

LANGLEY MARISH UNITED CHARITIES

England & Wales · Charity number 204824

Details

Status Registered

Legal form Other

Registered 1963-04-29

Register [View on the Charity Commission register](#)

Contact

Address 30 St. Marys Road
Slough
SL3 7EL

Phone 07738773656

Email SecretaryLMUC@outlook.com

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: The charity maintains almshouse properties for the benefit of qualifying residents. These must be over 55 years of age and who have been living in Langley or its catchment area and who are able to care for themselves.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ANCIENT PARISH OF LANGLEY MARISH
- Slough

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£178,595	£132,808	-	-
2024-03-31	£158,925	£136,821	-	-
2023-03-31	£151,950	£149,462	-	-
2022-03-31	£142,085	£134,254	-	-
2021-03-31	£141,280	£126,790	-	-

Trustees

Name	Role	Appointed
DR ELIZABETH JANET CAMPBELL MB CH B	Chair	2014-06-12
Angela Susan Kirk		2011-11-29
Diana Iller		2021-03-10
MARIA ANNE CHALLEN		2018-06-12
MR J C WHITBY		2011-11-29
MRS J M HANNEY		2015-03-10
Mark Instone		2015-04-03
Raymond Edward Andrew Lewis		2020-09-09
Rev Samuel Christopher Ferris		2023-06-07

Linked charities

- BENJAMIN CHERT (204824-1)
- ALMSHOUSE CHARITY OF HENRY SEYMOUR (204824-10)
- HENRY SEYMOUR (204824-11)
- JOHN TRELAWNEY (204824-12)
- ELIZABETH WEBB (204824-13)
- WILLIAM WILD (204824-14)
- CHARLES THOMAS DEPREE NON-ECCLESIASTICAL CHARITY- SEE CHURCH HOUSE ESTATE SUB. 2 (204824-15)
- CHURCH HOUSE ESTATE (204824-2)
- JANE ANN DORRELL (204824-3)
- HORSEMOOR GREEN POORS' ALLOTMENT (204824-4)
- SIR JOHN KEDERMINSTER (204824-5)
- MEAD FIELD POORS' ALLOTMENT (204824-6)
- LANGLEY MARISH POORS' STOCK (204824-7)
- WILLIAM REDDINGTON (204824-8)
- ANNE SEYMOUR (204824-9)

Accounts

Charity registration number 204824 (England and Wales)

LANGLEY MARISH UNITED CHARITIES
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

LANGLEY MARISH UNITED CHARITIES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Dr Elizabeth Campbell
Mrs Josephine Hanney
Mr Mark Instone
Mrs Angela Kirk
Mr Raymond Lewis
Mrs D C Iller
Rev C Ferris

Charity number (England and Wales)

204824

Independent examiner

Stiles & Company
2 Lake End Court
Taplow Road
Taplow
Maidenhead
Berkshire
SL6 0JQ

LANGLEY MARISH UNITED CHARITIES

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LANGLEY MARISH UNITED CHARITIES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2025

The trustees present their annual report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "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

The primary objective of the Charity is to provide social housing, at affordable cost, for the benefit of qualifying residents.

This is achieved through making available 22 units for occupation, being a mixture of 7 17th Century Grade 2 Listed houses, 4 bungalows dating from 1955 and 11 two-story flats built in 1972.

The Trustees are anxious that full occupation of the properties is achieved at all times, thereby achieving the utmost Charitable Public Benefit. Swift action is taken to find a new resident as and when any property becomes vacant. There is currently a waiting list of people who wish to be considered for a place. During the financial year one property became available and a new resident was appointed within three months, during which time all necessary works of repair and improvement were undertaken. As at 31/3/25 there was full occupancy.

The Charity has continued to hold discussions with two developers interested in taking an option on land owned by the Charity that is outside of the Almshouses Complex site. The Trustees have spent a considerable amount of time and effort in exploring the possibility, implications and legal ability, to agree to the proposal. This has involved consultation with the Charity Commission and also taking extensive legal advice. The legal costs involved so far are reflected in the annual accounts.

If the Trustees were to accept an offer and then the option was subsequently exercised by the developer, it would provide a substantial sum of money to the Charity. The intention of the Trustees is that, if and when this should happen, the money generated from the sale of land would be used to improve the current housing stock and possibly adding to it.

For reasons of commercial sensitivity, the identity of the developers and the amount of money involved must remain confidential at this time.

Public benefit

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Significant activities and achievements against objectives

Making timely works of repair and maintenance to the charities properties is one of the key responsibilities of the Trustees. We strive to ensure that the highest possible standard of accommodation is maintained.

In addition to small works of repair and maintenance undertaken throughout the year, the significant work carried out was the repair of the chimney stacks over numbers 12 and 14.

In recognition that some of the properties are Grade 2 Listed, the supervision of an Architect chosen from the Almshouses Association panel of approved practitioners is used whenever work is carried out to those properties. The Trustees are aware of other repair work that is currently required and have the funding to pay for it, but it can prove difficult to find contractors who are suitably qualified and experienced enough to undertake this specialist work.

An internal inspection of each property by various Trustees, with the resident present, began in Q4 of the financial year, but this exercise was not completed until the new financial year. The objective was to identify any repair and maintenance work required. The findings have been collated and a plan put in place to ensure remedial action is undertaken during the financial year ending 31/3/2026.

LANGLEY MARISH UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Financial review

The primary source of Unrestricted income is the maintenance contributions made by the residents, which totaled £138,414 compared to £120,370 in the previous financial year.

Unrestricted income from investments was £39,707 compared to £38,095 in the previous financial year.

Restricted income from investments was £474 compared to £460 in the previous financial year.

Total receipts for ordinary Unrestricted Funds were £178,121 and for Restricted Funds £474. All are detailed in the financial statements.

Unrestricted expenditure on charitable activities was £101,103 direct costs and £31,705 in support & governance costs, giving a total of £132,808. This compares to £98,502 and £38,319 (total £136,821) respectively in the previous financial year.

The net result for the year was an excess of Unrestricted income over Unrestricted expenditure of £45,313 which was added to our reserves.

There was no expenditure from Restricted Funds.

Adding the balances brought forward at the beginning of the financial year, the total Assets balance carried forward at 31st March 2025 was £6,995,738. This was split £6,978,935 for Unrestricted Funds (of which £5,410,000 is property assets) and £16,803 for Restricted Funds.

The Trustees view is that it was a satisfactory year from a financial aspect, with a growth in income and a reduction in expenditure compared to the previous financial year.

Reserves policy

It is the Trustees policy to maintain a balance of Unrestricted funds which equates to three months' average unrestricted payments, to provide for emergency situations that may arise from time to time. The balance of £142,419 (net of fixed and investment assets) at the financial year-end met this target.

Investment policy

The Trustees have continued the policy, set some years ago by earlier Trustees, of investing the major part of the LMUC non-property assets in 4 main Funds, listed below in order of the current valuation amounts of each:

- COIF Charities Investment Fund (Income Shares)
- M&G Charity Multi Asset Fund (Income Units)
- BLK Charities UK Equity Fund ('A' Income Units)
- M&G Chairbond Charities Fixed Interest Fund (Income Units)

In addition, money is invested in the CCLA, COIF Charities Deposit Fund, to earn interest whilst having the funds easily available at short notice if required.

LANGLEY MARISH UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Structure, governance and management

The origins of the Charity can be traced back as far as the year 1617 and so has a history of providing social housing to the local community for over 400 years.

The current Charity is the result of the amalgamation of several small local charities over the years and this is reflected in the name, Langley Marish United Charities.

The administration of the Charity is governed by a scheme of the Charity Commission sealed on 29th June 1956, with several subsequent amendments. The scheme stipulates that cash not needed for immediate working purposes be invested under the authority of the Charity Commissioners in the name of the Official Trustees of Charitable Funds.

No restrictions on borrowing are placed on the Trustees.

The conduct of Business has been dealt with through regular quarterly Trustee meetings, supplemented by additional meetings, often with a one-item focus, as may be required to deal with particular issues. There was a quorum present at every meeting.

Day-to-day administration is undertaken by the LMUC Administrator, Miss Jacqueline Greene, who is also the Secretary for the Trustees (but is not a Trustee herself). Guidance on financial matters, as may be required, is provided by Raymond Lewis (a Trustee) who also keeps an oversight of the bank accounts and financial records.

The trustees who served during the year and up to the date of signature of the financial statements were:

Dr Elizabeth Campbell

Mrs Josephine Hanney

Mr Mark Instone

Mrs Angela Kirk

Mr Raymond Lewis

Mrs Maria Challen

(Resigned 18 September 2024)

Mrs D C Iller

Mr John Whitby

(Resigned 4 June 2025)

Rev C Ferris

Recruitment and appointment of trustees

The recruitment and appointment of Trustees is governed by the requirements of the Charity Commission Scheme document for LMUC dated 29th June 1956, but as amended by an order issued by the Charity Commission on 29th June 1971.

A maximum of ten Trustees is allowed, four of whom are known as "Representative Trustees" and appointed by Slough Borough Council (3) and Wexham Parish Council (1). They serve for a term of 3 years. The other six Trustees are known as "Co-optative Trustees" who are required to be persons who reside or work in, or near, the Ancient Parish of Langley Marish. These six Trustees are recruited and appointed by the current Co-optative Trustees. They serve for a term of 5 years. Both Representative and Co-Optative Trustees can be re-appointed at the expiry of their term in office.

