

FEOFFEE LANDS NON EDUCATIONAL CHARITY

England & Wales · Charity number 205310

Details

Status Registered

Legal form Other

Registered 1962-05-03

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

Contact

Address 2 Collaton Road
Malborough
Kingsbridge
TQ7 3RJ

Phone 01548561509

Activities

Objects: IN OR TOWARDS THE MAINTENANCE AND REPAIR OF THE FABRIC OF THE PARISH CHURCH OF WEST ALVINGTON

Activities: Income generation for the upkeep of West Alvington Church

Classification

- **How:** Other Charitable Activities
- **What:** Religious Activities
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** WEST ALVINGTON
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£23,352	£59,868	-	-
2024-12-31	£21,732	£164,190	-	-
2023-12-31	£314,996	£94,772	-	-
2022-12-31	£56,639	£82,333	-	-
2021-12-31	£66,177	£57,153	-	-

Trustees

Name	Role	Appointed
Bridget Hickling		2015-06-01
Jacqueline Beryl Walster		2018-04-15
John Walster		2020-10-01
KAREN Olivia LAWRENCE		
KEITH ANDREW STEER		
PEGGY MAUREEN BOON		
Patricia Ann Wyatt		2014-01-01
Timothy Peter Wyatt		2014-01-01

FEOFFEE LANDS NON EDUCATIONAL CHARITY

England & Wales - Charity number 205310

Accounts

WEST ALYINGTON FEOFFEES

LANDS NON EDUCATIONAL CHARITY

**CHARITY COMMISSION
FIRST CONTACT**

21 MAR 2024

**ACCOUNTS
RECEIVED**

**ACCOUNTS
AND
ANNUAL REPORT
OF THE TRUSTEES**

**FOR THE YEAR ENDED
31ST DECEMBER 2023**

West Alvington Feoffees

Annual Report of the Trustees

For the year ended 31st December 2023

The Lands Non Educational Charity is administered by the trustees appointed as Feoffees in the Parish of West Alvington, in the County of Devon. The Charity number is 205310

The principal address is:

"Fairwinds", 2 Collaton Road, Malborough, Kingsbridge, Devon, TQ7 3RJ

The Trustees during the year were:

Chairman: Mrs JB Walster

Secretary & Treasurer: Mr KA Steer

Other trustees: Mrs PM Boon, Mrs B Hickling, Mrs KO Lawrence, Mrs SM Norsworthy, Mr JJW Walster, Mrs P Wyatt and Mr T Wyatt

Objects:

The primary object of the charity is the upkeep of All Saints Church, West Alvington.

Meetings and proceedings:

The trustees held two meetings during the year with 100% attendance.

JB Walster

JB Walster (Mrs)
Chairman
On behalf of the Trustees

29th February 2024.

West Alvington Feoffees

Independent Examiner's Report to the West Alvington Feoffees ("The Trustees")

Year ended 31st December 2023

I report to the trustees on my examination of the accounts of the West Alvington Feoffees

Respective responsibilities of the trustees and examiner

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

It is my responsibility to:

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

Basis of Independent Examiner's statement

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

Independent Examiner's Statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that, in any material respect;

- accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts do not accord with the accounting records.

I have come across no other matters in connection with the examination to which attention should be drawn in this respect in order to enable a proper understanding of the accounts to be reached.

Signed:



