

THE CHURCH LANDS

England & Wales · Charity number 211409

Details

Other names	ST ALBANS CHURCH LANDS, THE CHURCH LANDS CHARITY
Status	Registered
Legal form	Other
Registered	1962-11-21
Register	View on the Charity Commission register

Contact

Address	Collinson Hall 9-11 Victoria Street St. Albans AL1 3UB
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Activities

Objects: (1) IN OR TOWARDS THE UPKEEP AND MAINTENANCE OF THE FABRIC OF THE PARISH CHURCHES OF THE ECCLESIASTICAL PARISHES OF ST PETER ST ALBANS ST PAUL ST ALBANS AND ST LUKE ST ALBANS WITH A PREFERENCE FOR THE SAID PARISH CHURCH OF THE ECCLESIASTICAL PARISH OF ST PETER ST ALBANS. (2) FOR FURTHERING THE RELIGIOUS AND OTHER CHARITABLE PURPOSES OF THE CHURCH OF ENGLAND IN ANY OR ALL OF THE ECCLESIASTICAL PARISHES

Activities: Providing funds for the upkeep and maintenance of the Parish Churches of St Peters, St Lukes and St Pauls

Classification

- **How:** Makes Grants To Organisations
- **What:** Religious Activities
- **Who:** Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** PARISHES OF ST PETER, ST LUKES AND ST PAUL, ST ALBANS
- Hertfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-30	£848,695	£749,099	£13,811,553	0
2024-04-30	£828,837	£741,036	£13,430,072	0
2023-04-30	£1,001,963	£738,461	£13,342,271	0
2021-12-31	£708,892	£534,571	£16,747,582	0
2020-12-31	£671,320	£630,436	£15,803,456	0

Trustees

Name	Role	Appointed
Malcolm Oliver	Chair	2015-11-02
Alexander Neal Hall		2024-03-11
MARK WALLER		
PETER KASER		
Patricia Susan Seabright		2025-06-17
Rebecca Juliet Coady		2024-03-11
Rev MARK DEARNLEY		2015-11-30

Linked charities

- THE CHURCH LANDS (211409-2)
- THE LAWN RENTCHARGE (211409-6)

Accounts

Charity number: 211409

THE CHURCH LANDS CHARITY
ANNUAL REPORT OF THE TRUSTEES AND STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 30 APRIL 2025

THE CHURCH LANDS CHARITY

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THE CHURCH LANDS CHARITY

TRUSTEES, ADMINISTRATOR AND ADVISERS

Trustees

Mr P Kaser
Mr M Waller
Mr M Olver
Mr L Garside
Ms R Coady
Mr A Hall
Rev M Dearnley

Principal Office

St Peter's Church
St Peter's Street
St Albans
Hertfordshire
AL1 3HG

Charity Registration Number

211409

Clerk

Collinson Hall
9-11 Victoria Street
St Albans
Hertfordshire
AL1 3UB

Accountants

Collinson Hall
9-11 Victoria Street
St Albans
Hertfordshire
AL1 3UB

Architect

Cannon Morgan & Rheinberg Partnership
38 Holywell Hill
St Albans
Hertfordshire
AU1 1BU

THE CHURCH LANDS CHARITY

TRUSTEES, ADMINISTRATOR AND ADVISERS (continued)

Property Agents

Collinson Hall
9-11 Victoria Street
St Albans
Hertfordshire
AL1 3UB

Solicitors

Debenhams Ottaway
Ivy House
107 St Peters Street
St Albans
Hertfordshire
AL1 3EW

Auditors

Mercer & Hole LLP
Gloucester House
72 London Road
St Albans
Hertfordshire
AL1 1NS

Bankers

NatWest Bank plc
St Albans Branch
10 St Peters Street
St Albans
Hertfordshire
AL1 3LY

THE CHURCH LANDS CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 APRIL 2025

The trustees present the statutory report with the accounts of The Church Lands Charity for the year ended 30 April 2025.

Constitution

The charity was regulated by a schedule set out by the Charity Commission on 29 July 1881 and re-established by a new scheme of the Charity Commission dated 6 June 1995. The registration number is 211409.

