

Report of the Trustees and
Financial Statements
for the Year Ended 31 December 2021
for
Blanchminster Trust

Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Blanchminster Trust

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for the Year Ended 31 December 2021

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Blanchminster Trust
Report of the Trustees
for the Year Ended 31 December 2021

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Blanchminster Trust is said to be possibly the oldest established grant making charity in the country (or even the world) being able to trace its origins directly back to the year 1421, it is the 600th anniversary. Despite changes of name through the long history, the trust has retained its general principle in so far as the 'relief of local need' is concerned. At that early date, considerable areas of land in the district were bequeathed to the trust, and over the years this has changed into a concentration of ownership of residential and commercial properties mostly in Bude itself. The first Charity Commission Scheme for the trust, then known as the Blanchminster Charity, was dated 12th December 1893. This directed the "Feoffees" at that time to formally set up the administration which, apart from the approved minor changes in recent times, has remained to the present day.

The objective of the trust is to manage the land belonging to it, in order to provide surplus income which it then applies in the following ways by means of grants or otherwise.

1 Relief in need

The trust is to give, generally or individually, to persons who are in conditions of need, hardship or distress, by grant of money or by providing services or facilities to alleviate this need.

2 Promotion of education

The trust is to award a maintenance allowance, scholarship or otherwise provide financial assistance to persons who are in need of such assistance, to continue their studies. The trust is to also provide schools with special benefits not normally provided by the local education authority. The trust is to also provide financial assistance to any charitable organisation whose objects include the promotion of education.

3 Community aid

The trust is to provide financial assistance to local charitable organisations for the benefit of the community.

The area of benefit is principally the parishes of Bude, Stratton and Poughill (the former Bude-Stratton urban district area) but in special circumstances this may be extended to the immediate area outside these parishes. In order for an application to qualify for assistance, it must be proved not only does the applicant reside within the area of benefit but also that the grant falls within the three application types and that there is a genuine need. Consideration may, however, be given to current or immediate past pupils of Budehaven School who do not reside in the area of benefit where an education grant has been requested. The trustees will also consider educational grant applications from students who have a parent/ parents living within the designated area.

The trust is restricted in that the grants it gives cannot be used directly to relieve liabilities in respect of rates, taxes or other public funds.

Following many years of low levels of income from property rentals, with the consequent lack of investment in the maintenance of those properties, the trustees have, since the early 1980s, undertaken a steady upgrading of the trust's properties whenever the opportunity has arisen. This course of action had been possible through the raising of the rents to, or near to, the registered rent level and the setting of realistic rents for commercial properties, as guided by professional advice. The trustees continue to follow the programme of recent years in gradually raising the standard of all investment properties. It is a long-term process as most of the buildings are very old with the majority falling within a designated Conservation Area. The trustees believe that this policy is required to ensure that future surplus income is achieved to continue its grant making objectives.

Blanchminster Trust
Report of the Trustees
for the Year Ended 31 December 2021

OBJECTIVES AND ACTIVITIES

Grant Making Policy

Applications are normally made in writing to the clerk, when a 'financial enquiry form' is sent for completion and return. Applicants may be called for an informal interview by the relevant committee. Following this, a recommendation is made to the full Board of Trustees who make the final decision.

In the case of clubs, organisations etc., the latest annual accounts are called for, together with an updated financial statement.

Assistance can be given in the form of a cash grant, provision of equipment or a loan of either cash or equipment.

There has been no change of policy by the trustees in their procedures during the past year.

In setting their objectives and planning their activities, the trustees have given careful consideration to the Charity Commission's general guidance on public benefit.

The trustees measure the success of meeting their objectives by the level of grants made in the year.

ACHIEVEMENT AND PERFORMANCE

	Grants Made	Grants Declined	Other	Total
Needs	30	13		43
Education	243	8		251
Community	9	5		14
Outside Of The Scope			21	21
Withdrawn			46	46
Carried forward to 2022			27	27
				402

The charity's main source of income remains rental receipts from the letting of its investment property. As in previous years, a number of properties have been refurbished.

The trustees are pleased that, overall, the investment property portfolio shows very few instances of non occupancy, and, with the guidance of the trust's property advisers, continues to achieve competitive, commercial rental returns.