When a vacancy for a Co-optative Trustee arises, the remaining current Trustees seek to recruit a new Trustee taking consideration of the particular Scheme requirements set out above. In addition a person with particular skills and experience, that will enhance the relevant expertise amongst the Trustees as a whole, is sought whenever possible. The current recruitment policy of the Trustees is to broaden the overall diversity and ethnicity of the Trustees if at all possible, although seeking to appoint a new Trustee without excessive delay is also a consideration.

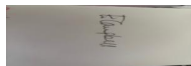
All potential Co-optative Trustees are interviewed by a panel chosen by and from the Co-optative Trustees. A candidate chosen by the panel is then required to be appointed by a unanimous vote of all the Co-optative Trustees at a special Trustees meeting called for that purpose.

LANGLEY MARISH UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

The trustees' report was approved by the Board of Trustees.



.....

Dr Elizabeth Campbell

Trustee

17 Jan 2026

Date:

LANGLEY MARISH UNITED CHARITIES

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF LANGLEY MARISH UNITED CHARITIES

I report to the trustees on my examination of the financial statements of Langley Marish United Charities (the charity) for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

I have completed my examination. I confirm that no 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 Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination.

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 financial statements to be reached.

Philip Ormerod FCCA

Stiles & Company

2 Lake End Court
Taplow Road
Taplow
Maidenhead
Berkshire
SL6 0JQ

19 Jan 2026

Dated:

Philip Ormerod

LANGLEY MARISH UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
	Notes						
Income from:							
Charitable activities	3	138,414	-	138,414	120,370	-	120,370
Investments	4	39,707	474	40,181	38,095	460	38,555
Total income		178,121	474	178,595	158,465	460	158,925
Expenditure on:							
Charitable activities	5	132,808	-	132,808	136,821	-	136,821
Total expenditure		132,808	-	132,808	136,821	-	136,821
Net gains/(losses) on investments	11	(35,196)	387	(34,809)	108,438	325	108,763
Net income		10,117	861	10,978	130,082	785	130,867
Transfers between funds		(140)	140	-	-	-	-
Net movement in funds	7	9,977	1,001	10,978	130,082	785	130,867
Reconciliation of funds:							
Fund balances at 1 April 2024		6,968,958	15,802	6,984,760	6,838,876	15,017	6,853,893
Fund balances at 31 March 2025		6,978,935	16,803	6,995,738	6,968,958	15,802	6,984,760

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

LANGLEY MARISH UNITED CHARITIES

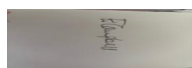
BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	12		346		692
Investment property	13		5,410,000		5,410,000
Investments	14		1,440,068		1,472,877
			<u>6,850,414</u>		<u>6,883,569</u>
Current assets					
Debtors	15	5,035		3,709	
Cash at bank and in hand		170,321		106,449	
		<u>175,356</u>		<u>110,158</u>	
Creditors: amounts falling due within one year	16	<u>(30,032)</u>		<u>(8,967)</u>	
Net current assets			<u>145,324</u>		<u>101,191</u>
Total assets less current liabilities			<u>6,995,738</u>		<u>6,984,760</u>
The funds of the charity					
Restricted income funds	17		16,803		15,802
Unrestricted funds	18		6,978,935		6,968,958
			<u>6,995,738</u>		<u>6,984,760</u>

17 Jan 2026

The financial statements were approved by the trustees on



Dr Elizabeth Campbell

Trustee

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

Langley Marish United Charities is an unincorporated association governed by its constitution.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing scheme, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements 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 Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Computers	3 years straight line
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.9 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.11 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The trustees do not consider these estimates and assumptions to have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities contained within the financial statements.

3 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Charitable income		
Maintenance contributions from residents	138,414	120,370
	<u>138,414</u>	<u>120,370</u>

4 Income from investments

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Rental income	600	-	600	600	-	600
Income from listed investments	37,077	405	37,482	36,135	460	36,595
Interest receivable	2,030	69	2,099	1,360	-	1,360
	<u>39,707</u>	<u>474</u>	<u>40,181</u>	<u>38,095</u>	<u>460</u>	<u>38,555</u>

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

5 Expenditure on charitable activities

	Charitable expenditure 2025 £	Charitable expenditure 2024 £
Direct costs		
Depreciation and impairment	346	346
Casual labour	-	3,932
Cleaning	2,306	1,746
Gardening	5,361	5,400
Insurance	5,028	4,727
Light, heat and water	36,089	30,887
Printing and stationery	320	-
Repairs and maintenance	48,395	23,013
Subscriptions	2,133	1,429
Warden - salary	-	25,613
Warden - social security costs	-	100
Warden - telephone	-	791
Sundry expenses	1,125	518
	<u>101,103</u>	<u>98,502</u>
Share of support and governance costs (see note 6)		
Governance	31,705	38,319
	<u>132,808</u>	<u>136,821</u>
Analysis by fund		
Unrestricted funds	<u>132,808</u>	<u>136,821</u>

6 Support costs allocated to activities

	2025 £	2024 £
Governance costs	<u>31,705</u>	<u>38,319</u>
Analysed between:		
Charitable expenditure	<u>31,705</u>	<u>38,319</u>

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

6	Support costs allocated to activities	(Continued)	
		2025	2024
	Governance costs comprise:	£	£
	Audit fees	3,424	5,259
	Legal and professional	15,347	20,834
	Payroll fees	792	792
	Secretary salary	11,458	10,753
	Secretary telephone	684	681
		<u>31,705</u>	<u>38,319</u>
7	Net movement in funds	2025	2024
		£	£
	The net movement in funds is stated after charging/(crediting):		
	Fees payable for the independent examination of the charity's financial statements	3,424	5,259
	Depreciation of owned tangible fixed assets	346	346
		<u>346</u>	<u>346</u>
8	Trustees		
	None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.		
9	Employees		
	The average monthly number of employees during the year was:		
		2025	2024
		Number	Number
		-	1

There were no employees whose annual remuneration was more than £60,000.

10 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

11 Gains and losses on investments

	Unrestricted funds 2025	Restricted funds 2025	Total 2025	Unrestricted funds 2024	Restricted funds 2024	Total 2024
	£	£	£	£	£	£
Gains/(losses) arising on:						
Fixed asset investments	(35,196)	387	(34,809)	108,438	325	108,763

12 Tangible fixed assets

	Computers £
Cost	
At 1 April 2024	1,038
At 31 March 2025	1,038
Depreciation and impairment	
At 1 April 2024	346
Depreciation charged in the year	346
At 31 March 2025	692
Carrying amount	
At 31 March 2025	346
At 31 March 2024	692

13 Investment property

	2025 £
Fair value	
At 1 April 2024 and 31 March 2025	5,410,000

The trustees considered the value of the properties and ascertained there was no change in the fair value.

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

14 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2024 & 31 March 2025	1,472,877
Carrying amount	
At 31 March 2025	1,472,877
At 31 March 2024	1,472,877

15 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	3,688	3,043
Other debtors	136	-
Prepayments and accrued income	1,211	666
	5,035	3,709

16 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	3,484	4,505
Accruals and deferred income	26,548	4,462
	30,032	8,967

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

17 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2024	Incoming resources	Transfers	Gains and losses	At 31 March 2025
	£	£	£	£	£
Capital acquired from Langley Church House Estate Charity	15,477	474	140	-	16,091
Net unrealised gains and losses on Investment Assets	325	-	-	387	712
	<u>15,802</u>	<u>474</u>	<u>140</u>	<u>387</u>	<u>16,803</u>

Previous year:	At 1 April 2023	Incoming resources	Transfers	Gains and losses	At 31 March 2024
	£	£	£	£	£
Capital acquired from Langley Church House Estate Charity	15,017	460	-	-	15,477
Net unrealised gains and losses on Investment Assets	-	-	-	325	325
	<u>15,017</u>	<u>460</u>	<u>-</u>	<u>325</u>	<u>15,802</u>

18 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2025
	£	£	£	£	£	£
General Fund	1,690,571	178,121	(132,808)	(2,140)	(48,668)	1,685,076
Extraordinary repair fund	193,308	-	-	2,000	13,472	208,780
Revaluation account	5,085,079	-	-	-	-	5,085,079
	<u>6,968,958</u>	<u>178,121</u>	<u>(132,808)</u>	<u>(140)</u>	<u>(35,196)</u>	<u>6,978,935</u>

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

18 Unrestricted funds (Continued)

Previous year:	At 1 April 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2024
	£	£	£	£	£	£
General Fund	1,574,179	158,465	(136,821)	(2,000)	96,748	1,690,571
Extraordinary repair fund	179,618	-	-	2,000	11,690	193,308
Revaluation account	5,085,079	-	-	-	-	5,085,079
	<u>6,838,876</u>	<u>158,465</u>	<u>(136,821)</u>	<u>-</u>	<u>108,438</u>	<u>6,968,958</u>

19 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total
	2025	2025	2025
	£	£	£
At 31 March 2025:			
Tangible assets	346	-	346
Investment properties	5,410,000	-	5,410,000
Investments	1,426,170	13,898	1,440,068
Current assets/(liabilities)	142,419	2,905	145,324
	<u>6,978,935</u>	<u>16,803</u>	<u>6,995,738</u>
	Unrestricted funds	Restricted funds	Total
	2024	2024	2024
	£	£	£
At 31 March 2024:			
Tangible assets	692	-	692
Investment properties	5,410,000	-	5,410,000
Investments	1,459,366	13,511	1,472,877
Current assets/(liabilities)	98,900	2,291	101,191
	<u>6,968,958</u>	<u>15,802</u>	<u>6,984,760</u>

20 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).