Trustees and Officers

The names of the Trustees and Officers who have served during the year are shown on the Trustees, Administrators and Advisers page of this report. The method of appointment of each trustee is shown on page 19. Trustees serve a four year term which is renewable.

New trustees are provided with documentation to enable them to appreciate the Trust's objectives, organisation, method of operation and their responsibilities under the law. In addition existing trustees assist them in becoming fully conversant with their role.

Principal Aims and Activities

The objects of the charity are:-

- a. To provide funds for the upkeep and maintenance of the fabric of the Parish Churches of St Peter's, St Paul's and St Luke's all being in St Albans, Hertfordshire. Preference is given to the needs of St Peter's; and
- b. To further the religious and other charitable purposes of the Church of England in any or all of these Parishes.

The charity's main objective is to preserve and enhance its assets so that regular contributions can be made to the three beneficiary Parishes. These funds derive from rental income and income from cash deposits and other investment.

The trustees make grants periodically to the Parishes, with preference for St Peter's. Trustees are kept aware of the application of those grants by reports from the trustees appointed by the relevant Parish.

Originally the Charity was endowed with retail and domestic property in St. Albans. It is the policy of the Trustees to ensure properties are maintained in good order and the income is maximised. The annual gross commercial rents have decreased to £264,684 (2024: £273,032) and the residential rents have increased to £540,987 (2024: £495,129). There has been no change in this policy since last year.

During the year grants of £445,500 (2024: £457,500) were made to the churches as shown in Note 5 to the Accounts. The trustees' objective of maximising income has been met this year, and further opportunities to enhance income are actively being sought.

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES (continued)

FOR THE YEAR ENDED 30 APRIL 2025

Organisation

The trustees meet three times a year to review the progress of the charity and to decide upon the policy to be adopted. The chairman and clerk are the executive officers who carry out the wishes of the trustees.

Application of Income

The income of the charity after expenses is to be applied towards the maintenance and fabric of the Parish Churches of the Ecclesiastical Parishes of St. Peter, St. Paul, and St. Luke, in the diocese of St Albans with preference for St. Peter, and/or furthering the work of the Church of England in these parishes. The grants made are shown in Note 5 to the accounts.

All three churches make themselves and their services available to all parishioners and residents without charge. The trustees consider that by supporting the three churches they are fulfilling the charity's public benefit requirement.

Investment Policy

The trustees periodically review any deposits and take professional advice to ensure that maximum interest is earned. The trustees wish for any investments to be low risk and deposits are therefore held with the CBF Church of England fund.

Future Obligations

The trustees are ever mindful of the reliance by the Charity on its freehold property but consider its resources are adequate to fulfil its obligations. It has no contractual commitments of a capital nature.

Future Plans

The trustees intend to continue along the same lines as they are currently operating. They want to maintain and enhance the existing property portfolio, thereby preserving the income stream and maximising the distributions to the beneficiaries.

Reserves Policy

The charity's reserves are reviewed on an annual basis. The trustees' policy is to maintain the real value of the charity's assets, after accounting for distributions. In addition, the trustees seek to maintain free reserves of £50,000 to cover any unforeseen expenditure.

Risk Assessment

The trustees have fully reviewed the areas of risk to the charity, being business, commercial and financial risk. Although the areas of risk are deemed to be few, the main risk is the possibility of fluctuations in the property market and reduced income from properties not being let.

Public Benefit

The Trustees confirm that due regard has been paid to the public benefit guidance published by the Charity Commission.

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES (continued)

FOR THE YEAR ENDED 30 APRIL 2025

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

Signed on behalf of the Trustees:

M Oliver 

Approved by the Trustees on

17th November 2025

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY

FOR THE YEAR ENDED 30 APRIL 2025

We have audited the financial statements of The Church Lands Charity (the 'charity') for the year ended 30 April 2025 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 April 2025, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY (continued) FOR THE PERIOD ENDED 30 APRIL 2025

material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 5, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below.

