

CHARITY OF MARY PARMINTER

England & Wales · Charity number 210057

Details

Status Registered

Legal form Other

Registered 1965-01-15

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

Contact

Address 19 Philipps Avenue
Exmouth
Devon
EX8 3HZ

Phone 01395265836

Email info@maryparminter.org.uk

Website www.maryparminter.org.uk

Activities

Objects: INCOME TO BE APPLIED IN THE FOLLOWING ORDER OF PRIORITY: 1. PAYING THE STIPEND AND EXPENSES OF THE CHAPLAIN. 2. FOR THE BENEFIT OF THE RESIDENTS OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT.

Activities: THE RELIEF OF POVERTY BY PROVISION OF HOUSING ACCOMMODATION FOR BENEFICIARIES, SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS. INCLUDES A CHAPEL SERVED BY A RESIDENT CHAPLAIN.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities
- **Who:** Elderly/old People, Other Defined Groups

Geography

- **Area of benefit:** WITHYCOMBE RALEIGH
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£163,033	£133,558	-	-
2024-06-30	£97,386	£96,848	-	-
2023-06-30	£131,455	£139,365	-	-
2022-06-30	£72,380	£60,873	-	-
2021-06-30	£62,315	£85,765	-	-

Trustees

Name	Role	Appointed
Rev David Ley	Chair	2022-10-25
Gregory Donald Towning		2025-07-22
JENNY FRENCH-BATTEN		2024-01-23
LISA WRIGHT		2024-01-23
Rev IAIN ROBERT MCDONALD		
Rev Janine Atkinson		2024-01-23
Rev Jayne Alison Taylor		2024-04-30

Accounts



Trustees' Annual Report for the period

From 1st July 2024 to 30th June 2025

Charity name: Charity of Mary Parminter

Charity registration number: 210057

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The objects of the charity are: a. The relief of poverty by the provision of housing for beneficiaries, and b. Such charitable purposes for the benefit of the residents as the trustees decide. c. The maintenance of the endowed chapel served by a chaplain and a manse to serve as a residence for the chaplain or for other purposes determined by the trustees.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The charity provides and maintains six almshouses as accommodation for single women. Although almshouses are not currently categorised as social housing, in practice they provide accommodation that is significantly more affordable than market prices i.e. at a level lower than the Local Housing Allowance. The charity pays for all repairs and improvements to the almshouses and has begun to make them more energy efficient by installing air source heat pumps this year. The chaplain has oversight over the properties, exercises pastoral care to the almswomen and leads worship in the Chapel. The chapel and manse are Grade 1 listed buildings and therefore require specialist maintenance and repairs which accounts for the consistently high expenditure on these assets. Historic England and East Devon County Council Conservation Officer recommended that the charity sought expert advice from an accredited conservation surveyor and David George RICS & IHBC was retained. Surveys of the entire site have been completed and a comprehensive listed building consent application has been submitted. Negotiations with the authorities are in progress to find an acceptable solution to replacing the leaking roof and render.

		The chapel windows have been repaired this year with most having to be almost completely replaced in a bespoke manner. This has been extremely labour intensive and has required specialist skills thus necessitating further expenditure of £26,730 this year. Planned routine maintenance on the almshouses has been carried out and loft insulation renewed in preparation for the air source heat pumps installed in five out of six of the almshouses in July. This accounts for the large expenditure taken from the general account. It was necessary to reinstall the water tanks in each property in order to qualify for the BUS grant which halved the cost of purchase and installation. The sixth almshouse is integrated within the chapel building and will also receive an ASHP once the chapel roof and render have been repaired. New EPCs will be commissioned once all possible energy saving measures have been put in place.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to public benefit.

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Some of the beneficiaries receive government benefits and would not be able to afford accommodation in East Devon. Some have family members in the area and so being able to live nearby is very important for mutual support. Since all the residents are capable of independent living, they each actively contribute to the life of the local community. As well as having its own congregation, which is active in the community, self-supporting, and gives financial support to national and local charities on a regular basis, the Grade 1 listed chapel attracts significant interest from visitors due to its association with the National Trust property 'A La Ronde'. The meadow in which it stands is being managed with close attention to maintaining biodiversity and environmental impact. One of our trustees has particular responsibility for the meadow and has specialist knowledge in this area. It is a quiet, and picturesque space used daily by both members of the public and community groups.

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Trustees maintain two separate funds for administrative purposes, both of which are unrestricted. The General Fund which may under the Scheme be applied as appropriate "in furthering the objects of the charity", and the Housing Fund (designated) which is used for the maintenance and repair of the residential properties. Capital investments are managed by the investment management company CCLA. (Churches, Charities and Local Authorities) The General Fund relates to the provision of the Chapel building for worship and the Manse for the resident Chaplain, along with the payment of an honorarium to the Chaplain. There is an ERF (Extraordinary Repair Fund) for the Chapel and Manse which at 30.06.2025 had a market value of £33,464 and a Cyclical Repair Fund for planned maintenance and repairs with a market value of £17,497. Total repairs and maintenance costs amounted to £73,239. The Housing Fund relates solely to the provision of almshouse accommodation and is required to be self-supporting and non-profitmaking. The Housing Fund has an ERF which at 30.06.2025 had a market value of £100,000 and a Maintenance and Administration Fund with a market value of £30,000. Total expenditure on maintenance and repairs was £21,974. Separate funds are generated by the members of the Chapel congregation for the running costs of the chapel and its worship, and for the related expenses of the Chaplain. The Chapel accounts are attached as an appendix to the Charity accounts.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The Charity recognises the need for investment income to meet the regular excess of costs over weekly maintenance contributions (WMC income) and has resolved to maintain reserves amounting to £140,000 invested with CCLA to generate this income. In addition, there is a need to have readily available funds or investments convertible into cash to cover day to day expenditure, especially if WMC income is reduced because almshouses become vacant. To mitigate this risk, free reserves of £35,000 (equivalent to the WMC generated by full occupancy for one year) would be required to allow the charity to operate for at least 12 months. without income from WMC so this amount is invested in an easy access account with CCLA. There are no restricted funds but the current reserves policy has designated £100,000 for the replacement of the chapel roof and associated repairs.

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	The Charity is controlled by a Charity Commission Scheme dated 24 January 2012 (ref 851/1112) amended May 2017 and is Registered Charity No. 210057. The Incorporation of the Trustees of the Charity of Mary Parminter was sealed on 28th October 1993. The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter
How is the charity constituted?	Para 1.25	The Incorporation of the Trustees of the Charity of Mary Parminter was sealed on 28th October 1993.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	The governing document states that there should be no more than eight and no less than five trustees with a preference for two to be ministers of the United Reformed Church or the Congregational denominations and the majority of the remaining trustees to be active members of a Protestant denomination. The appointment of a trustee is made by the trustees at an ordinary meeting or special meeting called for the purpose.

Additional information

Policies and procedures adopted for the induction and training of trustees	Para 1.51	As described in the Trustee Induction Policy: Trustees are provided with: • The charity's governing document • A copy of the charity's Annual Report and accounts • A copy of the current year's budget • A copy of the charity's minutes of recent meetings • The Charities Commission's guidance on 'The Essential Trustee' • A precis of the charity's history • List of fellow trustees with their present duties within the charity. • Copy of any current policies. • Other charity specific documentation. The Almshouse Association provides training workshops, courses and online training in which trustees are encouraged to participate at the expense of the charity.
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The charity's organisational structure and any wider network with which the charity works	Para 1.51	The charity is administered by seven trustees assisted by a volunteer who acts as both clerk and treasurer. The chaplain is appointed by the trustees and reports to them at each trustee meeting. The chaplain receives remuneration in the form of an honorarium and expenses which are reviewed annually.
Relationship with any related parties	Para 1.51	The Charity is a member of the Almshouses Association and the management of the properties is in keeping with the guidelines issued by the Association using their operational policy templates.

Reference and Administrative details

Charity name	Charity of Mary Parminter
Registered charity number	210057
Charity's principal address	Point in View Summer Lane Exmouth Devon EX8 5BD

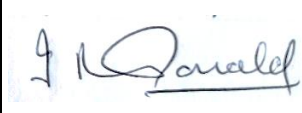
Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Iain Robert McDonald	Chair		All trustees appointed by board of trustees
2	David Ley			
3	Janine Atkinson			
4	Jenny French-Batten			
5	Lisa Wright			
6	Jayne Taylor			

Names and addresses of advisers

Type of adviser	Name	Address
Independent Examiner	Dr Ian Harrison	21 Barton Close, Exton, Exeter, Devon EX3 0PE

Declarations

Signature	
Full name	Iain Robert McDonald
Position	Chair
Date	21 st October 2025

THE CHARITY OF MARY PARMINTER

REGISTERED CHARITY NO. 210057

ACCOUNTS

FOR THE YEAR ENDED

30 JUNE 2025

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE CHARITY OF MARY PARMINTER
REG. CHARITY NO: 210057**

Report on the accounts of the charity for the year ended 30th June 2025 as set out on pages 4 - 11

Respective responsibilities of the trustees and the examiner

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

Basis of independent examiner's report

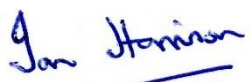
The examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items 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 an audit opinion is not expressed.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements
 - a. to keep accounting records in accordance with the 2011 Act; and
 - b. to prepare accounts which accord with the accounting policies and to comply with the accounting requirements of the 2011 Act have not been met: or
2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached

NAME:



Dr. Ian Harrison

DATE:

16th October 2025

SIGNIFICANT INFORMATION

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde in order that its income be applied to:

- a. paying the stipend and expenses of the Chaplain
- b. the benefit of the residents of the Charity in such a manner as the Trustees think fit.

The Charity is regulated by the Charity Commissioners Scheme dated 24 January 2012, amended 31 January 2017. Registered Number 210057.

Officers for the year 1st July 2024 – 30th June 2025

Chair: Revd. Iain McDonald 5 Trews Weir Court, Exeter, EX2 4JS

Clerk & Treasurer: Mrs. Andrea McAdam 19 Phillipps Avenue, Exmouth EX8 3HZ

Trustees:

Mr Robert Jones	52 Brixington Lane, Exmouth EX8 4JG
David Ley	85 Green Close, Exmouth EX8 3QA
Revd. Janine Atkinson	24 Halsdon Avenue, Exmouth, EX8 3DL
Jenny French-Batten	2 Warneford Gardens, Exmouth, EX8 4EN
Lisa Wright	Flat 1, 20 Morton Road, Exmouth, EX8 1AZ
Revd. Jayne Taylor	6 Hill Close, Exeter, EX4 6HJ

Chaplain: Revd. M. Nicholls The Manse, Point-in-View, Summer Lane, Exmouth EX8 5BD

The Correspondent: Mrs. Andrea McAdam 19 Phillipps Avenue, Exmouth EX8 3HZ

Bankers: Nat. West Bank PLC 94 High Street, Honiton, Devon. EX14 1JL

Independent Examiner: Dr Ian Harrison 21 Barton Close, Exton, Exeter, Devon EX3 0PE

Solicitor: WBW Solicitors 9 Southernhay West, Exeter, Devon EX1 1JG

Situation: Point-in-View, Summer Lane, Exmouth EX8 5BD

Telephone: Chaplain 01395 260178 The Correspondent: 07975919248

Trustees' responsibility for the Accounts

Charity Law requires the Trustees to prepare Statements of Account for each financial year which represent the state of affairs of the Charity and of its incoming resources and application of resources for that period.

In preparing those Financial Statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to presume that the Charity will continue in operation.
- To value assets and liabilities in accordance with the Statement of Recommended Practice Accounting by Charities (SORP)

The Trustees are responsible for keeping proper accounting records, which are sufficient to show and explain the Charity's transactions and to disclose with reasonable accuracy at any time the financial position of the Association, and to enable them to ensure that any statements of account comply with the requirements for the Statement of Recommended Practice - Accounting and Reporting by Charities (SORP) FRS 102 and the Charities (Accounts and Reports) regulations 2008.

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

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY
PARMINTER**

STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2025

			2025		2024
	Note		£		£
Freehold property	4		14,848		14,848
Investments	5		180,961		291,700
Cash at Bank and in Hand			44,111		8,384
			239,920		314,932
Represented by Income funds					
Designated			152,410 (a)		184,131
Unrestricted			87,511 (b)		130,801
			239,920		314,932
<i>Note (a)</i>					
Housing Fund	130,000	see p10			
Freehold property	14,848	see p9			
Cash at Bank	7,562				
	152,410				
<i>Note (b)</i>					
General Fund	50,961	see p10			
Cash at Bank	36,550				
	87,511				
NOTES					
1. There were no known contingent liabilities at 30th June 2025					
2. There were no capital commitments at 30th June 2025					
These Financial Statements were approved by the Trustees on 21st October 2025					
and signed on their behalf by:					
Chair: Iain R McDonald					
Trustee:					

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 30TH JUNE 2025

	Note	General Fund	Housing Fund	Total	2024	
Receipts				£	£	
Dividend & Interest	2	11,353		11,353	12,056	
Wayleave BT Phoneline		37		37	37	
Refund of duplicate payment		19				
Legacy		5,000				
Residents' Maintenance Charge			36,643	36,643	38,292	
Sale of Investments		110,000		110,000	25,000	
Transfer from General			0	0	1,000	
Transfer from Housing		5,000		5,000	21,000	
		131,409	36,643	163,033	97,386	
Payments						
Management Costs	3	96,889	31,670	128,558	74,848	
Transfer to Housing		0		0	1,000	
Transfer to General			5,000	5,000	21,000	
		96,889	36,670	133,558	96,848	
Surplus (Deficit)		34,520	-27	29,475	538	

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

1. ACCOUNTING POLICIES

Basis of Accounting. The statement of accounts has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 and the Charities (Accounts and Reports) regulations 2008.

The Accounts are prepared on a receipt and payment basis under section 133 of the Charities Act 2011.

An examination is carried out under section 145(1) of the Charities Act 2011, but section 144(1) (audit) of the Charities Act 2011 does not apply.

Gifts in Kind. The Charity receives the benefit of work carried out by volunteers and receives the use of facility and equipment without charge; no value is placed on these items.

Taxation. As a registered Charity, the Association benefits from Rates relief and is generally exempt from Income Tax and Capital Gains Tax, but not from VAT. Irrecoverable VAT is included in the cost of those items to which it relates.

Investments. Investments are stated at market value.

2. INVESTMENT INCOME (DIVIDENDS AND INTEREST)

	<u>2025</u>	<u>2024</u>
	£	£
CCLA COIF Charity Funds		
Property Fund	7,181	7,043
Ethical Fund	<u>4171</u>	<u>5,013</u>
Total	11,352	12,056

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

3. MANAGEMENT AND ADMINISTRATION COSTS	2025		2024
GENERAL FUND	£		£
Maintenance Chapel and Manse (see schedule p8)	73,239		37,413
Administration and Sundry	9,781		10,794
Chaplain honorarium and expenses	7,164		5,658
Council Tax	2,975		2,839
Manse heating subsidy	1,800		1,890
Gardening	1,165		1,270
Transfer to Housing fund	-		1,000
Telephone/Broadband	360		360
Trustee Expenses	110		313
Christmas gifts to residents (see below)			300
Water Rates	295		93
Total	96,889		61,930
HOUSING FUND			
Transfer to General Fund	5,000		21,000
Maintenance: Cottages	21,975		9,286
Insurance	3,155		2,984
Garden	3,382		1,570
Subscriptions	419		48
Sundries	1,989		30
Capital expenditure (ventilation system and refurbishment)	500		-
Christmas gifts to residents	250		
Total	36,670		34,918

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER	
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025	
MANAGEMENT AND ADMINISTRATION COSTS - BREAKDOWN OF MAINTENANCE & REPAIRS	2025
	£
CHAPEL, MANSE AND GROUNDS (FROM GENERAL FUND)	
ASHP INSTALLATION IN 1,2,3,6 AND 7	42,410
CHAPEL WINDOW PROJECT YEAR 2	26,730
ELECTRICAL WORK	1,234
CHAPEL AND NO.4 LEAK REPAIR	652
MANSE ELECTRICAL WORK	512
CHAPEL DRAINAGE	502
MANSE ASHP SERVICE AND INSPECTION	270
WASTE REMOVAL	264
CHAPEL WALLS AND ROOF	251
TOILET REPAIRS	175
MANSE DRAINAGE	92
MANSE BATHROOM	88
TWO PORTABLE HEATERS FOR SITE	59
Total	73,239
ALMSHOUSES (FROM HOUSING FUND)	
DRAINAGE REPAIR	3,896
FIRE DOOR INSTALLATION NO.4	3,027
LOFT INSULATION 1.2.3.6.7	2,398
DRAIN SURVEY	2,112
WINDOW AND GUTTER CLEANING	1,898
REFURBISH NO1 FOR NEW RESIDENT	1,869
ELECTRICAL WORK NO.4 & NO.6	1,688
FENCE REPAIRS	932
RE-LAY PAVING SLABS NO.7	758
MISCELLANEOUS	633
CHAPEL WINDOW FINAL PAYMENT	542
SECURITY LIGHTING	512
COOKER NO.6	457
JOHN MARSHALL CONSULTANCY FEES	455
REPLACE HEATING SWITCHES NO.2	416
SEPTIC TANK EMPTYING	380
Total	21,974

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

4. TANGIBLE FIXED ASSETS

Cost

Balance on 1 July 2024

Balance on 30 June 2025

Housing Association Grant

Balance on 1 July 2024

Balance on 30 June 2025

Net Book Value on 30 June 2024

Net Book Value on 30 June 2025

Freehold Land and Buildings

£

29,747

29,747

14,899

14,899

14,848

14,848

Cottages 1,2 and 3 were built in 1969 at a cost of £9,092 and were financed partly from internal funding and partly from an interest free loan from the Charity's General Fund out of a gift from the Devon and Cornwall Congregational Union.

Cottage 4 was part of the original endowment and created by the amalgamation of original almshouses 4 & 5.

Cottages 6 and 7 were built in 1978 at a cost of £20,655 and were financed by a loan from East Devon District Council (now repaid) and partly from a grant of £14,899 from the Department of the Environment and partly from an interest free loan from the Charity's General Trust Fund out of a gift from the Devon and Cornwall Congregational Union.

Note: The Charity has no legal right to dispose of the properties other than by transfer to another charity at the nominal book value, representing original costs less the Housing Association Grant (which might have to be repaid). Any proposal for sale must be in consultation with the Charity Commission with the expectation that sale proceeds are used for the re-provision of almshouses.