By far the largest number of requests fall within the 'Education' category. Each year the trust offers a standard grant to mainly students of Budehaven Community School who are moving on to higher education where a financial need is established. This has provided in many cases an invaluable help to the students and their families at a time when Local Education Authority grants have been removed. In 2021 the standard grant paid was £1,200.

FUNDRAISING ACTIVITIES

The charity does not participate in any external fundraising activities nor does it engage any professional fundraising services. The costs of raising funds as noted in the SOFA on page 9 are detailed in note 4 to the financial statements, and relate solely to the management of the Investment Properties.

Blanchminster Trust
Report of the Trustees
for the Year Ended 31 December 2021

FINANCIAL REVIEW

Overall incoming resources decreased from £1,326,310 in 2020 to £511,259 in 2021, the decrease is mainly the result of a large legacy in 2020 totalling £728,402. There has also been a decrease in investment income in the year of £22,137 which is the result of fluctuations in rental income.

The trust is not dependent upon the receipt of donations, legacies or other voluntary income. The trust has applied its income firstly to grants in the areas of education, need and community projects, which totalled £312,057 and a further £167,240 in the maintenance and repair of properties.

The freehold property and the investments are valued on a fair value basis as explained in the accounting policies.

The Charities Official Investment Fund (COIF) shares are publicly quoted. These shares were valued at the year end and showed an unrealised profit of £237,702 for the year.

The investment property were valued at the year end and showed an unrealised gain of £241,155.

The trustees' reserves policy is to retain its investment assets in order to secure an income stream to meet current and future grants and related expenditure. The total value of the unrestricted reserves at the year end amounted to £2,725,643. The trustees are of the opinion that it is prudent for them to hold reserves to the level of between two and three years normal grants and cost of raising funds.

The reserves currently held are in excess of the target due to the legacy received in 2020. The trustees are actively researching ways of providing additional benefits to the areas of need.

The trust is in a strong financial position at the year end. Much of the financial strength of the Balance Sheet lies in the fixed assets, the majority of which are held by the trust to provide annual income. The current assets and liquidity ratios are also strong and represent a good buffer against any future risks.

As has been noted earlier, the majority of the assets are long term and essential to the future income stream of the trust. This is further reflected in the apportionment of the assets between the funds. The endowment fund consists of all the properties owned and managed by the trust and also those COIF shares which have been purchased from the proceeds of the previous sale of properties. The funds are sufficient to meet the trust's obligations.

Investments are held in accordance with the trustees' powers.

FUTURE PLANS

The trustees' intention is to continue running the charity along very similar lines to those carried on in recent years. However, a particular objective is to seek out opportunities to continue the amount of annual grants made whilst adhering to the requirements of the governing document.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The trust is an unincorporated association which is governed by the Charity Commission Scheme dated 16 March 1982 as amended on 27 June 1988, 12 August 1991 and 7 August 1996 and amended by special resolution 4 July 1997.

Appointment of Trustees

The Board of Trustees consists of thirteen members. Trustees are appointed by the Board of Trustees who may, if necessary, consult with the Bude/Stratton Town Council regarding nominations. Each such appointment shall be for a period of five years, after which time trustees may put themselves forward for re-appointment.

Organisation

The full Board of Trustees meets monthly.

There are three committees, each of which meet monthly:

- 1 The Property and Administration Committee has executive powers but reports all actions to the next monthly meeting of the full Board of Trustees;
- 2 The Education Committee;
- 3 The Needs and Community Committee.

Both grant applications committees and any two trustees have emergency powers. Otherwise they make recommendations to the full board meeting on a monthly basis.

Blanchminster Trust
Report of the Trustees
for the Year Ended 31 December 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Induction and Training of New Trustees

All trustees are fully aware of their responsibilities to the trust. In the event of a new appointment, either by further trustees being required or permanent retirement, the senior and junior stockwarden are jointly responsible for providing all the necessary induction and guidance to any newly appointed trustee. The clerk to the trustees assists in this regard, advising on day to day responsibilities and tasks.

Key management remuneration

Remuneration of key management is reviewed by trustees annually.

Related Parties

Related party transactions requiring disclosure are recorded at note 19 in the accounts.

All trustees who have a connection with a recipient of a grant or have any involvement with a grant recipient's application are not involved in the deliberation or decision making process for those particular grants.

Risk Management

The principal risks to which the charity is exposed, as identified by the trustees, have been reviewed and systems have been established to mitigate those risks.