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Audit history log

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Mon, 19th Jan 2026 8:47:16 GMT	This envelope has been signed by all parties (92.27.89.72)
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Mon, 19th Jan 2026 8:47:16 GMT	Signed document confirmation emailed to party email (92.27.89.72)
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Accounts

Charity registration number 204824

LANGLEY MARISH UNITED CHARITIES
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

LANGLEY MARISH UNITED CHARITIES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Dr Elizabeth Campbell Mrs Josephine Hanney Mr Mark Instone Mrs Angela Kirk Mr Raymond Lewis Mrs Maria Challen Mrs D C Iller Mr John Whitby Rev C Ferris	(Appointed 7 June 2023)
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Charity number	204824
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Independent examiner	Stiles & Company 2 Lake End Court Taplow Road Taplow Maidenhead Berkshire SL6 0JQ
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LANGLEY MARISH UNITED CHARITIES

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Balance sheet	7
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LANGLEY MARISH UNITED CHARITIES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2024

The trustees present their annual report and financial statements for the year ended 31 March 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011 and "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

The primary objective of the Charity is to provide social housing, at affordable cost, for the benefit of qualifying residents.

This is achieved through making available 22 units for occupation, being a mixture of 7 17th Century Grade 2 Listed houses, 4 bungalows dating from 1955 and 11 two-story flats built in 1972.

The Trustees are anxious that full occupation of the properties is achieved at all times, thereby achieving the utmost Charitable Public Benefit. Swift action is taken to find a new resident as and when any property becomes vacant. There is currently a waiting list of people who wish to be considered for a place. During the financial year two properties became available, with them being vacant for periods one and four months - primarily to allow any necessary works of repair and improvement to be undertaken. As at 31/3/24 there was full occupancy.

The Charity has been approached by a developer interested in taking an option on land owned by the Charity that is outside of the Almshouses Complex site. The Trustees have spent a considerable amount of time and effort in exploring the possibility, implications and legal ability, to agree to the proposal. This has involved consultation with the Charity Commission and also taking extensive legal advice. The legal costs involved so far are reflected in the annual accounts.

If the Trustees were to accept this offer and then the option was subsequently exercised by the developer, it would provide a substantial sum of money to the Charity. The intention of the Trustees is that, if and when this should happen, the money generated from the sale of land would be used to improve the current housing stock and possibly adding to it.

For reasons of commercial sensitivity, the identity of the developer and the amount of money involved must remain confidential at this time.

Public benefit

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Significant activities and achievements against objectives

Making timely works of repair and maintenance to the charities properties is one of the key responsibilities of the Trustees. We strive to ensure that the highest possible standard of accommodation is maintained.

In addition to small works of repair and maintenance undertaken throughout the year, the significant work carried out was the repair of the roof to number 14 and the complete internal redecoration of number 44, including installation of new loft insulation.

LANGLEY MARISH UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

In recognition that some of the properties are Grade 2 Listed, the supervision of an Architect chosen from the Almshouses Association panel of approved practitioners is used whenever work is carried out to those properties. The Trustees are aware of repair work that is currently required and have the funding to pay for it, but it is proving difficult to find contractors who are suitably qualified and experienced enough to undertake this specialist work.

An internal inspection of each property by various Trustees, with the resident present, began during Q1 2024 and were continuing at the end of the financial year. The objective is to identify any repair and maintenance work required. The findings are being collated and a plan put in place to ensure all remedial action is undertaken.

From time to time the Trustees organise social events for the residents, to both encourage a greater sense of community and also provide an opportunity for residents to meet with the Trustees. Of particular note in 2023 was the organisation of a Coronation celebration event for the residents.

The organisational restructuring and decision to no longer have an on-site Warden and Deputy Wardens has had no obvious detrimental effect on the day-to-day experiences of our residents living on the complex. The Trustees are unaware of any complaints, or issues that have arisen, since the change was made and certainly none were mentioned during the internal inspection of every property.

Financial review

The primary source of Unrestricted income is the maintenance contributions made by the residents, which totaled £120,370 compared to £115,053 in the previous financial year.

Unrestricted income from investments was £38,095 compared to £36,637 in the previous financial year.

Restricted income from investments was £460 compared to £259 in the previous financial year.

Total receipts for ordinary Unrestricted Funds were £158,465 and for Restricted Funds £460. All are detailed in the financial statements.

Unrestricted expenditure on charitable activities was £98,502 direct costs and £38,319 in support & governance costs, giving a total of £136,821. This compares to £115,027 and £34,434 (total £149,461) respectively in the previous financial year.

The net result for the year was an excess of Unrestricted income over Unrestricted expenditure of £21,644 which was added to our reserves.

There was no expenditure from Restricted Funds.

Adding the balances brought forward at the beginning of the financial year, the total Assets balance carried forward at 31st March 2024 was £6,986,760. This was split £6,968,958 for Unrestricted Funds (of which £5,410,000 is property assets) and £15,802 for Restricted Funds.

The Trustees view is that it was a satisfactory year from a financial aspect, with a growth in income and a reduction in expenditure compared to the previous financial year.

Reserves policy

It is the Trustees policy to maintain a balance of Unrestricted funds which equates to three months' average unrestricted payments, to provide for emergency situations that may arise from time to time. The balance of £110,158 (net of fixed and investment assets) at the financial year-end met this target.

LANGLEY MARISH UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Investment policy

The Trustees have continued the policy, set some years ago by earlier Trustees, of investing the major part of the LMUC non-property assets in 4 main Funds, listed below in order of the current valuation amounts of each:

- COIF Charities Investment Fund (Income Shares)
- M&G Charity Multi Asset Fund (Income Units)
- BLK Charities UK Equity Fund ('A' Income Units)
- M&G Chairbond Charities Fixed Interest Fund (Income Units)

In addition, money is invested in the CCLA, COIF Charities Deposit Fund, to earn interest whilst having the funds easily available at short notice if required.

Structure, governance and management

The origins of the Charity can be traced back as far as the year 1617 and so has a history of providing social housing to the local community for over 400 years.

The current Charity is the result of the amalgamation of several small local charities over the years and this is reflected in the name, Langley Marish United Charities.

The administration of the Charity is governed by a scheme of the Charity Commission sealed on 29th June 1956, with several subsequent amendments. The scheme stipulates that cash not needed for immediate working purposes be invested under the authority of the Charity Commissioners in the name of the Official Trustees of Charitable Funds.

No restrictions on borrowing are placed on the Trustees.

The conduct of Business has been dealt with through regular quarterly Trustee meetings, supplemented by additional meetings, often with a one item focus, as may be required to deal with particular issues. There has been a quorum present at every meeting.

The Trustees had for some time been reviewing the day-to-day management and operational structure for the Almshouses complex, taking account of the changing profile and needs of the residents. In addition, it was clear that from a financial perspective the cost of continuing with the status quo was unsustainable.

A decision was reached that a restructure was necessary, which included making the positions of Warden and Deputy Wardens redundant. This was put into effect in May 2023 and the cost of the resulting redundancy payments is included in the accounts.

A new role of LMUC Administrator was created and Miss Jacqueline Greene was appointed to this position. She continued to be the Secretary for the Trustees (but is not a Trustee herself).

The action taken by the Trustees has been vindicated by the reduction in employment costs, net of the redundancy costs, over the course of the financial year. The full benefits will be realised in the financial year ending 31/3/2025 when no redundancy costs are anticipated.

The trustees who served during the year and up to the date of signature of the financial statements were:

Dr Elizabeth Campbell

Mrs Josephine Hanney

Mr Mark Instone

Mrs Angela Kirk

Mr Raymond Lewis

Mrs Maria Challen

Mrs D C Iller

Mr John Whitby

Rev C Ferris

(Appointed 7 June 2023)

LANGLEY MARISH UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Recruitment and appointment of trustees

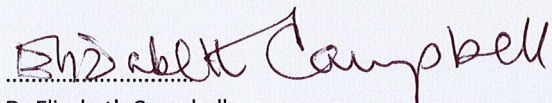
The recruitment and appointment of Trustees is governed by the requirements of the Charity Commission Scheme document for LMUC dated 29th June 1956, but as amended by an order issued by the Charity Commission on 29th June 1971.

A maximum of ten Trustees is allowed, four of whom are known as "Representative Trustees" and appointed by Slough Borough Council (3) and Wexham Parish Council (1). They serve for a term of 3 years. The other six Trustees are known as "Co-optative Trustees" who are required to be persons who reside or work in, or near, the Ancient Parish of Langley Marish. These six Trustees are recruited and appointed by the current Co-optative Trustees. They serve for a term of 5 years. Both Representative and Co-Optative Trustees can be re-appointed at the expiry of their term in office.

When a vacancy for a Co-optative Trustee arises, the remaining current Trustees seek to recruit a new Trustee taking consideration of the particular Scheme requirements set out above. In addition a person with particular skills and experience, that will enhance the relevant expertise amongst the Trustees as a whole, is sought whenever possible. The current recruitment policy of the Trustees is to broaden the overall diversity and ethnicity of the Trustees if at all possible, although seeking to appoint a new Trustee without excessive delay is also a consideration.