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY (continued) FOR THE YEAR ENDED 30 APRIL 2025

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

We gained an understanding of the legal and regulatory framework applicable to the charity and the environment in which it operates and considered the risk of acts by the charity that were contrary to applicable laws and regulations, including fraud.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements and the financial report (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate entries including journals to overstate revenue or understate expenditure, and management bias in accounting estimates.

Audit procedures performed by the engagement team included:

- Discussions with management, including considerations of known or suspected instances of non-compliance with laws and regulations and fraud;
- Gaining an understanding of management's controls designed to prevent and detect irregularities; and
- Identifying and testing journal entries.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

THE CHURCH LANDS CHARITY

**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY
(continued)**

FOR THE YEAR ENDED 30 APRIL 2025

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Steve Robinson

For and on behalf of:
Mercer & Hole LLP
Chartered Accountants & Registered Auditors
Gloucester House
72 London Road
St Albans
Herts.
AL1 1NS

THE CHURCH LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 30 APRIL 2025

	Note	Year Ended 30 April 2025	Year Ended 30 April 2025	Year Ended 30 April 2025	Year Ended 30 April 2024	Year Ended 30 April 2024	Year Ended 30 April 2024
		General Funds	Designated Funds	Total Funds	General Funds	Designate d Funds	Total Funds
		£	£	£	£	£	£
Income and Endowments							
Investment Income	4	848,695	-	848,695	828,837	-	828,837
Total Income		<u>848,695</u>	<u>-</u>	<u>848,695</u>	<u>828,837</u>	<u>-</u>	<u>828,837</u>
Expenditure							
<i>Costs of Raising Funds:</i>							
Property Expenditure	3	258,895	17,631	276,526	248,456	16,964	265,420
<i>Expenditure on Charitable Activities:</i>							
Grants & Donations	5	445,000	-	445,000	457,500	-	457,500
Other	6	27,573	-	27,573	18,116	-	18,116
Total Expenditure		<u>731,468</u>	<u>17,631</u>	<u>749,099</u>	<u>724,072</u>	<u>16,964</u>	<u>741,036</u>
Fair Value Revaluation of Properties		281,885	-	281,885	-	-	-
Net Income/(Expenditure)		399,112	(17,631)	381,481	104,765	(16,964)	87,801
Transfers between funds		(60,004)	60,004	-	(60,004)	60,004	-
Net Movement in Funds		<u>339,108</u>	<u>42,373</u>	<u>381,481</u>	<u>44,761</u>	<u>43,040</u>	<u>87,801</u>
Reconciliation of funds:							
Total funds brought forward at 1 May 2024		<u>13,069,321</u>	<u>360,751</u>	<u>13,430,072</u>	<u>13,024,560</u>	<u>317,711</u>	<u>13,342,271</u>
Total funds carried forward at 30 April 2025		<u>13,408,429</u>	<u>403,124</u>	<u>13,811,553</u>	<u>13,069,321</u>	<u>360,751</u>	<u>13,430,072</u>

All recognised gains and losses for the year are included in the Statement of Financial Activities.

THE CHURCH LANDS CHARITY

BALANCE SHEET

AS AT 30 APRIL 2025

	Note	2025 £	2025 £	2024 £	2024 £
Fixed Assets					
Investments	7		12,932,162		12,650,277
Current Assets					
Debtors	8	33,111		26,603	
Cash at bank and in hand		927,105		871,992	
		<u>960,216</u>		<u>898,595</u>	
Creditors: amounts falling due within one year	9	<u>(80,825)</u>		<u>(118,800)</u>	
Net current assets			879,391		779,795
Total assets less current liabilities			<u>13,811,553</u>		<u>13,430,072</u>
Net Assets			<u>13,811,553</u>		<u>13,430,072</u>
Funds					
Unrestricted:					
Designated funds	10		403,124		360,751
General funds:					
Accumulated surplus			4,634,505		4,577,282
Revaluation and fair value reserve			8,773,924		8,492,039
			<u>13,811,553</u>		<u>13,430,072</u>