The principal risks faced by the Trust lie in the performance of investments. The charity's principal income source is from rental receipts of its investment properties. The trustees have ensured that adequate insurance is in place for the properties and carry out regular maintenance to mitigate the risks.

Blanchminster Trust
Report of the Trustees
for the Year Ended 31 December 2021

REFERENCE AND ADMINISTRATIVE DETAILS

Name and Address

Blanchminster Trust, Blanchminster Building, 38 Lansdown Road, Bude, Cornwall, EX23 8BN.

Registered Charity Number 202118

All of the trustees noted below were in office for the period from 1st January 2021 to the date of this report except where otherwise stated. The offices held are as at the date of this report.

Trustees

Mrs C Bilsland	Mr C D Nichols (Senior Stockwarden)
Mr C B Cornish (Junior Stockwarden)	Mr I Saltern
Mrs P Gliddon	Mrs J M Shepherd
Mr A R James	Mr L M Tozer
Mrs S A Lamble	Mrs D Y Wellington
Mr O A May	Mr I J Whitfield
Mrs V A Newman	

Staff (Part time) responsible for day-to-day management

Ms J E Cornish (Clerk to the Trustees)

Mrs J Hinson (Office Secretary)

Property and Administration Committee

Mr C B Cornish	Mr C D Nichols (Chairman)
Mrs P Gliddon	Mr I Saltern
Mr A R James	Mrs J M Shepherd
Mrs S A Lamble	Mr L M Tozer
Mr O A May	Mrs D Y Wellington
Mrs V A Newman	

Education Committee

Mr A R James	Mr L M Tozer (Chairman)
Mr O A May	Mr I J Whitfield
Mrs V A Newman	
Mr C D Nichols	

Needs and Community Committee

Mr C B Cornish (Chairman)	Mr C D Nichols
Mrs P Gliddon	Mrs J M Shepherd
Mr A R James	Mr L M Tozer
Mr O A May	Mrs D Y Wellington
Mrs V A Newman	

Bankers

National Westminster Bank plc, Launceston Branch, 14 Westgate Street, Launceston, Cornwall, PL15 7AG.

Solicitors

Messrs Peter, Peter & Wright, 1 Queen Street, Bude, Cornwall, EX23 8AZ.

Auditors

Metherell Gard Ltd, Burn View, Bude, Cornwall, EX23 8BX.

Architects

Metters & Wellby Ltd, 10 Lansdown Road, Bude, Cornwall, EX23 8QZ.

Surveyor and Property Agent

Mr A P Furze BSc. MRICS, Underwood Wright Ltd, 5 Queen Street, Bude, Cornwall, EX23 8AY.

Insurers

Ansvar Insurance, Ansvar House, St Leonards Road, Eastbourne, East Sussex, BN21 3UR
Higos Insurance, 7 Cary Court, Somerton Business Park, Somerton, TA11 6SB

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Blanchminster Trust

Report of the Trustees
for the Year Ended 31 December 2021

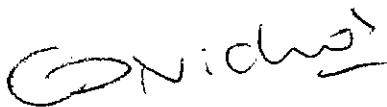
STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 22-4-2022 and signed on its behalf by:



.....
C Nichols - Trustee

Report of the Independent Auditors to the Trustees of
Blanchminster Trust

Opinion

We have audited the financial statements of Blanchminster Trust (the 'charity') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other Information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Report of the Independent Auditors to the Trustees of
Blanchminster Trust

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Trust.

We obtained an understanding of the entity's risk assessment process, including the risk of fraud.

We reviewed the financial statements and tested the disclosures against supporting documentation.

We reviewed minutes of meetings of those charged with management and governance.

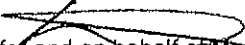
We performed audit work, including reviewing the risk of management override of controls, testing journal entries and other adjustments for appropriateness, evaluating the rationale of significant transactions, and reviewing accounting estimates for bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.


for and on behalf of Metherell Gard Ltd
Chartered Accountants
Burn View
Bude
Cornwall
EX23 8BX

