

CLEAVES CHARITY AND OTHERS

England & Wales · Charity number 206414

Details

Status Registered

Legal form Other

Registered 1962-09-22

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

Contact

Address New Vicarage
Church Street
Walsingham
Norfolk
NR22 6BL

Phone 00000000000

Email cleavescharity@gmail.com

Activities

Objects: THE PROVISION OF ALMSHOUSES FOR POOR PERSONS OVER SIXTY YEARS OF AGE WHO ARE RESIDED IN LITTLE WALSINGHAM.

Activities: Maintaining housing for poor and needy

Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** LITTLE WALSINGHAM
- Norfolk

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£70,109	£464,326	-	-
2023-12-31	£73,516	£41,611	-	-
2022-12-31	£57,789	£33,196	-	-
2021-12-31	£56,917	£19,592	-	-
2020-12-31	£74,908	£27,974	-	-

Trustees

Name	Role	Appointed
ANN Sonko		
David Robert Simmons		2015-08-28
Gail Eagles		2024-03-06
IAIN CAMPBELL MACBRAYNE		2018-11-27
JOHN SAYER DOWNING		
James Woodhouse		2022-12-20
Karl Jackson		2025-12-15
Nicholas Richards		2022-12-20
Paolo Castagnoli		2026-04-18
Timothy McDonald		2022-12-20
William James Cox		2026-04-18

Linked charities

- WILLIAM CLEAVE'S CHARITY (206414-2)
- BOND'S CHARITY FOR THE POOR (206414-3)
- THE HOUGHTON ESTATE AND SICK LAND'S CHARITY (206414-4)
- ALMSHOUSES (206414-6)

CLEAVES CHARITY AND OTHERS

England & Wales - Charity number 206414

Accounts

Charity number 206414

**CLEAVES CHARITY AND OTHERS
UNAUDITED ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2024**

CLEAVES CHARITY AND OTHERS
Contents
For the year ending 31 December 2024

	Page
Administrative details	1
Trustees report	2-6
Independent examiners' report	7
Receipts and payments account	8
Statement of assets and liabilities	9
Notes to the accounts	10

CLEAVES CHARITY AND OTHERS
Administrative Details
For the year ending 31 December 2024

Page 1

Trustees

The Revd Dr Harri Williams	Chairman
Mr John Sayer Downing	
Ms Gail Eagles	appointed 6 March 2024
Mr Iain Campbell MacBrayne	
Mrs Donna Maria Mallett	
Mr Timothy McDonald	
Mr Nicholas Richards	
Mr David Robert Simmons	
Mrs Ann Sonko	
Mr Keith David Tuck	
Ms Candide Turner Bridger	
Mr James Woodhouse	

Charity registered number

206414

Charity contact address

New Vicarage
Church Street
Walsingham
Norfolk
NR22 6BL

Independent examiners

Larking Gowen
1 Floor Prospect House
Rouen Road
Norwich
NR1 1RE

CLEAVES CHARITY AND OTHERS
Trustees' Report
For the year ending 31 December 2024

Page 2

The Trustees present their report and the audited financial statements for the year ended 31st December 2024.

Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the provisions of the trust deed / scheme. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

Constitution

The Charity was established in 1861 as The Little Walsingham Charities, consisting of Lady Mary Townshend's Charity William Cleave's Charity, Bond's Charity for the Poor, The Houghton Estate and Sick House Land's Charity and The Almshouses. The Charity is regulated by a scheme of the Charity Commissioners of 1st July 1861 as amended by the Scheme of the Commissioners of 2nd February 1976.

Trustees

The Trustees appointed to Cleaves Charity show a balance of skills in order to run this charity effectively. At the year end, there are 12 trustees, all being local, predominantly residents of the village. Their expertise covers Property and Planning, Finance and Welfare.

There are no outside parties who can appoint trustees for the Cleaves Charity.

New Trustees are usually appointed by recommendation from current Trustees. Consideration is given to their experience, profession and availability.

All new Trustees are given a copy of the Residents' Handbook, full details on the running of the Charity and guidelines from the Charity Commission for this scheme. Any other opportunities for training are also considered.

Structure of organisation

The Trustees met four times during the year, all meetings being in person.

- To review the finances of the Charity.
- To consider on-going requirements for the maintenance and upkeep of the individual housing units and for the estate in general.
- To determine action required in relation to future developments on the estate.
- To receive reports from the Clerk on the health and well-being of residents and other matters relating to the running of the Charity, including Housing Benefit.

There were sub-committee meetings during the year as required.

The day-to-day administrative activities were carried out by the Clerk to the Trustees.

Statement of risk management

The Trustees have considered the risks to which The Cleaves Charity is exposed. These risks are mitigated by:

- A Board of Trustees with the necessary experience and competence to ensure the successful running of the Charity;
- Regular Trustees' meetings with effective reporting to ensure proper review of operations;
- Maintenance of a sufficient reserve to implement an effective relocation programme in the event of a disaster affecting the habitability of the accommodation;
- Other financial risks have been addressed by insurance.

Charity objectives and activities

The objective is the provision of Almshouses and other benefits for poor persons over sixty years of age who are resided in Little Walsingham.

The Charity also owns agricultural land which is rented out for farming as well as parking spaces in the village and shooting rights.

The Trustees confirm that the Charity Commission's general guidance on public benefit has been considered in relation to the objectives of the Charity. The report sets out those objectives and describes how they have been met in the current year.

The only volunteers are the Trustees.

The Charity does not engage in fundraising activities.

Achievements and performance

All nine properties have been fully occupied during 2024 which has ensured a good and steady level of income from the maintenance contributions. One resident fell into arrears during the year but plans have been put in place for the repayment by regular contributions and we expect this to be resolved. Two residents qualify for Housing Benefit and liaison with the Council and direct payment of these benefits to the Charity has been efficient and straightforward.

Payments of most land rents have been duly paid and provide additional income to the Charity. One tenant has fallen behind with payments but contact has been made and plans are in place to address this.

