



Kington St Michael United Charities

REGISTRATION NUMBER 201283

**ANNUAL REPORT AND
ACCOUNTS FOR THE
YEAR ENDING
31st DECEMBER 2022**

Kington St Michael United Charities

Charity No 201283

Trustees Annual Report for the period 1st January to 31st December 2022

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
Mr Adam Allen
Mr John Hall
Mr Michael Lees

On the 31st May 2022 Mrs Julia Hall resigned as a Trustee.

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 Hall-until 31st May 2022)
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.

There were no new residents in 2022, however it was necessary for a resident in No. 71 to move into a care home leaving one vacancy.

In June the resident of No 20 vacated the property. The Trustees had numerous discussions on whether this property was suitable as an Almshouse or whether it should be rented out or sold; the funds then being used for the benefit of the remaining Almshouses and repayment of any outstanding loan. Research was carried out as to whether this was permitted.

No. 20 was rented out and on 5th November new tenants moved in.

Repairs and maintenance

A complete refurbishment was carried out in the vacant Almshouse, No. 71.

Redecoration and carpeting throughout in No. 73 was completed.

Major renovation work commenced in August 2022 on Nos. 82/82a; this being an extensive refurbishment of the whole house. In order to carry out this work it was necessary to have an increased loan from the Charity Bank. All works were completed at the end of 2022.

Educational grants

The Charity has in the past offered educational grants but no grants were awarded in 2022.

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 2022 as, at this date, £69,611 was held in cash 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 2022 the charity received £51,133 £47,199 from this source, which was 95.5% of total income (2021 - £47,199). Maintenance charge income was up there were

vacancies in 2021. Other income is derived from allotment rental £631 (2021 - £628) and dividends and interest £216 (2021 - £205).

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 of £132,721 were made in 2022 to pay for works on 82/82A Kington St Michael. The balance on the loan account as at 31 December 2022 was £256,875.

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

6) Serious Incident

The Charity Commission has rules in place for the reporting of serious incidents, which includes loss of the charity's money or assets. Unfortunately, as set out below, the Charity was subject to a serious incident in August 2023. Although this did not occur in the period covered by this report, the Charity considers it appropriate to bring this to the attention of readers.

The incident has been reported to the Charity Commission by the Charity's Independent Examiner but the Charity is yet to do so.

The charity received an invoice from a supplier, which the Chairman forwarded to the Treasurer for payment. This was a legitimate invoice and was therefore paid. Subsequently, the Treasurer received an email, which appeared to be from the Chairman, which contained another invoice for the same amount but with payment details for someone other than the supplier. Despite this, a further payment of £3,340 was made. It appears that a third party had managed to access the original email containing the legitimate invoice, amend the payment details and resend it. The Treasurer confirmed to the Chairman that payment had been made, at which point it became clear that the charity had been the victim of a scam.

The fraud was reported to the charity's bank and Action Fraud but the charity was told that no action could be taken as the fraudulent payment arose as a result of single point of failure i.e. the Treasurer's failure to check the bank details.

A new control has been agreed whereby the supplier will be contacted to confirm any change of bank details or where payment is requested to be made to a third party.

Declarations

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

Signed on behalf of the charity's trustees

Signature

Gerard Malachy Gangle

Full name

GERARD MALACHY GANGLE

Position

Chair

Date

6-2-2024

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

**On accounts for the year ended 31st December 2022 as set out on
pages 6-7**

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 2022.

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 

Date 6 February 2024

Kevin Henderson

7 Kyneton Way
Kington St Michael
Chippenham
Wilts
SN14 6RF



Receipts and payments accounts

| For the period from | 01-Jan-22 | To | 31-Dec-22 |
|------------------------|-----------|----|-----------|
|------------------------|-----------|----|-----------|

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 | 51,133 | - | - | 51,133 | 47,199 |
| Allotment income | 631 | - | - | 631 | 628 |
| Dividends | 209 | - | - | 209 | 205 |
| Interest | 7 | - | - | 7 | |
| Rent for 20 KSM | 1,706 | - | - | 1,706 | |
| Other income | 39 | - | - | 39 | 815 |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total (Gross income for AR) | 53,725 | - | - | 53,725 | 48,847 |
| A2 Asset and investment sales, (see table). | | | | | |
| New loan from Charity Bank | 132,663 | - | - | 132,663 | |
| | - | - | - | - | - |
| Sub total | 132,663 | - | - | 132,663 | - |
| Total receipts | 186,388 | - | - | 186,388 | 48,847 |
| A3 Payments | | | | | |
| Audit and accounting | 310 | - | - | 310 | 250 |
| Gardening | 400 | - | - | 400 | 115 |
| Insurance | 2,311 | - | - | 2,311 | 2,001 |
| Loan interest | 6,701 | - | - | 6,701 | 3,962 |
| Professional services | 20,055 | - | - | 20,055 | 8,867 |
| Repairs and maintenance | 141,246 | - | - | 141,246 | 20,539 |
| Salaries and wages | 1,080 | - | - | 1,080 | 1,080 |
| Water | 1,901 | - | - | 1,901 | 1,962 |
| Loan application fees | 985 | - | - | 985 | - |
| Loan commitment fees | 1,234 | - | - | 1,234 | 1,329 |
| 69 Kington St Michael | - | - | - | - | 1,423 |
| Other | 1,939 | - | - | 1,939 | 1,275 |
| | - | - | - | - | - |
| Sub total | 178,162 | - | - | 178,162 | 42,803 |
| A4 Asset and investment purchases, (see table) | | | | | |
| Loan repayment | 6,076 | - | - | 6,076 | 5,329 |
| | - | - | - | - | - |
| Sub total | 6,076 | - | - | 6,076 | 5,329 |
| Total payments | 184,238 | - | - | 184,238 | 48,132 |
| Net of receipts/(payments) | 2,150 | - | - | 2,150 | 715 |
| A5 Transfers between funds | - | - | - | - | - |
| A6 Cash funds last year end | 67,461 | - | - | 67,461 | 66,746 |
| Cash funds this year end | 69,611 | - | - | 69,611 | 67,461 |

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 | 68,848 | - | - |
| COIF Deposit Account | 763 | - | - |
| | - | - | - |
| Total cash funds | 69,611 | - | - |

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

B2 Other monetary assets

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

B3 Investment assets

| Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|--------------------------|-----------------------------|-----------------|--------------------------|
| COIF Income Units | General | | 6,599 |
| M&G (NAACIF) Isaac Lytes | General | | 40,313 |
| M&G (NAACIF) T White | General | | 155 |
| | | - | - |
| | | - | - |


B4 Assets retained for the charity's own use

| Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|--------------------|-----------------------------|-----------------|--------------------------|
| Land and buildings | General | - | - |
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |
| | | - | - |

B5 Liabilities

| Details | Fund to which liability relates | Amount due (optional) | When due (optional) |
|-------------------|---------------------------------|-----------------------|---------------------|
| Charity Bank Loan | General | 256,875 | |
| | | - | |
| | | - | |
| | | - | |
| | | - | |

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

| Signature | Print Name | Date of approval |
|---|-----------------------|------------------|
|  | Gerard Malacky Gamble | 6/2/24 |