Date: 25.4.22

Blanchminster Trust

Statement of Financial Activities
for the Year Ended 31 December 2021

	Notes	Unrestricted fund £	Endowment fund £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	2,130	-	2,130	728,402
Investment income	3	503,196	-	503,196	525,333
Other income		5,933	-	5,933	72,575
Total		511,259	-	511,259	1,326,310
EXPENDITURE ON					
Raising funds					
Investment management costs	4	247,764	-	247,764	212,406
		247,764	-	247,764	212,406
Charitable activities					
Educational grants	5	271,301	-	271,301	311,127
Community grants		41,185	-	41,185	21,418
Relief in need grants		27,626	-	27,626	30,480
Total		587,876	-	587,876	575,431
Net gains on investments		195,004	283,854	478,858	436,449
NET INCOME		118,387	283,854	402,241	1,187,328
Other recognised gains/(losses)					
Gains/(losses) on revaluation of fixed assets		-	(1,160)	(1,160)	-
Net movement in funds		118,387	282,694	401,081	1,187,328
RECONCILIATION OF FUNDS					
Total funds brought forward		2,607,256	10,446,477	13,053,733	11,866,405
TOTAL FUNDS CARRIED FORWARD		2,725,643	10,729,171	13,454,814	13,053,733

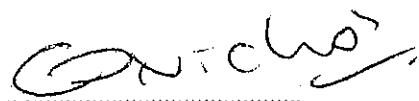
The notes form part of these financial statements

Blanchminster Trust

Balance Sheet
31 December 2021

	Notes	Unrestricted fund £	Endowment fund £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	11	1,456	85,000	86,456	86,866
Investments	12	1,747,460	10,644,171	12,391,631	11,734,679
		<u>1,748,916</u>	<u>10,729,171</u>	<u>12,478,087</u>	<u>11,821,545</u>
CURRENT ASSETS					
Stocks	13	10,514	-	10,514	362
Debtors	14	99,096	-	99,096	866,452
Cash at bank	15	932,735	-	932,735	420,488
		<u>1,042,345</u>	<u>-</u>	<u>1,042,345</u>	<u>1,287,302</u>
CREDITORS					
Amounts falling due within one year	16	(65,618)	-	(65,618)	(55,114)
NET CURRENT ASSETS		<u>976,727</u>	<u>-</u>	<u>976,727</u>	<u>1,232,188</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,725,643</u>	<u>10,729,171</u>	<u>13,454,814</u>	<u>13,053,733</u>
NET ASSETS		<u>2,725,643</u>	<u>10,729,171</u>	<u>13,454,814</u>	<u>13,053,733</u>
FUNDS	17				
Unrestricted funds				2,725,643	2,607,256
Endowment funds				10,729,171	10,446,477
TOTAL FUNDS				<u>13,454,814</u>	<u>13,053,733</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 22.04.2022 and were signed on its behalf by:



C Nichols - Trustee

Blanchminster Trust
Cash Flow Statement
for the Year Ended 31 December 2021

	Notes	2021 £	2020 £
Cash flows from operating activities			
Cash generated from operations	1	214,353	(359,084)
Net cash provided by/(used in) operating activities		214,353	(359,084)
Cash flows from Investing activities			
Purchase of tangible fixed assets		(899)	-
Purchase of fixed asset investments		(3,095)	-
Net rents received		252,413	228,547
Interest received		278	302
Dividends received		49,197	48,240
Net cash provided by investing activities		297,894	277,089
Change in cash and cash equivalents in the reporting period			
		512,247	(81,995)
Cash and cash equivalents at the beginning of the reporting period		420,488	502,483
Cash and cash equivalents at the end of the reporting period		932,735	420,488

The notes form part of these financial statements

Blanchminster Trust

Notes to the Cash Flow Statement
for the Year Ended 31 December 2021

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021 £	2020 £
Net income for the reporting period (as per the Statement of Financial Activities)	402,241	1,187,328
Adjustments for:		
Depreciation charges	129	1,572
Loss on disposal of fixed assets	20	-
Unrealised (gain)/losses on investments	(478,858)	(436,449)
Net rents received	(206,336)	(265,742)
Interest received	(342)	(312)
Dividends received	(49,690)	(48,713)
Donated asset	(175,000)	-
Increase in stocks	(10,152)	(78)
Decrease/(increase) in debtors	722,217	(799,222)
Increase in creditors	10,124	2,532
Net cash provided by/(used in) operations	214,353	(359,084)

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.1.21 £	Cash flow £	At 31.12.21 £
Net cash			
Cash at bank	420,488	512,247	932,735
	420,488	512,247	932,735
Total	420,488	512,247	932,735

Blanchminster Trust

Notes to the Financial Statements for the Year Ended 31 December 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland effective from January 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

Income

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Donated goods are measured at their fair value and included in income. They are included when the trust has been notified of their entitlement, all conditions have been met and the final amount is known and expected.