During 2024 the focus of the Trustees' work was the purchase of the bungalow at 29 Cleaves Drive and preparations to convert it into two dwellings to provide two additional almshouse units. Work was also undertaken to ensure all required policies were put in place and approved. This was in preparation for ensuring that all paperwork relating to the residents can be brought up to date.

One new Trustee was appointed to increase the numbers and provide additional local representation and expertise to the Board.

Financial review

The Trustees have considered reserves required as part of their assessment of risk and also taken into account the annual requirement to transfer funds to the Investment Fund.

Having assessed the Charity's financial circumstances the Trustees have a reasonable expectation that the Charity has adequate resources to continue its operations for the foreseeable future.

The principal funding source is Weekly Maintenance contributions from the residents. The average contribution per unit of occupied accommodation was £4,426.67 per annum. Income from land rents amounted to £5,839.27 for the year.

The Charity does not rely on voluntary work nor does it receive any gifts in kind. The Trustees consider the investment policy at their quarterly Trustee meetings.

The charity has payments over income for the year of £394,217 (2023: income over payments £31,905)

Cash reserves are £140,017 (2023: £534,234)

The investment policy of the Charity is to mitigate its risk by having a spread of investment funds, with review by the Trustees on a quarterly basis.

Reserves Policy

At the end of the year, the charity's total funds amounted to £1,702,562. This includes an unrestricted fund of £48,924 and an endowment fund of £1,660,638. The endowment fund is divided into a permanent endowment of £1,150,590, representing the properties and land held by the charity, and an expendable endowment of £510,048, which consists of cash generated from the sale of properties, and a property purchased in the year.

The trustees have agreed that a free reserve of approximately £50,000 should be maintained to allow for the charity to operate for a period of at least 18 months without any weekly maintenance contribution income. The trustees are content that the free reserve of £48,924 at 31 December 2024 is sufficient at meeting this target.

Investment Policy

The overall investment objective is to produce the best financial return with an acceptable level of risk. Investments are generally held for the long term under expendable endowment, however trustees should ensure that their ability to meet future planned expenditure is not compromised by holding long term investments rather than short term investments.

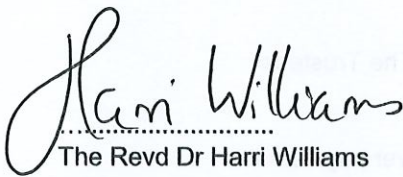
CLEAVES CHARITY AND OTHERS
Trustees' Report
For the year ending 31 December 2024

Page 6

Plans for the future

Future quinquennial inspections will take place and maintenance and refurbishment will be undertaken as required on the Almshouses. When vacancies occur, the opportunity is taken to assess the property and refurbish as necessary.

The main objective this year is to complete the conversion of 29 Cleaves Drive into two additional almshouse units and appoint new beneficiaries to these properties.



.....
The Revd Dr Harri Williams

Date: 2. ix . 2025
Cleaves Charity and Others
New Vicarage
Church Street
Walsingham
Norfolk
NR22 6BL

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CLEAVES CHARITY AND OTHERS
YEAR ENDED 31 DECEMBER 2024**

Page 7

I report to the Trustees on my examination of the accounts of the charity for the year ended 31 December 2024.

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 2011 Act').

I report in respect of my examination of the Trust'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 Examiner's Statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- 1 accounting records were not kept in accordance with section 130 of the 2011 Act; or
- 2 the accounts do not accord with those accounting records

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

Signed:

Giles Kerkham FCA DChA

Larking Gowen LLP

Chartered Accountants

1st Floor Prospect House

Rouen Road

Norwich

NR1 1RE

Date: 18 September 2025

**CLEAVES CHARITY AND OTHERS
RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31 DECEMBER 2024**

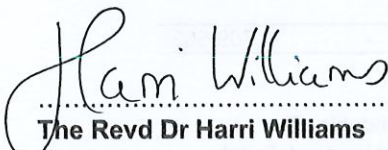
Page 8

	2024	2023
	£	£
RECEIPTS		
Land Rents	5,454	6,040
Shooting Rights	185	185
Rental Oil Tanks	200	200
Cleaves Rents	40,312	39,535
Gas/water repayments	9,112	6,399
Guest Room	850	370
Bank Interest	12,198	20,612
Donations and miscellaneous	1,798	175
TOTAL RECEIPTS	70,109	73,516
PAYMENTS		
Cleaves House	6,103	11,474
Insurance	4,124	3,724
Professional fees	3,651	2,205
Clerk	8,402	6,469
Utilities	12,801	15,061
General expenses	1,810	-
Gardener/Cleaner	2,577	470
Independent examination fees	1,560	1,500
Social security	2,144	708
Other costs	2,199	-
Property purchase	407,500	-
Property improvement	11,455	-
TOTAL PAYMENTS	464,326	41,611
NET (PAYMENTS)/RECEIPTS	(394,217)	31,905
CASH FUNDS B/FWD	534,234	502,329
CASH FUNDS C/FWD	140,017	534,234

**CLEAVES CHARITY AND OTHERS
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2024**

		2024 £	2024 £	2024 £	2023 £
		Unrestricted funds	Endowment funds	Total funds	Total funds
FIXED ASSETS					
Almshouses		-	984,000	984,000	984,000
3 Plots of Land	Note 4	-	166,590	166,590	166,590
29 Cleaves Drive			418,955	418,955	-
		-	1,150,590	1,569,545	1,150,590
CURRENT ASSETS					
Bank and cash balances					
Community Account		29,969		29,969	36,384
CCLA Deposit Account		-	110,048	110,048	497,850
		29,969	110,048	140,017	534,234
Total Assets less Liabilities		29,969	1,260,638	1,709,562	1,684,824
CHARITY FUNDS					
Endowment				1,660,638	1,648,440
Unrestricted				48,924	36,384
Restricted				-	-
				1,709,562	1,684,824

The financial statements were approved and authorised for issue by the trustees and were signed on their behalf on



The Revd Dr Harri Williams
 Trustee

Date: 2. ix. 2025

**CLEAVES CHARITY AND OTHERS
NOTES TO THE ACCOUNTS
YEAR ENDED 31 DECEMBER 2024**

Page 10

1. Valuation

Valuation as per Bedfords Estate Agents on 2 November 2015.

