

**JOHN JONES CHARITY**

**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31ST DECEMBER 2021**

**JOHN JONES CHARITY**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST DECEMBER 2021**

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## **JOHN JONES CHARITY** **ANNUAL REPORT OF THE TRUSTEES**

The Trustees submit their report and financial statements for the year ended 31st December 2021.

### **History, objectives and activities of the Charity**

The John Jones Charity was founded by a will proved on 27th April 1513 and comprised in a scheme made under the Endowed Schools Acts on the 29th November 1881. The Charity is a registered charity number 204800.

The Charity is established to provide financial assistance to the Parochial Church Council of Cirencester for the upkeep and repair of the fabric of the Parish Church and to Powells Educational Foundation.

### **Grant making policy**

The Charity is bound by the scheme whereby three-fifths of net income is applied to the Parochial Church Council of Cirencester for the upkeep and repair of the fabric of the Parish Church, one fifth is applied to Powells Educational Foundation and the remaining one fifth is applied at the discretion of the Trustees to the before mentioned purposes.

### **Achievements and performance**

Perry Bishop have managed the lettings of the flats since late 2020 when the lettings manager, Daisy Alban-Jones, transferred to Perry Bishop from Hardcastles. Daisy and her colleague, Laura Porter, continue to provide an efficient service.

**Flat 1:** Two new Tenants arrived in January 2021, but then left in August. Two further new Tenants then took up occupation in October 2021. **Flat 2:** The two original tenants remain in occupation although an additional Tenant then took up occupation in December 2021. **Flat 3:** One of the original Tenants gave notice to leave in July. A Replacement joint Tenant commenced occupation in September 2021 and both Tenants remained in occupation until the end of the year. **Shops:** The shops continued to be managed by John Thomson. In each case further modest discounts were agreed in respect of their rent but, in the circumstances, both Tenants were able to trade periodically, such that by the end of the year there were only modest outstanding arrears.

**Condition of the property:** During the course of the year, the property was periodically inspected by Hardcastles, Perry Bishop, John Thomson and Jerry Thornton. Once again, minor works of repair were carried out as recommended by the surveyors, but the general condition of the property was considered to be satisfactory.

### **Management and governance arrangements**

The Trust Deed provides for a maximum of 7 Trustees: 3 ex-officio Trustees, being the Vicar and Churchwardens of Parish of St. John Baptist, Cirencester; 2 nominative Trustees, appointed by Powell's Educational Foundation and 2 co-optative Trustees, who through residence, occupation or employment, or otherwise have special knowledge of Cirencester. Where there is a requirement for new co-optative trustees, they are identified and appointed by the remaining Trustees. The chair of Trustees is responsible for the induction of any new Trustee which involves the awareness of a Trustee's responsibilities, the governing document, administrative procedures, the history and philosophical approach of the Charity.

The Trustees who served during the year were:-

Miss A S Anderson  
Mrs P M Chester-Master  
Rev. Canon G E Morris  
Dr R M Reece- Chairman

Mr N Robbins OBE  
Mrs D Waddell  
Mr C F B Woodd

## **JOHN JONES CHARITY**

### **ANNUAL REPORT OF THE TRUSTEES (CONTINUED)**

#### **Financial review, investment policy and reserves**

The results for the year are as set out in the Receipts and Payments Account on page 5. The Trustees consider that the state of affairs of the Charity is satisfactory.

Cash not needed for immediate purposes is invested in bank deposit accounts and endowment funds are invested in the CBF Church of England Investment Fund

It is the policy of the Charity to maintain unrestricted funds, which are the free reserves of the Charity, at a level which provides sufficient funds to cover anticipated property expenses and managerial and administration costs.

#### **Public Benefit**

In planning the Charity's activities for the year the Trustees kept in mind the Charity Commission's guidance on public benefit at their meetings.