Donations and legacies are included in income when the charity has been notified of their entitlement, all conditions have been met, and the final amount is known and expected.

Rental income from investment property leased out under an operating lease is recognised in income on a straight line basis over the lease term. Any income received in advance is included as a creditor as shown in note 16.

Investment income from interest and dividends is shown in the accounts on a receivable basis.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

In particular raising funds includes property management costs relating to the investment property held as Permanent Endowment.

Grants payable are recognised as expenditure when the grant is approved by the Board of the Trustees and the decision has been communicated to the recipient.

Allocation and apportionment of costs

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, administrative payroll costs. Governance costs comprise of costs involved in the public accountability of the trust and its compliance with regulation and good practice.

Support costs have been allocated and apportioned on the basis of time spent, further analysis is shown in note 7.

Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Blanchminster Trust

Notes to the Financial Statements - continued for the Year Ended 31 December 2021

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Freehold Land	-	Nil
Freehold Buildings	-	2% per annum on valuation
Fixtures and Fittings	-	10% per annum on written down basis
	-	25% per annum straight line basis

All fixtures and fittings are included at historic cost and are reviewed for impairment at each balance sheet date.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from tax on its charitable activities.

Funds

Unrestricted

Unrestricted funds are available for use at the discretion of the trustees, in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Endowment

Endowment funds represent those assets which must be held permanently by the charity. The investment and freehold property are shown in the financial statements as a permanent endowment, in accordance with the trust's charity scheme as described in the Report of the Trustees. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the endowment fund. Other investments, which have been purchased using the proceeds of sales of freehold property, are also included in the endowment fund.

Other

Financial Instruments

The trust only enters into basic financial instruments that result in the recognition of financial assets and liabilities such as rent, trade and other accounts receivable and payable, and cash held at bank.

Debtors

Rent and other debtors are recognised at the settlement amount due after any discount offered. Prepayments are valued at the amount prepaid net of any discounts due.

Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount after allowing for any discounts due.

Investment assets and unrealised gains

The valuation of the Investment Property is an important factor in the Financial Statements and this is a key source of estimation uncertainty.

The portfolio of commercial, mixed commercial/residential, residential and agricultural property which make up the investment property are measured at fair value at each reporting date with changes in fair value recognised in 'net gains / (losses) on investments' in the SoFA.

It is the trustees policy to have a full independent quinquennial review completed by a valuer who holds a recognised and relevant professional qualification and has recent experience in the location and class of the property being valued. The quinquennial review has been undertaken this year in accordance with RICS Valuation standards.

Investment assets in the form of the Charities Official Investment Fund shares, are shown in the financial statements at fair value.

Blanchminster Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

1. ACCOUNTING POLICIES - continued

Other

Unrealised gains on investment and other assets represent the difference between the fair value at the end of the year and:

- i) for investment and other assets held at the start of the year, the fair value at that date, or
- ii) for investment and other assets acquired in the year, the cost of acquisition.

Changes in fair value are recognised in the SoFA.

Employee Benefits

When employees have rendered service to the trust, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The trust operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

2. DONATIONS AND LEGACIES

	2021	2020
	£	£
Legacies	2,130	728,402

3. INVESTMENT INCOME

	2021	2020
	£	£
Rents received	453,119	476,263
Wayleaves	45	45
COIF - dividends	49,690	48,713
Deposit account interest	342	312
	<u>503,196</u>	<u>525,333</u>

4. INVESTMENT MANAGEMENT COSTS

	2021	2020
	£	£
General insurance	18,215	13,458
Property repairs	167,240	151,508
General and water rates	9,410	9,061
Light and heat	1,976	867
Surveyors and valuers fees	22,868	9,923
Support costs	28,055	27,589
	<u>247,764</u>	<u>212,406</u>

Blanchminster Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

5. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities (see note 6) £	Support costs (see note 7) £	Totals £
Educational grants	257,273	14,028	271,301
Community grants	34,171	7,014	41,185
Relief in need grants	20,613	7,013	27,626
	<u>312,057</u>	<u>28,055</u>	<u>340,112</u>

The objects of the trust are to make grants in three specific areas:

1. Relief in need

The trust is to give generally or individually to persons, who are in conditions of need, hardship or distress, by grant of money or by providing services or facilities to alleviate this need.