2. Transactions with Trustees

No remuneration or other benefits were paid to the Committee of Trustees or people connected with them by the charity.

During the year, expenses totalling £145.43 were reimbursed to 1 Trustee (2023: £132.59 to 1 Trustee).

There were no other transactions with or payments to trustees.

3. Related Party transactions

During the year, Mr O Sonko (the husband of Mrs A Sonko, Trustee) was paid as an employee of the charity. Mr Sonko received remuneration totalling £1,252 for the year.

Donations of £850 were received from each of Bond's Educational Trust and Lady Mary Townshend's Charity, to be used towards the cost of salaries. All of the trustees are also trustees of these two charities.

4. Funds

	Balance at 1 January 2024 £	Income £	Expenditure £	Transfers £	Balance at 31 December 2024 £
Unrestricted funds	36,384	57,911	(45,371)	-	48,924
Endowment funds					
Permanent Endowment	1,150,590	-	-	-	1,150,590
Expendable Endowment	497,850	12,198	-	-	510,048
	<u>1,684,824</u>	<u>70,109</u>	<u>(45,371)</u>	<u>-</u>	<u>1,709,562</u>

The Trustees consider the charity's endowment fund to be part permanent and part expendable. The permanent endowment fund relates to the property and land gifted to the charity to be retained indefinitely.

Unrestricted funds includes the newly acquired property with a cost of £418,955. Expendable endowment represents the cash held on investment in the charity, which can be drawn down upon at the Trustee's discretion. During the year a transfer was made from this fund towards the purchase of the new property.

Income generated from the endowment investments and properties is applied to unrestricted funds.

CLEAVES CHARITY AND OTHERS

England & Wales - Charity number 206414

Accounts

Charity number 206414

**CLEAVES CHARITY AND OTHERS
UNAUDITED ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2023**

CLEAVES CHARITY AND OTHERS
Contents
For the year ending 31 December 2023

	Page
Administrative details	1
Trustees report	2-6
Independent examiners' report	7
Statement of assets and liabilities	8
Receipts and payments account	9
Notes to the accounts	10

CLEAVES CHARITY AND OTHERS
Administrative Details
For the year ending 31 December 2023

Page 1

Trustees

The Revd Dr Harri Williams	Chairman
Mr John Sayer Downing	
Ms Gail Eagles	appointed 6 March 2024
Miss Eileen Head	resigned 12 December 2023
Mr Iain Campbell MacBrayne	
Mrs Donna Maria Mallett	appointed 12th December 2023
Mr Timothy McDonald	
Mr Nicholas Richards	
Mr David Robert Simmons	
Mrs Ann Sonko	
Mr Keith David Tuck	
Ms Candide Turner Bridger	
Mr James Woodhouse	

Charity registered number

206414

Charity contact address

New Vicarage
Church Street
Walsingham
Norfolk
NR22 6BL

Independent examiners

Larking Gowen
1 Floor Prospect House
Rouen Road
Norwich
NR1 1RE

CLEAVES CHARITY AND OTHERS
Trustees' Report
For the year ending 31 December 2023

Page 2

The Trustees present their report and the audited financial statements for the year ended 31st December 2023.

Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the provisions of the trust deed / scheme. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

Constitution

The Charity was established in 1861 as The Little Walsingham Charities, consisting of Lady Mary Townshend's Charity William Cleave's Charity, Bond's Charity for the Poor, The Houghton Estate and Sick House Land's Charity and The Almshouses. The Charity is regulated by a scheme of the Charity Commissioners of 1st July 1861 as amended by the Scheme of the Commissioners of 2nd February 1976.

Trustees

The Trustees appointed to Cleaves Charity show a balance of skills in order to run this charity effectively. At the year end, there are 11 trustees, all being local, predominantly residents of the village. Their expertise covers Property and Planning, Finance and Welfare.

There are no outside parties who can appoint trustees for the Cleaves Charity.

New Trustees are usually appointed by recommendation from current Trustees. Consideration is given to their experience, profession and availability.

All new Trustees are given a copy of the Residents' Handbook, full details on the running of the Charity and guidelines from the Charity Commission for this scheme. Any other opportunities for training are also considered.

Structure of organisation

The Trustees met four times during the year, all meetings being in person.

- To review the finances of the Charity.
- To consider on-going requirements for the maintenance and upkeep of the individual housing units and for the estate in general.
- To determine action required in relation to future developments on the estate.
- To receive reports from the Clerk on the health and well-being of residents and other matters relating to the running of the Charity, including Housing Benefit.

There were sub-committee meetings during the year as required.

The day-to-day administrative activities were carried out by the Clerk to the Trustees.

Statement of risk management

The Trustees have considered the risks to which The Cleaves Charity is exposed. These risks are mitigated by:

- A Board of Trustees with the necessary experience and competence to ensure the successful running of the Charity;
- Regular Trustees' meetings with effective reporting to ensure proper review of operations;
- Maintenance of a sufficient reserve to implement an effective relocation programme in the event of a disaster affecting the habitability of the accommodation;
- Other financial risks have been addressed by insurance.

Charity objectives and activities

The objective is the provision of Almshouses and other benefits for poor persons over sixty years of age who are resided in Little Walsingham.

The Charity also owns agricultural land which is rented out for farming as well as parking spaces in the village and shooting rights.

The Trustees confirm that the Charity Commission's general guidance on public benefit has been considered in relation to the objectives of the Charity. The report sets out those objectives and describes how they have been met in the current year.

The only volunteers are the Trustees.

The Charity does not engage in fundraising activities.