All potential Co-optative Trustees are interviewed by a panel chosen by and from the Co-optative Trustees. A candidate chosen by the panel is then required to be appointed by a unanimous vote of all the Co-optative Trustees at a special Trustees meeting called for that purpose.

The trustees' report was approved by the Board of Trustees.



Dr Elizabeth Campbell

Trustee

Date: 23.10.24.

LANGLEY MARISH UNITED CHARITIES

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF LANGLEY MARISH UNITED CHARITIES

I report to the trustees on my examination of the financial statements of Langley Marish United Charities (the charity) for the year ended 31 March 2024.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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 financial statements to be reached.



Philip Ormerod FCCA
Stiles & Company

2 Lake End Court
Taplow Road
Taplow
Maidenhead
Berkshire
SL6 0JQ

Dated: 22/10/24

LANGLEY MARISH UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

		Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
	Notes						
Income from:							
Charitable activities	3	120,370	-	120,370	115,053	-	115,053
Investments	4	38,095	460	38,555	36,637	259	36,896
Total income		158,465	460	158,925	151,690	259	151,949
Expenditure on:							
Charitable activities	5	136,821	-	136,821	149,461	-	149,461
Total expenditure		136,821	-	136,821	149,461	-	149,461
Net gains/(losses) on investments	10	108,438	325	108,763	(43,718)	(332)	(44,050)
Net income/(expenditure)		130,082	785	130,867	(41,489)	(73)	(41,562)
Transfers between funds		-	-	-	(1,572)	1,572	-
Net movement in funds	7	130,082	785	130,867	(43,061)	1,499	(41,562)
Reconciliation of funds:							
Fund balances at 1 April 2023		6,838,876	15,017	6,853,893	6,881,937	13,518	6,895,455
Fund balances at 31 March 2024		6,968,958	15,802	6,984,760	6,838,876	15,017	6,853,893

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

LANGLEY MARISH UNITED CHARITIES

BALANCE SHEET

AS AT 31 MARCH 2024

		2024		2023	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	12		692		-
Investment property	13		5,410,000		5,410,000
Investments	14		1,472,877		1,362,114
			<u>6,883,569</u>		<u>6,772,114</u>
Current assets					
Debtors	15	3,709		1,306	
Cash at bank and in hand		106,449		82,632	
		<u>110,158</u>		<u>83,938</u>	
Creditors: amounts falling due within one year	16	(8,967)		(2,159)	
		<u></u>		<u></u>	
Net current assets			101,191		81,779
Total assets less current liabilities			<u>6,984,760</u>		<u>6,853,893</u>
The funds of the charity					
Restricted income funds	17		15,802		15,017
Unrestricted funds	18		6,968,958		6,838,876
			<u>6,984,760</u>		<u>6,853,893</u>

The financial statements were approved by the trustees on 23.10.24

Elizabeth Campbell

Dr Elizabeth Campbell
Trustee

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

Charity information

Langley Marish United Charities is an unincorporated association governed by its constitution.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing scheme, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements 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 Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Computers	3 years straight line
-----------	-----------------------

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.9 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

1.11 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

3 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Charitable income		
Maintenance contributions from residents	120,370	115,053

4 Income from investments

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Rental income	600	-	600	600	-	600
Income from listed investments	36,135	460	36,595	35,559	259	35,818
Interest receivable	1,360	-	1,360	478	-	478
	<u>38,095</u>	<u>460</u>	<u>38,555</u>	<u>36,637</u>	<u>259</u>	<u>36,896</u>

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

5 Expenditure on charitable activities

	Charitable expenditure 2024 £	Charitable expenditure 2023 £
Direct costs		
Depreciation and impairment	346	-
Casual labour	3,932	5,631
Cleaning	1,746	2,058
Gardening	5,400	7,269
Insurance	4,727	4,706
Light, heat and water	30,887	34,342
Printing and stationery	-	109
Repairs and maintenance	23,013	20,199
Subscriptions	1,429	1,524
Warden - salary	25,613	33,647
Warden - social security costs	100	1,200
Warden - telephone	791	853
Sundry expenses	518	3,489
	<u>98,502</u>	<u>115,027</u>
Share of support and governance costs (see note 6)		
Governance	38,319	34,434
	<u>136,821</u>	<u>149,461</u>
Analysis by fund		
Unrestricted funds	<u>136,821</u>	<u>149,461</u>

6 Support costs allocated to activities

	2024 £	2023 £
Governance costs	<u>38,319</u>	<u>34,434</u>
Analysed between:		
Charitable expenditure	<u>38,319</u>	<u>34,434</u>

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

6 Support costs allocated to activities

(Continued)

	2024	2023
	£	£
Governance costs comprise:		
Audit fees	5,259	2,567
Legal and professional	20,834	20,210
Payroll fees	792	834
Secretary salary	10,753	10,360
Secretary telephone	681	463
	<u>38,319</u>	<u>34,434</u>

7 Net movement in funds

2024
£

2023
£

The net movement in funds is stated after charging/(crediting):

Fees payable for the independent examination of the charity's financial statements	5,259	2,567
Depreciation of owned tangible fixed assets	346	-
	<u>5,605</u>	<u>2,567</u>

8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

9 Employees

The average monthly number of employees during the year was:

2024 Number	2023 Number
<u>1</u>	<u>3</u>

Redundancy and termination payments totalling £17,575 were made in the reporting period.

There were no employees whose annual remuneration was more than £60,000.

10 Gains and losses on investments

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Gains/(losses) arising on:						
Fixed asset investments	108,438	325	108,763	(43,718)	(332)	(44,050)
	<u>108,438</u>	<u>325</u>	<u>108,763</u>	<u>(43,718)</u>	<u>(332)</u>	<u>(44,050)</u>

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

12 Tangible fixed assets

	Computers £
Cost	
Additions	1,038
At 31 March 2024	1,038
Depreciation and impairment	
Depreciation charged in the year	346
At 31 March 2024	346
Carrying amount	
At 31 March 2024	692

13 Investment property

	2024 £
Fair value	
At 1 April 2023 and 31 March 2024	5,410,000

The trustees considered the value of the properties and ascertained there was no change in the fair value.

14 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2023	1,362,114
Additions	2,000
Net unrealised gains/(losses)	108,763
At 31 March 2024	1,472,877
Carrying amount	
At 31 March 2024	1,472,877
At 31 March 2023	1,362,114

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

15 Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Trade debtors	3,043	-
Prepayments and accrued income	666	1,306
	<u>3,709</u>	<u>1,306</u>

16 Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	4,505	1,806
Accruals and deferred income	4,462	353
	<u>8,967</u>	<u>2,159</u>

17 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2023	Incoming resources	Transfers	Gains and losses	At 31 March 2024
	£	£	£	£	£
Capital acquired from Langley Church House Estate Charity	15,017	460	-	-	15,477
Net unrealised gains and losses on Investment Assets	-	-	-	325	325
	<u>15,017</u>	<u>460</u>	<u>-</u>	<u>325</u>	<u>15,802</u>

Previous year:

	At 1 April 2022	Incoming resources	Transfers	Gains and losses	At 31 March 2023
	£	£	£	£	£
Capital acquired from Langley Church House Estate Charity	13,518	259	1,572	-	15,349
Net unrealised gains and losses on Investment Assets	-	-	-	(332)	(332)
	<u>13,518</u>	<u>259</u>	<u>1,572</u>	<u>(332)</u>	<u>15,017</u>

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

18 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2024
	£	£	£	£	£	£
General Fund	1,574,179	158,465	(136,821)	(2,000)	96,748	1,690,571
Extraordinary repair fund	179,618	-	-	2,000	11,690	193,308
Revaluation account	5,085,079	-	-	-	-	5,085,079
	<u>6,838,876</u>	<u>158,465</u>	<u>(136,821)</u>	<u>-</u>	<u>108,438</u>	<u>6,968,958</u>
Previous year:	At 1 April 2022	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2023
	£	£	£	£	£	£
General Fund	1,621,279	151,690	(149,461)	(3,572)	(45,757)	1,574,179
Extraordinary repair fund	175,579	-	-	2,000	2,039	179,618
Revaluation account	5,085,079	-	-	-	-	5,085,079
	<u>6,881,937</u>	<u>151,690</u>	<u>149,461</u>	<u>(1,572)</u>	<u>(43,718)</u>	<u>6,838,876</u>

19 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total
	2024	2024	2024
	£	£	£
At 31 March 2024:			
Tangible assets	692	-	692
Investment properties	5,410,000	-	5,410,000
Investments	1,459,366	13,511	1,472,877
Current assets/(liabilities)	98,900	2,291	101,191
	<u>6,968,958</u>	<u>15,802</u>	<u>6,984,760</u>

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

19 Analysis of net assets between funds

(Continued)

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
At 31 March 2023:			
Investment properties	5,410,000	-	5,410,000
Investments	1,348,928	13,186	1,362,114
Current assets/(liabilities)	79,948	1,831	81,779
	<u>6,838,876</u>	<u>15,017</u>	<u>6,853,893</u>

20 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).

Accounts

LANGLEY MARISH UNITED CHARITIES
FINANCIAL STATEMENTS

FOR YEAR ENDING 31 MARCH 2023

Hemsley Miller
Chartered Accountants
Unit 3
Bradburys Court
Lyon Road
Harrow
Middlesex
HA1 2BY



LANGLEY MARISH UNITED CHARITIES

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LANGLEY MARISH UNITED CHARITIES

TRUSTEES' ANNUAL REPORT

The Trustees submit their Annual Report together with the Accounts for the year ended 31st March 2023. The Trustees have adopted the provisions of the Charities SORP (FRS 102)

ADMINISTRATIVE DETAILS

Panel of Trustees. The persons listed served on the Panel of Trustees during the year:

Dr Elizabeth J Campbell (Chairperson), Mrs Josephine Hanney (Vice-Chairperson), Mrs Maria A Challen, Mrs Diana C Iller, Mr Mark Instone, Mrs Angela Kirk, Mr Raymond E A Lewis, Mr John Whitby.