2. Promotion of education

The trust is to award a maintenance allowance, scholarship or otherwise provide financial assistance to persons who are in need of such assistance, to continue their studies. The trust is to also provide schools with special benefits not normally provided by the local education authority. The trust is to also provide financial assistance to any charitable organisation whose objects include the promotion of education.

3. Community aid

The trust is to provide financial assistance to local charitable organisations for the benefit of the community.

6. GRANTS PAYABLE

	2021 £	2020 £
Educational grants	257,273	297,335
Community grants	34,171	14,522
Relief in need grants	20,613	23,584
	<u>312,057</u>	<u>335,441</u>

The total grants paid to institutions during the year was as follows:

	2021 £	2020 £
St Andrews Church	5,000	-
Bude After School Club	171	-
Budehaven School	640	7,967
Bude Canoe Club	-	1,000
Budehaven Nursery	-	5,000
Bude Infant School	-	714
South Western Ambulance Services NHS Foundation Trust	16,000	-
Stratton Playgroup	2,500	-
Sensory Trust	1,000	-
Bude Food Bank	10,500	5,000
Hollabury Mission Hall	(1,000)	-
Bude Primary Academy	2,000	2,000
Bude Quarantine Group	-	1,000
Cornwall Beekeepers	-	750
Stratton Primary School	-	5,000
The Haven	-	8,310
Marhamchurch Pre School	500	-
	<u>37,311</u>	<u>36,741</u>

Blanchminster Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

6. GRANTS PAYABLE - continued

The total grants paid to individuals during the year was as follows:

	2021 £	2020 £
Promotion of Education	256,633	277,116
Relief in Need	18,113	21,584
	<u>274,746</u>	<u>298,700</u>

7. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Investment management costs	22,249	5,806	28,055
Educational grants	11,124	2,904	14,028
Community grants	5,562	1,452	7,014
Relief in need grants	5,561	1,452	7,013
	<u>44,496</u>	<u>11,614</u>	<u>56,110</u>

Activity	Basis of allocation
Management	TIME SPENT
Finance	TIME SPENT
Human resources	TIME SPENT
Governance costs	TIME SPENT

Support costs, included in the above, are as follows:

Management

	Investment management costs £	Educational grants £	Community grants £
Wages	17,945	8,973	4,486
Pensions	516	258	129
Insurance	387	194	97
Office utilities	794	397	198
Telephone	344	172	86
Printing and advertising	300	150	75
Postage	391	196	98
Sundries	730	364	182
Office repairs	767	383	192
Depreciation of tangible fixed assets	65	32	16
Loss on sale of tangible fixed assets	10	5	3
	<u>22,249</u>	<u>11,124</u>	<u>5,562</u>

Blanchminster Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

7. SUPPORT COSTS - continued

Management - continued

		2021	2020
	Relief in need grants £	Total activities £	Total activities £
Wages	4,486	35,890	34,443
Pensions	129	1,032	978
Insurance	97	775	468
Office utilities	198	1,587	1,506
Telephone	86	688	1,040
Printing and advertising	75	600	721
Postage	98	783	614
Sundries	182	1,458	104
Office repairs	192	1,534	2,682
Depreciation of tangible fixed assets	16	129	1,572
Loss on sale of tangible fixed assets	2	20	-
	<u>5,561</u>	<u>44,496</u>	<u>44,128</u>

Finance

	2021	2020
	Total activities £	Total activities £
Bank charges	-	10

Governance costs

	Investment management costs £	Educational grants £	Community grants £
Auditors' remuneration	3,300	1,650	825
Legal and professional fees	2,506	1,254	627
	<u>5,806</u>	<u>2,904</u>	<u>1,452</u>

	2021	2020
	Relief in need grants £	Total activities £
Auditors' remuneration	825	6,600
Legal and professional fees	627	5,014
	<u>1,452</u>	<u>11,614</u>

Blanchminster Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

8. AUDITORS' REMUNERATION

	2021	2020
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	<u>6,600</u>	<u>6,450</u>

The total auditors remuneration includes fees for non-audit services. The non-audit services include assistance with the preparation of the statutory accounts, £4,440 has been allocated in governance costs as legal and professional fees.