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

5. INVESTMENTS					
	No. of Shares	Share price		2025	2024
		p		£	£
COIF Charity Property Fund					
COIF Charity Property Fund	125,676.13	103.37			130,005
COIF Charity Property Fund	125,676.13	106.12		133,464	
Allocated to:					
General Extraordinary Repair Fund				33,464	30,005
Housing Extraordinary Repair Fund				100,000	100,000
				133,464	130,005
COIF Ethical Investment Fund					
COIF Ethical Investment Fund	52,245.83	309.49			161,695
COIF Ethical Investment Fund	16,008.32	296.70		47,497	
Allocated to:					
General Cyclical Repair Fund				17,497	100,000
Housing Cyclical Repair Fund				30,000	61,695
				47,497	161,695
TOTAL				180,961	291,700

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

SUMMARY OF FUNDS					
		2025		2024	
		£		£	
Investments					
General Fund (Extraordinary Repair Fund)		33,464		30,005	
General Fund (Cyclical Maintenance Fund)		17,497		100,000	
Housing Fund (Extraordinary Repair Fund)		100,000		100,000	
Housing Fund (Cyclical Maintenance Fund)		30,000		61,695	
		180,961		291,700	

APPENDIX

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025			
STATEMENT OF ASSETS AND LIABILITIES AT 30/06/2025			
	TSB Current Account		
Bank balance as at 30.06.2025	£4,314.23	Bank balance as at 30.06.2024	£13,540.84
Less cheques not presented	£0.00	Less cheques not presented	£0.00
	£4,314.23		£13,540.84
	COIF Deposit Account CO3072543-001		
2024/2025		2023/2024	
Balance c/f	£4,265.31	Balance c/f	£4,036.60
Interest	£202.52	Interest	£228.71
Transfer out to Managed Fund			
	£4,467.83		£4,265.31
	COIF Managed Fund CO3072544-001		
2024/2025		2023/2024	
Initial investment 9 Jan 2014	£20,000.00	Initial investment 9 Jan 2014	£20,000.00
Balance c/f	£56,027.95	Balance c/f	£50,382.10
Transfer in from Deposit Acct			
Interest			
Value 30 June 2024	£54,999.37	Value 30 June 2023	£56,027.95
GAIN/LOSS	-£1,028.58		£5,645.85
NOTE: These accounts are prepared on the 'Receipts & Payments' basis and comply with the appropriate legal requirements.			
Signed:		Treasurer	
A. McAdam			

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025

RECEIPTS AND PAYMENTS ACCOUNT

	RECEIPTS		
	2024/2025	2023/2024	
Weekly Offerings inc CAF	£9,054	£9,826	
HMRC Gift Aid Tax Refund 2023/2024	£474	£2,082	
Visitors boxes and donations	£203	£143	
	£9,732	£12,051	
SPECIAL EVENTS			
Weddings	£100	£300	
Concert/Craft fair		£480	
	£100	£780	
IN MEMORIAM			
Legacy - Eve Midgly		£1,025	
	£0	£1,025	
MISCELLANEOUS			
Jesus Christ Superstar Trip reimbursement	£215		
Reimbursement of Christmas meal	£220		
TOTAL RECEIPTS	£10,267	£13,856	
Cash balance 30/06/2024	£13,541	£14,441	
Cash balance 30/06/2025	£4,314	£13,541	
Net receipts for 2024/2025	-£9,227	-£900	

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025			
RECEIPTS AND PAYMENTS ACCOUNT			
	PAYMENTS		
	2024/2025	2023/2024	
MINISTRY			
Chaplain honorarium	£650	£1,659	
Chaplain's expenses	£1,133		
	£1,783	£1,659	
MISSION & CHARITIES			
Embrace the Middle East	£2,050	£2,800	
Exmouth Food Bank	£2,005	£500	
Open Door Exmouth	£2,000	£1,500	
Esteem Team	£1,000	£870	
Christian Aid	£751		
Chaplain's discretionary fund	£400		
Exmouth Coastal Churches Christmas Encounter	£50		
Small Pilgrim Places	£15	£15	
URC Ministry & Mission		£100	
Traidcraft		£67	
	£8,271	£5,852	
MAINTENANCE & REPAIR			
Tent maintenance	£2,160	£1,800	
Electricity Bulb/Octopus energy	£2,151	£1,482	
Cleaning	£1,300	£1,300	
Gardening	£576	£455	
Organ	£174	£168	
Window cleaning	£40		
	£6,402	£5,206	
MISCELLANEOUS			
Defibrillator purchase and installation	£712		
Cuckoo (J F) (Broadband)	£420	£420	
Jesus Christ Superstar trip (reimbursed)	£237		
Exmouth Pride Event	£223		
Jenny French-Batten - Secretarial	£223	£377	
Harvest Lunch	£220		
Christmas meal	£210		
Trudi Cotton Coffee	£196		
Bible Society Course books	£187		
Catering	£176	£367	
CCLI (Music Licence)	£97	£93	
Wheelbarrow	£86		
Retirement gift to trustee	£51		
Parish UK subscription		£19	
Sundries		£8	
Chapel Away Day		£610	
Printing		£120	
Fundfiler		£85	
	£3,038	£2,099	
TOTAL PAYMENTS	£19,494	£14,816	

THE CHARITY OF MARY PARMINTER

REGISTERED CHARITY NO. 210057

ACCOUNTS

FOR THE YEAR ENDED

30 JUNE 2025

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE CHARITY OF MARY PARMINTER
REG. CHARITY NO: 210057**

Report on the accounts of the charity for the year ended 30th June 2025 as set out on pages 4 - 11

Respective responsibilities of the trustees and the examiner

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

Basis of independent examiner's report

The examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 an audit opinion is not expressed.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements
 - a. to keep accounting records in accordance with the 2011 Act; and
 - b. to prepare accounts which accord with the accounting policies and to comply with the accounting requirements of the 2011 Act have not been met: or
2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached

NAME:



Dr. Ian Harrison

DATE:

16th October 2025

SIGNIFICANT INFORMATION

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde in order that its income be applied to:

- a. paying the stipend and expenses of the Chaplain
- b. the benefit of the residents of the Charity in such a manner as the Trustees think fit.

The Charity is regulated by the Charity Commissioners Scheme dated 24 January 2012, amended 31 January 2017. Registered Number 210057.

Officers for the year 1st July 2024 – 30th June 2025

Chair: Revd. Iain McDonald 5 Trews Weir Court, Exeter, EX2 4JS

Clerk & Treasurer: Mrs. Andrea McAdam 19 Philipps Avenue, Exmouth EX8 3HZ

Trustees:

Mr Robert Jones	52 Brixington Lane, Exmouth EX8 4JG
David Ley	85 Green Close, Exmouth EX8 3QA
Revd. Janine Atkinson	24 Halsdon Avenue, Exmouth, EX8 3DL
Jenny French-Batten	2 Warneford Gardens, Exmouth, EX8 4EN
Lisa Wright	Flat 1, 20 Morton Road, Exmouth, EX8 1AZ
Revd. Jayne Taylor	6 Hill Close, Exeter, EX4 6HJ

Chaplain: Revd. M. Nicholls The Manse, Point-in-View, Summer Lane, Exmouth EX8 5BD

The Correspondent: Mrs. Andrea McAdam 19 Philipps Avenue, Exmouth EX8 3HZ

Bankers: Nat. West Bank PLC 94 High Street, Honiton, Devon. EX14 1JL

Independent Examiner: Dr Ian Harrison 21 Barton Close, Exton, Exeter, Devon EX3 0PE

Solicitor: WBW Solicitors 9 Southernhay West, Exeter, Devon EX1 1JG

Situation: Point-in-View, Summer Lane, Exmouth EX8 5BD

Telephone: Chaplain 01395 260178 The Correspondent: 07975919248

Trustees' responsibility for the Accounts

Charity Law requires the Trustees to prepare Statements of Account for each financial year which represent the state of affairs of the Charity and of its incoming resources and application of resources for that period.

In preparing those Financial Statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to presume that the Charity will continue in operation.
- To value assets and liabilities in accordance with the Statement of Recommended Practice Accounting by Charities (SORP)

The Trustees are responsible for keeping proper accounting records, which are sufficient to show and explain the Charity's transactions and to disclose with reasonable accuracy at any time the financial position of the Association, and to enable them to ensure that any statements of account comply with the requirements for the Statement of Recommended Practice - Accounting and Reporting by Charities (SORP) FRS 102 and the Charities (Accounts and Reports) regulations 2008.

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

**THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY
PARMINTER**

STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2025

			2025		2024
	Note		£		£
Freehold property	4		14,848		14,848
Investments	5		180,961		291,700
Cash at Bank and in Hand			44,111		8,384
			239,920		314,932
Represented by Income funds					
Designated			152,410 (a)		184,131
Unrestricted			87,511 (b)		130,801
			239,920		314,932
<i>Note (a)</i>					
Housing Fund	130,000	see p10			
Freehold property	14,848	see p9			
Cash at Bank	7,562				
	152,410				
<i>Note (b)</i>					
General Fund	50,961	see p10			
Cash at Bank	36,550				
	87,511				
NOTES					
1. There were no known contingent liabilities at 30th June 2025					
2. There were no capital commitments at 30th June 2025					
These Financial Statements were approved by the Trustees on 21st October 2025					
and signed on their behalf by:					
Chair: Iain R McDonald					
Trustee:					

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 30TH JUNE 2025

	Note	General Fund	Housing Fund	Total	2024	
Receipts				£	£	
Dividend & Interest	2	11,353		11,353	12,056	
Wayleave BT Phoneline		37		37	37	
Refund of duplicate payment		19				
Legacy		5,000				
Residents' Maintenance Charge			36,643	36,643	38,292	
Sale of Investments		110,000		110,000	25,000	
Transfer from General			0	0	1,000	
Transfer from Housing		5,000		5,000	21,000	
		131,409	36,643	163,033	97,386	
Payments						
Management Costs	3	96,889	31,670	128,558	74,848	
Transfer to Housing		0		0	1,000	
Transfer to General			5,000	5,000	21,000	
		96,889	36,670	133,558	96,848	
Surplus (Deficit)		34,520	-27	29,475	538	

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

1. ACCOUNTING POLICIES

Basis of Accounting. The statement of accounts has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 and the Charities (Accounts and Reports) regulations 2008.

The Accounts are prepared on a receipt and payment basis under section 133 of the Charities Act 2011.

An examination is carried out under section 145(1) of the Charities Act 2011, but section 144(1) (audit) of the Charities Act 2011 does not apply.

Gifts in Kind. The Charity receives the benefit of work carried out by volunteers and receives the use of facility and equipment without charge; no value is placed on these items.

Taxation. As a registered Charity, the Association benefits from Rates relief and is generally exempt from Income Tax and Capital Gains Tax, but not from VAT. Irrecoverable VAT is included in the cost of those items to which it relates.

Investments. Investments are stated at market value.

2. INVESTMENT INCOME (DIVIDENDS AND INTEREST)

	<u>2025</u>	<u>2024</u>
	£	£
CCLA COIF Charity Funds		
Property Fund	7,181	7,043
Ethical Fund	<u>4171</u>	<u>5,013</u>
Total	11,352	12,056

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

3. MANAGEMENT AND ADMINISTRATION COSTS	2025		2024
GENERAL FUND	£		£
Maintenance Chapel and Manse (see schedule p8)	73,239		37,413
Administration and Sundry	9,781		10,794
Chaplain honorarium and expenses	7,164		5,658
Council Tax	2,975		2,839
Manse heating subsidy	1,800		1,890
Gardening	1,165		1,270
Transfer to Housing fund	-		1,000
Telephone/Broadband	360		360
Trustee Expenses	110		313
Christmas gifts to residents (see below)			300
Water Rates	295		93
Total	96,889		61,930
HOUSING FUND			
Transfer to General Fund	5,000		21,000
Maintenance: Cottages	21,975		9,286
Insurance	3,155		2,984
Garden	3,382		1,570
Subscriptions	419		48
Sundries	1,989		30
Capital expenditure (ventilation system and refurbishment)	500		-
Christmas gifts to residents	250		
Total	36,670		34,918

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER	
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025	
MANAGEMENT AND ADMINISTRATION COSTS - BREAKDOWN OF MAINTENANCE & REPAIRS	2025
	£
CHAPEL, MANSE AND GROUNDS (FROM GENERAL FUND)	
ASHP INSTALLATION IN 1,2,3,6 AND 7	42,410
CHAPEL WINDOW PROJECT YEAR 2	26,730
ELECTRICAL WORK	1,234
CHAPEL AND NO.4 LEAK REPAIR	652
MANSE ELECTRICAL WORK	512
CHAPEL DRAINAGE	502
MANSE ASHP SERVICE AND INSPECTION	270
WASTE REMOVAL	264
CHAPEL WALLS AND ROOF	251
TOILET REPAIRS	175
MANSE DRAINAGE	92
MANSE BATHROOM	88
TWO PORTABLE HEATERS FOR SITE	59
Total	73,239
ALMSHOUSES (FROM HOUSING FUND)	
DRAINAGE REPAIR	3,896
FIRE DOOR INSTALLATION NO.4	3,027
LOFT INSULATION 1.2.3.6.7	2,398
DRAIN SURVEY	2,112
WINDOW AND GUTTER CLEANING	1,898
REFURBISH NO1 FOR NEW RESIDENT	1,869
ELECTRICAL WORK NO.4 & NO.6	1,688
FENCE REPAIRS	932
RE-LAY PAVING SLABS NO.7	758
MISCELLANEOUS	633
CHAPEL WINDOW FINAL PAYMENT	542
SECURITY LIGHTING	512
COOKER NO.6	457
JOHN MARSHALL CONSULTANCY FEES	455
REPLACE HEATING SWITCHES NO.2	416
SEPTIC TANK EMPTYING	380
Total	21,974

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

4. TANGIBLE FIXED ASSETS

Freehold Land and Buildings

Cost

£

Balance on 1 July 2024

29,747

Balance on 30 June 2025

29,747

Housing Association Grant

Balance on 1 July 2024

14,899

Balance on 30 June 2025

14,899

Net Book Value on 30 June 2024

14,848

=====

Net Book Value on 30 June 2025

14,848

=====

Cottages 1,2 and 3 were built in 1969 at a cost of £9,092 and were financed partly from internal funding and partly from an interest free loan from the Charity's General Fund out of a gift from the Devon and Cornwall Congregational Union.

Cottage 4 was part of the original endowment and created by the amalgamation of original almshouses 4 & 5.

Cottages 6 and 7 were built in 1978 at a cost of £20,655 and were financed by a loan from East Devon District Council (now repaid) and partly from a grant of £14,899 from the Department of the Environment and partly from an interest free loan from the Charity's General Trust Fund out of a gift from the Devon and Cornwall Congregational Union.

Note: The Charity has no legal right to dispose of the properties other than by transfer to another charity at the nominal book value, representing original costs less the Housing Association Grant (which might have to be repaid). Any proposal for sale must be in consultation with the Charity Commission with the expectation that sale proceeds are used for the re-provision of almshouses.

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

5. INVESTMENTS					
	No. of Shares	Share price		2025	2024
		p		£	£
COIF Charity Property Fund					
COIF Charity Property Fund	125,676.13	103.37			130,005
COIF Charity Property Fund	125,676.13	106.12		133,464	
Allocated to:					
General Extraordinary Repair Fund				33,464	30,005
Housing Extraordinary Repair Fund				100,000	100,000
				133,464	130,005
COIF Ethical Investment Fund					
COIF Ethical Investment Fund	52,245.83	309.49			161,695
COIF Ethical Investment Fund	16,008.32	296.70		47,497	
Allocated to:					
General Cyclical Repair Fund				17,497	100,000
Housing Cyclical Repair Fund				30,000	61,695
				47,497	161,695
TOTAL				180,961	291,700

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

SUMMARY OF FUNDS					
		2025		2024	
		£		£	
Investments					
General Fund (Extraordinary Repair Fund)		33,464		30,005	
General Fund (Cyclical Maintenance Fund)		17,497		100,000	
Housing Fund (Extraordinary Repair Fund)		100,000		100,000	
Housing Fund (Cyclical Maintenance Fund)		30,000		61,695	
		180,961		291,700	

APPENDIX

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025			
STATEMENT OF ASSETS AND LIABILITIES AT 30/06/2025			
	TSB Current Account		
Bank balance as at 30.06.2025	£4,314.23	Bank balance as at 30.06.2024	£13,540.84
Less cheques not presented	£0.00	Less cheques not presented	£0.00
	£4,314.23		£13,540.84
	COIF Deposit Account CO3072543-001		
2024/2025		2023/2024	
Balance c/f	£4,265.31	Balance c/f	£4,036.60
Interest	£202.52	Interest	£228.71
Transfer out to Managed Fund			
	£4,467.83		£4,265.31
	COIF Managed Fund CO3072544-001		
2024/2025		2023/2024	
Initial investment 9 Jan 2014	£20,000.00	Initial investment 9 Jan 2014	£20,000.00
Balance c/f	£56,027.95	Balance c/f	£50,382.10
Transfer in from Deposit Acct			
Interest			
Value 30 June 2024	£54,999.37	Value 30 June 2023	£56,027.95
GAIN/LOSS	-£1,028.58		£5,645.85
NOTE: These accounts are prepared on the 'Receipts & Payments' basis and comply with the appropriate legal requirements.			
Signed:		Treasurer	
A. McAdam			

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025

RECEIPTS AND PAYMENTS ACCOUNT

	RECEIPTS		
	2024/2025	2023/2024	
Weekly Offerings inc CAF	£9,054	£9,826	
HMRC Gift Aid Tax Refund 2023/2024	£474	£2,082	
Visitors boxes and donations	£203	£143	
	£9,732	£12,051	
SPECIAL EVENTS			
Weddings	£100	£300	
Concert/Craft fair		£480	
	£100	£780	
IN MEMORIAM			
Legacy - Eve Midgly		£1,025	
	£0	£1,025	
MISCELLANEOUS			
Jesus Christ Superstar Trip reimbursement	£215		
Reimbursement of Christmas meal	£220		
TOTAL RECEIPTS	£10,267	£13,856	
Cash balance 30/06/2024	£13,541	£14,441	
Cash balance 30/06/2025	£4,314	£13,541	
Net receipts for 2024/2025	-£9,227	-£900	

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2025			
RECEIPTS AND PAYMENTS ACCOUNT			
	PAYMENTS		
	2024/2025	2023/2024	
MINISTRY			
Chaplain honorarium	£650	£1,659	
Chaplain's expenses	£1,133		
	£1,783	£1,659	
MISSION & CHARITIES			
Embrace the Middle East	£2,050	£2,800	
Exmouth Food Bank	£2,005	£500	
Open Door Exmouth	£2,000	£1,500	
Esteem Team	£1,000	£870	
Christian Aid	£751		
Chaplain's discretionary fund	£400		
Exmouth Coastal Churches Christmas Encounter	£50		
Small Pilgrim Places	£15	£15	
URC Ministry & Mission		£100	
Traidcraft		£67	
	£8,271	£5,852	
MAINTENANCE & REPAIR			
Tent maintenance	£2,160	£1,800	
Electricity Bulb/Octopus energy	£2,151	£1,482	
Cleaning	£1,300	£1,300	
Gardening	£576	£455	
Organ	£174	£168	
Window cleaning	£40		
	£6,402	£5,206	
MISCELLANEOUS			
Defibrillator purchase and installation	£712		
Cuckoo (J F) (Broadband)	£420	£420	
Jesus Christ Superstar trip (reimbursed)	£237		
Exmouth Pride Event	£223		
Jenny French-Batten - Secretarial	£223	£377	
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Christmas meal	£210		
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Retirement gift to trustee	£51		
Parish UK subscription		£19	
Sundries		£8	
Chapel Away Day		£610	
Printing		£120	
Fundfiler		£85	
	£3,038	£2,099	
TOTAL PAYMENTS	£19,494	£14,816	

CHARITY OF MARY PARMINTER

England & Wales - Charity number 210057

Accounts



Trustees' Annual Report for the period

From 1st July 2023 to 30th June 2024

Charity name: Charity of Mary Parminter

Charity registration number: 210057

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The objects of the charity are: a. The relief of poverty by the provision of housing for beneficiaries, and b. Such charitable purposes for the benefit of the residents as the trustees decide. c. The maintenance of the endowed chapel served by a chaplain and a manse to serve as a residence for the chaplain or for other purposes determined by the trustees.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The charity provides and maintains six almshouses as accommodation for single women. Although almshouses are not currently categorised as social housing, in practice they provide accommodation that is significantly more affordable than market prices i.e. at a level lower than the Local Housing Allowance. The charity pays for all repairs and improvements to the almshouses and plans to make them more energy efficient by installing solar panels and air source heat pumps in the coming year. The chaplain has oversight over the properties, exercises pastoral care to the almswomen and leads worship in the Chapel. The chapel and manse are Grade 1 listed buildings and therefore require specialist maintenance and repairs which accounts for the consistently high expenditure on these assets. Historic England and East Devon County Council Conservation Officer recommended that the charity sought expert advice from an accredited conservation surveyor and David George RICS & IHBC was retained. Surveys of the entire site were commissioned and plans to submit a comprehensive listed building consent application are in progress with a view to replacing the leaking roof and protecting the chapel from further deterioration.