Approved by the Trustees on 17/11/25 and signed on their behalf by:



M Olver (Chairman of the Trustees)

The notes on pages 13 to 18 form part of these accounts

THE CHURCH LANDS CHARITY

CASH FLOW STATEMENT

FOR THE YEAR ENDED 30 APRIL 2025

	Note	2025 £	2024 £
Net cash used in operating activities	14	14,323	84,236
<i>Cash flows from investing activities</i>			
Fixed asset investment additions		-	-
Interest received		40,859	30,523
Net cash provided by investing activities		40,859	30,523
Change in cash and cash equivalents in the year		55,182	114,759
Cash and cash equivalents brought forward		871,922	757,163
Cash and cash equivalents carried forward		927,104	871,922

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2025

1. Accounting Policies

- (a) The financial statement have been prepared under the historical cost conversion, modified to include the revaluation of investments and in accordance with applicable Accounting Standards and Statement of Recommended Practise, Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 1 January 2019 and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102

- (b) Reporting period: These financial statements cover a 12 month period. The comparative information covers a 12 month period.
- (c) Property income represents rents receivable in the year and property expenses are those incurred in the year. This is accounted for on an accruals basis.
- (d) Investment income represents dividends and interest received in the year. Income is recognised when the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.
- (e) Grants are the amounts paid to the various Parochial Church Councils during the year in accordance with the charity's objects.
- (f) All works on the maintenance and refurbishment of the freehold property are written off during the year in which they are incurred. Works relating to any new buildings will be capitalised in the financial period they occur and re-valued at the year-end to market value for inclusion within our property portfolio.
- (g) Investments are shown on the balance sheet at their open market value at the year-end.
- (h) Investment properties are included at valuation and are held for an investment return. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.
- (i) General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.
- Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.
- (j) Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.
- (k) Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity date of three months or less from the date of acquisition
- (l) Creditors and provisions are recognised when the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.
- (m) Going Concern: At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

2. Judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimate uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows:

Valuation of Investment Property

The valuation of the Investment property as at 30th April 2023 is based on the professional valuation undertaken by Rod Welfare as at 30th April 2023. This is then revised each year in line with market indices. A review of the valuation as at 30th April 2025 has been undertaken by the trustees who have proposed a change in the valuation to coincide with the 3.2% rise in the UK House Price Index.

Changes to Investment Property portfolio

During the period, there has been no additions or disposals of investment property.

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2025

3. Costs of Raising Funds	General Funds	Designated Funds	Total 2025	Total 2024
	£	£	£	£
Property Expenditure				
Commercial management charge	-	-	-	-
Insurances	11,787	-	11,787	9,274
Rent Collection	87,348	-	87,348	84,084
Architectural Fees	-	-	-	2,237
Legal Fees	21,237	-	21,237	23,945
Utilities	4,703	-	4,703	4,765
Property Maintenance and Refurbishment	120,918	17,631	138,549	130,414
Miscellaneous	12,902	-	12,902	10,701
	<u>258,895</u>	<u>17,631</u>	<u>276,526</u>	<u>265,420</u>
4. Investment Income	General Funds	Designated Funds	Total 2025	Total 2024
	£	£	£	£
Interest on deposit accounts	40,859	-	40,859	30,523
Lease Extensions	-	-	-	28,108
License Fee income	2,165	-	2,165	2,045
Commercial Rents	264,684	-	264,684	273,032
Cottage Rents	540,987	-	540,987	495,129
	<u>848,695</u>	<u>-</u>	<u>848,695</u>	<u>828,837</u>
5. Expenditure on Charitable Activities	General Funds	Designated Funds	Total 2025	Total 2024
	£	£	£	£
Grants and Donations				
Parish Church of St Peter's	356,000	-	356,000	366,000
Parish Church of St Paul's	44,500	-	44,500	45,750
Parish Church of St Luke's	44,500	-	44,500	45,750
	<u>445,000</u>	<u>-</u>	<u>445,000</u>	<u>457,500</u>
6. Other Expenses	General Funds	Designated Funds	Total 2025	Total 2024
	£	£	£	£
Management Fees	20,610	-	20,610	8,460
Bad Debt Provision	212	-	212	307
Audit Fees	6,660	-	6,660	9,260
Bank Charges	91	-	91	89
	<u>27,573</u>	<u>-</u>	<u>27,573</u>	<u>18,116</u>