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Trustees' expenses

£46.40 was paid to one trustee for travel expenses in the year ended 31 December 2021 (2020: £NIL).

10. STAFF COSTS

	2021	2020
	£	£
Wages and salaries	35,890	34,443
Other pension costs	<u>1,032</u>	<u>978</u>
	<u>36,922</u>	<u>35,421</u>

The average monthly number of employees during the year was as follows:

	2021	2020
Staff (excluding trustees)	<u>3</u>	<u>3</u>

No employees received emoluments in excess of £60,000.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

Key management personnel is the clerk of the trustees whose salary totals £23,445 for the year (2020: £22,500).

Blanchminster Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

11. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and Fittings £	Totals £
COST OR VALUATION			
At 1 January 2021	92,000	9,697	101,697
Additions	-	899	899
Disposals	-	(429)	(429)
Revaluations	(7,000)	-	(7,000)
At 31 December 2021	<u>85,000</u>	<u>10,167</u>	<u>95,167</u>
DEPRECIATION			
At 1 January 2021	5,840	8,991	14,831
Charge for year	-	129	129
Eliminated on disposal	-	(409)	(409)
Revaluation adjustments	(5,840)	-	(5,840)
At 31 December 2021	<u>-</u>	<u>8,711</u>	<u>8,711</u>
NET BOOK VALUE			
At 31 December 2021	<u>85,000</u>	<u>1,456</u>	<u>86,456</u>
At 31 December 2020	<u>86,160</u>	<u>706</u>	<u>86,866</u>

Cost or valuation at 31 December 2021 is represented by:

	Freehold property £	Fixtures and Fittings £	Totals £
Valuation in 2021	85,000	-	85,000
Cost	-	10,167	10,167
	<u>85,000</u>	<u>10,167</u>	<u>95,167</u>

Freehold property includes freehold land estimated at £19,000 (2020: £19,000) which is not depreciated.

The tangible fixed assets are used in the management and administration of the charity. The freehold property was acquired at no cost. The freehold property was valued on the same basis as the commercial investment property detailed in the accounting policy in note 1, in order to ensure that the carrying amount does not differ materially from the fair value at the end of the reporting period.

The freehold property is included in the endowment fund.

Blanchminster Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

12. FIXED ASSET INVESTMENTS

	Investment property £	COIF/ listed shares £	Totals £
MARKET VALUE			
At 1 January 2021	10,058,999	1,675,680	11,734,679
Additions	178,095	-	178,095
Revaluations	241,155	237,702	478,857
At 31 December 2021	<u>10,478,249</u>	<u>1,913,382</u>	<u>12,391,631</u>
NET BOOK VALUE			
At 31 December 2021	<u>10,478,249</u>	<u>1,913,382</u>	<u>12,391,631</u>
At 31 December 2020	<u>10,058,999</u>	<u>1,675,680</u>	<u>11,734,679</u>

There were no investment assets held outside the UK.

Cost or valuation at 31 December 2021 is represented by:

	Investment property £	COIF/ listed shares £	Totals £
Valuation in 2021	<u>10,478,249</u>	<u>1,913,382</u>	<u>12,391,631</u>

The investment property portfolio has been valued in line with the accounting policy in note 1.

A legacy was recognised in the 2020 accounts which included both cash and a property. The transfer of this legacy was completed in 2021. An asset has been recognised for the property at the estimated value of £175,000 and included in the cost figure below.

	Property £	COIF £
Historical cost at 31 December 2021	<u>1,010,595</u>	<u>354,870</u>

COIF shares are allocated as follows:

	2021 £	2020 £
General fund	1,747,460	1,374,678
Endowment fund	165,922	301,003
	<u>1,913,382</u>	<u>1,675,680</u>