		The chapel windows have been repaired this year with most having to be almost completely replaced in a bespoke manner. This has been extremely labour intensive and has required specialist skills thus necessitating an expenditure of £24,400 this year. Planned routine maintenance on the almshouses has been carried out and roof insulation improved. New EPCs will be commissioned as soon as further energy saving measures have been put in place e.g. ASHP and solar panels. All the old water tanks have been removed.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to public benefit.

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Some of the beneficiaries receive government benefits and would not be able to afford accommodation in East Devon. Some have family members in the area and so being able to live nearby is very important for mutual support. Since all the residents are capable of independent living, they each actively contribute to the life of the local community. As well as having its own congregation, which is active in the community and self-supporting, the Grade 1 listed chapel attracts significant interest from visitors due to its links with the National Trust property 'A La Ronde'. The meadow in which it stands is being managed with close attention to maintaining biodiversity and environmental impact. It is a quiet, and picturesque space used daily by both members of the public and community groups.

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Trustees maintain two separate funds for administrative purposes, both of which are unrestricted. The General Fund which may under the Scheme be applied as appropriate "in furthering the objects of the charity", and the Housing Fund (designated) which is used for the maintenance and repair of the residential properties. Capital investments are managed by the investment management company CCLA. (Churches, Charities and Local Authorities) The General Fund relates to the provision of the Chapel building for worship and the Manse for the resident Chaplain, along with the payment of an honorarium to the Chaplain. There is an ERF (Extraordinary Repair Fund) for the Chapel and Manse which at 30.06.2024 had a market value of £30,005 and a Cyclical Repair Fund for planned maintenance and repairs with a market value of £100,000. Total repairs and maintenance costs amounted to £37,412. The Housing Fund relates solely to the provision of almshouse accommodation and is required to be self-supporting and non-profitmaking. The Housing Fund has an ERF which at 30.06.2024 had a market value of £100,000 and a Maintenance and Administration Fund with a market value of £61,695. Total expenditure on maintenance and repairs was £9,286. Separate funds are generated by the members of the Chapel congregation for the running costs of the chapel and its worship, and for the related expenses of the Chaplain. The Chapel accounts are attached as an appendix to the Charity accounts.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The Charity recognises the need for investment income to meet the regular excess of costs over weekly maintenance contributions (WMC income) and has resolved to maintain reserves amounting to £140,000 invested with CCLA to generate this income. In addition, there is a need to have readily available funds or investments convertible into cash to cover day to day expenditure, especially if WMC income is reduced because almshouses become vacant. To mitigate this risk, free reserves of £35,000 (equivalent to the WMC generated by full occupancy for one year) would be required to allow the charity to operate for at least 12 months. without income from WMC so this amount is invested in an easy access account with CCLA. There are no restricted funds but the current reserves policy has designated £100,000 for the replacement of the chapel roof and associated repairs.

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	The Charity is controlled by a Charity Commission Scheme dated 24 January 2012 (ref 851/1112) amended May 2017, and is Registered Charity No. 210057. The Incorporation of the Trustees of the Charity of Mary Parminter was sealed on 28th October 1993. The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter
How is the charity constituted?	Para 1.25	The Incorporation of the Trustees of the Charity of Mary Parminter was sealed on 28th October 1993.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	The governing document states that there should be no more than eight and no less than five trustees with a preference for two to be ministers of the United Reformed Church or the Congregational denominations and the majority of the remaining trustees to be active members of a Protestant denomination. The appointment of a trustee is made by the trustees at an ordinary meeting or special meeting called for the purpose.

Additional information

Policies and procedures adopted for the induction and training of trustees	Para 1.51	As described in the Trustee Induction Policy: Trustees are provided with: • The charity's governing document • A copy of the charity's Annual Report and accounts • A copy of the current year's budget • A copy of the charity's minutes of recent meetings • The Charities Commission's guidance on 'The Essential Trustee' • A precis of the charity's history • List of fellow trustees with their present duties within the charity. • Copy of any current policies. • Other charity specific documentation. The Almshouse Association provides training workshops, courses and online training in which trustees are encouraged to participate at the expense of the charity.
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The charity's organisational structure and any wider network with which the charity works	Para 1.51	The charity is administered by seven trustees assisted by a volunteer who acts as both clerk and treasurer. The chaplain is appointed by the trustees and reports to them at each trustee meeting. The chaplain receives remuneration in the form of an honorarium and expenses which are reviewed regularly.
Relationship with any related parties	Para 1.51	The Charity is a member of the Almshouses Association and the management of the properties is in keeping with the guidelines issued by the Association using their operational policy templates.

Reference and Administrative details

Charity name	Charity of Mary Parminster
Registered charity number	210057
Charity's principal address	Point in View Summer Lane Exmouth Devon EX8 5BD

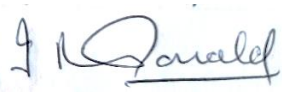
Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Iain Robert McDonald	Chair		All trustees appointed by board of trustees
2	Robert Andrew Jones			
3	David Ley			
4	Janine Atkinson		01 Jan 2024 - present	
5	Jenny French-Batten		01 Jan 2024 - present	
6	Lisa Wright		01 Jan 2024 - present	
7	Jayne Taylor		01 May 2024 - present	
8	Pat Kelly		Until 24 Oct 2024	
9	Michael Diffey		Until 24 Oct 2024	
10	Ruth Pickard		Until 23 Jan 2024	

Names and addresses of advisers

Type of adviser	Name	Address
Independent Examiner	Dr Ian Harrison	21 Barton Close, Exton, Exeter, Devon EX3 0PE

Declarations

Signature	
Full name	Iain Robert McDonald
Position	Chair
Date	22 nd October 2024

THE CHARITY OF MARY PARMINTER

REGISTERED CHARITY NO. 210057

ACCOUNTS

FOR THE YEAR ENDED

30 JUNE 2024

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE CHARITY OF MARY PARMINTER
REG. CHARITY NO: 210057**

Report on the accounts of the charity for the year ended 30th June 2024 as set out on pages 4 - 11

Respective responsibilities of the trustees and the examiner

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

Basis of independent examiner's report

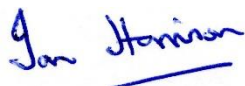
The examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items 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 an audit opinion is not expressed.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements
 - a. to keep accounting records in accordance with the 2011 Act; and
 - b. to prepare accounts which accord with the accounting policies and to comply with the accounting requirements of the 2011 Act have not been met: or
2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached

NAME:



Dr. Ian Harrison

DATE:

7th October 2024

SIGNIFICANT INFORMATION

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde in order that its income be applied to:

- a. paying the stipend and expenses of the Chaplain
- b. the benefit of the residents of the Charity in such a manner as the Trustees think fit.

The Charity is regulated by the Charity Commissioners Scheme dated 24 January 2012, amended 31 January 2017. Registered Number 210057.

Officers for the year 1st July 2023 – 30th June 2024

Chair: Revd. Iain McDonald 1 Coastguard Cottages, Dawlish EX7 0BT

Clerk & Treasurer: Mrs. Andrea McAdam 19 Phillipps Avenue, Exmouth EX8 3HZ

Trustees Revd. Michael Diffey Pontevedra, Exmouth Road, Ebford EX3 0QW
Mr Robert Jones 52 Brixington Lane, Exmouth EX8 4JG

Miss Pat Kelly 28 Parkside Drive, Exmouth EX8 4LB
Mr. David Lee 255 Exeter Road, Exmouth EX8 3NQ
David Ley 85 Green Close, Exmouth EX8 3QA
Mrs. Ruth Pickard 27 Parkside Drive, Exmouth EX8 4LB
Revd. Janine Atkinson 24 Halsdon Avenue, Exmouth, EX8 3DL
Jenny French-Batten 2 Warneford Gardens, Exmouth, EX8 4EN
Lisa Wright Flat 1, 20 Morton Road, Exmouth, EX8 1AZ
Revd. Jayne Taylor 6 Hill Close, Exeter, EX4 6HJ

Chaplain: Revd. M. Nicholls The Manse, Point-in-View, Summer Lane, Exmouth EX8 5BD

The Correspondent: Mrs. Andrea McAdam 19 Phillipps Avenue, Exmouth EX8 3HZ

Bankers: Nat. West Bank PLC 94 High Street, Honiton, Devon. EX14 1JL

Independent Examiner: Dr Ian Harrison 21 Barton Close, Exton, Exeter, Devon EX3 0PE

Solicitor: WBW Solicitors 9 Southernhay West, Exeter, Devon EX1 1JG

Situation: Point-in-View, Summer Lane, Exmouth EX8 5BD

Telephone: Chaplain 01395 260178 The Correspondent 01395 265836

Trustees' responsibility for the Accounts

Charity Law requires the Trustees to prepare Statements of Account for each financial year which represent the state of affairs of the Charity and of its incoming resources and application of resources for that period.

In preparing those Financial Statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to presume that the Charity will continue in operation.
- To value assets and liabilities in accordance with the Statement of Recommended Practice Accounting by Charities (SORP)

The Trustees are responsible for keeping proper accounting records, which are sufficient to show and explain the Charity's transactions and to disclose with reasonable accuracy at any time the financial position of the Association, and to enable them to ensure that any statements of account comply with the requirements for the Statement of Recommended Practice - Accounting and Reporting by Charities (SORP) FRS 102 and the Charities (Accounts and Reports) regulations 2008.

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

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER						
STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2024						
				2024		2023
	Note			£		
Freehold property	4			14,848		14,848
Investments	5			291,700		309,340
Cash at Bank and in Hand				8,384		7,845
				314,932		332,033
Represented by Income funds						
Designated				184,131 (a)		155,285
Unrestricted				130,801 (b)		176,748
				314,932		332,033
Note (a)						
Housing Fund	161,695	see p10				
Freehold property	14,848	see p9				
Cash at Bank	7,588					
	184,131					
Note (b)						
General Fund	130,005	see p10				
Cash at Bank	796					
	130,801					
NOTES						
1. There were no known contingent liabilities at 30th June 2024						
2. There were no capital commitments at 30th June 2024						
These Financial Statements were approved by the Trustees on 22nd October 2024						
and signed on their behalf by:						
						
Chair: Iain R McDonald						
Trustee:						

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER						
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 30TH JUNE 2024						
	Note	General Fund	Housing Fund	Total		2023
Receipts						
Dividend & Interest	2	12,056		12,056		12,951
Wayleave BT Phoneline		37		37		37
Residents' Maintenance Charge			38,292	38,292		35,186
Sale of Investments		25,000		25,000		77,281
Transfer from General			1,000	1,000		4,000
Transfer from Housing		21,000		21,000		2,000
		58,094	39,292	97,386		131,455
Payments						
Management Costs	3	60,930	13,918	74,848		133,365
Transfer to Housing		1,000		1,000		4,000
Transfer to General			21,000	21,000		2,000
		61,930	34,918	96,848		139,365
Surplus (Deficit)		-3,836	4,374	538		-7,910

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

1. ACCOUNTING POLICIES

Basis of Accounting. The statement of accounts has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 and the Charities (Accounts and Reports) regulations 2008.

The Accounts are prepared on a receipt and payment basis under section 133 of the Charities Act 2011.

An examination is carried out under section 145(1) of the Charities Act 2011, but section 144(1) (audit) of the Charities Act 2011 does not apply.

Gifts in Kind. The Charity receives the benefit of work carried out by volunteers and receives the use of facility and equipment without charge; no value is placed on these items.

Taxation. As a registered Charity, the Association benefits from Rates relief and is generally exempt from Income Tax and Capital Gains Tax, but not from VAT. Irrecoverable VAT is included in the cost of those items to which it relates.

Investments. Investments are stated at market value.

2. INVESTMENT INCOME (DIVIDENDS AND INTEREST)

	<u>2024</u>	<u>2023</u>
	£	£
CCLA COIF Charity Funds		
Property Fund	7,043	7,043
Ethical Fund	<u>5,013</u>	<u>5,907</u>
Total	12,056	12,950

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

3. MANAGEMENT AND ADMINISTRATION COSTS	2024		2023
GENERAL FUND	£		£
Maintenance Chapel and Manse (see schedule p8)	37,413		73,000
Administration and Sundry	10,794		1,780
Chaplain honorarium and expenses	5,658		5,970
Council Tax	2,839		2,704
Manse heating subsidy	1,890		975
Gardening	1,270		
Transfer to Housing fund	1,000		4,000
Telephone/Broadband	360		360
Trustee Expenses	313		10
Christmas gifts to residents	300		300
Water Rates	93		161
Insurance	-		1,171
Energy support subsidy to residents			3,000
Total	61,930		93,432
HOUSING FUND			
Transfer to General Fund	21,000		2,000
Maintenance: Cottages	9,286		23,987
Insurance	2,984		1,377
Garden	1,570		1,823
Subscriptions	48		62
Sundries	30		4,051
Capital expenditure (ventilation system and refurbishment)	-		12,633
Total	34,918		45,933

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER	
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024	
MANAGEMENT AND ADMINISTRATION COSTS - BREAKDOWN OF MAINTENANCE & REPAIRS	2024
	£
CHAPEL, MANSE AND GROUNDS (FROM GENERAL FUND)	
CHAPEL WINDOWS REPAIRS	24,400
CHAPEL ELECTRICAL SAFETY	3,755
CHAPEL ROOF	2,395
MANSE ELECTRICAL SAFETY	1,234
SUMMERHOUSE + STORE ELECTRICAL	896
CHAPEL KITCHEN	846
FIRE SAFETY SIGNAGE	776
PLANNED MAINTENANCE - 5 YR PLAN	720
CHAPEL WALLS	658
CHAPEL CRYPT	587
MANSE REDECORATION OF BEDROOM	450
CHAPEL MISCELLANEOUS	300
RUBBISH CLEARANCE	192
MANSE FRONT DOOR	144
CHAPEL WASHROOM	60
Total	37,412
COTTAGES (FROM HOUSING FUND)	
PLUMBING	3,773
ELECTRICAL INSPECTION CERTIFICATES	1,442
NO.1 ELECTRICAL WORK	883
NO.4 FIRE DOOR	750
MISCELLANEOUS	520
RAMP TO 6 & 7	411
NO.ANTI MOULD AND REPAINTING	302
RUBBISH CLEARANCE	300
NO.2 AND 3 CUPBOARDS	250
FIRE RISK ASSESSMENT	225
NO.7 MISCELLANEOUS	217
SEWAGE AND DRAINS	154
NO.2 BLINDS AND HEATING UNIT	60
Total	9,286

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

4. <u>TANGIBLE FIXED ASSETS</u>	<u>Freehold Land and Buildings</u>
<u>Cost</u>	£
Balance on 1 July 2023	29,747

Balance on 30 June 2024	29,747

 <u>Housing Association Grant</u>	
Balance on 1 July 2023	14,899

Balance on 30 June 2024	14,899

Net Book Value on 30 June 2023	14,848
	=====
Net Book Value on 30 June 2024	14,848
	=====

Cottages 1,2 and 3 were built in 1969 at a cost of £9,092 and were financed partly from internal funding and partly from an interest free loan from the Charity's General Fund out of a gift from the Devon and Cornwall Congregational Union.

Cottage 4 was part of the original endowment and created by the amalgamation of original almshouses 4 & 5.

Cottages 6 and 7 were built in 1978 at a cost of £20,655 and were financed by a loan from East Devon District Council (now repaid) and partly from a grant of £14,899 from the Department of the Environment and partly from an interest free loan from the Charity's General Trust Fund out of a gift from the Devon and Cornwall Congregational Union.

Note: The Charity has no legal right to dispose of the properties other than by transfer to another charity at the nominal book value, representing original costs less the Housing Association Grant (which might have to be repaid). Any proposal for sale must be in consultation with the Charity Commission with the expectation that sale proceeds are used for the re-provision of almshouses.