Alan Babbage
63 West Hoe Road
Plymouth
Devon PL1 3BH

4 March 2024

West Alvington Feoffees

Lands Non Educational Registered Charity - No. 205310

**Receipts and Payments Account
For the year ended 31st December 2023**

	2023		2022	
Receipts:	£	£	£	£
Sale of 6 Southfields		290,000		-
Rents received		20,600		21,693
Interest received		1,935		-
Rates refund - 6 Southfields		874		-
Insurance refund - 6 Southfields		838		-
COIF Dividends		474		896
Heat and light refunds - 6 Southfields		275		-
Sale of COIF shares		-		30,000
VAT refund re Church		-		4,050
		<u>314,996</u>		<u>56,639</u>
Payments:				
West Alvington Parochial Church Council	75,609		63,655	
Professional fees - see schedule	8,795		5,018	
Property maintenance - see schedule	3,027		3,432	
Property insurance	2,105		3,023	
Marchand Petit commissions	2,448		2,655	
Church cleaning	2,340		2,320	
Contributions toward Rev M Gorton leaving gift	420		450	
Printing, stationery and postages	28		50	
Rates - 6 Southfields	-		1,444	
Heat and light - 6 Southfields	-		261	
Zoom costs	-		25	
		<u>94,772</u>		<u>82,333</u>
Net surplus/(deficit) for the year		<u><u>220,224</u></u>		<u><u>(25,694)</u></u>
Funds reconciliation:				
Bank balances at 1 January 2023				
Current account	11,012		36,027	
Deposit account	6		389	
Business Call Deposit	8		498	
Marchand Petit tenancy retentions	<u>750</u>	<u>11,776</u>	<u>556</u>	<u>37,470</u>
Net surplus/(deficit) for the year		<u><u>220,224</u></u>		<u><u>(25,694)</u></u>
Bank balances at 31 December 2023		<u><u>232,000</u></u>		<u><u>11,776</u></u>
Comprises:				
Current account		13,851		11,012
High Interest account		217,391		6
Business Call Deposit		8		8
Marchand Petit tenancy retentions		<u>750</u>		<u>750</u>
		<u><u>232,000</u></u>		<u><u>11,776</u></u>

Signed.....

K A Steer - Treasurer

29th February 2024.

West Alvington Feoffees

**COIF Charities Investment Fund - Income Units
Lands Non Educational Charity at 31 December 2023**

Account number	Units	Market Value £ 2023	Market Value £ 2022
377480002T	871	17,278	15,824

West Alvington Feoffees

**Lands Non Educational Registered Charity - No. 205310
For the year ended 31st December 2023**

Property repairs

		£	£
1 Church Cottages	Plumbing repairs	90	
	Legionella survey	90	180
2 Church Cottages	Roof repairs	1,207	
	Plumbing repairs	100	
	Legionella survey	90	1,397
4 Southfields	Replacement back door	1,110	
	Rodent control	160	
	Legionella survey	120	
	Plumbing repairs	60	1,450
			3,027

Professional fees

Solicitors fees re sale of 6 Southfields	3,155
Estate Agents fees re sale of 6 Southfields	5,640
	8,795

FEOFFEE LANDS NON EDUCATIONAL CHARITY

England & Wales - Charity number 205310

Accounts

WEST ALVINGTON FEOFFEES

LANDS NON EDUCATIONAL CHARITY

CHARITY COMMISSION

FIRST CONTACT

09 MAR 2023

**ACCOUNTS
RECEIVED**

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AND
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**FOR THE YEAR ENDED
31ST DECEMBER 2022**

West Alvington Feoffees

Annual Report of the Trustees

For the year ended 31st December 2022

The Lands Non Educational Charity is administered by the trustees appointed as Feoffees in the Parish of West Alvington, in the County of Devon. The Charity number is 205310

The principal address is:

"Fairwinds", 2 Collaton Road, Malborough, Kingsbridge, Devon, TQ7 3RJ

The Trustees during the year were:

Chairman: Mrs JB Walster

Secretary & Treasurer: Mr KA Steer

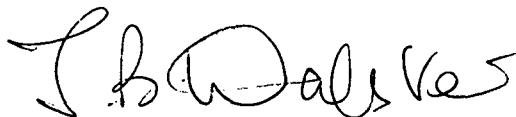
Other trustees: Mrs PM Boon, Mrs B Hickling, Mrs KO Lawrence, Mrs SM Norsworthy, Mr JJW Walster, Mrs P Wyatt and Mr T Wyatt

Objects:

The primary object of the charity is the upkeep of the fabric of All Saints Church, West Alvington.

Meetings and proceedings:

The trustees held two meetings during the year with 100% attendance.



JB Walster (Mrs)
Chairman
On behalf of the Trustees

12/2/23

West Alvington Feoffees

Independent Examiner's Report to the West Alvington Feoffees ("The Trustees")

Year ended 31st December 2022

I report to the trustees on my examination of the accounts of the West Alvington Feoffees

Respective responsibilities of the trustees and examiner

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

It is my responsibility to:

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

Basis of Independent Examiner's statement

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

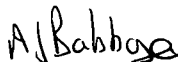
Independent Examiner's Statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that, in any material respect;

- accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts do not accord with the accounting records.