Achievements and performance

Eight properties were fully occupied during 2023. There was a vacancy at number 8 for three months, June through August, with new residents moving in during early September. The move was straightforward and they settled in well. One resident had fallen into arrears during the year but full repayment was made by 12th December. Two residents qualify for Housing Benefit and liaison with the Council and direct payments of these benefits to the Charity's bank account has been efficient and straightforward.

Payments of land rents have been duly paid and provide additional income to the Charity.

The early part of 2023 focussed on the recruitment and appointment of the new Clerk. The Clerk commenced employment on 1st May 2023 and had a three month handover with her predecessor and a further three months to consult her where necessary. The transition has generally been smooth and, although it took some time, all banking mandates were in place by the end of the year.

Financial review

The Trustees have considered reserves required as part of their assessment of risk and also taken into account the annual requirement to transfer funds to the Investment Fund.

Having assessed the Charity's financial circumstances the Trustees have a reasonable expectation that the Charity has adequate resources to continue its operations for the foreseeable future.

The principal funding source is Weekly Maintenance contributions from the residents. The average contribution per unit of occupied accommodation was £4,426.67 per annum. Income from land rents amounted to £6,040 for the year.

The Charity does not rely on voluntary work nor does it receive any gifts in kind. The Trustees consider the investment policy at their quarterly Trustee meetings.

The charity has income over payments for the year of £31,905 (2022 a surplus of £24,593)

Cash reserves are £534,234 (2022: £502,329)

The investment policy of the Charity is to mitigate its risk by having a spread of investment funds, with review by the Trustees on a quarterly basis.

Reserves Policy

At the end of the year, the charity's total funds amounted to £1,684,824. This includes an unrestricted fund of £36,384 and an endowment fund of £1,648,440. The endowment fund is divided into a permanent endowment of £1,150,590, representing the properties and land held by the charity, and an expendable endowment of £497,850, which consists of cash generated from the sale of properties.

Investment Policy

The overall investment objective is to produce the best financial return with an acceptable level of risk. Investments are generally held for the long term under expendable endowment, however trustees should ensure that their ability to meet future planned expenditure is not compromised by holding long term investments rather than short term investments.

CLEAVES CHARITY AND OTHERS
Trustees' Report
For the year ending 31 December 2023

Page 6

Plans for the future

Future quinquennial inspections will take place and maintenance and refurbishment will be undertaken as required on the Almshouses. When vacancies occur, the opportunity is taken to assess the property and refurbish as necessary.

The Trustees have agreed to use some of the Charity's investments to purchase a bungalow in Cleaves Drive. The intention is to modify the building to create two separate units, thereby creating two additional almshouses. At the end of 2023, the purchase was in the early stages with the solicitors.



The Revd Dr Harri Williams

Date: 18. ix. 2024
Cleaves Charity and Others
New Vicarage
Church Street
Walsingham
Norfolk
NR22 6BL

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CLEAVES CHARITY AND OTHERS
YEAR ENDED 31 DECEMBER 2023**

Page 7

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

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 2011 Act').

I report in respect of my examination of the Trust'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 Examiner's Statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- 1 accounting records were not kept in accordance with section 130 of the 2011 Act; or
- 2 the accounts do not accord with those accounting records

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

Signed:

Giles Kerkham FCA DChA

Date:

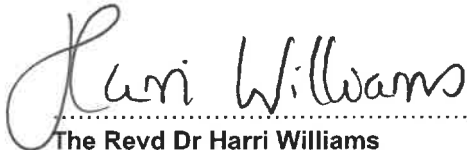
Larking Gowen LLP
Chartered Accountants
1st Floor Prospect House
Rouen Road
Norwich
NR1 1RE
Date: 19/9/2024

**CLEAVES CHARITY AND OTHERS
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2023**

Page 8

	2023 £	2023 £	2023 £	2022 £
	Unrestricted funds	Endowment funds	Total funds	Total funds
FIXED ASSETS				
Almshouses	-	984,000	984,000	984,000
3 Plots of Land	-	166,590	166,590	166,590
	<u>-</u>	<u>1,150,590</u>	<u>1,150,590</u>	<u>1,150,590</u>
CURRENT ASSETS				
Bank and cash balances				
Community Account	36,384		36,384	55,090
CCLA Deposit Account	-	497,850	497,850	447,239
	<u>36,384</u>	<u>497,850</u>	<u>534,234</u>	<u>502,329</u>
Total Assets less Liabilities	<u>36,384</u>	<u>1,648,440</u>	<u>1,684,824</u>	<u>1,652,919</u>
CHARITY FUNDS				
Endowment			1,648,440	1,656,458
Unrestricted			36,384	(3,539)
Revaluation Reserve			-	-
			<u>1,684,824</u>	<u>1,652,919</u>

The financial statements were approved and authorised for issue by the trustees and were signed on their behalf on



.....
The Revd Dr Harri Williams
Trustee

Date: 18. ix. 2024

**CLEAVES CHARITY AND OTHERS
RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31 DECEMBER 2023**

Page 9

	2023	2022
	£	£
RECEIPTS		
Land Rents	6,040	6,181
Shooting Rights	185	370
Rental Oil Tanks	200	200
Cleaves Rents	39,535	39,124
Gas/water repayments	6,399	7,203
Guest Room	370	390
Bank Interest	20,612	4,321
Donations and miscellaneous	175	-
TOTAL RECEIPTS	73,516	57,789
 PAYMENTS		
Cleaves House	11,474	10,056
Insurance	3,724	3,226
Professional fees	2,205	1,161
Clerk	6,469	1,470
Utilities	15,061	14,852
General expenses	708	221
Gardener/Cleaner	470	1,910
Independent examination fees	1,500	300
TOTAL PAYMENTS	41,611	33,196
 NET (PAYMENTS)/RECEIPTS	31,905	24,593
 CASH FUNDS B/FWD	502,329	477,736
 CASH FUNDS C/FWD	534,234	502,329

1. Valuation

Valuation as per Bedfords Estate Agents on 2 November 2015.