#### **Trustees, professional advisers and correspondence address**

<b>Trustees as at 31st December 2021</b>	Miss A S Anderson	Mr N Robbins OBE
	Mrs P M Chester-Master	Mrs D Waddell
	Rev. Canon G E Morris	Mr C F B Woodd
	Dr R M Reece	

**Clerk to the Trustees:** Mr. R.R. Mullings

**Independent Examiner:** Miss Ruth Herbert FCCA  
Wenn Townsend  
Gosditch House  
5 Gosditch Street  
Cirencester  
Gloucestershire  
GL7 2AG

**Bankers:** Lloyds Bank plc  
14 Castle Street  
Cirencester  
Gloucestershire  
GL7 1QJ

**Solicitors:** Sewell Mullings Logie  
7 Dollar Street  
Cirencester  
Gloucestershire  
GL7 2AS

**Correspondence  
Address:** 7 Dollar Street  
Cirencester  
Gloucestershire  
GL7 2AS

**JOHN JONES CHARITY**

**ANNUAL REPORT OF THE TRUSTEES (CONTINUED)**

**Statement of Trustees responsibilities**

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

The law applicable to charities in England & Wales 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 income and expenditure of the Charity for that period.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 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.

Mr. R.R. Mullings - Clerk to the Trustees  
On behalf of the Trustees

Date: 6th October 2022

**JOHN JONES CHARITY**  
**INDEPENDENT EXAMINERS REPORT**  
**TO THE TRUSTEES OF JOHN JONES CHARITY**

I report to the Charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2021 which are set out on pages 5 to 9.

**Responsibilities and basis of report**

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 Charity's accounts carried out under section 145 of the 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the Act;  
or
2. the accounts do 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.



**Name: Ruth Herbert FCCA**

**Relevant Professional qualification or body:**  
**Address:**

**Chartered Certified Accountant**  
**Wenn Townsend**  
**Gosditch House**  
**5 Gosditch Street**  
**Cirencester**  
**Gloucestershire**  
**GL7 2AG**

**Date: 11th October 2022**

**JOHN JONES CHARITY**

**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31ST DECEMBER 2021**

	<u>Note</u>	<u>Unrestricted</u> <u>Funds</u>	<u>Endowment</u> <u>Funds</u>	<u>2021</u>	<u>Total</u> <u>2020</u>
<b>Receipts</b>					
Rents received	1	50,513	-	50,513	46,597
Investment income	2	5,993	-	5,993	5,788
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Total receipts</b>		56,506	-	56,506	52,385
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Payments</b>					
Property expenses	3	10,702	-	10,702	11,728
Grants	4	-	-	-	-
Governance costs	5	9,350	-	9,350	9,960
		<hr/>	<hr/>	<hr/>	<hr/>
Investment purchases	8	20,052	-	20,052	21,688
		-	-	-	-
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Total payments</b>		20,052	-	20,052	21,688
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Net receipts/(payments) for the year</b>		36,454	-	36,454	30,697
Transfers between funds		-	-	-	-
Cash funds brought forward		77,413	-	77,413	46,716
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Cash funds carried forward</b>		£ 113,867	£ -	£ 113,867	£ 77,413
		<hr/>	<hr/>	<hr/>	<hr/>

**JOHN JONES CHARITY**

**STATEMENT OF ASSETS AND LIABILITIES**  
**31ST DECEMBER 2021**

	<b><u>Note Funds</u></b>	<b><u>Unrestricted Fund</u></b>	<b><u>Endowment</u></b>	<b><u>Total 2021</u></b>	<b><u>2020</u></b>
<b>Fixed assets</b>					
Freehold properties	7	-	361,701	361,701	361,701
Investments	8	86,932	148,912	235,844	206,605
		<hr/>	<hr/>	<hr/>	<hr/>
		86,932	510,613	597,545	568,306
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Current assets</b>					
Debtors	9	4,496	-	4,496	5,748
Cash funds	10	113,867	-	113,867	77,413
		<hr/>	<hr/>	<hr/>	<hr/>
		118,363	-	118,363	83,161
Creditors: amounts falling due within one year	11	111,528	-	111,528	75,872
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Net current assets/(liabilities)</b>		6,835	-	6,835	7,289
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Net assets</b>		£ 93,767	£ 510,613	£ 604,380	£ 575,595
		<hr/>	<hr/>	<hr/>	<hr/>