Secretary to the Trustees:	Mr John S Lane	(Resigned 31 March 2022)
	Miss Jacqueline Greene	(From 1st April 2022)

Registered Office:	44 St Marys Road, Langley, Slough, SL3 7EL
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Bankers:- Barclays Bank plc, 1 Queensmere Slough, Berks SL1 1DT	COIF Charities Deposit Fund Senator House, 85 Queen Victoria Street London EC4V 4ET
--	--

National Westminster Bank plc,
118 High street
Slough,
SL1 1JH

Independent Examiner:-

Hemsley Miller, Chartered Accountants.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charities' origins can be traced back as far as the year 1617.

The administration of the Charity is governed by a Scheme of the Charity Commission sealed on 29th June 1956 with several amendments. The Scheme stipulates that cash not needed for immediate working purposes be invested under the authority of the Charity Commissioners in the name of the Official Trustees of Charitable Funds.

The Scheme is entered in the Central Register of Charities under number **204824**, and this Almshouse Charity is affiliated to the Almshouse Association as number 100.

No borrowing restrictions are placed on the Trustees.

The conduct of business has been dealt with through regular quarterly meetings, supplemented by additional, often one item, meetings as may be required to deal with particular issues - including specific planning for the future. There has been a quorum at every meeting.

LANGLEY MARISH UNITED CHARITIES

OBJECTIVES AND ACTIVITIES

The Charity Commission Scheme requires that the properties are maintained for the benefit of qualifying residents. In addition, the Trustees are anxious that all properties are occupied thereby achieving the utmost Charitable Public Benefit. During the year one property was vacant for a three month period, but otherwise full occupancy was achieved during the year.

ACHIEVEMENT AND PERFORMANCE

Works to the charities properties are, where appropriate, carried out under the supervision of an Architect chosen from the Almshouses Association panel of approved practitioners. This recognises that some of the properties are Grade 2 Listed. During the year it was not necessary to carry out any significant works to the properties, but smaller works of repair and maintenance were carried out as and when required.

The Trustees strive to ensure that the highest possible standard of accommodation is maintained.

FINANCIAL REVIEW

The value of the charities investments fell, after a recovery in the previous financial year. The Trustees continue to monitor the income generated by the investments and remain of the view that the income generated is satisfactory, particularly if viewed over a number of years.

A substantial review of the finances, both short and medium term, was undertaken. This revealed the potential of income lagging behind the increasing costs now being faced by many organisations and individuals. As a result the decision was taken to increase the weekly maintenance contributions from residents, whilst still keeping the rates lower than in the commercial world.

In addition, a review and subsequent restructure of staffing was undertaken and which takes effect from the 2023/24 financial year. The savings that this will generate, particularly from the 2024/25 financial year will further ensure that the finances are perfectly capable of supporting the charity during the coming year and beyond.

This Report is approved by the Trustees and signed on their behalf by:-

J M Hanney

.....
Sign

Josephine Hanney

.....
Name

Date Nov 20, 2023

AS Kirk

.....
Sign

Angela Kirk

.....
Name

Date Nov 20, 2023

LANGLEY MARISH UNITED CHARITIES
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LANGLEY MARISH
UNITED CHARITIES**

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 March 2023.

Responsibilities and Basis of Report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 2011 Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

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. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Hemsley Miller

.....
Ali Miah F.C.A

Nov 20, 2023

Dated.....
Hemsley Miller
Chartered accountants
Unit 3 Bradburys Court
Lyon Road
Harrow
Middlesex
HA1 2BY

LANGLEY MARISH UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES for the year ended 31st. March 2023

		Unrestricted Funds General Fund	Unrestricted Funds Extraordinary Repair Fund	Restricted Fund	Total Funds 2023	Total Funds 2022
		£	£	£	£	£
INCOMING RESOURCES	Note					
Incoming resources from generated funds						
Donations						
Rent received		600			600	600
Dividends received		35,560		259	35,819	40,276
Interest received		478			478	21
Incoming resources from charitable activities						
Maintenance contributions from residents		115,053			115,053	100,751
Other incoming resources						
Sundry Income		0			0	437
TOTAL INCOMING RESOURCES		151,691	0	259	151,950	142,085
RESOURCES EXPENDED						
Charitable Activities Expenditure	1	115,027			115,027	120,173
Governance Costs	2	34,435			34,435	14,081
TOTAL RESOURCES EXPENDED		149,462	0	0	149,462	134,254
NET INCOMING RESOURCES before TRANSFERS		2,229	0	259	2,488	7,831
Sale of investments						
Purchase of investments		0	2,000	0	2,000	2,000
Transfer to Extraordinary Repair Fund		(2,000)			(2,000)	(2,000)
Restricted dividend income transfer		(1,572)		1,572	0	-
NET INCOMING RESOURCES for THE YEAR		(1,343)	2,000	1,831	2,488	7,831
TRANSFER BETWEEN FUNDS						
OTHER RECOGNISED GAINS/LOSSES						
Realised and unrealised gains and losses on investment assets	4	(45,757)	2,039	(332)	(44,050)	112,267
CAP aquired from LCHE Charity						
NET MOVEMENT IN FUNDS						
Extraordinary Fund Repairs						
Balance brought forward		1,621,279	175,579	13,518	1,810,375	1,690,278
Balance carried forward		1,574,179	179,618	15,017	1,768,813	1,810,375

LANGLEY MARISH UNITED CHARITIES

BALANCE SHEET as at 31st March 2023

		2023	2022
	Note	£	£
FIXED ASSETS- Investments	4	1,362,114	1,404,163
Investment Properties	5	5,410,000	5,410,000
CURRENT ASSETS			
Prepayments		1,306	1,563
Cash at bank		82,632	88,544
		<u>83,938</u>	<u>90,107</u>
CURRENT LIABILITIES			
Amounts falling due within one year			
Sundry creditors and accruals		(2,159)	(8,814)
Net current assets		81,779	81,293
NET ASSETS EMPLOYED		<u>6,853,893</u>	<u>6,895,456</u>
Unrestricted - General Fund	8	1,574,179	1,621,280
- Extraordinary Repair Fund	4	179,618	175,579
Restricted Fund	6	15,017	13,518
Revaluation Account	7	5,085,079	5,085,079
FUNDS EMPLOYED		<u>6,853,893</u>	<u>6,895,456</u>

Approved by the Trustees and signed on their behalf by :-

J M Hanney

Sign
 Josephine Hanney

Name
 Date Nov 20, 2023

AS Kirk

Sign
 Angela Kirk

Name
 Date Nov 20, 2023

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE ACCOUNTS

for the year ended 31st March 2023

ACCOUNTING POLICIES

ACCOUNTING BASIS

The accounts have been prepared under the historical cost convention and comply with the requirements of the Charities SORP (FRS 102).

INCOME RECOGNITION

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs. All expenditure is inclusive of irrecoverable VAT.

REPAIRS and MAINTENANCE

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to Resources Expended in the year in which they are incurred.

EXTRAORDINARY REPAIR FUND

Represents amounts set aside for the extraordinary repair, improvement or rebuilding of the almshouses. It is provided by the Trustees making an investment each year into accumulation shares in The National Association of Almshouses Common Investment Fund. Accumulation shares may be sold at the discretion of the trustees and the proceeds credited to general fund.

INTEREST RECEIVABLE

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

INVESTMENTS

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

FIXED ASSETS

Investments and Investment Properties are shown at market value at the balance sheet date.

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE ACCOUNTS
for the year ended 31st. March 2023

1. CHARITABLE ACTIVITIES EXPENDITURE

	Note	2023	2022
		£	£
Casual labour		5,631	7,865
Cleaning		2,058	1,381
Council tax		0	0
Extraordinary Repair Fund - accumulation share dividends reinvested	4	7,269	5,332
Gardening		4,706	5,560
Insurance		34,342	3,863
Light, heat and water			27,661
Postage			130
Printing and stationery		109	41
Repairs and maintenance		20,199	26,821
Subscriptions and licences		1,524	669
Warden - salary	3	33,647	32,667
- social security costs* Pensions	3	1,200	1,200
- telephone		853	844
Sundry expenses		3,467	6,139
		115,025	120,173

2. GOVERNANCE COSTS

Accountancy	2,567	1,035
Legal fees	20,210	35
Payroll fees	834	720
Secretary - salary	10,360	12,222
Secretary - telephone	463	69
	34,434	14,081

3. EMPLOYEES ENOLUMENTS

Secretary	10,360	12,222
Warden	33,647	32,667
Pension and social security costs	1,200	1,200
	45,207	46,089

The average weekly number of employees was

Secretary	2	2
Warden	1	1
	3	3

Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).
During the year ended 31 March 2023, no Trustee expenses have been incurred (2022 - £NIL).