I have come across no other matters in connection with the examination to which attention should be drawn in this respect in order to enable a proper understanding of the accounts to be reached.

Signed:



Alan Babbage
63 West Hoe Road
Plymouth
Devon PL1 3BH

28/2/23

West Alvington Feoffees

Lands Non Educational Registered Charity - No. 205310

**Receipts and Payments Account
For the year ended 31st December 2022**

Receipts:	2022		2021	
	£	£	£	£
Sale of COIF shares		30,000		35,000
Rents received		21,693		27,024
VAT refund re Church		4,050		2,169
COIF Dividends		896		1,983
Interest received		-		1
		<u>56,639</u>		<u>66,177</u>
Payments:				
West Alvington Parochial Church Council	63,655		40,583	
Professional fees - see schedule	5,018		45	
Property maintenance - see schedule	3,432		8,917	
Property insurance	3,023		2,050	
Marchand Petit commissions	2,655		3,240	
Church cleaning	2,320		2,262	
Rates	1,444		-	
Contributions toward Rev J Taylor leaving gift	450		-	
Heat and light	261		-	
Printing, stationery and postages	50		33	
Zoom costs	25		23	
		<u>82,333</u>		<u>57,153</u>
Net (deficit)/surplus for the year		<u>(25,694)</u>		<u>9,024</u>

Funds reconciliation:

Bank balances at 1 January 2022

Current account	-	0071346	36,027		20,142	
Deposit account	-	7060048	389		6,806	
Business Call Deposit	-	0420308	498		498	
Marchand Petit tenancy retentions			<u>556</u>	37,470	<u>1,000</u>	28,446

Net (deficit)/surplus for the year (25,694) 9,024

Bank balances at 31 December 2022 11,776 37,470

Comprises:

Current account	-	0071346	11,012		36,027	
Deposit account	-	7060048	6		389	
Business Call Deposit	-	0420308	8		498	
Marchand Petit tenancy retentions			<u>750</u>		<u>556</u>	
			<u>11,776</u>		<u>37,470</u>	

Signed.....


K A Steer - Treasurer

12/2/23

West Alvington Feoffees

**COIF Charities Investment Fund - Income Units
Lands Non Educational Charity at 31 December 2022**

Account number	Units	Market Value £ 2022	Market Value £ 2021
377480002T	871/4206	15,824	49,746
	<u>871/4206</u>	<u>15,824</u>	<u>49,746</u>

**Educational Registered Charity - No. 306797
For the year ended 31st December 2022**

	2022 £	2021 £
Bank balance at 1 January 2022		
Deposit account - 8008783	-	1,734
Donation to West Alvington Academy	-	<u>(1,734)</u>
Bank balance at 31 December 2022	<u>-</u>	<u>-</u>

West Alvington Feoffees

Lands Non Educational Registered Charity - No. 205310 For the year ended 31st December 2022

Property repairs

		£	£
1 Church Cottages	Chimney repairs	248	
	Gas fire	992	
	Extractor fan replacements	459	
	Lighting repairs	135	
	Boiler repairs	<u>240</u>	2,074
2 Church Cottages	Lighting repairs	130	
	Boiler repairs	<u>140</u>	270
4 Southfields	Shower repairs	93	
	Boiler repairs	<u>90</u>	183
6 Southfields	Bathroom repairs	100	
	Ground maintenance	240	
	Repair broken fencing	<u>565</u>	905
			<u>3,432</u>

Professional fees

Plans for 1 and 2 Church Cottages gardens	198
Registration of title of all properties	3,200
Solicitors fees for dealing with registration	600
Charity Solicitor for obtaining use of sale proceeds	900
Notice to Quit re 6 Southfields	120
	<u>5,018</u>

FEOFFEE LANDS NON EDUCATIONAL CHARITY

England & Wales - Charity number 205310

Accounts

WEST ALVINGTON FEOFFEES

LANDS NON EDUCATIONAL CHARITY

ACCOUNTS
AND
ANNUAL REPORT
OF THE TRUSTEES

CHARITY COMMISSION

21 APR 2022

ACCOUNTS
RECEIVED

FOR THE YEAR ENDED
31ST DECEMBER 2021

West Alvington Feoffees

Annual Report of the Trustees For the year ended 31st December 2021

The Lands Non Educational Charity is administered by the trustees appointed as Feoffees in the Parish of West Alvington, in the County of Devon. The Charity number is 205310

The principal address is:

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The Trustees during the year were:

Chairman: Mrs JB Walster

Secretary & Treasurer: Mr KA Steer

Other trustees: Mrs PM Boon, Mrs B Hickling, Mrs KO Lawrence, Mr MC Manisty, Mr JJW Walster, Mrs PA Wyatt and Mr TP Wyatt

Objects:

The primary object of the charity is the upkeep of All Saints Church, West Alvington.