2. Transactions with Trustees

No remuneration or other benefits were paid to the Committee of Trustees or people connected with them by the charity.

During the year, expenses totalling £132.59 were reimbursed to 1 Trustee (2022: £77.35 to 1 Trustee).

There were no other transactions with or payments to trustees.

3. Funds

	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers £	Balance at 31 December 2023 £
Unrestricted funds	(3,539)	73,516	(41,611)	8,018	36,384
<u>Endowment funds</u>					
Permanent Endowment	1,150,590	-	-	-	1,150,590
Expendable Endowment	505,868	-	-	(8,018)	497,850
	<u>1,652,919</u>	<u>73,516</u>	<u>(41,611)</u>	<u>-</u>	<u>1,684,824</u>

Following a review of the charity's records, the Trustees consider the charity's endowment fund to be part permanent and part expendable. The permanent endowment fund relates to the property and land gifted to the charity to be retained indefinitely.

Expendable endowment represents the cash held on investment in the charity, which can be drawn down upon at the Trustee's discretion. During the year a transfer was made from this fund to correct the endowment position to reflect the investment account balance.

Income generated from the endowment investments and properties is applied to unrestricted funds.

CLEAVES CHARITY AND OTHERS

England & Wales - Charity number 206414

Accounts

Charity number 206414

**CLEAVES CHARITY AND OTHERS
UNAUDITED ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2022**

CLEAVES CHARITY AND OTHERS
Contents
For the year ending 31 December 2022

	Page
Administrative details	1
Trustees report	2-5
Independent examiners' report	6
Statement of assets and liabilities	7
Receipts and payments account	8
Notes to the accounts	9

CLEAVES CHARITY AND OTHERS
Administrative Details
For the year ending 31 December 2022

Page 1

Trustees

The Revd Dr Harri Williams	Chairman
Mrs Ann Sonko	
Mr John Sayer Downing	
Mr Keith David Tuck	
Mr David Robert Simmons	
Mr Andrew Robert McLaren	resigned 15 April 2022
Miss Eileen Head	
Mr Iain Campbell MacBrayne	
Mr Nicholas Richards	appointed 20 December 2022
Mr James Woodhouse	appointed 20 December 2022
Mr Timothy McDonald	appointed 20 December 2022
Ms Candide Turner Bridger	appointed 20 December 2022

Charity registered number

206414

Charity contact address

New Vicarage
Church Street
Walsingham
Norfolk
NR22 6BL

Independent examiners

Larking Gowen
1 Floor Prospect House
Rouen Road
Norwich
NR1 1RE

CLEAVES CHARITY AND OTHERS
Trustees' Report
For the year ending 31 December 2022

Page 2

The Trustees present their report and the audited financial statements for the year ended 31st December 2022.

Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the provisions of the trust deed / scheme. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

Constitution

The Charity was established in 1861 as The Little Walsingham Charities, consisting of Lady Mary Townshend's Charity William Cleave's Charity, Bond's Charity for the Poor, The Houghton Estate and Sick House Land's Charity and The Almshouses. The Charity is regulated by a scheme of the Charity Commissioners of 1st July 1861 as amended by the Scheme of the Commissioners of 2nd February 1976.

Trustees

The Trustees appointed to Cleaves Charity show a balance of skills in order to run this charity effectively. At the year end, there are 11 trustees, all being local, predominantly residents of the village. Their expertise covers Property and Planning, Finance and Welfare.

There are no outside parties who can appoint trustees for the Cleaves Charity.

New Trustees are usually appointed by recommendation from current Trustees. Consideration is given to their experience, profession and availability.

All new Trustees are given a copy of the Residents' Handbook, full details on the running of the Charity and guidelines from the Charity Commission for this scheme. Any other opportunities for training are also considered.

Structure of organisation

The Trustees met four times during the year, all in person.

- To review the finances of the Charity.
- To consider on-going requirements for the maintenance and upkeep of the individual housing units and for the estate in general.
- To determine action required in relation to future developments on the estate.
- To receive reports from the Clerk on the health and well-being of residents and other matters relating to the running of the Charity, including Housing Benefit.

There were sub-committee meetings during the year as required.

The day-to-day administrative activities were carried out by the Clerk to the Trustees.

Statement of risk management

The Trustees have considered the risks to which The Cleaves Charity is exposed. These risks are mitigated by:

- A Board of Trustees with the necessary experience and competence to ensure the successful running of the Charity;
- Regular Trustees' meetings with effective reporting to ensure proper review of operations;
- Maintenance of a sufficient reserve to implement an effective relocation programme in the event of a disaster affecting the habitability of the accommodation;
- Other financial risks have been addressed by insurance.

Charity objectives and activities

The objective is the provision of Almshouses and other benefits for poor persons over sixty years of age who are resided in Little Walsingham.

The Charity also owns agricultural land which is rented out for farming as well as parking spaces in the village and shooting rights.

The Trustees confirm that the Charity Commission's general guidance on public benefit has been considered in relation to the objectives of the Charity. The report sets out those objectives and describes how they have been met in the current year.

The only volunteers are the Trustees.

The Charity does not engage in fundraising activities.

Achievements and performance

All nine properties have been fully occupied during 2022 which has ensured a good and steady level of income from the maintenance contributions. Two residents have fallen into arrears during the year but plans have been put in place for the repayment by regular contributions and we expect this to be resolved. The same two residents qualify for Housing Benefit and liaison with the Council and direct payment of these benefits to the Charity has been efficient and straightforward.

Payments of land rents have been duly paid and provide additional income to the Charity.

During 2022 the focus of the Trustees' work was to prepare for the appointment of a new clerk. This required detailed examination of the role of the clerk in the day-to-day management of the Charity, and in the execution of responsibility for the welfare of the beneficiaries of the Charity. It is anticipated that the current clerk will retire in 2023 upon the appointment of a new clerk.

Four new Trustees were appointed at the end of the year to increase the numbers and provide additional expertise to the Board.