These financial statements were approved by the Trustees on 6th October 2022  
and signed on its behalf by:

.....Dr. R. M. Reece (Chairman)



**JOHN JONES CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31ST DECEMBER 2021**

	<b><u>2021</u></b>	<b><u>2020</u></b>
<b>1. <u>Rents received</u></b>		
Buchner	18	18
21 West Market Place	11,524	8,475
23 West Market Place	14,284	12,394
1st Floor	8,247	8,445
2nd Floor	9,300	10,155
3rd Floor	7,140	7,110
	<hr/>	<hr/>
	£ 50,513	£ 46,597
	<hr/>	<hr/>
<b>2. <u>Investment income</u></b>		
Dividends	5,993	5,788
Bank deposit interest	-	-
	<hr/>	<hr/>
	£ 5,993	£ 5,788
	<hr/>	<hr/>
<b>3. <u>Property expenses</u></b>		
Letting agents fees	3,546	3,277
Legal and professional fees	-	1,763
Repairs	5,526	4,381
Gap Utilities	-	-
Stairway light and heat	174	224
Insurance	2,741	2,479
<u>Deduct:</u> Tenants contributions	(1,285)	(396)
	<hr/>	<hr/>
	£ 10,702	£ 11,728
	<hr/>	<hr/>
<b>4. <u>Grants paid in year</u></b>		
Fabric fund of Cirencester Parish Church (3/5ths)	-	-
Powells Educational Foundation (1/5th)	-	-
Trustees discretion – Powells Educational Foundation(1/5th)	-	-
Trustees discretion – Fabric fund of Cirencester Parish Church (1/5th)	-	-
	<hr/>	<hr/>
	£ -	£ -
	<hr/>	<hr/>

**JOHN JONES CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31ST DECEMBER 2021**

	<b><u>2021</u></b>	<b><u>2020</u></b>
<b>5. <u>Governance costs</u></b>		
Clerks fees	8,030	8,760
Legal and professional fees	-	1,200
Accountancy charges	1,320	-
Independent examiners fees	-	-
	<hr/>	<hr/>
	£ 9,350	£ 9,960
	<hr/>	<hr/>

**6. Employees and trustees**

a) There were no remunerated employees.

b) No Trustees or any person connected with them received or is due to receive any remuneration or expenses for the year directly or indirectly from the Charity's funds.

**7. Tangible fixed assets**

**Freehold properties held for letting**

Valuation:

At 1st January 2021	361,701
Additions	-
	<hr/>
At 31st December 2021	£ 361,701
	<hr/>

The original cost of the freehold property is unknown. The value in the financial statements is that provided by Messrs Rylands, Chartered Surveyors, in 1989 of £325,000 and subsequent improvements at cost.

**8. Investments**

	<b><u>2021</u></b>	<b><u>2020</u></b>
Market value at 1st January 2021	206,605	193,311
Additions in the year	-	-
Unrealised gain/(loss) in the year	29,239	13,294
	<hr/>	<hr/>
Market value at 31st December 2021	£ 235,844	£ 206,605
	<hr/>	<hr/>

The investments are held in the CBF Church of England Investment Fund. The original cost of the shares is unknown.

**JOHN JONES CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31ST DECEMBER 2021**

	<b><u>2021</u></b>	<b><u>2020</u></b>
<b>9. Debtors</b>		
Rent and insurance contributions owing	£ 4,496	£ 5,748
	<hr/>	<hr/>
<b>10. Cash Funds</b>		
Lloyds Bank Plc	113,867	77,413
Sewell Mullings Logie Client Account	-	-
	<hr/>	<hr/>
	£ 113,867	£ 77,413
	<hr/>	<hr/>
<b>11. Creditors: amounts falling due within one year</b>		
Grants payable	97,500	65,000
Rent guarantee deposits	3,125	3,125
Rent in advance	4,043	2,417
Stairway light and heat	70	-
Clerks fees	2,190	1,460
Accountancy	4,600	3,870
	<hr/>	<hr/>
	£ 111,528	£ 75,872
	<hr/>	<hr/>