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE ACCOUNTS
for the year ended 31st. March 2023

4. FIXED ASSETS

Quoted Investments	General Fund £	Extraordinary Repair Fund £	Restricted Fund £	2023		2022	
				£	£	£	£
Market value as at 1.4.2022							
Additions	1,215,067	175,579	13,518	1,404,164	1,289,897		
Disposals		2,000		2,000			
Net unrealised gains/(losses)	(45,757)	2,039	(332)	(44,050)	114,267		
losses on disposals							
Market value as at 31.3.2023	1,169,310	179,618	13,186	1,362,114	1,404,164		
Consisting at 31.3.2022 of :-							
161,103 NAACIF Income shares	143,897			143,897	148,022		
54,795 COIF Income shares	1,025,413			1,025,413	1,067,045		
1,629 NAACIF Accumulation shares		179,618		179,618	175,579		
2,600 Charibond Charities Narrower Range Common Investment Fund			2,848	2,848	3,069		
1,459 Charishare Charities Narrower Range Investment Fund			10,338	10,338	10,449		
	1,169,310	179,618	13,186	1,362,114	1,404,164		

5. INVESTMENT PROPERTIES

A Trustees' valuation has been carried out for the investment properties operated by the Langley Marish United Charities, and has resulted in a revaluation amounting to ENIL (2022: ENIL).
A further valuation was carried out on the land and amounted to an increase in value by ENIL (2022: £60,000).
The properties will continue to be valued by the Trustees at the year end in future years.

Valuation	Freehold Investment Property	Land	Total
At 1 April 2022			
Surplus on revaluation	5,410,000		5,410,000
At 31 March 2023	5,410,000	-	5,410,000

6. RESTRICTED FUND

Capital acquired from Langley Church House Estate Charity

	2023	2022
As at 1 April 2022	13,518	12,915
Net unrealised gains and losses on Investment Assets	(332)	603
Restricted dividend income	259	-
Historical dividend income	1,572	-
TOTAL RESTRICTED FUND at 31 March 2023	15,017	13,518

7. REVALUATION ACCOUNT

Following the revaluation of the Investment Properties over the years a surplus has arisen amounting to £5,085,079

8. CHARITY FUNDS

8.1 Details of material funds held and movements during the **CURRENT** reporting period

* Key: PE - permanent endowment funds; EE - expendable endowment funds; R - restricted income funds, including special trusts, of the charity; and UR - unrestricted funds

Fund names	Type PE, EE R or UR *	Purpose and Restrictions	Fund balances brought forward	Income	Expenditure	Transfers	Gains and losses	Fund balances carried forward
Unrestricted - General Fund	UR	General	£ 1,621,279	£ 151,691	£ (149,462)	£ (3,572)	£ (45,757)	£ 1,574,179
Repair Fund	UR	For specific activities	£ 175,579	-	-	£ 2,000	£ 2,039	£ 179,618
Restricted Fund	R	Langley Church House	£ 13,518	£ 259	-	£ 1,572	£ (332)	£ 15,017
Revaluation Account	UR	Revaluation	£ 5,085,079	-	-	-	-	£ 5,085,079
Other funds (balancing figure)			-	-	-	-	-	-
Total Funds as per balance sheet			6,895,455	151,950	(149,462)	-	44,050	6,853,893

8.1 Details of material funds held and movements during the **PREVIOUS** reporting period

* Key: PE - permanent endowment funds; EE - expendable endowment funds; R - restricted income funds, including special trusts, of the charity; and UR - unrestricted funds

Fund names	Type PE, EE R or UR *	Purpose and Restrictions	Fund balances brought forward	Income	Expenditure	Transfers	Gains and losses	Fund balances carried forward
Unrestricted - General Fund	UR	General	£ 1,521,041	£ 142,085	£ (134,254)	£ (2,000)	£ 94,407	£ 1,621,279
Repair Fund	UR	For specific activities	£ 156,323	-	-	£ 2,000	£ 17,256	£ 175,579
Restricted Fund	R	Langley Church House	£ 12,915	-	-	-	£ 603	£ 13,518
Revaluation Account	UR	Revaluation	£ 5,025,079	-	-	-	£ 60,000	£ 5,085,079
Other funds (balancing figure)			-	-	-	-	-	-
Total Funds as per balance sheet			6,715,358	142,085	(134,254)	-	172,266	6,895,455

Accounts

LANGLEY MARISH UNITED CHARITIES

FINANCIAL STATEMENTS

FOR YEAR ENDING 31 MARCH 2022

Hemsley Miller
Chartered Accountants
Unit 3
Bradburys Court
Lyon Road
Harrow
Middlesex
HA1 2BY



LANGLEY MARISH UNITED CHARITIES

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LANGLEY MARISH UNITED CHARITIES

TRUSTEES' ANNUAL REPORT

The Trustees submit their Annual Report together with the Accounts for the year ended 31st March 2022
The Trustees have adopted the provisions of the Charities SORP (FRS 102)

ADMINISTRATIVE DETAILS

Panel of Trustees. The persons listed served on the Panel of Trustees during the year:

Dr Elizabeth J Campbell (Chairman), Mrs J Hanney (Vice-Chairman), Mrs M A Challen, Mr M Instone, Mrs A Kirk, Mr J Whitby and Mrs D C Iller, Mr R Lewis

Secretary to the Trustees:	Mr John S Lane	(Resigned 31 March 2022)
	Miss Jacqueline Greene	(From 1st April 2022)

Registered Office:	42 Stonecroft Avenue, Iver, Bucks, SL0 9QF
--------------------	--

Bankers:- Barclays Bank plc, 1 Queensmere Slough, Berks SL1 1DT	COIF Charities Deposit Fund Senator House, 85 Queen Victoria Street London EC4V 4ET
--	--

National Westminster Bank plc,
118 High street
Slough,
SL1 1JH

Independent Examiner:-

Hemsley Miller, Chartered Accountants.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charities' origins can be traced back as far as the year 1617.

The administration of the Charity is governed by a Scheme of the Charity Commission sealed on 29th June 1956 with several amendments. The Scheme stipulates that cash not needed for immediate working purposes be invested under the authority of the Charity Commissioners in the name of the Official Trustees of Charitable Funds.

The Scheme is entered in the Central Register of Charities under number **204824**, and this Almshouse Charity is affiliated to the Almshouse Association as number 100.

No borrowing restrictions are placed on the Trustees.

The conduct of business has been dealt with at quarterly meetings of the Trustees at which there has always been a quorum.

LANGLEY MARISH UNITED CHARITIES

OBJECTIVES AND ACTIVITIES

The Charity Commission Scheme requires that the Almshouse properties are maintained for the benefit of qualifying residents. In addition, the Trustees are anxious that all properties are occupied thereby achieving the utmost Charitable Public benefit. All properties were occupied throughout the Financial Year.

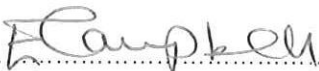
ACHIEVEMENT AND PERFORMANCE

A Quinquennial Survey was carried out during the Financial Year by an Architect chosen from the Almshouse Association's panel of approved practitioners. Such minor repair works as were found necessary have been carried out under his supervision. The highest possible standard of accommodation has therefore been maintained.

FINANCIAL REVIEW

As reported in the 2020 Report and Accounts the value of the investment fell considerably, but in the period under review there was a substantial recovery. The level of investment income was maintained throughout the year, and this allowed the trustees to continue with their policy of setting weekly maintenance contributions at rates lower than in the commercial world. With improved value of the investments, and adequate cash balances in reserve it is considered reasonable for the Trustees to view the financial situation as strong, and perfectly capable of supporting the charity during the coming year.

This Report is approved by the Trustees and signed on their behalf by:-


.....
Sign

ELIZABETH CAMPBELL
.....
Name


.....
Sign

JOSANNE HANNEY
.....
Name

LANGLEY MARISH UNITED CHARITIES
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LANGLEY MARISH
UNITED CHARITIES

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 March 2022.

Responsibilities and Basis of Report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 2011 Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

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. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.



Ali Miah F.C.A.

Dated 18/10/2022
Hemsley Miller
Chartered accountants
Unit 3 Bradburs Court
Lyon Road
Harrow
Middlesex
HA1 2BY

LANGLEY MARISH UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES for the year ended 31st. March 2022

		Unrestricted Funds General Fund	Unrestricted Funds Extraordinary Repair Fund	Restricted Fund	Total Funds 2022	Total Funds 2021
	Note	£	£	£	£	£
INCOMING RESOURCES						
Incoming resources from generated funds						
Donations						
Rent received		600			600	600
Dividends received		40,276			40,276	40,282
Interest received		21			21	23
Incoming resources from charitable activities						
Maintenance contributions from residents		100,751			100,751	100,368
Other incoming resources						
Sundry Income		437			437	8
TOTAL INCOMING RESOURCES		142,085	0	0	142,085	141,280
RESOURCES EXPENDED						
Charitable Activities Expenditure	1	120,173			120,173	115,021
Governance Costs	2	14,081			14,081	11,769
TOTAL RESOURCES EXPENDED		134,254	0	0	134,254	126,790
NET INCOMING RESOURCES before TRANSFERS		7,831	0	0	7,831	14,489
Sale of investments						
Purchase of investments		0	2,000	0	2,000	2,000
Transfer to Extraordinary Repair Fund		(2,000)			(2,000)	(2,000)
NET INCOMING RESOURCES for THE YEAR		5,831	2,000	0	7,831	14,489
TRANSFER BETWEEN FUNDS						
OTHER RECOGNISED GAINS/LOSSES						
Realised and unrealised gains and losses on investment assets	4	94,407	17,256	603	112,267	230,218
CAP aquired from LCHE Charity						
NET MOVEMENT IN FUNDS						
Extraordinary Fund Repairs						
Balance brought forward		1,521,040	156,323	12,915	1,690,278	1,445,570
Balance carried forward		1,621,278	175,579	13,518	1,810,375	1,690,278

