

WEST ALVINGTON 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 (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

14 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