member of Kington Langley Parish Council.

Mrs Linda Reynolds was appointed as a Trustee in August 2021.

3) Governance

The Charity is currently unincorporated. .

A trust deed was sealed by the order of the Board of the Charity Commission on 1st October 1957.

Kington St Michael United Charities is required to have one Trustee from the following bodies and two Co-opted Trustees.

Kington St Michael Parish Council (Mr Gerry Gamble)
Kington St Michael Parochial Church Council (Mrs Barbara Fenner)
Kington Langley Parish Council (Mrs Linda Reynolds)
Kington Langley Parochial Church Council (Mrs Julia Roach)
Co-opted Trustee (Mr Adam Allen)
Co-opted Trustee (Mr John Hall)

4) Objectives and activities

The purpose of the Charity is to provide housing for the elderly and needy. The main activity of the Charity is to maintain the nine Almshouses to a high standard.

The Charity also offers allotments to members of the public in the village and also from the surrounding area.

In 2021 two new Residents were appointed to the Lytes Almshouses.

Repairs and maintenance

A Quinquennial Survey of all nine Almshouses was carried out in the autumn of 2018. The majority of the No 2 priorities in the Lyte Almshouses were completed in 2021 and are continuing.

The Lytes Almshouses, No 69 to 74, were decorated externally during 2021 and, in addition, a new kitchen was fitted at 74.

The Quinquennial Report of 2018 also noted a range of necessary but non urgent repairs and renovations for the cottages at 82/82A KSM.

During the course of 2021, surveyors were appointed and a programme of work was prepared and costed by them which then went out to tender. We had great difficulty in finding builders to submit tenders for the project due, in the main, to the backlog of work they had from the period of Covid19 "Lockdown". Reluctantly we had to defer our planned start date to 2022 as none of them could give a start date for the works before the spring of 2022.

Once tenders were received it was clear that the cost of buildings works both in building materials and labour had significantly increased. We carried out a review of the planned works to reduce costs and now have a revised scheme of works that can be commenced in the summer of 2022.

Educational grants

The Charity has in the past offered educational grants but no grants were awarded in 2021.

Public benefit

The Trustees confirm that they have had regard to the guidance issued by the Charity Commission on public benefit.

5) Financial Review

The charity was in a reasonably healthy financial position as at 31 December 2021 as, at this date, £67,461 was held in cash funds. However, as noted above, considerable work is required on 82/82A Kington St Michael, which will put a strain on existing funds.

Whilst there is no written reserves policy, the charity must always have funds available for significant repairs to its properties. The majority of the properties were built in the 1600s and are therefore expensive to maintain.

The charity's main source of income is a maintenance charge paid by the residents. In 2021 the charity received £47,199 from this source, which was 96.6% of total income (2020 - £51,680). Maintenance charge income was down due to vacancies. Other income is derived from allotment rental £628 (2020 - £623) and dividends and interest £205 (2020 - £237). The main reason for the reduction in dividends and interest is that £32,000 was withdrawn from the COIF Deposit Fund in 2020 to pay for works on 20/21 Kington St Michael.

The Charity Bank provided a loan facility of £200,000 in 2020 to pay for works on 20/21 Kington St Michael, works on other properties and to repay the previous loan from Lloyds Bank. In May 2020, £138,305 was drawn down, to be repaid over 20 years, and as at 31 December 2021, the balance was £130,217. Further drawings from the loan facility will be made in 2022 to pay for works on 82/82A Kington St Michael.

A legal charge has been placed on 20/21 Kington St Michael in favour of the Charity Bank.

Declarations

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

Signed on behalf of the charity's trustees

Signature



Full name

GERARD MALACK Y GAMBLE

Position

Chairman of Trustees

Date

13/07/2022

Report to the Trustees of Kington St Michael United Charities (Charity number 201283)

On accounts for the year ended 31st December 2021 as set out on pages 5-6

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2021.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("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 all 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:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- The accounts did not accord with those records.

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

Signed *KJ Henderson*

Date *13 July 2022*

Kevin Henderson

7 Kyneton Way
Kington St Michael
Chippenham
Wilts
SN14 6RF



Receipts and payments accounts



For the period from	01-Jan-21	To	31-Dec-21
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Maintenance charges	47,199	-	-	47,199	51,680
Allotment income	628	-	-	628	623
Dividends	205	-	-	205	200
Interest	-	-	-	-	37
Other income	815	-	-	815	331
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	48,847	-	-	48,847	52,872
A2 Asset and investment sales, (see table).					
New loan from Charity Bank	-	-	-	-	138,230
	-	-	-	-	-
Sub total	-	-	-	-	138,230
Total receipts	48,847	-	-	48,847	191,102
A3 Payments					
Audit and accounting	250	-	-	250	389
Gardening	115	-	-	115	60
Insurance	2,001	-	-	2,001	1,974
Loan interest	3,962	-	-	3,962	2,898
Number 20/21 decant	-	-	-	-	7,134
Number 20/21 building works	-	-	-	-	117,967
Professional services	8,867	-	-	8,867	9,675
Repairs and maintenance	20,539	-	-	20,539	29,759
Salaries and wages	1,080	-	-	1,080	1,080
Water	1,962	-	-	1,962	1,723
Loan application fees	-	-	-	-	3,000
Loan commitment fees	1,329	-	-	1,329	-
69 Kington St Michael	1,423	-	-	1,423	-
Other	1,275	-	-	1,275	958
	-	-	-	-	-
Sub total	42,803	-	-	42,803	176,617
A4 Asset and investment purchases, (see table)					
Loan repayment	5,329	-	-	5,329	39,817
	-	-	-	-	-
Sub total	5,329	-	-	5,329	39,817
Total payments	48,132	-	-	48,132	216,433
Net of receipts/(payments)	715	-	-	715	- 25,332
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	66,746	-	-	66,746	92,078
Cash funds this year end	67,461	-	-	67,461	66,746

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Lloyds Bank	66,908	-	-
	COIF Deposit Account	553	-	-
		-	-	-
	Total cash funds	67,461	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	COIF Income Units	General		7,508
	M&G (NAACIF) Isaac Lytes	General		39,997
	M&G (NAACIF) T White	General		160
			-	-
			-	-
B4 Assets retained for the charity's own use	Land and buildings	General	-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Charity Bank Loan	General	130,217	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval
		Gerard Malacky Gamble	13/07/2022
		Adam Allen	13/7/22