Financial review

The Trustees have considered reserves required as part of their assessment of risk and also taken into account the annual requirement to transfer funds to the Investment Fund.

Having assessed the Charity's financial circumstances the Trustees have a reasonable expectation that the Charity has adequate resources to continue its operations for the foreseeable future.

The principal funding source is Weekly Maintenance contributions from the residents. The average contribution per unit of occupied accommodation was £5,031.02 per annum. Income from land rents amounted to £4,347.10 for the year.

The Charity does not rely on voluntary work nor does it receive any gifts in kind. The Trustees consider the investment policy at their quarterly Trustee meetings.

The charity has income over payments for the year of £24,592.58 (2021 a surplus of £37,324.93)

Cash reserves are £502,328.38 (2021 £477,735.80)

The investment policy of the Charity is to mitigate its risk by having a spread of investment funds, with review by the Trustees on a quarterly basis.

Reserves Policy

The Trustees are currently undertaking a review of the endowment fund conditions, which is expected to result in enabling them to reconsider the reserves policy.

Plans for the future

Future quinquennial inspections will take place and maintenance and refurbishment will be undertaken as required on the Almshouses. When vacancies occur, the opportunity is taken to assess the property and refurbish as necessary.


Rev Harri Williams, Chairman

Date: 20 October 2023
Cleaves Charity and Others
New Vicarage
Church Street
Walsingham
Norfolk
NR22 6BL

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CLEAVES CHARITY AND OTHERS
YEAR ENDED 31 DECEMBER 2022**

Page 6

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

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 2011 Act').

I report in respect of my examination of the Trust'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 Examiner's Statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- 1 accounting records were not kept in accordance with section 130 of the 2011 Act; or
- 2 the accounts do not accord with those accounting records

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

Signed:

Giles Kerkham FCA DChA

Larking Gowen LLP
Chartered Accountants
1st Floor Prospect House
Rouen Road
Norwich
NR1 1RE

Date: 23/10/2023

**CLEAVES CHARITY AND OTHERS
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2022**

Page 7

	2022 £	2022 £	2022 £	2021 £
	Unrestricted funds	Endowment funds	Total funds	Total funds
FIXED ASSETS				
Almshouses	-	984,000.00	984,000.00	984,000.00
3 Plots of Land	-	166,590.00	166,590.00	166,590.00
	-	1,150,590.00	1,150,590.00	1,150,590.00
CURRENT ASSETS				
Bank and cash balances				
Community Account	(3,539.78)	58,629.66	55,089.88	34,818.66
CCLA Deposit Account	-	447,238.50	447,238.50	442,917.14
	(3,539.78)	505,868.16	502,328.38	477,735.80
Total Assets less Liabilities	(3,539.78)	1,656,458.16	1,652,918.38	1,628,325.80
CHARITY FUNDS				
Endowment			1,656,458.16	1,891,151.16
Unrestricted			(3,539.78)	(28,132.36)
Revaluation Reserve			-	(234,693.00)
			1,652,918.38	1,628,325.80

The financial statements were approved and authorised for issue by the trustees and were signed on their behalf on



Harri Williams
 Trustee

Date: 20 October 2023

**CLEAVES CHARITY AND OTHERS
RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31 DECEMBER 2022**

Page 8

	2022	2021
	£	£
RECEIPTS		
Land Rents	6,181.02	6,234.12
Shooting Rights	370.00	185.00
Rental Oil Tanks	200.00	200.00
Cleaves Rents	39,123.92	44,196.05
Gas/water repayments	7,202.43	5,651.73
Guest Room	390.00	280.00
Bank Interest	4,321.36	50.70
Donations and miscellaneous	-	119.58
TOTAL RECEIPTS	57,788.73	56,917.18
 PAYMENTS		
Cleaves House	10,056.29	2,417.20
Insurance	3,225.81	2,991.52
Professional fees	1,160.95	0.00
Clerk	1,470.00	1,470.00
Utilities	14,852.14	11,513.47
General expenses	221.00	531.80
Gardener/Cleaner	1,909.96	418.26
Independent examination fees	300.00	250.00
TOTAL PAYMENTS	33,196.15	19,592.25
 NET (PAYMENTS)/RECEIPTS	24,592.58	37,324.93
 CASH FUNDS B/FWD	477,735.80	440,410.87
 CASH FUNDS C/FWD	502,328.38	477,735.80

1. Valuation

Valuation as per Bedfords Estate Agents on 2 November 2015.

2. Transactions with Trustees

No remuneration or other benefits were paid to the Committee of Trustees or people connected with them by the charity.

During the year, expenses totalling £77.35 were reimbursed to 1 Trustee.

There were no other transactions with or payments to trustees or connected parties.

3. Funds

	Balance at 1 January 2022 £	Income £	Expenditure £	Transfers £	Balance at 31 December 2022 £
Unrestricted funds	(28,132.36)	57788.73	(33,196.15)	-	(3,539.78)
Endowment funds	1,891,151.16	-	-	(234,693.00)	1,656,458.16
Revaluation Reserve	(234,693.00)	-	-	234,693.00	-
	<u>1,628,325.80</u>	<u>57,788.73</u>	<u>(33,196.15)</u>	<u>-</u>	<u>1,652,918.38</u>

The Trustees are conducting a review of the conditions that apply to the Charity's Endowment funds. During the year, the Revaluation reserve was combined with the Endowment funds, as the revaluation related wholly to Endowment fund assets. The Trustees continue to review the Charity's records to determine the precise nature of the restrictions on the Endowment funds and implications, if any, for the Trustees' powers or duty to spend from those funds.