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER						
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024						
5. INVESTMENTS						
	No. of Shares	Share price		2024		2023
		p		£		£
COIF Charity Property Fund						
COIF Charity Property Fund	125,767.13	109.11				137,224
COIF Charity Property Fund	125,767.13	103.37		130,005		
Allocated to:						
General Extraordinary Repair Fund				30,005		
Housing Extraordinary Repair Fund				100,000		
				130,005		
COIF Ethical Investment Fund						
COIF Ethical Investment Fund	60,816.30	283.01				172,116
COIF Ethical Investment Fund	52,245.83	309.49		161,695		
Allocated to:						
General Cyclical Repair Fund				100,000		
Housing Cyclical Repair Fund				61,695		
				161,695		
TOTAL				291,700		

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

SUMMARY OF FUNDS					
		2024		2023	
		£		£	
Investments					
General Fund (Extraordinary Repair Fund)		30,005		72,116	
General Fund (Cyclical Maintenance Fund)		100,000		100,000	
Housing Fund (Extraordinary Repair Fund)		100,000		100,000	
Housing Fund (Cyclical Maintenance Fund)		61,695		37,224	
		291,700		309,340	

APPENDIX I

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2024			
STATEMENT OF ASSETS AND LIABILITIES AT 30/06/2024			
	TSB Current Account		
Bank balance as at 30.06.202	£13,540.84	Bank balance as at 30.06.20	£14,441.32
Less cheques not presented	£0.00	Less cheques not presentec	£0.00
	£13,540.84		£14,441.32
	COIF Deposit Account CO3072543-001		
2023/2024		2022/2023	
Balance c/f	£4,036.60	Balance c/f	£9,776.82
Interest	£228.71	Interest	£259.78
Transfer out to Managed Fund			£6,000.00
	£4,265.31		£4,036.60
	COIF Managed Fund CO3072544-001		
2023/2024		2022/2023	
Initial investment 9 Jan 2014	£20,000.00	Initial investment 9 Jan 2014	£20,000.00
Balance c/f	£50,382.10	Balance c/f	£41,771.63
Transfer in from Deposit Acct			£6,000.00
Interest	£5,645.85		£2,610.47
Value 30 June 2023	£56,027.95	Value 30 June 2022	£50,382.10
GAIN/LOSS	£5,645.85		£8,610.47
NOTE: These accounts are prepared on the 'Receipts & Payments' basis and comply with the appropriate legal requirements			
Signed:		Treasurer	
A. McAdam			

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2024

RECEIPTS AND PAYMENTS ACCOUNT

	RECEIPTS		
	2023/2024	2022/2023	
Weekly Offerings inc CAF	£9,826	£8,318	
HMRC Gift Aid Tax Refund 2022/2023	£2,082	£2,014	
Visitors boxes and donations	£143	£0	
	£12,051	£10,332	
SPECIAL EVENTS			
Concert/Craft fair	£480		
Weddings	£300	£100	
	£780	£100	
IN MEMORIAM			
Legacy - Eve Midgly	£1,025		
	£1,025		
TOTAL RECEIPTS	£13,856		
Cash balance 30/06/2023	£14,441	£17,203	
Cash balance 30/06/2024	£13,541	£14,441	
Net receipts for 2023/2024	-£900	-£2,762	

RECEIPTS AND PAYMENTS ACCOUNT			
	PAYMENTS		
	2023/2024		2022/2023
MINISTRY			
Expenses & Pulpit supplies	£1,659		£2,784
	£1,659		£2,784
MISSION & CHARITIES			
Embrace the Middle East	£2,800		£600
Open Door Exmouth	£1,500		
Esteem Team	£870		£550
Exmouth Food Bank	£500		£500
URC Ministry & Mission	£100		
Traidcraft	£67		
Small Pilgrim Places	£15		£15
Ukrainian English Lessons			£1,300
Other			£604
Christian Aid			£300
Exmouth Friends in Need			£250
	£5,852		£4,119
MAINTENANCE & REPAIR			
Tent	£1,800		
Electricity Bulb/Octopus en	£1,482		£87
Cleaning	£1,300		
Garden - Pat Kelly	£455		£87
Organ	£168		£162
Fridge for chapel			£159
Kitchen cupboard			£85
Shelf for vestry			£38
	£5,206		£2,102
MISCELLANEOUS			
Chapel Away Day	£610		
Cuckoo (J F) (Broadband)	£420		£420
Jenny French-Batten - Secr	£377		
Catering	£367		
Printing	£120		£474
CCLI (Music License)	£93		£206
Fundfiler	£85		£85
Parish UK subscription	£19		
Sundries	£8		£766
Booklets - Design			£959
Booklets - Printing			£856
30 dec cash payment			£375
Badges			£41
Stationery & Postage			£10
	£2,099		£4,191
TOTAL PAYMENTS	£14,816		£13,196

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE CHARITY OF MARY PARMINTER REG. CHARITY NO: 210057

Report on the accounts of the charity for the year ended 30th June 2024 as set out on pages 3 - 11

Respective responsibilities of the trustees and the examiner

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

Basis of independent examiner's report

The examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 an audit opinion is not expressed.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements
 - a. to keep accounting records in accordance with the 2011 Act; and
 - b. to prepare accounts which accord with the accounting policies and to comply with the accounting requirements of the 2011 Act have not been met: or
2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

NAME:



Dr. Ian Harrison

DATE:

7th October 2024

Accounts

ICHARITY OF MARY PARMINTER

ANNUAL REPORT OF TRUSTEES Year ending 30.06 2023

PART 1: THE CHARITY

The Charity is controlled by a Charity Commission Scheme dated 24 January 2012 (ref 851/1112) amended May 2017, and is Registered Charity No. 210057. The Incorporation of the Trustees of the Charity of Mary Parminter was sealed on 28th October 1993.

Details of the structure of the Charity and its Officers and Advisers are set out on page 2 of the Accounts.

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde, Exmouth (now a National Trust property). In 1811 they completed a building on part of their estate situated in Summer Lane, Exmouth, consisting of a Chapel, School and Almshouses in the middle of a 3-acre field known as Point-in-View. There was one building containing the Chapel, Schoolroom (closed in 1901) and 4 tiny almshouses for "poor spinsters of not less than 50 years and of good character and possessed of some independent means". Provision was also made for the appointment and payment of a Chaplain to care for the residents and lead worship at the Chapel.

A manse was built in 1829 as a residence for the Chaplain and is occupied by the current Chaplain who also has oversight of the properties and exercises pastoral care to the almswomen. Services of Worship are held every Sunday morning in the Chapel.

In 1969 it was decided that the old almshouses needed to be replaced to meet modern housing standards and three new bungalows were erected with two further bungalows built in 1977. The four dwellings within the original building were reduced to two with shared facilities and in 1996 these were converted into a single dwelling, plus a Community Room and kitchen attached to the Chapel, with a toilet for the disabled in the out-building. The work was completed in 1997.

There is no longer an age limit attached to residence, but preference is still given to older single women in need of housing and with limited financial means. The Charity is a member of the Almshouses Association and the management of the properties is in keeping with the guidelines issued by the Association.

PART 2: THE ACCOUNTS

The Accounts are in a format required to comply with the Charities Act 2011 and the Regulations of 2005 and 2008 for a Charity with under £250,000 annual income and for Receipts and Payments Accounting. The Trustees maintain two separate funds, the General Fund (unrestricted) which may under the Scheme be applied as appropriate "in furthering the objects of the charity", and the Housing Fund (restricted) which is used for the maintenance and repair of the residential properties. Capital investments are managed by the investment management company CCLA. (Churches, Charities and Local Authorities)

The General Fund relates to the provision of the Chapel building for worship and the Manse for the resident Chaplain, along with the payment of an honorarium to the Chaplain. There is an ERF

(Extraordinary Repair Fund) for the Chapel and Manse which at 30.06.2023 had a market value of £72,116 and a Cyclical Repair Fund for planned maintenance and repairs with a market value of £100,000 (page 9). During the year, major improvements were carried out on the Manse, including complete remodelling and replacement of the kitchen and removal of a potentially dangerous concrete ceiling amounting to £26,864. Window repairs to both manse and chapel were completed, hopefully improving insulation as well as removing sources of damp. Total repairs and maintenance costs amounted to £72,867.

The Housing Fund relates solely to the provision of almshouse accommodation and is required to be self-supporting and non-profit-making. The Housing Fund has an ERF which at 30.06.2023 had a market value of £100,000 and a Maintenance and Administration Fund with a market value of £37,224 (page 9). In addition to routine repairs and Maintenance of the housing accommodation, cottage No.4 needed extensive work to provide an effective fire escape route. This involved rearranging and decorating the bedroom area and building a bespoke fitted wardrobe to allow access to a new fire door that meets current fire regulations. Signage and emergency lighting also needed to be installed in the chapel to fulfil our legal obligations.

All of the cottages were fitted with a new ventilation system to reduce condensation, damp and mould and improve air quality. Cottage No.1 became vacant for a month and so the property was refurbished and the old water tank removed. Total expenditure on maintenance and repairs was £22,289.

An updated Reserves Policy was approved on 27th June 2023.

Separate funds are generated by the members of the Chapel congregation for the running costs of the chapel and its worship, and for the related expenses of the Chaplain. The Chapel accounts are attached as an appendix to the Charity accounts.

RESIDENTS: Jane Chubb (No.1) moved into residential care in January 2023. Faye Dillon moved from No.2 to No.1 and Diane Burkhill occupied No.2 from 18th April 2023. All the cottages are occupied.

ACTIVITIES: The Trustees have continued their policy of maintaining and improving the cottages, and supporting the Chapel community.

TRUSTEES: Reginald Abbott resigned as a trustee on 19th June 2023 with immediate effect due to the increasing demands of his other commitments. Revd Michael Diffey tendered his resignation on 26th June 2023 with effect from the date of the AGM in October 2023.

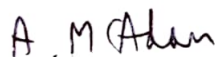
Signed:

CHAIR:



Revd Iain McDonald

CLERK:



Mrs Andrea McAdam

DATE:

24/10/2023

THE CHARITY OF MARY PARMINTER

REGISTERED CHARITY NO. 210057

ACCOUNTS

FOR THE YEAR ENDED

30 JUNE 2023

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE CHARITY OF MARY PARMINTER REG. CHARITY NO: 210057

Report on the accounts of the charity for the year ended 30th June 2023 as set out on pages 3 - 10

Respective responsibilities of the trustees and the examiner

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

Basis of independent examiner's report

The examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 an audit opinion is not expressed.

Independent examiner's statement

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2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

NAME:



Dr. Ian Harrison

DATE:

14 / 9 / 23

SIGNIFICANT INFORMATION

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde in order that its income be applied in:

1. Paying the stipend and expenses to the Chaplain
2. For the benefit of the residents of the Charity or any of them in such a manner as the Trustees think fit.

The Charity is regulated by the Charity Commissioners Scheme dated 24 January 2012, amended 31 January 2017. Registered Number 210057.

Officers: as at 30 June 2022

Chair:	Revd. Iain McDonald	1 Coastguard Cottages, Dawlish EX7 0BT
Clerk & Treasurer:	Mrs. Andrea McAdam	19 Phillipps Avenue, Exmouth EX8 3HZ
Trustees	Revd. Michael Diffey Mr Robert Jones Miss Pat Kelly Mr. David Lee Revd. David Ley Mrs. Ruth Pickard	Pontevedra, Exmouth Road, Ebford EX3 0QW 52 Brixington Lane, Exmouth EX8 4JG 28 Parkside Drive, Exmouth EX8 4LB 255 Exeter Road, Exmouth EX8 3NQ 85 Green Close, Exmouth EX8 3QA 27 Parkside Drive, Exmouth EX8 4LB
Chaplain:	Revd. M. Nicholls	The Manse, Point-in-View, Summer Lane, Exmouth EX8 5BD
The Correspondent:	Mrs. Andrea McAdam	19 Phillipps Avenue, Exmouth EX8 3HZ
Bankers:	Nat. West Bank PLC	94 High Street, Honiton, Devon. EX14 1JL
Independent Examiner:	Dr Ian Harrison	21 Barton Close, Exton, Exeter, Devon EX3 0PE
Solicitor:	WBW Solicitors	9 Southernhay West, Exeter, Devon EX1 1JG
Situation:		Point-in-View, Summer Lane, Exmouth EX8 5BD
Telephone:		Chaplain 01395 260178 The Correspondent 01395 265836

Trustees' responsibility for the Accounts

Charity Law requires the Trustees to prepare Statements of Account for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources for that period. In preparing those Financial Statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to presume that the Charity will continue in operation;
- To value assets and liabilities in accordance with the Statement of Recommended Practice Accounting by Charities (SORP)

The Trustees are responsible for keeping proper accounting records, which are sufficient to show and explain the Charity's transactions and to disclose with reasonable accuracy at any time the financial position of the Association, and to enable them to ensure that any statements of account comply with the requirements for the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 (SORP) and the Charities (Accounts and Reports) regulations 2008.

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

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2023

				2023		2022
	Note			£		£
Freehold property	4			14,848		14,848
Investments	5			309,340		415,755
Cash at Bank and in Hand				7,845		15,756
				332,033		446,359
Represented by Income funds						
Restricted				155,285	(a)	203,897
Unrestricted				176,748	(b)	242,462
				332,033		446,359
<i>Note (a)</i>						
<i>Housing Fund</i>	137,224	see p9				
<i>Freehold property</i>	14,848	see p8				
<i>Cash at Bank</i>	3,213					
	155,285					
<i>Note (b)</i>						
<i>General Fund</i>	172,116	see p9				
<i>Cash at Bank</i>	4,632					
	176,748					
NOTES						
1. There were no known contingent liabilities at 30th June 2023						
2. There were no capital commitments at 30th June 2023						
These Financial Statements were approved by the Trustees on 24th October 2023						
and signed on their behalf by:						
Chair: Iain R McDonald						
Trustee:						

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2023

		2023	2022
	Note	£	£
Freehold property	4	14,848	14,848
Investments	5	309,340	415,755
Cash at Bank and in Hand		7,845	15,756
		332,033	446,359
Represented by Income funds			
Restricted		155,285 (a)	203,897
Unrestricted		176,748 (b)	242,462
		332,033	446,359
Note (a)			
Housing Fund	137,224 see p9		
Freehold property	14,848 see p8		
Cash at Bank	3,213		
	155,285		
Note (b)			
General Fund	172,116 see p9		
Cash at Bank	4,632		
	176,748		

NOTES

1. There were no known contingent liabilities at 30th June 2023
2. There were no capital commitments at 30th June 2023

These Financial Statements were approved by the Trustees on 24th October 2023 and signed on their behalf by:

Chair: Iain R McDonald



Trustee:



THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 30TH JUNE 2023

	Note	General Fund	Housing Fund		Total		2022	
Receipts								
Dividend & Interest	2	12,951			12,951		14,351	
Wayleave BT Phoneline		37			37		37	
Residents' Maintenance Charge			35,186		35,186		35,992	
Sale of Investments		77,281			77,281		10,000	
Transfer from General			4,000		4,000			
Transfer from Housing		2,000			2,000		12,000	
		92,269	39,186		131,455		72,380	
Payments								
Management Costs	3	89,432	43,933		133,365		52,873	
Transfer to Housing		4,000			4,000			
Transfer to General			2,000		2,000		12,000	
		93,432	45,933		139,365		64,873	
Surplus (Deficit)		(1,163)	(6,747)		(7,910)		7,507	

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

1. ACCOUNTING POLICIES

Basis of Accounting. The statement of accounts has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 and the Charities (Accounts and Reports) regulations 2008.

The Accounts are prepared on a receipt and payment basis under section 133 of the Charities Act 2011. An examination is carried out under section 145(1) of the Charities Act 2011, but section 144(1) (audit) of the Charities Act 2011 does not apply.

Gifts in Kind. The Charity receives the benefit of work carried out by volunteers, and receives the use of facility and equipment without charge; no value is placed on these items.

Taxation. As a registered Charity, the Association benefits from Rates relief and is generally exempt from Income Tax and Capital Gains Tax, but not from VAT. Irrecoverable VAT is included in the cost of those items to which it relates.

Investments. Investments are stated at market value.

2. INVESTMENT INCOME (DIVIDENDS AND INTEREST)

	<u>2023</u>	<u>2022</u>
	£	£
CCLA COIF Charity Funds		
Property Fund	7,043	7,043
Ethical Fund	<u>5,907</u>	<u>7,308</u>
Total	12,950	14,351

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

3. MANAGEMENT AND ADMINISTRATION COSTS	2023		2022
GENERAL FUND	£		£
Maintenance Chapel and Manse (see schedule p7)	73,000		25,767
Chaplain honorarium	5,970		5,520
Transfer to Housing fund	4,000		
Energy support subsidy to residents	3,000		
Administration and Sundry	1,780		30
Council Tax	2,704		2,395
Insurance	1,171		1,046
Manse heating subsidy	975		
Telephone/Broadband	360		360
Christmas gifts to residents	300		300
Water Rates	161		169
Trustee Expenses	10		
Total	93,432		35,587
HOUSING FUND			
Maintenance: Cottages	23,987		11,550
Capital expenditure (ventilation system and refurbishment)	12,633		
Sundries	4,051		
Transfer to General Fund	2,000		12,000
Garden	1,823		1,989
Insurance	1,377		1,229
Subscriptions	62		267
Garden shed			1,476
Refund to Jane Chubb			505
No 7 Council Tax			182
Administration			74
No 7 Electricity bill			14
Total	45,933		29,286

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER	
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023	
MANAGEMENT AND ADMINISTRATION COSTS - BREAKDOWN OF MAINTENANCE & REPAIRS	2023
	£
CHAPEL, MANSE AND GROUNDS (FROM GENERAL FUND)	
Manse: Kitchen	26,864
Manse: Heat pump	12,722
Manse: Window repairs	12,068
Chapel: Windows	8,303
Miscellaneous	4,391
Rental property during manse refurbishment	2,149
Manse: Doors & hinges	1,155
Chapel: Paintwork	1,142
Manse: Kitchen electrics	894
Manse: Modify drainage	744
Manse: Internal doors	596
Chapel roof and pathways	467
Chapel: Crypt drainage	390
Garage door repair	312
Oil tank removal	294
Gate repairs	290
Gardening	220
Total	73,000
COTTAGES (FROM HOUSING FUND)	
No.4	6,137
No.1	4,414
No.2	2,748
Surge protectors and test all circuits	2,745
Driveway repairs	2,650
No.3	1,844
No.7	817
No.6	746
Clean all fascias & soffits, gutters	560
Plans and reports plus finishing	400
Empty septic tanks	380
Tap valve, rubbish clearance	147
Wasps nest removal	132
Rubbish clearance	166
Direction sign	58
Extractor fan fuses	42
Total	23,986

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE
2023

4. <u>TANGIBLE FIXED ASSETS</u>	<u>Freehold Land and Buildings</u>
<u>Cost</u>	£
Balance at 1 July 2022	29,747

Balance at 30 June 2023	29,747

 <u>Housing Association Grant</u>	
Balance at 1 July 2022	14,899

Balance at 30 June 2023	14,899

Net Book Value at 30 June 2022	14,848
	=====
Net Book Value at 30 June 2023	14,848
	=====

Cottages 1,2 and 3 were built in 1969 at a cost of £9,092 and were financed partly from internal funding and partly from an interest free loan from the Charity's General Fund out of a gift from the Devon and Cornwall Congregational Union.

Cottage 4 was part of the original endowment and created by the amalgamation of original almshouses 4 & 5.

Cottages 6 and 7 were built in 1978 at a cost of £20,655 and were financed by a loan from East Devon District Council (now repaid) and partly from a grant of £14,899 from the Department of the Environment and partly from an interest free loan from the Charity's General Trust Fund out of a gift from the Devon and Cornwall Congregational Union.

Note: The Charity has no legal right to dispose of the properties other than by transfer to another charity at the nominal book value, representing original costs less the Housing Association Grant (which might have to be repaid). Any proposal for sale must be in consultation with the Charity Commission with the expectation that sale proceeds are used for the re-provision of almshouses.

:

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

5. INVESTMENTS						
	No. of Shares	Share price		2023		2022
		p		£		£
General Fund						
COIF Ethical Investment Fund	85,559.93	276.61				236,667
COIF Ethical Investment Fund	60,816.30	283.01		172,116		
Allocated to:						
Extraordinary Repair Fund				72,116		150,000
Cyclical Maintenance Fund				100,000		86,667
				<u>172,116</u>		<u>236,667</u>
Housing Fund						
	125,767.1					
COIF Charity Property Fund	3	137.44				172,854
	125,767.1					
COIF Charity Property Fund	3	109.11		137,224		
COIF Charities Deposit Fund						6,234
Allocated to:						
Extraordinary Repair Fund				100,000		100,000
Cyclical Maintenance Fund				37,224		79,008
				<u>137,224</u>		<u>179,008</u>
TOTAL				<u>309,340</u>		<u>415,755</u>

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

SUMMARY OF FUNDS					
		2023		2022	
		£		£	
Investments					
General Fund (Extraordinary Repair Fund)		72,116		150,000	
General Fund (Cyclical Maintenance Fund)		100,000		86,667	
Housing Fund (Extraordinary Repair Fund)		100,000		100,000	
Housing Fund (Cyclical Maintenance Fund)		37,224		79,088	
		309,340		415,755	

APPENDIX

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2023

STATEMENT OF ASSETS AND LIABILITIES AT 30/06/2023

TSB Current Account

Bank balance as at 30.06.2023	£14,441.32	Bank balance as at 30.06.2022	£17,230.10
Less cheques not presented		Less cheques not presented	
	<u>£14,441.32</u>		<u>£17,230.10</u>

COIF Deposit Account

2022/2023		2021/2022	
Balance c/f	£9,776.82	Balance c/f	£9,758.90
Interest	£259.78	Interest	£17.92
Transfer out to Managed Fund	-£6,000.00		
	<u>£4,036.60</u>		<u>£9,776.82</u>

COIF Managed Fund

2022/2023		2021/2022	
Initial investment 9 Jan 2014	£20,000.00	Initial investment 9 Jan 2014	£20,000.00
Balance c/f	£41,771.63	Balance c/f	£42,869.88
Transfer in from Deposit Acct	£6,000.00		
Interest	£2,610.47		
Value 30 June 2023	<u>£50,382.10</u>	Value 30 June 2022	<u>£41,771.63</u>
	£8,610.47		(£1098.25)

NOTE: These accounts are prepared on the 'Receipts & Payments' basis and comply with the appropriate legal requirements.

