



Trustees' Annual Report for the period

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From	Period start date			To	Period end date		
	Day101	Month	Year2024		Day31	Month12	Year2024

Section A Reference and administration details

Charity name	THE POOR'S LANDS CHARITIES. PADSTOW
Other names charity is known by	
Registered charity number (if any)	201375
Charity's principal address	52 Marshall Avenue
	Wadebridge
	Cornwall
Postcode	PL276BB

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	M McCarthy	Chairman		
2	M Chown			
3	Mrs A Conium			
4	Mrs P McCarthy			
5	A. Rickard			
6	Mrs A E Symons			
7	Miss S Howells			
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	scheme of Charity Commission of 20/03/70 and amendment 01/04/97
How the charity is constituted (eg. trust, association, company)	Trust
Trustee selection methods (eg. appointed by, elected by)	The Trustees appoint new or additional Trustees as and when it is considered a particular individual would bring to the workings of the Charity an expertise or experience. Trustees are required to maintain confidentiality and to abide by the duties of Trustees prior to their appointment which is through a majority vote at a Trustees meeting. New Trustees are provided with an induction pack.

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

A Risk Assessment is carried out every 3 years. Next one due in 2025

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

To provide and maintain almshouses for the poor single men or single women or widowers or widows, or married couples, who are not less than 50 years of age and who have resided in the area of the ancient Parish of Padstow for not less than one year next preceding the time of appointment. The scheme was amended on 1.4.97 to allow the Charity to provide properties to married couples.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

To continue maintaining and improving the Charity's properties in order to achieve the Charity's objectives. Major repointing in lime and mortar mix to 8 properties.

Section E

Financial review

Brief statement of the charity's policy on reserves

The Trustees consider that it is prudent to ensure that there are sufficient free reserves to provide financial flexibility for the future. This includes the consideration of purchasing further properties if there is sufficient demand in line with the objectives of the Charity.

Details of any funds materially in deficit

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Rental income from the Charity's properties that are let out.

To maintain and improve the properties.

the Trustees have considered the most appropriate policy for investing funds and has found that specialised Unit Trusts, designed for the Charity sector, meets their requirements to generate both income and capital growth.

Section F

Other optional information

Section G

Declaration

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)		
Position (eg Secretary, Chair, etc)	CHAIRMAN	
Date		



Charity Name THE POOR'S LANDS CHARITIES,PADSTOW	No (if any)
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Receipts and payments accounts

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For the period from	Period start date 01/01/2024	To	Period end date 31/12/2024
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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					
Residents contributions	71925			71,925	61,137
Investment income	1753			1,753	4,001
Interest received	13			13	532
Miscellaneous income	366	-	-	366	99
		-	-		-
		-	-		-
		-	-		-
		-	-		-
Sub total (Gross income for AR)	74,057	-	-	74,057	65,769
A2 Asset and investment sales, (see table).					
Investment proceeds	100,000	-	-	100,000	272,625
	-	-	-	-	-
Sub total	100,000	-	-	100,000	272,625
Total receipts	174,057	-	-	174,057	338,394
A3 Payments					
Services	9531			9,531	7,696
Routine repairs and maintenance	33105			33,105	15,644
Management and administration	5576			5,576	6,199
Financial costs				-	-
Aborted Property purchase costs				-	5,615
					-
					-
					-
					-
Sub total	48,212	-	-	48,212	35,154
A4 Asset and investment purchases, (see table)					
	537,880	-	-	537,880	
	-	-	-	-	
Sub total	537,880	-	-	537,880	
Total payments	586,092	-	-	586,092	35,154
Net of receipts/(payments)	- 412,035	-	-	- 412,035	303,240
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	478013	-	-	478,013	174,773
Cash funds this year end	65,978	-	-	65,978	478,013

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	Current Accounts	65978	-	-
	Deposit Accounts	0	-	-
		-	-	-
	Total cash funds <small>(agree balances with receipts and payments)</small>	65,978	-	-
		OK	OK	OK
		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	Details			385,181
			-	-
			-	-
			-	-
			-	-
		Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Details			
	Freehold Properties		1,040,492	-
	Stocks		-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
		Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Details			
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees		Signature	Print Name	Date of approval



Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name

THE POOR'S LANDS CHARITIES,PADSTOW

On accounts for the year ended

31/12/24

Charity no
(if any)

201375

Set out on pages

1 and 2

(remember to include the page numbers of additional sheets)

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention (other than that disclosed below *)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have not been met; or

1. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

Name:

D J RAMSBOTTOM

Relevant professional qualification(s) or body (if any):

F.C.M.A. (retired)

Address:

Clover Cottage, West Hill, Wadebridge, PL27 7EW

Section B

Disclosure

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.