CLEAVES CHARITY AND OTHERS

England & Wales - Charity number 206414

Accounts

**CLEAVES CHARITY AND
OTHERS NO. 206414
ACCOUNTS FOR THE YEAR
ENDED 31 DECEMBER 2021**

CLEAVES CHARITY AND OTHERS NO. 206414

Contents

For the year ending 31 December 2021

	Page:-
Administrative Details	1
Trustees' Report	2
Independent Examiner's Report	3
Summary of Receipts & Payments	4
Statement of Assets & Liabilities	5
Notes to the Accounts	6

CLEAVES CHARITY AND OTHERS NO. 206414

**Administrative Details
For the year ending 31 December 2021**

Trustees

Mrs Ann Money
Mr John Sayer Downing
Mr Keith David Tuck
Mr David Robert Simmons
Mr Andrew Robert McLaren
Miss Eileen Head
Rev Harri Williams
Mr Iain Campbell Macbrayne

Charity registered number

206414

Charity contact address

The Old Coach House
Cokers Hill
Walsingham
NR22 6BN

Trustees' Report
For the year ending 31 December 2021

The Trustees present their annual report together with the financial statements of Cleaves Charity and Others (the charity) for the year ended 31 December 2021. The Trustees confirm that the Annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing documents and the provisions of the Statement of Recommended Practice (SORP).

Objectives

The charity's charitable objectives are the provision of Almshouses for poor persons over sixty years of age who reside in Little Walsingham.

Review of activities

During the year satisfactory rents were collected in respect of the charity's land and properties.

Financial review

The attached accounts demonstrate in financial terms the activities of the charity for the past year. As can be seen the charity has a surplus of income over payments for the year of £37,324.93 (2020 a surplus of £46,934.01).

Reserves are held in bank accounts, such deposits are interest-bearing when possible.

Cash reserves are £477,735.80 (2020 £440,410.87).

The charity has undertaken a detailed review of the various risks faced by it and has taken steps to mitigate these risks where possible.

Governance

Cleaves Charity and Others is a registered charity (charity number 206414), and its governing document is the Chancery Scheme of 1 July 1861 as amended by scheme of 2 February 1976.

Public benefit

When planning our activities for the year, the Trustees have given due regard to the commission's guidance on public benefit.

Policy of Trustee Recruitment

New trustees are usually appointed by recommendation from current trustees. Consideration is given to their experience, profession and availability.

**Independent Examiner's Report
For the year ending 31 December 2021**

I report on the financial statements of the charity for the year ended 31 December 2021 which are set out on pages 4 and 5.

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 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in

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

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



.....

Date: 29/09/2022

Stuart Neil Howlett - ACA

Hawthorne Cottage, The Street, Hindringham, Fakenham, Norfolk, NR21 0AA

CLEAVES CHARITY AND OTHERS NO. 206414**Summary of Receipts & Payments
For the year ending 31 December 2021**

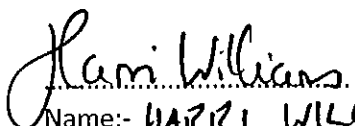
		2021		2020
	£	£	£	£
RECEIPTS				
Land Rents	6,234.12		6,640.32	
Shooting Rights	185.00		185.00	
Rental Oil Tanks	200.00		200.00	
Cleaves Rents	44,196.05		41,183.70	
Gas/water repayments	5,651.73		5,166.25	
Guest Room	280.00		160.00	
Bank Interest	50.70		1,004.38	
Donations and miscellaneous	119.58		20,368.40	
		<u>56,917.18</u>		<u>74,908.05</u>
PAYMENTS				
Cleaves House	2,417.20		6,037.31	
Insurance	2,991.52		2,917.75	
Professional fees	0.00		179.00	
Clerk	1,470.00		1,470.00	
Utilities	11,513.47		9,396.23	
General expenses	531.80		34.99	
Gardener/Cleaner	418.26		728.00	
Independent examination fees	250.00		230.00	
Garden renovation	0.00		6,980.76	
		<u>19,592.25</u>		<u>27,974.04</u>
Net surplus in year		<u>37,324.93</u>		<u>46,934.01</u>
Opening bank balance		440,410.87		393,476.86
Closing bank balance		477,735.80		440,410.87

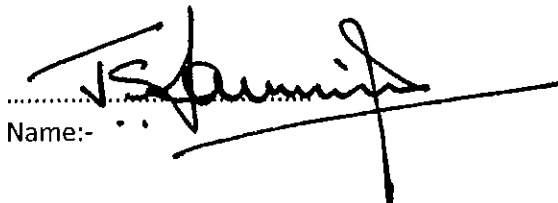
CLEAVES CHARITY AND OTHERS NO. 206414

Statement of Assets & Liabilities
As at 31 December 2021

	Notes	£	2021 £	£	2020 £
FIXED ASSETS					
Almshouses	1	984,000.00		984,000.00	
3 Plots of Land	1	<u>166,590.00</u>		<u>166,590.00</u>	
			1,150,590.00		1,150,590.00
CURRENT ASSETS					
Bank and cash balances					
Community Account		34,818.66		27,544.43	
CCLA Deposit Account		<u>442,917.14</u>		<u>412,866.44</u>	
			477,735.80		440,410.87
Total Assets less Liabilities			<u>1,628,325.80</u>		<u>1,591,000.87</u>
CHARITY FUNDS					
Endowment			1,891,151.16		1,891,151.16
Unrestricted			(28,132.36)		(65,457.29)
Revaluation reserve			(234,693.00)		(234,693.00)
			<u>1,628,325.80</u>		<u>1,591,000.87</u>

Approved by the board of trustees on 12/10/2022 and signed on it behalf by:-


Name:- HARRI WILLIAMS


Name:-

Notes to the Accounts
As at 31 December 2021

1. Valuation

Valuation as per Bedfords Estate Agents on 2 November 2015. The trustees are hopeful that the values will recover in due course, so a negative revaluation reserve has been created.

2. Transactions with Trustees

No remuneration, expenses or other benefits were paid to the Committee of Trustees or people connected with them by the charity.

No transactions were undertaken by the charity in which a Trustee or connected person has a material interest.

No employee of the charity was paid over £60,000 in the current or preceding year.