Signed:


R. Abbott

Treasurer

APPENDIX

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2023

STATEMENT OF ASSETS AND LIABILITIES AT 30/06/2023

	TSB Current Account		
Bank balance as at 30.06.2023	£14,441.32	Bank balance as at 30.06.2022	£17,230.10
Less cheques not presented		Less cheques not presented	
	£14,441.32		£17,230.10
	COIF Deposit Account		
2022/2023		2021/2022	
Balance c/f	£9,776.82	Balance c/f	£9,758.90
Interest	£259.78	Interest	£17.92
Transfer out to Managed Fund	-£6,000.00		
	£4,036.60		£9,776.82
	COIF Managed Fund		
2022/2023		2021/2022	
Initial investment 9 Jan 2014	£20,000.00	Initial investment 9 Jan 2014	£20,000.00
Balance c/f	£41,771.63	Balance c/f	£42,869.88
Transfer in from Deposit Acct	£6,000.00		
Interest	£2,610.47		
Value 30 June 2023	£50,382.10	Value 30 June 2022	£41,771.63
	£8,610.47		(£1098.25)
NOTE: These accounts are prepared on the 'Receipts & Payments' basis and comply with the appropriate legal requirements.			
Signed:		Treasurer	
R. Abbott			

APPENDIX

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2023

STATEMENT OF ASSETS AND LIABILITIES AT 30/06/2023

TSB Current Account

Bank balance as at 30.06.2023	£14,441.32	Bank balance as at 30.06.2022	£17,230.10
Less cheques not presented		Less cheques not presented	
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2022/2023		2021/2022	
Balance c/f	£9,776.82	Balance c/f	£9,758.90
Interest	£259.78	Interest	£17.92
Transfer out to Managed Fund	-£6,000.00		
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Transfer in from Deposit Acct	£6,000.00		
Interest	£2,610.47		
Value 30 June 2023	<u>£50,382.10</u>	Value 30 June 2022	<u>£41,771.63</u>
	£8,610.47		(£1098.25)

NOTE: These accounts are prepared on the 'Receipts & Payments' basis and comply with the appropriate legal requirements.

Signed:


R. Abbott

Treasurer

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2023

RECEIPTS AND PAYMENTS ACCOUNT

	RECEIPTS			
	2022/2023		2021/2022	
Weekly Offerings inc CAF	£8,318.02		£8,369.00	
Tax Refund 2022/2023	£2,013.72		£1,229.08	
Visitors boxes and donations	£0.00		£12.30	
		£10,331.74		£9,610.38
SPECIAL EVENTS				
Gift Day				
Weddings	£100.00		£200.00	
Concert				
Funeral				
		£100.00		£200.00
IN MEMORIAM				
Daphne Hammond			£500.00	
		£0.00		£500.00
MISCELLANEOUS				
VAT Refund for organ repair			£393.60	
		£0.00		£393.60
TOTAL RECEIPTS		£10,431.74		£10,703.98
Cash balance 30/06/2022		£17,203.10		£19,393.96
Cash balance 30/06/2023		£14,441.32		£17,230.10
Net receipts for 2022/23		-£2,761.78		-£2,163.86

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2023

RECEIPTS AND PAYMENTS ACCOUNT

	PAYMENTS			
	2022/2023		2021/2022	
MINISTRY				
Expenses & Pulpit supplies	£2,783.87		£3,554.34	
		£2,783.87		£3,554.34
MISSION & CHARITIES				
Ukrainian English Lessons	£1,300.00			
Other	£603.67			
Embrace the Middle East	£600.00			
Esteem Team	£550.00			
Exmouth Food Bank	£500.00		£250.00	
Christian Aid	£300.00		£200.00	
Exmouth Friends in Need	£250.00		£400.00	
Small Pilgrim Places	£15.00		£15.00	
Samaritans			£100.00	
Open Door Exmouth			£1,200.00	
URC Ministry & Mission			£500.00	
Shelter Box Trust			£200.00	
British Red Cross (Ukraine)			£1,500.00	
		£4,118.67		£4,365.00
MAINTENANCE & REPAIR				
Electricity Bulb/Octopus energy	£1,571.01		£1,080.31	
Organ	£162.00		£162.00	
Fridge for chapel	£159.00			
Kitchen cupboard	£85.00			
Garden - Pat Kelly	£86.99			
Shelf for vestry	£37.95			
Cleaning			£100.00	
Tent			£210.00	
Shift it Waste			£132.00	
		£2,101.95		£1,684.31
MISCELLANEOUS				
Booklets - Design	£958.50			
Booklets - Printing	£856.02			

Sundries	£766.19		£54.43	
Printing	£474.37		£475.16	
Jurassic Fibre (Broadband)	£420.00		£210.00	
30 dec cash payment	£375.00			
CCLI (Music License)	£205.60			
Fundfiler	£85.00		£85.00	
Badges	£40.50			
Stationery & Postage	£9.85		£61.65	
Tent maintenance			£1,619.00	
Taxi costs			£70.00	
Easel			£95.54	
Decorations			£200.00	
Cheque 081?			£27.99	
MFG Ottery St Mary?			£10.98	
ICS cheque payment various			£10.30	
ICS Cheque 082?			£85.35	
Cheque 090?			£25.00	
		£4,191.03		£3,030.40
TOTAL PAYMENTS		£13,195.52		£12,634.05

THE CHARITY OF MARY PARMINTER

REGISTERED CHARITY NO. 210057

ACCOUNTS

FOR THE YEAR ENDED

30 JUNE 2023

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE CHARITY OF MARY PARMINTER REG. CHARITY NO: 210057

Report on the accounts of the charity for the year ended 30th June 2023 as set out on pages 3 - 10

Respective responsibilities of the trustees and the examiner

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

Basis of independent examiner's report

The examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 an audit opinion is not expressed.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements
 - a. to keep accounting records in accordance with the 2011 Act; and
 - b. to prepare accounts which accord with the accounting policies and to comply with the accounting requirements of the 2011 Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

NAME:



Dr. Ian Harrison

DATE:

14 / 9 / 23

SIGNIFICANT INFORMATION

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde in order that its income be applied in:

1. Paying the stipend and expenses to the Chaplain
2. For the benefit of the residents of the Charity or any of them in such a manner as the Trustees think fit.

The Charity is regulated by the Charity Commissioners Scheme dated 24 January 2012, amended 31 January 2017. Registered Number 210057.

Officers: as at 30 June 2022

Chair:	Revd. Iain McDonald	1 Coastguard Cottages, Dawlish EX7 0BT
Clerk & Treasurer:	Mrs. Andrea McAdam	19 Phillipps Avenue, Exmouth EX8 3HZ
Trustees	Revd. Michael Diffey Mr Robert Jones Miss Pat Kelly Mr. David Lee Revd. David Ley Mrs. Ruth Pickard	Pontevedra, Exmouth Road, Ebford EX3 0QW 52 Brixington Lane, Exmouth EX8 4JG 28 Parkside Drive, Exmouth EX8 4LB 255 Exeter Road, Exmouth EX8 3NQ 85 Green Close, Exmouth EX8 3QA 27 Parkside Drive, Exmouth EX8 4LB
Chaplain:	Revd. M. Nicholls	The Manse, Point-in-View, Summer Lane, Exmouth EX8 5BD
The Correspondent:	Mrs. Andrea McAdam	19 Phillipps Avenue, Exmouth EX8 3HZ
Bankers:	Nat. West Bank PLC	94 High Street, Honiton, Devon. EX14 1JL
Independent Examiner:	Dr Ian Harrison	21 Barton Close, Exton, Exeter, Devon EX3 0PE
Solicitor:	WBW Solicitors	9 Southernhay West, Exeter, Devon EX1 1JG
Situation:		Point-in-View, Summer Lane, Exmouth EX8 5BD
Telephone:		Chaplain 01395 260178 The Correspondent 01395 265836

Trustees' responsibility for the Accounts

Charity Law requires the Trustees to prepare Statements of Account for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources for that period. In preparing those Financial Statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to presume that the Charity will continue in operation;
- To value assets and liabilities in accordance with the Statement of Recommended Practice Accounting by Charities (SORP)

The Trustees are responsible for keeping proper accounting records, which are sufficient to show and explain the Charity's transactions and to disclose with reasonable accuracy at any time the financial position of the Association, and to enable them to ensure that any statements of account comply with the requirements for the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 (SORP) and the Charities (Accounts and Reports) regulations 2008.

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

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2023

				2023		2022
	Note			£		£
Freehold property	4			14,848		14,848
Investments	5			309,340		415,755
Cash at Bank and in Hand				7,845		15,756
				332,033		446,359
Represented by Income funds						
Restricted				155,285	(a)	203,897
Unrestricted				176,748	(b)	242,462
				332,033		446,359
<i>Note (a)</i>						
<i>Housing Fund</i>	137,224	see p9				
<i>Freehold property</i>	14,848	see p8				
<i>Cash at Bank</i>	3,213					
	155,285					
<i>Note (b)</i>						
<i>General Fund</i>	172,116	see p9				
<i>Cash at Bank</i>	4,632					
	176,748					
NOTES						
1. There were no known contingent liabilities at 30th June 2023						
2. There were no capital commitments at 30th June 2023						
These Financial Statements were approved by the Trustees on 24th October 2023						
and signed on their behalf by:						
Chair: Iain R McDonald						
Trustee:						

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2023

		2023	2022
	Note	£	£
Freehold property	4	14,848	14,848
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2. There were no capital commitments at 30th June 2023

These Financial Statements were approved by the Trustees on 24th October 2023 and signed on their behalf by:

Chair: Iain R McDonald



Trustee:



THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 30TH JUNE 2023

	Note	General Fund	Housing Fund		Total		2022	
Receipts								
Dividend & Interest	2	12,951			12,951		14,351	
Wayleave BT Phoneline		37			37		37	
Residents' Maintenance Charge			35,186		35,186		35,992	
Sale of Investments		77,281			77,281		10,000	
Transfer from General			4,000		4,000			
Transfer from Housing		2,000			2,000		12,000	
		92,269	39,186		131,455		72,380	
Payments								
Management Costs	3	89,432	43,933		133,365		52,873	
Transfer to Housing		4,000			4,000			
Transfer to General			2,000		2,000		12,000	
		93,432	45,933		139,365		64,873	
Surplus (Deficit)		(1,163)	(6,747)		(7,910)		7,507	

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

1. ACCOUNTING POLICIES

Basis of Accounting. The statement of accounts has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 and the Charities (Accounts and Reports) regulations 2008.

The Accounts are prepared on a receipt and payment basis under section 133 of the Charities Act 2011. An examination is carried out under section 145(1) of the Charities Act 2011, but section 144(1) (audit) of the Charities Act 2011 does not apply.

Gifts in Kind. The Charity receives the benefit of work carried out by volunteers, and receives the use of facility and equipment without charge; no value is placed on these items.

Taxation. As a registered Charity, the Association benefits from Rates relief and is generally exempt from Income Tax and Capital Gains Tax, but not from VAT. Irrecoverable VAT is included in the cost of those items to which it relates.

Investments. Investments are stated at market value.

2. INVESTMENT INCOME (DIVIDENDS AND INTEREST)

	<u>2023</u>	<u>2022</u>
	£	£
CCLA COIF Charity Funds		
Property Fund	7,043	7,043
Ethical Fund	<u>5,907</u>	<u>7,308</u>
Total	12,950	14,351

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

3. MANAGEMENT AND ADMINISTRATION COSTS	2023		2022
GENERAL FUND	£		£
Maintenance Chapel and Manse (see schedule p7)	73,000		25,767
Chaplain honorarium	5,970		5,520
Transfer to Housing fund	4,000		
Energy support subsidy to residents	3,000		
Administration and Sundry	1,780		30
Council Tax	2,704		2,395
Insurance	1,171		1,046
Manse heating subsidy	975		
Telephone/Broadband	360		360
Christmas gifts to residents	300		300
Water Rates	161		169
Trustee Expenses	10		
Total	93,432		35,587
HOUSING FUND			
Maintenance: Cottages	23,987		11,550
Capital expenditure (ventilation system and refurbishment)	12,633		
Sundries	4,051		
Transfer to General Fund	2,000		12,000
Garden	1,823		1,989
Insurance	1,377		1,229
Subscriptions	62		267
Garden shed			1,476
Refund to Jane Chubb			505
No 7 Council Tax			182
Administration			74
No 7 Electricity bill			14
Total	45,933		29,286

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER	
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023	
MANAGEMENT AND ADMINISTRATION COSTS - BREAKDOWN OF MAINTENANCE & REPAIRS	2023
	£
CHAPEL, MANSE AND GROUNDS (FROM GENERAL FUND)	
Manse: Kitchen	26,864
Manse: Heat pump	12,722
Manse: Window repairs	12,068
Chapel: Windows	8,303
Miscellaneous	4,391
Rental property during manse refurbishment	2,149
Manse: Doors & hinges	1,155
Chapel: Paintwork	1,142
Manse: Kitchen electrics	894
Manse: Modify drainage	744
Manse: Internal doors	596
Chapel roof and pathways	467
Chapel: Crypt drainage	390
Garage door repair	312
Oil tank removal	294
Gate repairs	290
Gardening	220
Total	73,000
COTTAGES (FROM HOUSING FUND)	
No.4	6,137
No.1	4,414
No.2	2,748
Surge protectors and test all circuits	2,745
Driveway repairs	2,650
No.3	1,844
No.7	817
No.6	746
Clean all fascias & soffits, gutters	560
Plans and reports plus finishing	400
Empty septic tanks	380
Tap valve, rubbish clearance	147
Wasps nest removal	132
Rubbish clearance	166
Direction sign	58
Extractor fan fuses	42
Total	23,986

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE
2023

4. <u>TANGIBLE FIXED ASSETS</u>	<u>Freehold Land and Buildings</u>
<u>Cost</u>	£
Balance at 1 July 2022	29,747

Balance at 30 June 2023	29,747

 <u>Housing Association Grant</u>	
Balance at 1 July 2022	14,899

Balance at 30 June 2023	14,899

Net Book Value at 30 June 2022	14,848
	=====
Net Book Value at 30 June 2023	14,848
	=====

Cottages 1,2 and 3 were built in 1969 at a cost of £9,092 and were financed partly from internal funding and partly from an interest free loan from the Charity's General Fund out of a gift from the Devon and Cornwall Congregational Union.

Cottage 4 was part of the original endowment and created by the amalgamation of original almshouses 4 & 5.

Cottages 6 and 7 were built in 1978 at a cost of £20,655 and were financed by a loan from East Devon District Council (now repaid) and partly from a grant of £14,899 from the Department of the Environment and partly from an interest free loan from the Charity's General Trust Fund out of a gift from the Devon and Cornwall Congregational Union.

Note: The Charity has no legal right to dispose of the properties other than by transfer to another charity at the nominal book value, representing original costs less the Housing Association Grant (which might have to be repaid). Any proposal for sale must be in consultation with the Charity Commission with the expectation that sale proceeds are used for the re-provision of almshouses.

:

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

5. INVESTMENTS						
	No. of Shares	Share price		2023		2022
		p		£		£
General Fund						
COIF Ethical Investment Fund	85,559.93	276.61				236,667
COIF Ethical Investment Fund	60,816.30	283.01		172,116		
Allocated to:						
Extraordinary Repair Fund				72,116		150,000
Cyclical Maintenance Fund				100,000		86,667
				<u>172,116</u>		<u>236,667</u>
Housing Fund						
	125,767.1					
COIF Charity Property Fund	3	137.44				172,854
	125,767.1					
COIF Charity Property Fund	3	109.11		137,224		
COIF Charities Deposit Fund						6,234
Allocated to:						
Extraordinary Repair Fund				100,000		100,000
Cyclical Maintenance Fund				37,224		79,008
				<u>137,224</u>		<u>179,008</u>
TOTAL				<u>309,340</u>		<u>415,755</u>

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

SUMMARY OF FUNDS					
		2023		2022	
		£		£	
Investments					
General Fund (Extraordinary Repair Fund)		72,116		150,000	
General Fund (Cyclical Maintenance Fund)		100,000		86,667	
Housing Fund (Extraordinary Repair Fund)		100,000		100,000	
Housing Fund (Cyclical Maintenance Fund)		37,224		79,088	
		309,340		415,755	

APPENDIX

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2023

STATEMENT OF ASSETS AND LIABILITIES AT 30/06/2023

TSB Current Account

Bank balance as at 30.06.2023	£14,441.32	Bank balance as at 30.06.2022	£17,230.10
Less cheques not presented		Less cheques not presented	
	<u>£14,441.32</u>		<u>£17,230.10</u>

COIF Deposit Account

2022/2023		2021/2022	
Balance c/f	£9,776.82	Balance c/f	£9,758.90
Interest	£259.78	Interest	£17.92
Transfer out to Managed Fund	-£6,000.00		
	<u>£4,036.60</u>		<u>£9,776.82</u>

COIF Managed Fund

2022/2023		2021/2022	
Initial investment 9 Jan 2014	£20,000.00	Initial investment 9 Jan 2014	£20,000.00
Balance c/f	£41,771.63	Balance c/f	£42,869.88
Transfer in from Deposit Acct	£6,000.00		
Interest	£2,610.47		
Value 30 June 2023	<u>£50,382.10</u>	Value 30 June 2022	<u>£41,771.63</u>
	£8,610.47		(£1098.25)

NOTE: These accounts are prepared on the 'Receipts & Payments' basis and comply with the appropriate legal requirements.