Meetings and proceedings:

Due to the Coronavirus pandemic the trustees did not meet in person during the year but met once over Zoom.



J B Walster (Mrs)
Chairman
On behalf of the Trustees

West Alvington Feoffees

Independent Examiner's Report to the West Alvington Feoffees ("The Trustees")

For the year ended 31st December 2021

I report to the trustees on my examination of the accounts of the West Alvington Feoffees.

Respective responsibilities of trustees and examiner

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Basis of independent examiner's statement

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Independent examiner's statement

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I have come across no other matters in connection with the examination to which attention should be drawn in this respect in order to enable a proper understanding of the accounts to be reached.

Signed:



Alan Babbage
63 West Hoe Road
Plymouth
Devon
PL1 3BH

Date:..... 13 March 2022

West Alvington Feoffees

Lands Non Educational Registered Charity - No. 205310

**Receipts and Payments Account
For the year ended 31st December 2021**

	2021		2020	
	£	£	£	£
Receipts:				
Sale of COIF shares		35,000		-
Rents received		27,024		27,299
VAT refund re Church		2,169		-
COIF Dividends		1,983		2,181
Interest received		1		2
		<u>66,177</u>		<u>29,482</u>
Payments:				
West Alvington Parochial Church Council	40,583		9,000	
Property maintenance	8,940		2,796	
Marchand Petit commissions	3,240		3,273	
Church cleaning	2,262		1,856	
Property insurance	2,050		1,917	
Professional fees	45		240	
Printing, stationery and postages	33		19	
Flowers for Mrs AP Brooks	-		50	
		<u>57,153</u>		<u>19,151</u>
Net surplus for the year		<u>9,024</u>		<u>10,331</u>
Funds reconciliation:				
Balances at 1 January 2021				
Current account - 0071346	20,142		11,994	
Deposit account - 7060048	6,806		4,623	
Business Call Deposit - 0420308	498		498	
Marchand Petit tenancy retentions	<u>1,000</u>	28,446	<u>1,000</u>	18,115
Net surplus for the year		<u>9,024</u>		<u>10,331</u>
Balances at 31 December 2021		<u>37,470</u>		<u>28,446</u>
Comprises:				
Current account - 0071346	36,027		20,142	
Deposit account - 7060048	389		6,806	
Business Call Deposit - 0420308	498		498	
Marchand Petit tenancy retentions	<u>556</u>		<u>1,000</u>	
		<u>37,470</u>		<u>28,446</u>

Signed.....

K A Steer - Treasurer

West Alvington Feoffees

**COIF Charities Investment Fund - Income Units
Lands Non Educational Charity at 31 December 2021**

Account number	Units	Market Value £ 2021	Market Value £ 2020
377480002T	<u>2422/4206</u>	<u>49,746</u>	<u>75,606</u>

**Educational Registered Charity - No. 306797
For the year ended 31st December 2021**

		2021 £	2020 £
Bank balance at 1 January 2021	8008783	1,734	2,731
Interest received		-	3
Donation to West Alvington Primary Academy		<u>(1,734)</u>	<u>(1,000)</u>
Bank balance at 31 December 2021		<u>-</u>	<u>1,734</u>

Now closed

West Alvington Feoffees

Lands Non Educational Registered Charity - No 205310

For the year ended 31st December 2021

Schedule of property repairs

		£	£
1 Church Cottages	- Dealing with damp in dining room, replace roof slates and general items	3,764	
	- Plumbing repairs	<u>66</u>	3,830
6 Southfields	- Plumbing repairs	132	
	- Hedge cutting	<u>950</u>	1,082
4 Southfields	- Lighting repairs	40	
	- Plumbing repairs	<u>116</u>	156
Zoom costs			26
Share of repairs and replacement of wall between Church Cottages and Evandon House			3,832
Storage boxes			<u>14</u>
			<u><u>8,940</u></u>