CLEAVES CHARITY AND OTHERS

England & Wales - Charity number 206414

Accounts

**CLEAVES CHARITY AND
OTHERS NO. 206414
ACCOUNTS FOR THE YEAR
ENDED 31 DECEMBER 2020**

CLEAVES CHARITY AND OTHERS NO. 206414

**Contents
For the year ending 31 December 2020**

	Page:-
Administrative Details	1
Trustees' Report	2
Independent Examiner's Report	3
Summary of Receipts & Payments	4
Statement of Assets & Liabilities	5
Notes to the Accounts	6

CLEAVES CHARITY AND OTHERS NO. 206414

Administrative Details

For the year ending 31 December 2020

Trustees

Mrs Ann Money

Mr John Sayer Downing

Mr Keith David Tuck

Mr David Robert Simmons

Mr Andrew Robert McLaren

Miss Eileen Head

Rev Harri Williams

Mr Iain Campbell Macbrayne

Charity registered number

206414

Charity contact address

The Old Coach House

Cokers Hill

Walsingham

NR22 6BN

CLEAVES CHARITY AND OTHERS NO. 206414

Trustees' Report

For the year ending 31 December 2020

The Trustees present their annual report together with the financial statements of Cleaves Charity and Others (the charity) for the year ended 31 December 2020. The Trustees confirm that the Annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing documents and the provisions of the Statement of Recommended Practice (SORP).

Objectives

The charity's charitable objectives are the provision of Almshouses for poor persons over sixty years of age who reside in Little Walsingham.

Review of activities

During the year satisfactory rents were collected in respect of the charity's land and properties.

Financial review

The attached accounts demonstrate in financial terms the activities of the charity for the past year. As can be seen the charity has a surplus of income over payments for the year of £46,934.01 (2019 a deficit of £62,900.74).

Reserves are held in bank accounts, such deposits are interest-bearing when possible.

Cash reserves are £440,410.87 (2019 £393,476.86).

The charity has undertaken a detailed review of the various risks faced by it and has taken steps to mitigate these risks where possible.

Governance

Cleaves Charity and Others is a registered charity (charity number 206414), and its governing document is the Chancery Scheme of 1 July 1861 as amended by scheme of 2 February 1976.

Public benefit

When planning our activities for the year, the Trustees have given due regard to the commission's guidance on public benefit.

Policy of Trustee Recruitment

New trustees are usually appointed by recommendation from current trustees. Consideration is given to their experience, profession and availability.

**Independent Examiner's Report
For the year ending 31 December 2020**

I report on the financial statements of the charity for the year ended 31 December 2020 which are set out on pages 4 and 5.

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 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in

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

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



Date: 05/10/2021

Stuart Neil Howlett - ACA

Hawthorne Cottage, The Street, Hindringham, Fakenham, Norfolk, NR21 0AA

CLEAVES CHARITY AND OTHERS NO. 206414**Summary of Receipts & Payments
For the year ending 31 December 2020**

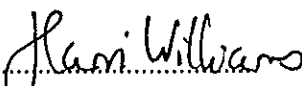
		2020		2019
	£	£	£	£
RECEIPTS				
Land Rents	6,640.32		8,234.12	
Shooting Rights	185.00		185.00	
Rental Oil Tanks	200.00		200.00	
Cleaves Rents	41,183.70		38,196.09	
Gas/water repayments	5,166.25		4,985.38	
Guest Room	160.00		120.00	
Bank Interest	1,004.38		2,332.58	
Donations and miscellaneous	20,368.40		(191.15)	
Sale of 29 High Street	0.00		1,000.00	
		<u>74,908.05</u>		<u>55,062.02</u>
PAYMENTS				
Cleaves House	6,037.31		42,570.57	
Insurance	2,917.75		2,848.01	
Professional fees	179.00		0.00	
Clerk	1,470.00		1,470.00	
Utilities	9,396.23		8,905.75	
General expenses	34.99		116.13	
Gardener/Cleaner	728.00		0.00	
Independent examination fees	230.00		220.00	
Garden renovation	6,980.76		61,832.30	
		<u>27,974.04</u>		<u>117,962.76</u>
Net surplus in year		<u>46,934.01</u>		<u>(62,900.74)</u>
Opening bank balance		393,476.86		456,377.60
Closing bank balance		440,410.87		393,476.86

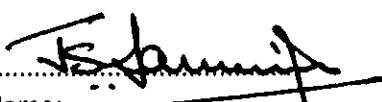
CLEAVES CHARITY AND OTHERS NO. 206414

Statement of Assets & Liabilities
As at 31 December 2020

	Notes	£	2020 £	£	2019 £
FIXED ASSETS					
Almshouses	1	984,000.00		984,000.00	
3 Plots of Land	1	<u>166,590.00</u>		<u>166,590.00</u>	
			1,150,590.00		1,150,590.00
CURRENT ASSETS					
Bank and cash balances					
Community Account		27,544.43		11,614.80	
CCLA Deposit Account		<u>412,866.44</u>		<u>381,862.06</u>	
			440,410.87		393,476.86
Total Assets less Liabilities			<u>1,591,000.87</u>		<u>1,544,066.86</u>
CHARITY FUNDS					
Endowment			1,891,151.16		1,891,151.16
Unrestricted			(65,457.29)		(112,391.30)
Revaluation reserve			(234,693.00)		(234,693.00)
			<u>1,591,000.87</u>		<u>1,544,066.86</u>

Approved by the board of trustees on 12/10/2021 and signed on it behalf by:-


Name:- HARRI WILLIAMS


Name:- TOM DOWNER

Notes to the Accounts
As at 31 December 2020

1. Valuation

Valuation as per Bedfords Estate Agents on 2 November 2015. The trustees are hopeful that the values will recover in due course, so a negative revaluation reserve has been created.

2. Transactions with Trustees

No remuneration, expenses or other benefits were paid to the Committee of Trustees or people connected with them by the charity.

No transactions were undertaken by the charity in which a Trustee or connected person has a material interest.

No employee of the charity was paid over £60,000 in the current or preceding year.