LANGLEY MARISH UNITED CHARITIES

BALANCE SHEET as at 31st March 2022

		2022		2021	
	Note	£	£	£	£
FIXED ASSETS- Investments	4		1,404,163		1,289,897
Investment Properties	5		5,410,000		5,350,000
CURRENT ASSETS					
Prepayments		1,563		892	
Cash at bank		88,544		75,942	
		<u>90,107</u>		<u>76,834</u>	
CURRENT LIABILITIES					
Amounts falling due within one year					
Sundry creditors and accruals		(8,814)		(1,374)	
Net current assets			81,293		75,460
NET ASSETS EMPLOYED			<u>6,895,456</u>		<u>6,715,357</u>
Unrestricted - General Fund	8		1,621,280		1,521,040
- Extraordinary Repair Fund	4		175,579		156,323
Restricted Fund	6		13,518		12,915
Revaluation Account	7		5,085,079		5,025,079
FUNDS EMPLOYED			<u>6,895,456</u>		<u>6,715,357</u>

Approved by the Trustees and signed on their behalf by :-

E Campbell
Sign

J Hanney
Sign

ELIZABETH CAMPBELL
Name

JOSEPHINE HANNEY
Name

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE ACCOUNTS for the year ended 31st March 2022

ACCOUNTING POLICIES

ACCOUNTING BASIS

The accounts have been prepared under the historical cost convention and comply with the requirements of the Charities SORP (FRS 102).

INCOME RECOGNITION

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs. All expenditure is inclusive of irrecoverable VAT.

REPAIRS and MAINTENANCE

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to Resources Expended in the year in which they are incurred.

EXTRAORDINARY REPAIR FUND

Represents amounts set aside for the extraordinary repair, improvement or rebuilding of the almshouses. It is provided by the Trustees making an investment each year into accumulation shares in The National Association of Almshouses Common Investment Fund. Accumulation shares may be sold at the discretion of the trustees and the proceeds credited to general fund.

INTEREST RECEIVABLE

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

INVESTMENTS

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

FIXED ASSETS

Investments and Investment Properties are shown at market value at the balance sheet date.

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE ACCOUNTS for the year ended 31st. March 2022

1. CHARITABLE ACTIVITIES EXPENDITURE	Note	2022	2021
		£	£
Casual labour		7,865	4,830
Cleaning		1,381	1,115
Council tax			
Extraordinary Repair Fund - accumulation share dividends reinvested	4	5,332	5,592
Gardening		5,560	6,410
Insurance		3,863	3,804
Light, heat and water		27,661	19,361
Postage		130	90
Printing and stationery		41	29
Repairs and maintenance		26,821	30,320
Subscriptions and licences		669	643
Warden - salary	3	32,667	32,280
- social security costs+ Pensions	3	1,200	1,200
- telephone		844	787
Sundry expenses		6,139	8,561
		120,173	115,021
 2. GOVERNANCE COSTS			
Accountancy		1,035	932
Legal fees		35	35
Payroll fees		720	720
Secretary - salary	3	12,222	10,049
Secretary -telephone		69	33
		14,081	11,769
 3. EMPLOYEES EMOLUMENTS			
Secretary		12,222	10,049
Warden		32,667	32,280
Pension and social security costs		1,200	1,200
		46,089	43,529
 The average weekly number of employees was			
Secretary		2	2
Warden		1	1
		3	3

Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).
During the year ended 31 March 2022, no Trustee expenses have been incurred (2021 - £NIL).

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE ACCOUNTS
for the year ended 31st. March 2022

4. FIXED ASSETS

Quoted Investments	General Fund £	Extraordinary Repair Fund £	Restricted Fund £	2022 £	2021 £
Market value as at 1.4.2021	1,120,660	156,323	12,915	1,289,897	1,057,679
Additions		2,000			2,000
Disposals					
Net unrealised gains/(losses) losses on disposals	94,407	17,256	603	114,267	230,218
Market value as at 31.3.2022	1,215,067	175,579	13,518	1,404,164	1,289,897
Consisting at 31.3.2022 of :-					
161,103 NAACIF Income shares	148,022			148,022	138,387
54,795 COIF Income shares	1,067,045			1,067,045	982,272
1,629 NAACIF Accumulation shares		175,579		175,579	156,323
2,600 Charibond Charities Narrower Range Common Investment Fund			3,069	3,069	3,212
1,459 Charishare Charities Narrower Range Investment Fund			10,449	10,449	9,703
	1,215,067	175,579	13,518	1,404,164	1,289,897

5. INVESTMENT PROPERTIES

A Trustees' valuation has been carried out for the investment properties operated by the Langley Marish United Charities, and has resulted in a deficit on revaluation amounting to £NIL (2021: £NIL).
A further valuation was carried out on the land and amounted to an increase in value by £60,000.
The properties will continue to be valued by the Trustees at the year end in future years.

	Freehold investment Property	Land	Total
Valuation			
At 1 April 2021	5,350,000		5,410,000
Surplus on revaluation		60,000	
At 31 March 2022	5,350,000	60,000	5,410,000

6. RESTRICTED FUND

Capital acquired from Langley Church House Estate Charity	2022	2021
As at 1 April 2021	12,915	10,995
Net unrealised gains and losses on Investment Assets	603	1,920
TOTAL RESTRICTED FUND at 31 March 2022	13,518	12,915

7. REVALUATION ACCOUNT

Following the revaluation of the Investment Properties over the years a surplus has arisen amounting to £5,085,079

8. CHARITY FUNDS

8.1 Details of material funds held and movements during the CURRENT reporting period

* Key: PE - permanent endowment funds; EE - expendable endowment funds; R - restricted income funds, including special trusts, of the charity; and UR - unrestricted

Fund names	Type PE, EE R or UR *	Purpose and Restrictions	Fund balances brought forward £	Income £	Expenditure £	Transfers £	Gains and losses £	Fund balances carried forward £
Unrestricted - General Fund	UR	General	1,521,041	142,085	(134,254)	(2,000)	94,407	1,621,279
Unrestricted - Extraordinary	UR	For specific	156,323	-	-	2,000	17,256	175,579
Restricted Fund	R	Langley Church	12,915	-	-	-	603	13,518
Revaluation Account	UR	Revaluation	5,025,079	-	-	-	60,000	5,085,079
			-	-	-	-	-	-
Other funds (balancing figure)			-	-	-	-	-	-
Total Funds as per balance sheet			6,715,358	142,085	(134,254)	-	172,267	6,895,455

8.1 Details of material funds held and movements during the PREVIOUS reporting period

* Key: PE - permanent endowment funds; EE - expendable endowment funds; R - restricted income funds, including special trusts, of the charity; and UR - unrestricted

Fund names	Type PE, EE R or UR *	Purpose and Restrictions	Fund balances brought forward £	Income £	Expenditure £	Transfers £	Gains and losses £	Fund balances carried forward £
Unrestricted - General Fund	UR	General	1,314,700	141,280	(126,790)	(2,000)	193,851	1,521,041
Unrestricted - Extraordinary	UR	For specific	119,875	-	-	2,000	34,448	156,323
Restricted Fund	R	Langley Church	10,995	-	-	-	1,920	12,915
Revaluation Account	UR	Revaluation	5,025,079	-	-	-	-	5,025,079
			-	-	-	-	-	-
Other funds (balancing figure)			-	-	-	-	-	-
Total Funds as per balance sheet			6,470,649	141,280	(126,790)	-	230,219	6,715,358

Accounts

LANGLEY MARISH UNITED CHARITIES

FINANCIAL STATEMENTS

FOR YEAR ENDING 31 MARCH 2021

Hemsley Miller
Chartered Accountants
Unit 3
Bradburys Court
Lyon Road
Harrow
Middlesex
HA1 2BY



LANGLEY MARISH UNITED CHARITIES

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LANGLEY MARISH UNITED CHARITIES

TRUSTEES' ANNUAL REPORT

The Trustees submit their Annual Report together with the Accounts for the year ended 31st March 2021. The Trustees have adopted the provisions of the Charities SORP (FRS 102).

ADMINISTRATIVE DETAILS

Panel of Trustees. The persons listed served on the Panel of Trustees during the year:

Dr Elizabeth J Campbell (Chairman), Mrs J Hanney (Vice-Chairman), Mrs M A Challen, Mrs T M Fletcher (Resigned 1st September 2020), Rev R J Grayson (Resigned 2nd December 2020), Mr M Instone, Mrs A Kirk, Mr J Whitby and Mrs D C Iller (From 10th March 2021), Mr R Lewis (From 9th September 2020)

Secretary to the Trustees:

Mr John S Lane

Deputy Secretary to the Trustees:

Mrs S J Benipal (From 23rd October 2020)

Registered Office:

42 Stonecroft Avenue, Iver, Bucks, SL0 9QF

Bankers:- Barclays Bank plc,
1 Queensmere
Slough,
Berks SL1 1DT

COIF Charities Deposit Fund
Senator House,
85 Queen Victoria Street
London EC4V 4ET

National Westminster Bank plc,
118 High street
Slough,
SL1 1JH

Independent Examiner:-

Hemsley Miller, Chartered Accountants.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charities' origins can be traced back as far as the year 1617.