Signed:


R. Abbott

Treasurer

APPENDIX

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2023

STATEMENT OF ASSETS AND LIABILITIES AT 30/06/2023

	TSB Current Account		
Bank balance as at 30.06.2023	£14,441.32	Bank balance as at 30.06.2022	£17,230.10
Less cheques not presented		Less cheques not presented	
	£14,441.32		£17,230.10
	COIF Deposit Account		
2022/2023		2021/2022	
Balance c/f	£9,776.82	Balance c/f	£9,758.90
Interest	£259.78	Interest	£17.92
Transfer out to Managed Fund	-£6,000.00		
	£4,036.60		£9,776.82
	COIF Managed Fund		
2022/2023		2021/2022	
Initial investment 9 Jan 2014	£20,000.00	Initial investment 9 Jan 2014	£20,000.00
Balance c/f	£41,771.63	Balance c/f	£42,869.88
Transfer in from Deposit Acct	£6,000.00		
Interest	£2,610.47		
Value 30 June 2023	£50,382.10	Value 30 June 2022	£41,771.63
	£8,610.47		(£1098.25)
NOTE: These accounts are prepared on the 'Receipts & Payments' basis and comply with the appropriate legal requirements.			
Signed:		Treasurer	
R. Abbott			

APPENDIX

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2023

STATEMENT OF ASSETS AND LIABILITIES AT 30/06/2023

TSB Current Account

Bank balance as at 30.06.2023	£14,441.32	Bank balance as at 30.06.2022	£17,230.10
Less cheques not presented		Less cheques not presented	
	£14,441.32		£17,230.10

COIF Deposit Account

2022/2023		2021/2022	
Balance c/f	£9,776.82	Balance c/f	£9,758.90
Interest	£259.78	Interest	£17.92
Transfer out to Managed Fund	-£6,000.00		
	£4,036.60		£9,776.82

COIF Managed Fund

2022/2023		2021/2022	
Initial investment 9 Jan 2014	£20,000.00	Initial investment 9 Jan 2014	£20,000.00
Balance c/f	£41,771.63	Balance c/f	£42,869.88
Transfer in from Deposit Acct	£6,000.00		
Interest	£2,610.47		
Value 30 June 2023	£50,382.10	Value 30 June 2022	£41,771.63
	£8,610.47		(£1098.25)

NOTE: These accounts are prepared on the 'Receipts & Payments' basis and comply with the appropriate legal requirements.

Signed:


R. Abbott

Treasurer

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2023

RECEIPTS AND PAYMENTS ACCOUNT

	RECEIPTS			
	2022/2023		2021/2022	
Weekly Offerings inc CAF	£8,318.02		£8,369.00	
Tax Refund 2022/2023	£2,013.72		£1,229.08	
Visitors boxes and donations	£0.00		£12.30	
		£10,331.74		£9,610.38
SPECIAL EVENTS				
Gift Day				
Weddings	£100.00		£200.00	
Concert				
Funeral				
		£100.00		£200.00
IN MEMORIAM				
Daphne Hammond			£500.00	
		£0.00		£500.00
MISCELLANEOUS				
VAT Refund for organ repair			£393.60	
		£0.00		£393.60
TOTAL RECEIPTS		£10,431.74		£10,703.98
Cash balance 30/06/2022		£17,203.10		£19,393.96
Cash balance 30/06/2023		£14,441.32		£17,230.10
Net receipts for 2022/23		-£2,761.78		-£2,163.86

POINT IN VIEW CHAPEL ACCOUNTS FOR YEAR ENDING 30/6/2023

RECEIPTS AND PAYMENTS ACCOUNT

	PAYMENTS			
	2022/2023		2021/2022	
MINISTRY				
Expenses & Pulpit supplies	£2,783.87		£3,554.34	
		£2,783.87		£3,554.34
MISSION & CHARITIES				
Ukrainian English Lessons	£1,300.00			
Other	£603.67			
Embrace the Middle East	£600.00			
Esteem Team	£550.00			
Exmouth Food Bank	£500.00		£250.00	
Christian Aid	£300.00		£200.00	
Exmouth Friends in Need	£250.00		£400.00	
Small Pilgrim Places	£15.00		£15.00	
Samaritans			£100.00	
Open Door Exmouth			£1,200.00	
URC Ministry & Mission			£500.00	
Shelter Box Trust			£200.00	
British Red Cross (Ukraine)			£1,500.00	
		£4,118.67		£4,365.00
MAINTENANCE & REPAIR				
Electricity Bulb/Octopus energy	£1,571.01		£1,080.31	
Organ	£162.00		£162.00	
Fridge for chapel	£159.00			
Kitchen cupboard	£85.00			
Garden - Pat Kelly	£86.99			
Shelf for vestry	£37.95			
Cleaning			£100.00	
Tent			£210.00	
Shift it Waste			£132.00	
		£2,101.95		£1,684.31
MISCELLANEOUS				
Booklets - Design	£958.50			
Booklets - Printing	£856.02			

Sundries	£766.19		£54.43	
Printing	£474.37		£475.16	
Jurassic Fibre (Broadband)	£420.00		£210.00	
30 dec cash payment	£375.00			
CCLI (Music License)	£205.60			
Fundfiler	£85.00		£85.00	
Badges	£40.50			
Stationery & Postage	£9.85		£61.65	
Tent maintenance			£1,619.00	
Taxi costs			£70.00	
Easel			£95.54	
Decorations			£200.00	
Cheque 081?			£27.99	
MFG Ottery St Mary?			£10.98	
ICS cheque payment various			£10.30	
ICS Cheque 082?			£85.35	
Cheque 090?			£25.00	
		£4,191.03		£3,030.40
TOTAL PAYMENTS		£13,195.52		£12,634.05

Accounts

MARY PARMINTER CHARITY
ANNUAL REPORT OF TRUSTEES
Year ending 30.06 2022

PART 1: THE CHARITY

The Charity is controlled by a Charity Commission Scheme dated 24 January 2012 (ref 851/1112) amended May 2017, and is Registered Charity No. 210057. The Incorporation of the Trustees of the Mary Parminter Charity was sealed on 28th October 1993.

Details of the structure of the Charity and its Officers and Advisers are set out on page 2 of the Accounts.

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde, Exmouth (now a National Trust property). In 1811 they completed a building on part of their estate situated in Summer Lane, Exmouth, consisting of a Chapel, School and Almshouses in the middle of a 3-acre field known as Point-in-View. There was one building containing the Chapel, Schoolroom (closed in 1901) and 4 tiny almshouses for “poor spinsters of not less than 50 years and of good character and possessed of some independent means”. Provision was also made for the appointment and payment of a Chaplain to care for the residents and lead worship at the Chapel.

A manse was built in 1829 as a residence for the Chaplain and is occupied by the current Chaplain who also has oversight of the properties and exercises pastoral care to the almswomen. Services of Worship are held every Sunday morning in the Chapel.

In 1969 it was decided that the old almshouses needed to be replaced to meet modern housing standards and three new bungalows were erected with two further bungalows built in 1977. The four dwellings within the original building were reduced to two with shared facilities and in 1996 these were converted into a single dwelling, plus a Community Room and kitchen attached to the Chapel, with a toilet for the disabled in the out-building. The work was completed in 1997.

There is no longer an age limit attached to residence, but preference is still given to older single women in need of housing and with limited financial means. The Charity is a member of the Almshouses Association and the management of the properties is in keeping with the guidelines issued by the Association.

PART 2: THE ACCOUNTS

The Accounts are in a format required to comply with the Charities Act 2011 and the Regulations of 2005 and 2008 for a Charity with under £250,000 annual income and for Receipts and Payments Accounting. The Trustees maintain two separate funds, the General Fund (unrestricted) which may under the Scheme be applied as appropriate "in furthering the objects of the charity", and the Housing Fund (restricted) which is used for the maintenance and repair of the residential properties. Capital investments are managed by the investment management company CCLA.

The General Fund relates to the provision of the Chapel building for worship and the Manse for the resident Chaplain, along with the payment of an honorarium to the Chaplain. There is an ERF (Extraordinary Repair Fund) for the Chapel and Manse which at 30.06.2022 had a market value of £150,000 and a Maintenance and Administration Fund with a market value of £86,667 (page 9). During the year, major improvements were carried out on the Manse, including secondary glazing and installation of an air source heat pump as well as repairs to the roof and damp treatment work. Secondary glazing was also installed in the chapel. Total repairs & maintenance costs amounted to £25,767.

The Housing Fund relates solely to the provision of almshouse accommodation and is required to be self-supporting and non-profit-making. The Housing Fund has an ERF which at 30.06.2022 had a market value of £100,000 and a Maintenance and Administration Fund with a market value of £79,088 (page 9). Repairs and Maintenance of the housing accommodation were carried out during the year at a cost of £11,550, with a further £3,465 for gardening and site maintenance.

Separate funds are generated by the members of the Church congregation for the running costs of the chapel and its worship, and for the related expenses of the Chaplain. The Church accounts are attached as an appendix to the Charity accounts.

RESIDENTS: All cottages are occupied.

ACTIVITIES: The Trustees have continued their policy of maintaining and improving the cottages, and supporting the Church community.

TRUSTEES: There was one change to the Trustees during the course of the year, with the retirement of Mrs Margaret Blake.

Signed:

CHAIR: *Iain R McDonald*

Revd Iain McDonald

CLERK: *S C Brain*

Mrs Sheila Brain

25 October 2022

THE CHARITY OF MARY PARMINTER

REGISTERED CHARITY NO. 210057

ACCOUNTS

FOR THE YEAR ENDED

30 JUNE 2022

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE MARY PARMINTER TRUST – REG. CHARITY NO: 210057

Report on the accounts of the charity for the year ended 30th June 2022 as set out on pages 3 - 10

Respective responsibilities of the trustees and the examiner

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

Basis of independent examiner's report

The examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 an audit opinion is not expressed.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

- (1) which gives me reasonable cause to believe that in any material respect the requirements
- to keep accounting records in accordance with the 2011 Act; and
 - to prepare accounts which accord with the accounting policies and to comply with the accounting requirements of the 2011 Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

NAME:



Dr. Ian Harrison

DATE: 24.09.2022

SIGNIFICANT INFORMATION

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde in order that its income be applied in:

1. Paying the stipend and expenses to the Chaplain
2. For the benefit of the residents of the Charity or any of them in such manner as the Trustees think fit.

The Charity is regulated by the Charity Commissioners Scheme dated 24 January 2012, amended 31 January 2017. Registered Number 210057.

Officers: as at 30 June 2022

Chair:	Rev. Iain McDonald	1 Coastguard Cottages, Dawlish EX7 0BT
Clerk & Treasurer:	Mrs. Sheila Brain	42 Lovelace Crescent, Exmouth EX8 3PR
Trustees	Mr Reg Abbott Rev. Michael Diffey Mr Robert Jones Miss Pat Kelly Mr. David Lee Mrs. Ruth Pickard	16 St Margarets View, Exmouth EX8 5BJ Pontevedra, Exmouth Road, Ebford EX3 0QW 52 Brixington Lane, Exmouth EX8 4JG 28 Parkside Drive, Exmouth EX8 4LB 255 Exeter Road, Exmouth EX8 3NQ 27 Parkside Drive, Exmouth EX8 4LB
Chaplain:	Rev. M. Nicholls	The Manse, Point-in-View, Summer Lane, Exmouth EX8 5BD
The Correspondent:	Mrs. Sheila Brain	42 Lovelace Crescent, Exmouth EX8 3PR
Bankers:	Nat. West Bank PLC	94 High Street, Honiton, Devon. EX14 1JL
Independent Examiner:	Dr Ian Harrison	21 Barton Close, Exton, Exeter, Devon EX3 0PE
Solicitor:	WBW Solicitors	9 Southernhay West, Exeter, Devon EX1 1JG
Situation:		Point-in-View, Summer Lane, Exmouth EX8 5BD
Telephone:		Chaplain 01395 260178 The Correspondent 01395 279937

Trustees' responsibility for the Accounts

Charity Law requires the Trustees to prepare Statements of Account for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources for that period. In preparing those Financial Statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to presume that the Charity will continue in operation;
- To value assets and liabilities in accordance with the Statement of Recommended Practice Accounting by Charities (SORP)

The Trustees are responsible for keeping proper accounting records, which are sufficient to show and explain the Charity's transactions and to disclose with reasonable accuracy at any time the financial position of the Association, and to enable them to ensure that any statements of account comply with the requirements for the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 (SORP) and the Charities (Accounts and Reports) regulations 2008.

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.

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2022

		2022 £	2021 £
Freehold Property	Note 4	14,848	14,848
Investments	5	415,755	412,411
Cash at Bank and in Hand		<u>15,756</u>	<u>8,248</u>
		446,359	435,507
		=====	=====
Represented By:			
Income Funds			
Restricted		203,897 (a)	169,850
Unrestricted		<u>242,462 (b)</u>	<u>265,657</u>
		446,359	435,507
		=====	=====

Notes: (a): *Housing Fund* = £ 179,088 (see p9)
 Freehold property = £ 14,848 see p8)
 Cash at bank = £ 9,961
 £203,897

(b): *General Fund* = £ 236,667 (see p9)
 Cash at bank = £ 5,795
 £242,462

NOTES

1. There were no known contingent liabilities at 30th June 2022
2. There were no capital commitments at 30th June 2022

These Financial Statements were approved by the Trustees on 25 October 2022

and signed on their behalf by:

(Chair) *Iain McDonald*

(Trustee) *R J Abbott*

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 30TH JUNE 2022

	<u>Note</u>	<u>General Fund</u>	<u>Housing Fund</u>	<u>Total</u>	<u>2021</u>
<u>Receipts</u>					
Dividends & Interest	2	14,351		14,351	14,098
Wayleave (BT phone line)		37	--	37	37
Residents Contributions			35,992	35,992	27,840
Sale of Investments		10,000		10,000	10,000
Transfer from Housing		12,000		12,000	10,000
Sundries		---	---	=	<u>340</u>
		36,388	35,992	72,380	62,315
		-----	-----		-----
<u>Payments</u>					
Management Costs	3	35,587	17,286	52,873	75,765
Transfer to General		---	12,000	12,000	10,000
		35,587	29,286	60,873	85,765
		-----	-----	-----	-----
<u>Surplus (Deficit)</u>					
		801	6,706	7,507	(23,450)
		=====	=====	=====	=====

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

1. ACCOUNTING POLICIES

Basis of Accounting. The statement of accounts has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 and the Charities (Accounts and Reports) regulations 2008.

The Accounts are prepared on a receipt and payment basis under section 133 of the Charities Act 2011. An examination is carried out under section 145(1) of the Charities Act 2011, but section 144(1) (audit) of the Charities Act 2011 does not apply.

Gifts in Kind. The Charity receives the benefit of work carried out by volunteers, and receives the use of facility and equipment without charge; no value is placed on these items.

Taxation. As a registered Charity, the Association benefits from Rates relief and is generally exempt from Income Tax and Capital Gains Tax, but not from VAT. Irrecoverable VAT is included in the cost of those items to which it relates.

Investments. Investments are stated at market value.

2. INVESTMENT INCOME (DIVIDENDS AND INTEREST)

	<u>2022</u>	<u>2021</u>
	£	£
CCLA COIF Charity Funds		
Property Fund	7,043	6,540
Ethical Fund	<u>7,308</u>	<u>7,558</u>
Total	14,351	14,098

INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

3. MANAGEMENT AND ADMINISTRATION COSTS	2022	2021
	£	£
<u>GENERAL FUND</u>		
Chaplain / Manager Honorarium	5,520	5,200
Chaplain expenses (new laptop)	---	350
Telephone/broadband	360	360
Insurance	1,046	1,095
Council Tax	2,395	2,502
Water Rates	169	147
Christmas Gifts	300	250
Administration & Sundry Expenses (website fee)	30	197
Church garden redesign and planting	---	1,320
Church Organ refurbishment	---	2,362
Maintenance: Church and Manse (see schedule p7)	<u>25,767</u>	<u>23,689</u>
Total	35,587	37,472
 <u>HOUSING FUND</u>		
Insurance	1,229	1,160
Garden	1,989	1,564
Garden Shed	1,476	---
Concessionary TV licences (delayed payment 2022)	---	23
Subscriptions (Almshouse Assn + Housing Ombudsman)	267	288
Transfer to General	12,000	10,000
No 7 Council Tax	182	1,909
No 7 Electricity bill	14	---
Refund to Jane Chubb (overpaid monthly charge)	505	---
Administration	74	---
Property Maintenance (see schedule p7)	<u>11,550</u>	<u>23,349</u>
Total	29,286	38,293

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Cont....

MANAGEMENT AND ADMINISTRATION COSTS	2022
<u>Property repairs and maintenance</u>	£

GENERAL FUND
repairs & maintenance to Church, Manse and grounds

Manse Boiler heating oil	1,831
Manse windows deposit	4,958
Planning permission fees	258
Manse extractor fans	864
Manse roof tiles	1,304
Manse mould treatment	720
Manse side trench + gravel	809
Manse deposit on heat pump	4,528
Holiday let (during Manse work) : deposit	2,085
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Summerhouse	558
Wash house water main	451
Chapel: lock for organ	47
Chapel vault: pump repair + clear drain	182
Chapel roof	416
Chapel deposit on windows	6,145
Washroom/toilet	48
Chubb Fire extinguisher maintenance	174
	25,767

HOUSING FUND
repairs & maintenance to cottages

No 4 windows secondary glazing	5,216
Misc external work	1,159
No 1 window repair	115
No 2 heating service	81
EPC certificates	420
No 4 hot water tank + valve	185
Misc items (inc No 4 external light)	1,122
Fences and gates + No 7 shed	851
No 3 kitchen floor	86
No 7 new oven	520
Gatepost in meadow + outhouse roof repair	111
No 3 leakage	79
No 6 mould removal and repaint	305
General rubbish clearance	140
Septic Tank empty x 2	370
Drain blockages	790
	11,550

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Cont....

4. <u>TANGIBLE FIXED ASSETS</u>	<u>Freehold Land and Buildings</u>
<u>Cost</u>	£
Balance at 1 July 2021	29,747

Balance at 30 June 2022	29,747

 <u>Housing Association Grant</u>	
Balance at 1 July 2021	14,899

Balance at 30 June 2022	14,899

Net Book Value at 30 June 2021	14,848
	=====
Net Book Value at 30 June 2022	14,848
	=====

Cottages 1,2 and 3 were built in 1969 at a cost of £9,092 and were financed partly from internal funding and partly from an interest free loan from the Charity's General Fund out of a gift from the Devon and Cornwall Congregational Union.

Cottage 4 was part of the original endowment and created by the amalgamation of original almshouses 4 & 5.

Cottages 6 and 7 were built in 1978 at a cost of £20,655 and were financed by a loan from East Devon District Council (now repaid) and partly from a grant of £14,899 from the Department of the Environment and partly from an interest free loan from the Charity's General Trust Fund out of a gift from the Devon and Cornwall Congregational Union.

Note: The Charity has no legal right to dispose of the properties other than by transfer to another charity at the nominal book value, representing original costs less the Housing Association Grant (which might have to be re-paid). Any proposal for sale must be in consultation with the Charity Commission with the expectation that sale proceeds are used for the re-provision of almshouses.

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THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Cont...

5. <u>INVESTMENTS</u>		<u>2022</u>	<u>2021</u>
<u>GENERAL FUND</u>	Price p	Value £	Value £
No of shares			
88,894.15 COIF Ethical Investment Fund (2021)			260,664
85,559.93 COIF Ethical Investment Fund (2022)	276.61	236,667	
Allocated to:			
A) Extraordinary Repair Fund		150,000	150,000
B) Cyclical Maintenance Fund		<u>86,667</u>	<u>110,664</u>
General Fund Total		236,667	260,664
 <u>HOUSING FUND</u>			
No of shares			
125,767.13 COIF Charity Property Fund (2021)	137.44	172,854	145,525
COIF Charities Deposit Fund		<u>6,234</u>	6,222
		179,088	
Allocatged to:			
A) Extraordinary Repair Fund		100,000	100,000
B) Cyclical Maintenance Fund		<u>79,088</u>	<u>51,747</u>
Housing Fund Total		179,088	151,747
 TOTAL		415,755	412,411

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Con't...

