



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

Period start date 01/04/2024 Period end date 31/03/2025

Charity name: The Ling Heath Charity

Charity registration number: 210284

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	According to the Governing Document for the Ling Heath Charity, the trustees must first defray from the income of the Charity the cost of repairs, insurance, and all other charges relating to the administration and management of the charity. Once these expenses have been defrayed, the trustees are required to apply the income for the benefit of the poor in Brandon.
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	<p>The Charity has in its ownership a three-bedroom cottage, 116 acres of arable land (Grade 5) and 67 acres of woodland. The trustees have administered these assets in the following manner:</p> <p>Cottage: Overseeing the letting of the cottage Maintaining the necessary insurances Carrying out repairs. This year in particular, a replacement Reverse Osmosis unit was installed in the kitchen. Following the failure of the existing borehole, the trustees commissioned a new borehole to the side of the cottage, together with a new pump and filters.</p> <p>Farm: Since 1948, the farm had been let on an Agricultural Tenancy to two generations of the same family. This tenancy came to an end this year following the death of the tenant farmer and the family's subsequent desire to end the tenancy. This meant that the trustees were now free to offer the letting of the farm as a Business Tenancy which generated a better return in rent. This increase in income helped to offset the expense of the new borehole and other water improvements.</p> <p>Helping the Poor in Brandon: The charity helps the needy in a variety of ways, for example by paying for repairs, supplying furniture, paying off bills, providing</p>

		food vouchers, providing home improvements for the disabled etc. Each request is considered by the trustees and decided by majority vote with due regard for the restrictions and provisions of the Governing Document
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 the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
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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	<p>The trustees have administered the Charity to the best of their ability.</p> <p>They have maintained and improved the physical fabric of the charity.</p> <p>They have engaged the advice and help of outside bodies when necessary.</p> <p>They have deployed the assets of the Charity in a manner likely to safeguard the buildings and land now and for the future.</p> <p>They have worked to generate the best possible income.</p> <p>The trustees have considered every request for help. The Charity made fewer grants this year because of its increased expenses, but even so, everyone who applied was granted aid.</p>
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Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Charity had an opening balance of £71,057.12 and a closing balance of £72,828.60. The cost of the new borehole and associated water costs was £20,122.80. Fortunately, some of this expense was offset by the increased rent for the farm following a change in tenancy and also the transition from an Agricultural Tenancy to a Business Tenancy. The rest of the expense was met from the Charity reserves.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The Charity's reserves are usually between £60k-£80K and this sum is kept in the current and savings account. The reserves are kept at this level since all of the charity assets are of a physical nature (cottage, farmland, barn, woodland, roads). These are in constant need of maintenance/improving/replacing/upgrading. The cottage was completely renovated five years ago. The cost of £100k was met from reserves and the reserve pot is slowly building up again.
Amount of reserves held	Para 1.22	As of 31 st March 2025, the total amount of reserves is £77,821.40
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	None

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed "An inclosure award dated the 15 th February 1810 and in pursuance of the Act 47 George III" And "in the matter of the Charities Act 1960"
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Unincorporated
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	One Ex-officio, the Rector of Brandon Two Nominative Trustees selected by the Parish Council for a period of 4 years. The persons appointed may be but need not be members of the Council. Six Co-optative trustees. These must be persons residing or carrying on business in or near the parish of Brandon

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	The Ling Heath Charity
Other name the charity uses	The Poor's Allotment
Registered charity number	210284

Charity's principal address	16 Manor Road Brandon Suffolk IP27 0LG

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	Angela Vant	Chair		
2	Rev Dennis Coburn	Ex-officio		
3	Phil Wittam	Nominative		
4	Sam Skinner	Nominative		
5	Stephen Roach	Co-optative		
6	Karen Bartman	Co-optative		
7	Kim Rought	Co-optative		
8	Matt Rickard	Co-optative		
9	Norman Vant	CO-optative		
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Corporate trustees – names of the directors at the date the report was approved

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Land Agent	Lacy Scott	10 Risbygate Street, Bury St. Edmunds Suffolk IP33 3AA

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

N/A

Other optional information

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Declarations

The trustees declare that they have approved the trustees’ report above.

Signed on behalf of the charity’s trustees

Signature(s)		
Full name(s)	Angela Vant	
Position (eg Secretary, Chair, etc)	Chair	
Date	30/01/2026	

Lingheath Accounts

1st April 2024 – 31st March 2025

Lingheath Current Account 1st April 2024 – 31st March 2025

OPENING BALANCE	71,057.12
INCOME	
Farm Rent	13,351.25
Cottage Rent	9,610.99
Quadrant (Mast)	5,800.00
Wayleaves	95.20
Dividends	1115.28
TOTAL INCOME	29,972.72
EXPENDITURE	
Irrigation and Water	20,122.80
West Suffolk Council	399.86
Insurance	358.91
Grants	2802.80
A. Vant	106.95
Lacy Scott	4409.92
TOTAL EXPENDITURE	28,201.24
CLOSING BALANCE	72,828.60

Lingheath Savings Account 1st April 2024 – 31st March 2025

OPENING BALANCE	4906.11
Interest on Account	86.69
CLOSING BALANCE	4,992.80

**Independent Examiner's Report to the Charity Commissioners on behalf of
the trustees of The Lingheath Charity (Charity Number 201284)**

Responsibility and Basis of Report

As Charity trustees, you are responsible for the preparation of the accounts in accordance with the requirements of The Charities Act 2011

Independent Examiner's Statement

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

1. accounting records were not kept in respect of the Charity as required by Section 130 of the Act; or
2. the accounts do not accord with these records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities Regulations 2008 other than any requirements that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Signed:

P. A Etherington

Mrs Penny Etherington

Norman Cottage

Manor Road

Brandon IP27 0LG

(Also Secretary to The Poor's Estate, Brandon 230855)