Blanchminster Trust

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2021**

13. STOCKS		2021	2020
		£	£
Stock		<u>10,514</u>	<u>362</u>
14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		2021	2020
		£	£
Rent debtors		4,359	50,053
Other debtors		75,933	798,402
Accrued investment income receivable		12,854	12,297
Prepayments		<u>5,950</u>	<u>5,700</u>
		<u>99,096</u>	<u>866,452</u>
15. CASH AT BANK		2021	2020
		Total funds	Total funds
		£	£
Current account		147,735	75,488
Deposit account		<u>785,000</u>	<u>345,000</u>
Total		<u>932,735</u>	<u>420,488</u>
16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		2021	2020
		£	£
Grants payable		9,939	6,792
Other creditors		6,885	5,457
Rents received in advance		33,596	33,214
Accruals		<u>15,198</u>	<u>9,651</u>
		<u>65,618</u>	<u>55,114</u>
17. MOVEMENT IN FUNDS		Net movement	At
	At 1.1.21	in funds	31.12.21
	£	£	£
Unrestricted funds			
General fund	2,607,256	118,387	2,725,643
Endowment funds			
Endowment fund			
	10,446,477	282,694	10,729,171
TOTAL FUNDS	<u>13,053,733</u>	<u>401,081</u>	<u>13,454,814</u>

Blanchminster Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

17. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	511,259	(587,876)	195,004	118,387
Endowment funds				
Endowment fund	-	-	282,694	282,694
TOTAL FUNDS	<u>511,259</u>	<u>(587,876)</u>	<u>477,698</u>	<u>401,081</u>

Comparatives for movement in funds

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	1,772,282	834,974	2,607,256
Endowment funds			
Endowment fund	10,094,123	352,354	10,446,477
TOTAL FUNDS	<u>11,866,405</u>	<u>1,187,328</u>	<u>13,053,733</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,326,310	(573,971)	82,635	834,974
Endowment funds				
Endowment fund	-	(1,460)	353,814	352,354
TOTAL FUNDS	<u>1,326,310</u>	<u>(575,431)</u>	<u>436,449</u>	<u>1,187,328</u>

Blanchminster Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

17. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.20 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	1,772,282	953,361	2,725,643
Endowment funds			
Endowment fund	10,094,123	635,048	10,729,171
TOTAL FUNDS	<u>11,866,405</u>	<u>1,588,409</u>	<u>13,454,814</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,837,569	(1,161,847)	277,639	953,361
Endowment funds				
Endowment fund	-	(1,460)	636,508	635,048
TOTAL FUNDS	<u>1,837,569</u>	<u>(1,163,307)</u>	<u>914,147</u>	<u>1,588,409</u>

Endowment fund assets

	2021 £	2020 £
Freehold property (Blanchminster office)	85,000	86,160
Investment properties	10,478,249	10,058,999
COIF shares	165,922	301,004
Cash at Bank (transferred to unrestricted)		314
Total	<u>10,729,171</u>	<u>10,446,477</u>

Blanchminster Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

18. CONTINGENT LIABILITIES

The trustees have agreed heads of terms for a lease which commits the trust to a sum of £50,000 for repair works to the property. This liability will be recognised as soon as the lease has been signed by the trust and the new tenant.

19. RELATED PARTY DISCLOSURES

Mr C B Cornish, a trustee, is the father of the clerk to the trustees, who is employed under a standard contract of employment and is classed as key management personnel.

Mrs D Wellington, a trustee, is the daughter of Mr Hicks, who provides services to the charity. During the year the services totalled £156 (2020: £222)

20. GOING CONCERN

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

21. FINANCIAL INSTRUMENTS

The carrying amount of the charity's financial instruments are as follows:

	2021 £	2020 £
Financial assets		
Measured at fair value through net income / expenditure:		
COIF / listed shares (note 12)	1,913,382	1,675,680
Debt instruments measured at amortised cost:		
Rent debtors (note 14)	4,359	50,053
Accrued investment income receivable (note 14)	12,854	12,297
Prepayments (note 14)	5,950	5,700
Other debtors (note 14)	75,933	798,402
	99,096	866,452
Financial liabilities		
Measured at amortised cost:		
Grants payable (note 16)	9,939	6,792
Other creditors (note 16)	6,885	5,457
Rents received in advance (note 16)	33,596	33,214
Accruals (note 16)	15,198	9,651
	65,618	55,114

The income, expenses, net gains and net losses attributable to the charity's financial instruments are summarised as follows:

	2021 £	2020 £
Income and expense		
COIF / listed shares (note 3)	49,690	48,713
Net gains and losses (including changes in fair value)		
COIF / listed shares (note 12)	237,702	100,728

Blanchminster Trust

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

22. TRUSTEES INDEMNITY INSURANCE

The main office insurance detailed in support costs includes trustees indemnity insurance.