SUMMARY OF FUNDS

Investments	<u>2022</u>	<u>2021</u>
General Trust (Extraordinary Repair Fund)	150,000	150,000
General Fund (maintenance)	86,667	110,644
 Housing Fund (Extraordinary Repair Fund)	 100,000	 100,000
Housing Fund (maintenance)	79,088	51,747
	-----	-----
Total	415,755 =====	412,411 =====

APPENDIX

POINT-IN-VIEW CHURCH STATEMENT OF ASSETS AND LIABILITIES AT 30.06.2022

TSB Current Account

Bank Balance as at 30.06.2022	£17,230.10	Bank Balance as at 30.06.2021	£19,393.96
Less cheques not yet presented	<u>£17,230.10</u>	Less cheques not presented	<u>£19,393.96</u>

COIF Deposit Account

2021/2022 Balance c/f		2020/2021 Balance c/f	£9,755.13
Interest		Interest	£3.77
Balance at 30 June 2022 (gained £. 17.92)	<u>£9,776.82</u>	Balance at 30 June 2021 (gained £.77)	<u>£9,758.90</u>

COIF Managed Fund

2020/2021		2020/2021	
Initial investment 9 January 2014	£20,000.00	Initial investment 9 January 2014	£20,000.00
Value at 30 June 2022 (loss £1098.25)	<u>£41,771.63</u>	Value at 30 June 2021 (gained £6553.58)	<u>£42,869.88</u>

NOTE: These accounts are prepared on the "Receipts & Payments" basis and comply with the appropriate legal requirements.

Signed: 
R Abbott

Treasurer

POINT-IN-VIEW CHURCH ACCOUNTS FOR YEAR ENDING 30.6.2022

RECEIPTS and PAYMENTS ACCOUNT

	RECEIPTS	
	2021/2022	2020/2021
		£
Offerings (including £875 Charity Aid Found.)	£8,369.00	£5,059.70
Tax Refund 2021/22	£1,229.08	£1,061.75
Tax Refund for 2021/2022 (will appear in 2022/2023 accounts)		
Visitors Boxes and donations	£12.30	
<u>SPECIAL EVENTS</u>		
	£9,610.38	£6,121.45
Gift Day	-	-
Weddings	£200.00	£50.00
Concert	-	-
Funeral		
	£200.00	£32.50
		£82.50
 <u>IN MEMORIAM</u>		
Miss Sheila Midgley	-	£5,000.00
Daphne Hammond	£500.00	-
	£500.00	£5,000.00
 <u>MISCELLANEOUS</u>		
VAT Refund for organ repair cost	£393.60	-
	£393.60	
	£10,703.98	£11,203.95
	=====	=====
 Net receipts for year	-£1,895.07	-£8,955.08
Cash Balance at 30/6 last year	£19,393.96	£28,349.04
Balance as at 30/06 this year	£17,230.10	£19,393.96

RECEIPTS and PAYMENTS ACCOUNT

PAYMENTS

	2021/ 2022	2020/ 2021	
<u>MINISTRY</u>			
Expenses & Pulpit supplies and		£921.84	
Standing Orders	£3,554.34	£500.00	
	-		£1,421.84
	£3,554.34		
<u>MISSION & CHARITIES</u>			
Samaritans	£100.00	-	
Exmouth Open Door Centre	£1,200.00	£300.00	
Christian Aid	£200.00	£1,325.00	
Medicins sans Frontieres(MSF)	-	-	
URC Ministry & Mission	£500.00	-	
Shelter Box Trust	£200.00	-	
Quiet Garden	-	£40.00	
Esteem	-	£400.00	
Exmouth Friends in need	£400.00	£300.00	
Exmouth Food Bank	£250.00	£500.00	
Small Pilgrim places	£15.00	-	
Embrace the Middle East	-	£300.00	
Alzheimers Society	-	-	
British Red Cross (Ukraine)	£1,500.00	-	
			£3,165.00
	£4,365.00		
<u>MAINTENANCE & REPAIR</u>			
Cleaning	£100.00	£620.00	
Organ	£162.00	£156.00	
Gardening	-	£786.29	
Church electricity Bulb Energy	£1,080.31	£930.03	
Dehumidifier	-	£216.08	
Tent	£210.00	£11,160.00	
Shift it Waste (£72 + £60)	£132.00	£1,330.00	
			£15,198.40
	£1,684.31		
<u>MISCELLANEOUS</u>			
Duplicating & other expenses	£475.16	£121.79	
Sundries - catering (Pasties for anniversary	£54.43	-	
Jurassic Fibre	£210.00	-	
CCLI	-	£112.00	
Tent charges £189 + £1430	£1,619.00	-	
Fundfiler	£85.00	£85.00	
Taxi costs	£70.00	£40.00	
Easel	£95.54		£358.79
Stationary & Postage	£61.65		£20,144.03
Decorations	£200.00		
Cheque 081	£27.99		
MFG Ottery St Mary	£10.98		
ICS Cheque 082	£85.35		
ICS cheque payment various	£10.30		
Cheque 090	£25.00		
	£3,030.40		
	£12,634.05		

THE CHARITY OF MARY PARMINTER

REGISTERED CHARITY NO. 210057

ACCOUNTS

FOR THE YEAR ENDED

30 JUNE 2022

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE MARY PARMINTER TRUST – REG. CHARITY NO: 210057

Report on the accounts of the charity for the year ended 30th June 2022 as set out on pages 3 - 10

Respective responsibilities of the trustees and the examiner

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

Basis of independent examiner's report

The examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 an audit opinion is not expressed.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

- (1) which gives me reasonable cause to believe that in any material respect the requirements
- to keep accounting records in accordance with the 2011 Act; and
 - to prepare accounts which accord with the accounting policies and to comply with the accounting requirements of the 2011 Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

NAME:



Dr. Ian Harrison

DATE: 24.09.2022

SIGNIFICANT INFORMATION

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde in order that its income be applied in:

1. Paying the stipend and expenses to the Chaplain
2. For the benefit of the residents of the Charity or any of them in such manner as the Trustees think fit.

The Charity is regulated by the Charity Commissioners Scheme dated 24 January 2012, amended 31 January 2017. Registered Number 210057.

Officers: as at 30 June 2022

Chair:	Rev. Iain McDonald	1 Coastguard Cottages, Dawlish EX7 0BT
Clerk & Treasurer:	Mrs. Sheila Brain	42 Lovelace Crescent, Exmouth EX8 3PR
Trustees	Mr Reg Abbott Rev. Michael Diffey Mr Robert Jones Miss Pat Kelly Mr. David Lee Mrs. Ruth Pickard	16 St Margarets View, Exmouth EX8 5BJ Pontevedra, Exmouth Road, Ebford EX3 0QW 52 Brixington Lane, Exmouth EX8 4JG 28 Parkside Drive, Exmouth EX8 4LB 255 Exeter Road, Exmouth EX8 3NQ 27 Parkside Drive, Exmouth EX8 4LB
Chaplain:	Rev. M. Nicholls	The Manse, Point-in-View, Summer Lane, Exmouth EX8 5BD
The Correspondent:	Mrs. Sheila Brain	42 Lovelace Crescent, Exmouth EX8 3PR
Bankers:	Nat. West Bank PLC	94 High Street, Honiton, Devon. EX14 1JL
Independent Examiner:	Dr Ian Harrison	21 Barton Close, Exton, Exeter, Devon EX3 0PE
Solicitor:	WBW Solicitors	9 Southernhay West, Exeter, Devon EX1 1JG
Situation:		Point-in-View, Summer Lane, Exmouth EX8 5BD
Telephone:		Chaplain 01395 260178 The Correspondent 01395 279937

Trustees' responsibility for the Accounts

Charity Law requires the Trustees to prepare Statements of Account for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources for that period. In preparing those Financial Statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to presume that the Charity will continue in operation;
- To value assets and liabilities in accordance with the Statement of Recommended Practice Accounting by Charities (SORP)

The Trustees are responsible for keeping proper accounting records, which are sufficient to show and explain the Charity's transactions and to disclose with reasonable accuracy at any time the financial position of the Association, and to enable them to ensure that any statements of account comply with the requirements for the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 (SORP) and the Charities (Accounts and Reports) regulations 2008.

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.

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2022

		2022 £	2021 £
Freehold Property	Note 4	14,848	14,848
Investments	5	415,755	412,411
Cash at Bank and in Hand		<u>15,756</u>	<u>8,248</u>
		446,359	435,507
		=====	=====
Represented By:			
Income Funds			
Restricted		203,897 (a)	169,850
Unrestricted		<u>242,462 (b)</u>	<u>265,657</u>
		446,359	435,507
		=====	=====

Notes: (a): *Housing Fund* = £ 179,088 (see p9)
 Freehold property = £ 14,848 see p8)
 Cash at bank = £ 9,961
 £203,897

(b): *General Fund* = £ 236,667 (see p9)
 Cash at bank = £ 5,795
 £242,462

NOTES

1. There were no known contingent liabilities at 30th June 2022
2. There were no capital commitments at 30th June 2022

These Financial Statements were approved by the Trustees on 25 October 2022

and signed on their behalf by:

(Chair) *Iain McDonald*

(Trustee) *R J Abbott*

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 30TH JUNE 2022

	<u>Note</u>	<u>General Fund</u>	<u>Housing Fund</u>	<u>Total</u>	<u>2021</u>
<u>Receipts</u>					
Dividends & Interest	2	14,351		14,351	14,098
Wayleave (BT phone line)		37	--	37	37
Residents Contributions			35,992	35,992	27,840
Sale of Investments		10,000		10,000	10,000
Transfer from Housing		12,000		12,000	10,000
Sundries		---	---	=	<u>340</u>
		36,388	35,992	72,380	62,315
		-----	-----		-----
<u>Payments</u>					
Management Costs	3	35,587	17,286	52,873	75,765
Transfer to General		---	12,000	12,000	10,000
		35,587	29,286	60,873	85,765
		-----	-----	-----	-----
<u>Surplus (Deficit)</u>					
		801	6,706	7,507	(23,450)
		=====	=====	=====	=====

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

1. ACCOUNTING POLICIES

Basis of Accounting. The statement of accounts has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 and the Charities (Accounts and Reports) regulations 2008.

The Accounts are prepared on a receipt and payment basis under section 133 of the Charities Act 2011. An examination is carried out under section 145(1) of the Charities Act 2011, but section 144(1) (audit) of the Charities Act 2011 does not apply.

Gifts in Kind. The Charity receives the benefit of work carried out by volunteers, and receives the use of facility and equipment without charge; no value is placed on these items.

Taxation. As a registered Charity, the Association benefits from Rates relief and is generally exempt from Income Tax and Capital Gains Tax, but not from VAT. Irrecoverable VAT is included in the cost of those items to which it relates.

Investments. Investments are stated at market value.

2. INVESTMENT INCOME (DIVIDENDS AND INTEREST)

	<u>2022</u>	<u>2021</u>
	£	£
CCLA COIF Charity Funds		
Property Fund	7,043	6,540
Ethical Fund	<u>7,308</u>	<u>7,558</u>
Total	14,351	14,098

INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

3. MANAGEMENT AND ADMINISTRATION COSTS	2022	2021
	£	£
<u>GENERAL FUND</u>		
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Chaplain expenses (new laptop)	---	350
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THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Cont....

MANAGEMENT AND ADMINISTRATION COSTS	2022
<u>Property repairs and maintenance</u>	£

GENERAL FUND

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THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Cont....

4. <u>TANGIBLE FIXED ASSETS</u>	<u>Freehold Land and Buildings</u>
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Balance at 30 June 2022	29,747

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Balance at 1 July 2021	14,899

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Note: The Charity has no legal right to dispose of the properties other than by transfer to another charity at the nominal book value, representing original costs less the Housing Association Grant (which might have to be re-paid). Any proposal for sale must be in consultation with the Charity Commission with the expectation that sale proceeds are used for the re-provision of almshouses.

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THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Cont...

5. <u>INVESTMENTS</u>		<u>2022</u>	<u>2021</u>
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No of shares			
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COIF Charities Deposit Fund		<u>6,234</u>	6,222
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Housing Fund Total		179,088	151,747
 TOTAL		415,755	412,411

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Con't...

SUMMARY OF FUNDS

Investments	<u>2022</u>	<u>2021</u>
General Trust (Extraordinary Repair Fund)	150,000	150,000
General Fund (maintenance)	86,667	110,644
 Housing Fund (Extraordinary Repair Fund)	 100,000	 100,000
Housing Fund (maintenance)	79,088	51,747
	-----	-----
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APPENDIX

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Balance at 30 June 2022 (gained £. 17.92)	<u>£9,776.82</u>	Balance at 30 June 2021 (gained £.77)	<u>£9,758.90</u>

COIF Managed Fund

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Initial investment 9 January 2014	£20,000.00	Initial investment 9 January 2014	£20,000.00
Value at 30 June 2022 (loss £1098.25)	<u>£41,771.63</u>	Value at 30 June 2021 (gained £6553.58)	<u>£42,869.88</u>

NOTE: These accounts are prepared on the "Receipts & Payments" basis and comply with the appropriate legal requirements.

Signed: 
R Abbott

Treasurer

POINT-IN-VIEW CHURCH ACCOUNTS FOR YEAR ENDING 30.6.2022

RECEIPTS and PAYMENTS ACCOUNT

	RECEIPTS	
	2021/2022	2020/2021
		£
Offerings (including £875 Charity Aid Found.)	£8,369.00	£5,059.70
Tax Refund 2021/22	£1,229.08	£1,061.75
Tax Refund for 2021/2022 (will appear in 2022/2023 accounts)		
Visitors Boxes and donations	£12.30	
<u>SPECIAL EVENTS</u>		
	£9,610.38	£6,121.45
Gift Day	-	-
Weddings	£200.00	£50.00
Concert	-	-
Funeral		
	£200.00	£32.50
		£82.50
 <u>IN MEMORIAM</u>		
Miss Sheila Midgley	-	£5,000.00
Daphne Hammond	£500.00	-
	£500.00	£5,000.00
 <u>MISCELLANEOUS</u>		
VAT Refund for organ repair cost	£393.60	-
	£393.60	
	£10,703.98	£11,203.95
	=====	=====
 Net receipts for year	-£1,895.07	-£8,955.08
Cash Balance at 30/6 last year	£19,393.96	£28,349.04
Balance as at 30/06 this year	£17,230.10	£19,393.96

RECEIPTS and PAYMENTS ACCOUNT

PAYMENTS

	2021/ 2022	2020/ 2021
<u>MINISTRY</u>		
Expenses & Pulpit supplies and		£921.84
Standing Orders	£3,554.34	£500.00
	-	£1,421.84
	£3,554.34	
<u>MISSION & CHARITIES</u>		
Samaritans	£100.00	-
Exmouth Open Door Centre	£1,200.00	£300.00
Christian Aid	£200.00	£1,325.00
Medicins sans Frontieres(MSF)	-	-
URC Ministry & Mission	£500.00	-
Shelter Box Trust	£200.00	-
Quiet Garden	-	£40.00
Esteem	-	£400.00
Exmouth Friends in need	£400.00	£300.00
Exmouth Food Bank	£250.00	£500.00
Small Pilgrim places	£15.00	-
Embrace the Middle East	-	£300.00
Alzheimers Society	-	-
British Red Cross (Ukraine)	£1,500.00	-
	£4,365.00	£3,165.00
<u>MAINTENANCE & REPAIR</u>		
Cleaning	£100.00	£620.00
Organ	£162.00	£156.00
Gardening	-	£786.29
Church electricity Bulb Energy	£1,080.31	£930.03
Dehumidifier	-	£216.08
Tent	£210.00	£11,160.00
Shift it Waste (£72 + £60)	£132.00	£1,330.00
	£1,684.31	£15,198.40
<u>MISCELLANEOUS</u>		
Duplicating & other expenses	£475.16	£121.79
Sundries - catering (Pasties for anniversary	£54.43	-
Jurassic Fibre	£210.00	-
CCLI	-	£112.00
Tent charges £189 + £1430	£1,619.00	-
Fundfiler	£85.00	£85.00
Taxi costs	£70.00	£40.00
Easel	£95.54	£358.79
Stationary & Postage	£61.65	£20,144.03
Decorations	£200.00	
Cheque 081	£27.99	
MFG Ottery St Mary	£10.98	
ICS Cheque 082	£85.35	
ICS cheque payment various	£10.30	
Cheque 090	£25.00	
	£3,030.40	
	£12,634.05	

Accounts

MARY PARMINTER CHARITY
ANNUAL REPORT OF TRUSTEES
Year ending 30.06 2021

PART 1: THE CHARITY

The Charity is controlled by a Charity Commission Scheme dated 24 January 2012 (ref 851/1112) amended May 2017, and is Registered Charity No. 210057. The Incorporation of the Trustees of the Mary Parminter Charity was sealed on 28th October 1993.

Details of the structure of the Charity and its Officers and Advisers are set out on page 2 of the Accounts.

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde, Exmouth (now a National Trust property). In 1811 they completed a building on part of their estate situated in Summer Lane, Exmouth, consisting of a Chapel, School and Almshouses in the middle of a 3-acre field known as Point-in-View. There was one building containing the Chapel, Schoolroom (closed in 1901) and 4 tiny almshouses for “poor spinsters of not less than 50 years and of good character and possessed of some independent means”. Provision was also made for the appointment and payment of a Chaplain to care for the residents and lead worship at the Chapel.

A manse was built in 1829 as a residence for the Chaplain and is occupied by the current Chaplain who also has oversight of the properties and exercises pastoral care to the almswomen. Services of Worship are held every Sunday morning in the Chapel.

In 1969 it was decided that the old almshouses needed to be replaced to meet modern housing standards and three new bungalows were erected with two further bungalows built in 1977. The four dwellings within the original building were reduced to two with shared facilities and in 1996 these were converted into a single dwelling, plus a Community Room and kitchen attached to the Chapel, with a toilet for the disabled in the out-building. The work was completed in 1997.

There is no longer an age limit attached to residence, but preference is still given to older single women in need of housing and with limited financial means. The Charity is a member of the Almshouses Association and the management of the properties is in keeping with the guidelines issued by the Association.

PART 2: THE ACCOUNTS

The Accounts are in a format required to comply with the Charities Act 2011 and the Regulations of 2005 and 2008 for a Charity with under £250,000 annual income and for Receipts and Payments Accounting. The Trustees maintain two separate funds, the General Fund (unrestricted) which may under the Scheme be applied as appropriate "in furthering the objects of the charity", and the Housing Fund (restricted) which is for use related to the maintenance and repair of the residential properties. Investments are managed by the investment management company CCLA.

The Housing Fund relates solely to the income and expenditure of providing almshouse accommodation and is required to be self-supporting and non-profit-making. The Housing Fund has an ERF (Extraordinary Repair Fund), which at 30.06.2021 had a market value of £100,000, and a Maintenance and Administration Fund with a market value of £51,747 (page 10). Repairs and Maintenance of the Housing accommodation were carried out during the year at a cost of £23,349. This is an increase on the previous year, due to the need to carry out work which had been deferred during that year because of the lockdown caused by the Coronavirus pandemic. Income from residents was reduced because one cottage remained empty throughout the year because of the pandemic.

