



**Kington St Michael
United Charities**

(REGISTRATION NUMBER 201283)

**ANNUAL REPORT AND
ACCOUNTS FOR THE
YEAR ENDING
31 DECEMBER 2024**

Kington St Michael United Charities

Charity No 201283

Trustees' Annual Report for the period 1st January to 31st December 2024

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

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 (Vacancy)
Co-opted Trustee (Mr Michael Lees)
Co-opted Trustee (Mr Adam Allen)
Co-opted Trustee (Mr John Hall – deceased February 2025)

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.

No. 20/21 Kington St. Michael, a previous almshouse, continues to be let out at a commercial rent

Repairs and maintenance

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 2024.

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 2024 as, at this date, £77,319 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 2024 the charity received £47,240 from this source, (2023 - £44,600), which was 73.2% of total income (2023 – 73.7%). Maintenance charge income increased as there was a vacancy in 2023.

As noted in section 4, 20/21 Kington St Michael is let at a commercial rent. In 2024, rental income of £15,461 was received (2023 - £14,776).

Other income is derived from allotment rental £694 (2023 - £632) and dividends and interest £269 (2023 - £246).

The Charity Bank provided a loan facility to pay for works on 20/21 Kington St Michael, works on other properties and to repay the previous loan from Lloyds Bank. As a result a legal charge was placed on 20/21 Kington St Michael in favour

of the Charity Bank. The balance on the loan account as at 31 December 2024 was £268,494. The property was last valued at around £525,000.


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

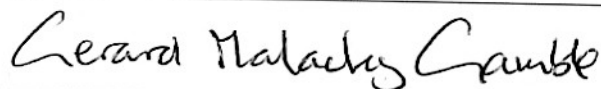
The Trustees declare that they have approved the Annual Report above.

Signed on behalf of the charity's trustees.

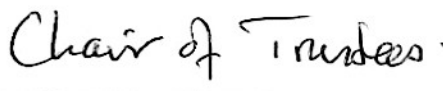
Signature



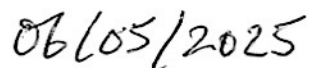
Full name



Position



Date



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

On accounts for the year ended 31 December 2024 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 2024.

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 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 6 May 2025

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-24	To	31-Dec-24
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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	47,240	-	-	47,240	44,600
Allotment income	694	-	-	694	632
Dividends	207	-	-	207	239
Interest	62	-	-	62	7
Rent for 20 KSM	15,461	-	-	15,461	14,776
Other income	876	-	-	876	222
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	64,541	-	-	64,541	60,476
A2 Asset and investment sales, (see table).					
New loan from Charity Bank		-	-	-	27,204
		-	-	-	-
Sub total	-	-	-	-	27,204
Total receipts	64,541	-	-	64,541	87,680
A3 Payments					
Audit and accounting	550	-	-	550	-
Insurance	2,562	-	-	2,562	2,698
Loan interest	22,283	-	-	22,283	19,186
Professional services	1,872	-	-	1,872	22,865
Repairs and maintenance	18,055	-	-	18,055	28,084
Salaries and wages	1,080	-	-	1,080	1,080
Water	1,923	-	-	1,923	1,742
Loan commitment fees		-	-	-	947
Appliances		-	-	-	1,046
Subscriptions	353	-	-	353	539
Other	595	-	-	595	1,200
	-	-	-	-	-
Sub total	49,273	-	-	49,273	79,387
A4 Asset and investment purchases, (see table)					
Loan repayment	8,328	-	-	8,328	7,525
	-	-	-	-	-
Sub total	8,328	-	-	8,328	7,525
Total payments	57,602	-	-	57,602	86,912
Net of receipts/(payments)	6,939	-	-	6,939	769
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	70,380	-	-	70,380	69,611
Cash funds this year end	77,319	-	-	77,319	70,380

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	76,053	-	-
	COIF Deposit Account	1,266	-	-
		-	-	-
	Total cash funds	77,319	-	-

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

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	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	COIF Income Units	General		8,692
	M&G (NAACIF) Isaac Lyles	General		46,249
	M&G (NAACIF) T White	General		163
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Land and buildings	General	-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Charity Bank Loan	General	268,494	
			-	
			-	
			-	
			-	

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

Signature

Print Name

Date of approval



Gerard Malacky Gamble

6-5/25