The administration of the Charity is governed by a Scheme of the Charity Commission sealed on 29th June 1956 with several amendments. The Scheme stipulates that cash not needed for immediate working purposes be invested under the authority of the Charity Commissioners in the name of the Official Trustees of Charitable Funds.

The Scheme is entered in the Central Register of Charities under number **204824**, and this Almshouse Charity is affiliated to the Almshouse Association as number 100.

No borrowing restrictions are placed on the Trustees.

The conduct of business has been dealt with at quarterly meetings of the Trustees at which there has always been a quorum.

LANGLEY MARISH UNITED CHARITIES

OBJECTIVES AND ACTIVITIES

The Charity Commission Scheme requires that the Almshouse properties are maintained for the benefit of qualifying residents. In addition, the Trustees are anxious that all properties are occupied thereby achieving the utmost Charitable Public benefit. All properties were occupied throughout the Financial Year until mid January 2021 when one resident died. The property was then renovated, but a minor repair was needed so that, as at 31st March 2021, the bungalow would soon be ready for occupation.

ACHIEVEMENT AND PERFORMANCE

A Quinquennial Survey was carried out during the Financial Year by an Architect chosen by the Almshouse Association's panel of approved practitioners. Such minor repair works as were found necessary have been carried out under his supervision. The highest possible standard of accommodation has therefore been maintained.

FINANCIAL REVIEW

As reported in the 2020 Report and Accounts the value of the investment fell considerably, but in the period under review there was a substantial recovery. The level of investment income was maintained throughout the year, and this allowed the trustees to continue with their policy of setting weekly maintenance contributions at rates lower than in the commercial world. With improved value of the investments, and adequate cash balances in reserve it is considered reasonable for the Trustees to view the financial situation strong, and perfectly capable of supporting the charity during the coming year.

This Report is approved by the Trustees and signed on their behalf by:-

.....J.M. Hanney.....
Sign

.....J.M. HANNEY.....
Name

.....M.A. Challen.....
Sign

.....M.A. CHALLEN.....
Name

LANGLEY MARISH UNITED CHARITIES
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LANGLEY MARISH
UNITED CHARITIES**

I report to the trustees on my examination of the accounts of Langley Marish United Charities Trust (the Trust) for the year ended 31 March 2021, which are set out on pages 4 to 8.

Responsibilities and Basis of Report

As the charity trustees of the Trust 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 Trustee'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 2011 Act.

Independent Examiners' 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 Trust as required by section 130 of the Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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.



.....
Ali Miah F.C.A

Dated 20/12/20.....

Hemsley Miller
Chartered accountants
Unit 3
Bradburys Court
Lyon Road
Harrow
Middlesex
HA1 2BY

LANGLEY MARISH UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES for the year ended 31st. March 2021

		Unrestricted Funds General Fund	Unrestricted Funds Extraordinary Repair Fund	Restricted Fund	Total Funds 2021	Total Funds 2020
	Note	£	£	£	£	£
INCOMING RESOURCES						
Incoming resources from generated funds						
Donations						
Rent received		600			600	600
Dividends received		40,282			40,282	38,533
Interest received		23			23	205
Incoming resources from charitable activities						
Maintenance contributions from residents		100,368			100,368	90,377
Other incoming resources						
Sundry Income		8			8	1,019
TOTAL INCOMING RESOURCES		141,280	0	0	141,280	130,734
RESOURCES EXPENDED						
Charitable Activities Expenditure	1	115,021			115,021	127,966
Governance Costs	2	11,769			11,769	8,536
TOTAL RESOURCES EXPENDED		126,790	0	0	126,790	136,502
NET INCOMING RESOURCES before TRANSFERS		14,489	0	0	14,489	(5,768)
Sale of investments						
Purchase of investments		0	2,000	0	2,000	7,466
Transfer to Extraordinary Repair Fund		(2,000)			(2,000)	
NET INCOMING RESOURCES for THE YEAR		12,489	2,000	0	14,489	1,698
TRANSFER BETWEEN FUNDS						
OTHER RECOGNISED GAINS/LOSSES						
Realised and unrealised gains and losses on investment assets	4	193,851	34,448	1,920	230,218	(78,231)
CAP aquired from LCHE Charity						
NET MOVEMENT IN FUNDS						
Extraordinary Fund Repairs						
Balance brought forward		1,314,700	119,875	10,995	1,445,570	1,524,132
Balance carried forward		1,521,040	156,323	12,915	1,690,278	1,445,570

BALANCE SHEET as at 31st March 2021

		2021		2020	
	Note	£	£	£	£
FIXED ASSETS- Investments	4		1,289,897		1,057,679
Investment Properties	5		5,350,000		5,350,000
CURRENT ASSETS					
Prepayments		892		903	
Cash at bank		<u>75,942</u>		<u>65,113</u>	
		76,834		66,016	
CURRENT LIABILITIES					
Amounts falling due within one year					
Sundry creditors and accruals		(1,374)		(3,046)	
Net current assets			75,460		62,970
NET ASSETS EMPLOYED			<u>6,715,357</u>		<u>6,470,649</u>
Unrestricted - General Fund			1,521,040		1,314,700
- Extraordinary Repair Fund	4		156,323		119,875
Restricted Fund	6		12,915		10,995
Revaluation Account	7		5,025,079		5,025,079
FUNDS EMPLOYED			<u>6,715,357</u>		<u>6,470,649</u>

Approved by the Trustees and signed on their behalf by :-

.....

 Sign

.....
 J.M. HANNEY
 Name

.....

 Sign

.....
 M.A. CHALLEN
 Name

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE ACCOUNTS for the year ended 31st March 2021

ACCOUNTING POLICIES

ACCOUNTING BASIS

The accounts have been prepared under the historical cost convention and comply with the requirements of the Charities SORP (FRS 102)

INCOME RECOGNITION

All income is recognised in Incoming Resources for the period.

REPAIRS and MAINTENANCE

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to Resources Expended in the year in which they are incurred.

EXTRAORDINARY REPAIR FUND

Represents amounts set aside for the extraordinary repair, improvement or rebuilding of the almshouses. It is provided by the Trustees making an investment each year into accumulation shares in The National Association of Almshouses Common Investment Fund. Accumulation shares may be sold at the discretion of the trustees and the proceeds credited to general fund.

FIXED ASSETS

Investments and Investment Properties are shown at market value at the balance sheet date.

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE ACCOUNTS for the year ended 31st. March 2021

1. CHARITABLE ACTIVITIES EXPENDITURE	Note	2021	2020
		£	£
Casual labour		4,830	5,040
Cleaning		1,115	1,323
Council tax			736
Extraordinary Repair Fund - accumulation share dividends reinvested	4	5,592	4,472
Gardening		6,410	5,300
Insurance		3,804	3,701
Light, heat and water		19,361	19,246
Postage		90	85
Printing and stationery		29	123
Repairs and maintenance		30,320	47,896
Residents Christmas gifts			750
Subscriptions and licences		643	654
Warden - salary	3	32,280	31,296
- social security costs+ Pensions	3	1,200	1,328
- telephone		787	769
Sundry expenses		8,561	5,247
		115,021	127,966
 2. GOVERNANCE COSTS			
Accountancy		932	984
Legal fees		35	35
Payroll fees		720	720
Secretary - salary	3	10,049	6,780
Secretary -telephone		33	17
		11,769	8,536
 3. EMPLOYEES EMOLUMENTS			
Secretary		10,049	6,780
Warden		32,280	31,296
Pension and social security costs		1,200	1,328
		43,529	39,404
 The average weekly number of employees was			
Secretary		2	1
Warden		1	1
		3	2

LANGLEY MARISH UNITED CHARITIES

NOTES TO THE ACCOUNTS
for the year ended 31st. March 2021

4. FIXED ASSETS

Quoted Investments	General Fund £	Extraordinary Repair Fund £	Restricted Fund £	2021 £	2020 £
Market value as at 1.4.2020	926,809	119,875	10,995	1,057,679	1,128,444
Additions		2,000		2,000	7,466
Disposals					
Net unrealised gains/(losses) losses on disposals	193,851	34,448	1,920	230,218	(78,231)
Market value as at 31.3.2021	1,120,660	156,323	12,915	1,289,897	1,057,679
Consisting at 31.3.2021 of :-					
161,103 NAACIF Income shares	138,387			138,387	112,756
54,795 COIF Income shares	982,272			982,272	814,053
1,629 NAACIF Accumulation shares		156,323		156,323	119,875
2,600 Charibond Charities Narrower Range Common Investment Fund			3,212	3,212	3,203
1,459 Charishare Charities Narrower Range Investment Fund distribution units			9,703	9,703	7,792
	1,120,660	156,323	12,915	1,289,897	1,057,679

5. INVESTMENT PROPERTIES

A Trustees' valuation has been carried out for the investment properties operated by the Langley Marish United Charities and has resulted in a deficit on revaluation amounting to £NIL (2020: £NIL)

The properties will continue to be valued by the Trustees at the year end in future years.

6. RESTRICTED FUND

Capital acquired from Langley Church House Estate Charity	2021	2020
As at 1 April 2020	10,995	12,388
Net unrealised gains and losses on Investment Assets	1,920	(1,393)
TOTAL RESTRICTED FUND at 31 March 2021	12,915	10,995

7. REVALUATION ACCOUNT

Following the revaluation of the Investment Properties a surplus has arisen amounting to £5,025,079