The General Trust Fund relates to the provision of the Chapel building for worship and the Manse for the resident Chaplain, along with the payment of an honorarium to the Chaplain. There is an ERF for the Chapel and Manse, which at 30.06.2019 had a market value of £150,000, and a Maintenance and Administration Fund (unrestricted) with a market value of £110,644 (page 10). Repairs and maintenance on the Chapel and Manse amounted to £23,689. This was also an increase on the previous year, due to work being deferred for a year.

Separate funds are generated by the members of the Church congregation for the running costs of the chapel and its worship, and for the related expenses of the Chaplain. The Church accounts are attached as an appendix to the Charity accounts.

RESIDENTS: One cottage had been vacated in 2020 and remained empty throughout the year because the pandemic interrupted the normal procedure for finding a suitable candidate. A new resident moved in in July 2021 and all cottages are now occupied.

ACTIVITIES: The Trustees have continued their policy of maintaining and improving the cottages, and supporting the Church community.

TRUSTEES: There were no changes to the Trustees during the course of the year.

Signed:

CHAIR:



Revd Iain McDonald

CLERK:



Mrs Sheila Brain

09 November 2021

THE CHARITY OF MARY PARMINTER

REGISTERED CHARITY NO. 210057

ACCOUNTS

FOR THE YEAR ENDED

30 JUNE 2021

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES
OF THE MARY PARMINTER TRUST – REG. CHARITY NO: 210057

Report on the accounts of the charity for the year ended 30th June 2021 as set out on pages 3 - 10

Respective responsibilities of the trustees and the examiner

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

Basis of independent examiner's report

The examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 an audit opinion is not expressed.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

- (1) which gives me reasonable cause to believe that in any material respect the requirements
- to keep accounting records in accordance with the 2011 Act; and
 - to prepare accounts which accord with the accounting policies and to comply with the accounting requirements of the 2011 Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

NAME:



Dr. Ian Harrison

DATE:

16. 09. 2021

SIGNIFICANT INFORMATION

The Charity was founded under a Trust Deed of 1813 by Jane and Mary Parminter then living at A La Ronde in order that its income be applied in:

1. Paying the stipend and expenses to the Chaplain
2. For the benefit of the residents of the Charity or any of them in such manner as the Trustees think fit.

The Charity is regulated by the Charity Commissioners Scheme dated 24 January 2012, amended 31 January 2017. Registered Number 210057.

Officers: as at 30 June 2021

Chair:	Revd. Iain McDonald	1 Coastguard Cottages, Dawlish EX7 0BT
Clerk & Treasurer:	Mrs. Sheila Brain	42 Lovelace Crescent, Exmouth EX8 3PR
Trustees	Mr Reg Abbott Mrs Margaret Blake: Revd. Michael Diffey Mr Robert Jones Miss Pat Kelly Mr. David Lee Mrs. Ruth Pickard	16 St Margarets View, Exmouth EX8 5BJ 243a Exeter Rd, Exmouth, EX8 3NA Pontevedra, Exmouth Road, Ebford EX3 0QW 52 Brixington Lane, Exmouth EX8 4JG 28 Parkside Drive, Exmouth EX8 4LB 255 Exeter Road, Exmouth EX8 3NQ 27 Parkside Drive, Exmouth EX8 4LB
Chaplain:	Revd. M. Nicholls	The Manse, Point-in-View, Summer Lane, Exmouth EX8 5BD
The Correspondent:	Mrs. Sheila Brain	42 Lovelace Crescent, Exmouth EX8 3PR
Bankers:	Nat. West Bank PLC	94 High Street, Honiton, Devon. EX14 1JL
Independent Examiner:	Dr Ian Harrison	21 Barton Close, Exton, Exeter, Devon EX3 0PE
Solicitor:	WBW Solicitors	9 Southernhay West, Exeter, Devon EX1 1JG
Situation:		Point-in-View, Summer Lane, Exmouth EX8 5BD
Telephone:		Chaplain 01395 260178 The Correspondent 01395 279937

Trustees' responsibility for the Accounts

Charity Law requires the Trustees to prepare Statements of Account for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources for that period. In preparing those Financial Statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to presume that the Charity will continue in operation;
- To value assets and liabilities in accordance with the Statement of Recommended Practice Accounting by Charities (SORP)

The Trustees are responsible for keeping proper accounting records, which are sufficient to show and explain the Charity's transactions and to disclose with reasonable accuracy at any time the financial position of the Association, and to enable them to ensure that any statements of account comply with the requirements for the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 (SORP) and the Charities (Accounts and Reports) regulations 2008.

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.

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
STATEMENT OF ASSETS AND LIABILITIES AT 30 JUNE 2021

		2021 £	2020 £
	Note		
Freehold Property	4	14,848	14,848
Investments	5	412,411	384,464
Cash at Bank and in Hand		<u>8,248</u>	<u>21,698</u>
		435,507	421,010
		<u>435,507</u>	<u>421,010</u>
Represented By:			
Income Funds:			
Restricted		169,850 (a)	166,925
Unrestricted		<u>265,657 (b)</u>	<u>254,085</u>
		<u>435,507</u>	<u>421,010</u>

Notes: (a): Housing Fund = £ 151,747 (see p9)
Freehold property = £ 14,848 see p8)
Cash at bank = £ 3,255
£169,850

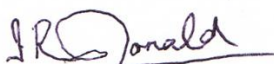
(b): General Fund = £ 260,664 (see p9)
Cash at bank = £ 4,993
£265,657

NOTES

1. There were no known contingent liabilities at 30th June 2021
2. There were no capital commitments at 30th June 2021

These Financial Statements were approved by the Trustees on 19 October 2021

and signed on their behalf by:

(Chair) 

(Trustee) 

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 30TH JUNE 2021

	<u>Note</u>	<u>General Fund</u>	<u>Housing Fund</u>	<u>Total</u>	<u>2020</u>
<u>Receipts</u>					
Dividends & Interest	2	14,098		14,098	11,175
Wayleave (BT phone line)		37	--	37	38
Residents Contributions			27,840	27,840	30,645
Sale of Investments		10,000		10,000	204
Transfer from Housing		10,000		10,000	---
Sundries		<u>340</u>	---	<u>340</u>	<u>200</u>
		34,475	27,840	62,315	42,262
		-----	-----		-----
<u>Payments</u>					
Management Costs	3	37,472	38,293	75,765	26,355
Transfer to General		---	10,000	10,000	15,000
		-----	-----	-----	-----
		37,472	48,293	85,765	41,355
		-----	-----		-----
<u>Surplus (Deficit)</u>		(2,997)	(20,453)	(23,450)	907
		=====	=====	=====	=====

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

1. ACCOUNTING POLICIES

Basis of Accounting. The statement of accounts has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities 2005 and the Charities (Accounts and Reports) regulations 2008.

The Accounts are prepared on a receipt and payment basis under section 133 of the Charities Act 2011. An examination is carried out under section 145(1) of the Charities Act 2011, but section 144(1) (audit) of the Charities Act 2011 does not apply.

Gifts in Kind. The Charity receives the benefit of work carried out by volunteers, and receives the use of facility and equipment without charge; no value is placed on these items.

Taxation. As a registered Charity, the Association benefits from Rates relief and is generally exempt from Income Tax and Capital Gains Tax, but not from VAT. Irrecoverable VAT is included in the cost of those items to which it relates.

Investments. Investments are stated at market value.

2. INVESTMENT INCOME (DIVIDENDS AND INTEREST)

	<u>2021</u>	<u>2020</u>
	£	£
NAACIF:Income Shares	---	142
M&G Charifund Income Shares	---	342
M&G Charibond Income Shares	---	24
COIF:		
Property Fund	6,540	5,198
Ethical Fund	<u>7,558</u>	<u>5,469</u>
Total	14,098	11,175

INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

3. MANAGEMENT AND ADMINISTRATION COSTS	2021	2020
	£	£
<u>GENERAL FUND</u>		
Chaplain / Manager Honorarium	5,200	5,040
Chaplain expenses	350	---
Telephone/broadband	360	360
Insurance	1,095	991
Council Tax	2,502	2390
Water Rates	147	161
Christmas Gifts	250	300
P.M. Kelly gift	---	250
Administration & Sundry Expenses	197	134
Church garden redesign and planting	1,320	---
Church Organ refurbishment	2,362	---
Maintenance: Church and Manse (see schedule p7)	<u>23,689</u>	<u>5,448</u>
Total	37,472	15,074
 <u>HOUSING FUND</u>		
Insurance	1,160	1,164
Garden	1,564	1,496
Concessionary TV licences	23	15
Subscriptions (Almshouse Assn + Housing Ombudsman)	288	267
Transfer to General	10,000	---
Landscaping	---	2,424
No 7 Council Tax	1,909	---
Property Maintenance (see schedule p7)	<u>23,349</u>	<u>5,915</u>
Total	38,293	11,281

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

Cont....

MANAGEMENT AND ADMINISTRATION COSTS	2021
<u>Property repairs and maintenance</u>	£

GENERAL FUND

repairs & maintenance to Church, Manse and grounds

Manse Boiler heating oil	1,543
Manse boiler repair & service	413
Replacement oil tank	594
Manse bathroom	8,580
Manse misc repairs/maintenance	363
Manse end wall + guttering	5,530
Manse roof inc scaffolding	3,210
Manse bedroom redecoration	360
Manse bedroom carpets	1,195
Manse cooker + installation	804
Chapel repairs & paintwork	759
Chapel vault: pump and hose	153
Chubb Fire extinguisher maintenance	185
	<u>23,689</u>

HOUSING FUND

repairs & maintenance to cottages

Nos 6 & 7 bathroom	14,214
No 3 TV aerial	162
Wasp nest disposal	108
No 6 expansion vessel	148
No 3 window hinges	100
No 4 redecoration	1,340
Nos 1,2,3 outside handrails	3,298
Front entrance wall	1,450
No 3 window blinds	165
No 7 carpet	680
Misc small items	413
Misc including No 7 rear wall paint + fencing	901
Septic Tank empty x 2	370
	<u>23,349</u>

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

Cont....

4. <u>TANGIBLE FIXED ASSETS</u>	<u>Freehold Land and Buildings</u>
<u>Cost</u>	£
Balance at 1 July 2019	29,747

Balance at 30 June 2020	29,747

 <u>Housing Association Grant</u>	
Balance at 1 July 2019	14,899

Balance at 30 June 2020	14,899

Net Book Value at 30 June 2019	14,848
	=====
Net Book Value at 30 June 2020	14,848
	=====

Cottages 1,2 and 3 were built in 1969 at a cost of £9,092 and were financed partly from internal funding and partly from an interest free loan from the Charity's General Fund out of a gift from the Devon and Cornwall Congregational Union.

Cottage 4 was part of the original endowment and created by the amalgamation of original almshouses 4 & 5.

Cottages 6 and 7 were built in 1978 at a cost of £20,655 and were financed by a loan from East Devon District Council (now repaid) and partly from a grant of £14,899 from the Department of the Environment and partly from an interest free loan from the Charity's General Trust Fund out of a gift from the Devon and Cornwall Congregational Union.

Note: The Charity has no legal right to dispose of the properties other than by transfer to another charity at the nominal book value, representing original costs less the Housing Association Grant (which might have to be re-paid). Any proposal for sale must be in consultation with the Charity Commission with the expectation that sale proceeds are used for the re-provision of almshouses.

:

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

Cont...

5. INVESTMENTS

		<u>2021</u>	<u>2020</u>
	Price p	Value £	Value £
<u>GENERAL FUND</u>			
No of shares			
92,601.42 COIF Ethical Investment Fund (2020)			239,875
88,894.15 COIF Ethical Investment Fund (2021)	293.23	260,664	
Allocated to:			
A) Extraordinary Repair Fund		150,000	150,000
B) Cyclical Maintenance Fund		<u>110,664</u>	<u>89,875</u>
General Fund Total		260,664	239,875
 <u>HOUSING FUND</u>			
No of shares			
67,214.22 COIF Charity Property Fund (2020)			138,369
125,767.13 COIF Charity Property Fund (2021)	115.71	145,525	
COIF Charities Deposit Fund		<u>6,222</u>	6,220
		151,747	
Allocatged to:			
A) Extraordinary Repair Fund		100,000	100,000
B) Cyclical Maintenance Fund		<u>51,747</u>	<u>44,589</u>
Housing Fund Total		151,747	144,589
 TOTAL		 412,411	 384,464

Note: Following the sale of investments with M&G in 2020 and the re-investment of the proceeds with CCLA, proposals were brought to the 2020 AGM of the Trustees for the re-allocation of the Charity's capital reserves across the Maintenance and ERF Fund. At the same time it was agreed to move the capital in the Deposit Fund from General to Housing.

THE INCORPORATED TRUSTEES OF THE CHARITY OF MARY PARMINTER
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

Con't...

SUMMARY OF FUNDS

Investments	<u>2021</u>	<u>2020</u>
General Trust (Extraordinary Repair Fund)	150,000	6,220
General Fund (maintenance)	110,644	239,875
Housing Fund (Extraordinary Repair Fund)	100,000	---
Housing Fund (maintenance)	51,747	138,369
	-----	-----
Total	<u>412,411</u> =====	<u>384,464</u> =====

APPENDIX

POINT-IN-VIEW CHURCH STATEMENT OF ASSETS AND LIABILITIES AT 30.06.2021

TSB Current Account

Bank Balance as at 30.06.2021	£19,393.96	Bank Balance as at 30.06.2020	£28,535.29
Less cheques not presented	<u>£19,393.96</u>	Less cheques not presented	<u>-£186.25</u>
			<u>£28,349.04</u>

COIF Deposit Account

2020/2021		2019/2020	
Balance c/f	£9,755.13	Balance c/f	£9,703.65
Interest	£3.77	Interest	£51.48
Balance at 30 June 2021 (gained £.77)	<u>£9,758.90</u>	Balance at 30 June 2020	<u>£9,755.13</u>

COIF Managed Fund

2020/2021		2019/20	
Initial investment 9 January 2014	£20,000.00	Initial investment 9 January 2014	£20,000.00
Value at 30 June 2021 (gained £6553.58)	<u>£42,869.88</u>	Value at 30 June 2020	<u>£36,316.29</u>

NOTE: These accounts are prepared on the "Receipts & Payments" basis and comply with the appropriate legal requirements.

Signed: 
R Abbott

Treasurer

POINT-IN-VIEW CHURCH ACCOUNTS FOR YEAR ENDING 30.6.2021

RECEIPTS and PAYMENTS ACCOUNT

	RECEIPTS	
	2020/2021	2019/ 2020
	£	£
Offerings	£5,059.70	£3,454.65
Tax Refund 2019/20	£1,061.75	£1,448.00
Tax Refund of £1229.08 for 2020/2021 (will appear in 2021/2022 accounts)		-
Visitors Boxes and donations		£188.05
<u>SPECIAL EVENTS</u>		
	£6,121.45	£5,090.70
Gift Day	-	
Weddings	£50.00	£360.00
Concert	-	-
Funeral	<u>£32.50</u>	<u>£100.00</u>
	£82.50	£460.00
<u>IN MEMORIAM</u>		
Mrs Jean Heywood	-	£255.00
Miss Sheila Midgley	£5,000.00	
		£255.00
	£5,000.00	
Coffee Morning for DHC Trust	-	£94.00
		£94.00
<u>MISCELLANEOUS</u>		
Amount wrongly deposited in our account (this was subsequently deducted)	-	£110.00
		£110.00
	£11,203.95	£6,009.70
	=====	=====
 Net Receipts for Year	 -£8,955.08	 -£3,208.13
Cash Balance at 30/6 last year	£28,349.04	£31,743.42
Balance as at 30/6 this year	£19,393.96	£28,349.04

POINT-IN-VIEW CHURCH ACCOUNTS FOR YEAR ENDING 30.6.2021
RECEIPTS and PAYMENTS ACCOUNT

PAYMENTS

	2020/ 2021	2019/ 2020
<u>MINISTRY</u>		
Expenses & Pulpit supplies	£921.84	£478.05
Standing Orders & Christmas gift for Martin	£500.00	
Pulpit Supplies	<u>-</u>	<u>£155.00</u>
	£1,421.84	£633.05
<u>MISSION & CHARITIES</u>		
Samaritans	-	£100.00
Exmouth Open Door Centre	£300.00	£300.00
Christian Aid	£1,325.00	£800.00
Medicins sans Frontieres(MSF)	-	-
URC Ministry & Mission	-	£500.00
Devon Historic Churches Trust	-	£200.00
Shelter Box Trust	-	-
Quiet Garden	£40.00	-
Esteem	£400.00	-
Exmouth Friends	£300.00	£30.00
Exmouth Community Larder	£500.00	£600.00
Sponsor James McAdam	-	£200.00
Embrace the Middle East	£300.00	-
Families in need	-	£400.00
Alzheimers Society	-	£152.00
Claire Bowes	<u>-</u>	<u>£200.00</u>
	£3,165.00	£3,482.00
<u>MAINTENANCE & REPAIR</u>		
Cleaning	£620.00	£1,350.00
Organ	£156.00	£156.00
Gardening	£786.29	£807.20
Church electricity EDF	-	£582.21
Church electricity Bulb (from December)	£930.03	£523.08
New signposts etc	-	£90.64
Martin	-	£12.49
Dehumidifier	£216.08	-
Tent	£11,160.00	-
Tent erection costs	<u>£1,330.00</u>	-
	£15,198.40	£3,521.62
<u>MISCELLANEOUS</u>		
Duplicating & other expenses	£121.79	£87.49
Sundries - catering	-	£50.00
Mens shed bird boxes	-	£330.00
Cutlery and china etc.	-	£423.50
CCLI	£112.00	£80.00
New sunshades	-	£104.00
Fundfiler	£85.00	£85.00
Cream tea caterer (Susie Cream)	-	£186.25
Small Pilgrim places	£15.00	-
Phil Kelly Thankyou gift	-	£250.00
Jenny Batten Bible study mats	-	£13.66
Andrea Bible study mats (2 x £50.04)	-	£100.08
Withdrawal of incorrect deposit	-	£111.00
Flowers	-	<u>£46.00</u>
Taxi costs	£40.00	
	<u>£373.79</u>	<u>£1,866.98</u>
	£20,159.03	£9,503.65
	=====	=====

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE MARY PARMINTER TRUST – REG. CHARITY NO: 210057

Report on the accounts of the charity for the year ended 30th June 2021 as set out on pages 3 - 10

Respective responsibilities of the trustees and the examiner

The charity's trustees are responsible for the preparation of the Accounts in accordance with the Charities Act 2011. The trustees consider that an audit is not required under section 144(2) of the Act and that an independent examination is needed. The independent examiner has the responsibility to state whether particular matters have come to their attention.

Basis of independent examiner's report

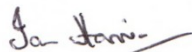
The examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items 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 an audit opinion is not expressed.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

- (1) which gives me reasonable cause to believe that in any material respect the requirements
- to keep accounting records in accordance with the 2011 Act; and
 - to prepare accounts which accord with the accounting policies and to comply with the accounting requirements of the 2011 Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

NAME:



Dr. Ian Harrison

DATE:

16. 09. 2021