



**Kington St Michael
United Charities**

(REGISTRATION NUMBER 201283)

**ANNUAL REPORT AND
ACCOUNTS FOR THE
YEAR ENDING
31 DECEMBER 2023**

Kington St Michael United Charities

Charity No 201283

Trustees' Annual Report for the period 1st January to 31st December 2023

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 Michael Lees
Mr Adam Allen
Mr John Hall

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 (Mr Michael Lees)
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 from within the county of Wiltshire. The main activity of the Charity is to maintain the eight Almshouses to a high standard.

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

A new Resident moved into the only vacant Almshouse, No 71, in February 2023.

A new Trustee was appointed in March 2023, making a total of six Trustees.

No. 20 Kington St. Michael, a previous Almshouse, continues to be let out at a commercial rent.

Repairs and maintenance

The bathroom at No 82a Kington St. Michael, was completely refurbished in August 2023.

Routine maintenance continues to be carried out in all the Almshouses.

Educational grants

The Charity has in the past offered educational grants but no grants were awarded in 2023.

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 2023 as, at this date, £70,380 was held in cash funds, although of these cash funds, £27,204 was drawn down from the Charity Bank on 12 December 2023.

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 2023 the charity received £44,600 from this source, (2022 - £51,133), which was 73.7% of total income (2022 - 95.5%). Maintenance charge income reduced due to a vacancy in 2023 and because one property (20/21 Kington St Michael) was let at a commercial rent from November 2022. This also explains the reduction in the proportion of income relating to the maintenance charge.

As noted above, 20/21 Kington St Michael is let at a commercial rent. In 2023, rental income of £14,776 was received.

Other income is derived from allotment rental £632 (2022 - £631) and dividends and interest £246 (2022 - £216).

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. 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 2023 was £276,822. The property has been valued at around £525,000.

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


The Charity is considered to be a going concern as it is expected to operate as normal for the foreseeable future with forecast income and existing balances being sufficient to cover known liabilities.

Declarations


The Trustees declare that they have approved the Annual Report above.

Signed on behalf of the charity's trustees.


Signature



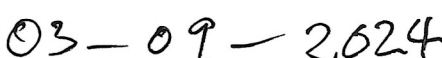
Full name



Position



Date



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

**On accounts for the year ended 31 December 2023 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 31 December 2023.

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 have identified a matter of concern that gives me reasonable cause to believe that appropriate internal controls were not in place leading to a material loss of charitable funds.

The charity received an invoice from a supplier but with payment details for someone other than the supplier. Despite this, a payment of £3,341 was made. 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 fraud.

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.

I confirm that no other 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 confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Signed 

Date 13 September 2024

Kevin Henderson

7 Kyneton Way
Kington St Michael
Wiltshire
SN14 6RF



CHARITY COMMISSION
FOR ENGLAND AND WALES

Kington St Michael United Charities

201283


Receipts and payments accounts

| For the period from | 01-Jan-23 | To | 31-Dec-23 |
|------------------------|-----------|----|-----------|
|------------------------|-----------|----|-----------|

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 | 44,600 | - | - | 44,600 | 51,133 |
| Allotment income | 632 | - | - | 632 | 631 |
| Dividends | 239 | - | - | 239 | 209 |
| Interest | 7 | - | - | 7 | 7 |
| Rent for 20 KSM | 14,776 | - | - | 14,776 | 1,706 |
| Other income | 222 | - | - | 222 | 39 |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total (Gross income for AR) | 60,476 | - | - | 60,476 | 53,725 |
| A2 Asset and investment sales, (see table). | | | | | |
| New loan from Charity Bank | 27,204 | - | - | 27,204 | 132,663 |
| | - | - | - | - | - |
| Sub total | 27,204 | - | - | 27,204 | 132,663 |
| Total receipts | 87,680 | - | - | 87,680 | 186,388 |
| A3 Payments | | | | | |
| Audit and accounting | | - | - | - | 310 |
| Gardening | | - | - | - | 400 |
| Insurance | 2,698 | - | - | 2,698 | 2,311 |
| Loan interest | 19,186 | - | - | 19,186 | 6,701 |
| Professional services | 22,865 | - | - | 22,865 | 20,055 |
| Repairs and maintenance | 28,084 | - | - | 28,084 | 141,246 |
| Salaries and wages | 1,080 | - | - | 1,080 | 1,080 |
| Water | 1,742 | - | - | 1,742 | 1,901 |
| Loan application fees | | - | - | - | 985 |
| Loan commitment fees | 947 | - | - | 947 | 1,234 |
| Appliances | 1,046 | - | - | 1,046 | |
| Subscriptions | 539 | - | - | 539 | 187 |
| Other | 1,200 | - | - | 1,200 | 1,752 |
| | - | - | - | - | - |
| Sub total | 79,387 | - | - | 79,387 | 178,162 |
| A4 Asset and investment purchases, (see table) | | | | | |
| Loan repayment | 7,525 | - | - | 7,525 | 6,076 |
| | - | - | - | - | - |
| Sub total | 7,525 | - | - | 7,525 | 6,076 |
| Total payments | 86,912 | - | - | 86,912 | 184,238 |
| Net of receipts/(payments) | 769 | - | - | 769 | 2,150 |
| A5 Transfers between funds | - | - | - | - | - |
| A6 Cash funds last year end | 69,611 | - | - | 69,611 | 67,461 |
| Cash funds this year end | 70,380 | - | - | 70,380 | 69,611 |

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 | 69,377 | - | - |
| | COIF Deposit Account | 1,003 | - | - |
| | | - | - | - |
| | Total cash funds | 70,380 | - | - |
| | (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 | | 7,241 |
| | M&G (NAACIF) Isaac Lytes | General | | 42,816 |
| | M&G (NAACIF) T White | General | | 158 |
| | | | - | - |
| | | | - | - |
| 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 | 276,822 | |
| | | | - | |
| | | | - | |
| | | | - | |
| | | | - | |
| Signed by one or two trustees on behalf of all the trustees | | Signature | Print Name | Date of approval |
| | |  | Gerard Malacky Gamble | 03/09/2024 |