

WEST ALVINGTON FEOFFEEES

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:

"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, 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

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

It is my responsibility to:

- examine that 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.

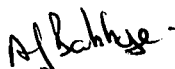
Independent examiner's statement

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

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>