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2025

**7. Fixed Asset Investments
Properties**

	2025	2024
	£	£
Market value at 1 May 2024	12,650,277	12,650,277
Investment additions in the year	-	-
Fair value revaluation	281,885	-
Market value at 30 April 2025	<u>12,932,162</u>	<u>12,650,277</u>

The Investment Properties were last valued on 30 April 2023 by Rod Welfare (MRICS). The Trustees have used their own judgements and assessments to value the properties at 30 April 2025.

8. Debtors

	2025	2024
	£	£
Other debtors:		
Rents held by agents	21,549	16,571
Prepayments and accrued income	11,067	10,032
Recoverable from tenants	495	-
	<u>33,111</u>	<u>26,603</u>

Within the 'Rents held by agents' is a sum of £21,549 (2024: £16,879) representing rent in arrears at the balance sheet date.

**9. Liabilities: Amounts falling due
within one year**

	2025	2024
	£	£
Other Creditors	63,513	92,581
Trade creditors	<u>17,312</u>	<u>26,219</u>
	<u>80,825</u>	<u>118,800</u>

10. Unrestricted Funds

Designated Fund

	2024	Transfers	Expended	2025
	£	£	£	£
Renovation reserve	98,185	10,000	-	108,185
Roof & Redecoration reserve	262,566	50,004	(17,631)	294,939
	<u>360,751</u>	<u>60,004</u>	<u>(17,631)</u>	<u>403,124</u>

The designated fund's purpose is to provide funds for the upkeep of properties, including the periodic exterior redecoration of the Charity's property and the refurbishment of properties that fall below current standards.

THE CHURCH LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2025

10. Unrestricted Funds continued

General Fund			2025	2024
This comprises:			£	£
Accumulated surplus			4,634,505	4,577,282
Revaluation reserve			8,773,924	8,492,039
			13,408,429	13,069,321
	Unrestricted	Designated	2025	2024
	£	£	Total	Total
			£	£
Fixed assets	12,529,038	403,124	12,932,162	12,650,277
Current assets	960,216	-	960,216	898,595
Current liabilities	(80,825)	-	(80,825)	(118,800)
	13,408,429	403,124	13,811,553	13,430,072

11. Trustee's Remuneration

No remuneration is paid nor any expenses reimbursed to the trustees.

12. Related Parties

During the year the following transactions took place with related parties:

	2025	2024
Donations made	£	£
St Peter's PCC	356,000	366,000
St Paul's PCC	44,500	45,750
St Luke's PCC	44,500	45,750
	445,000	457,500

All of the above are related parties through their involvement in deciding appointments to the board of trustees.

13. Control

The charity is under the control of the board of trustees.

THE CHURCH LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2025

14. Reconciliation of net movement in funds to net cash flow from operating activities

	2025	2024
	£	£
Net movement in funds	99,596	87,801
Deduct interest income shown in investing activities	(40,859)	(30,523)
Revaluation of fixed assets	-	
(Increase)/Decrease in debtors	(6,439)	7,094
Increase/(Decrease) in creditors	(37,975)	19,864
Net cash used in operating activities	14,323	84,236

15. Legal Form

The charity is an unincorporated entity registered with the Charity Commission on 6th June 1995.

THE CHURCH LANDS CHARITY

ROTATION OF TRUSTEES

FOR THE PERIOD ENDED 30 APRIL 2025

Name	Date of Retirement
Rev M Dearnley (vicar at St Peter) Ex-Officio	
Nominated by Parochial Church Council of St Peter For a term of four years	
M Waller	June 2029
M Olver (Chairman)	March 2029
A Hall	March 2028
R Coady	March 2028
Nominated by Parochial Church Council of St Luke For a term of four years	
P Kaser	June 2026
Nominated by Parochial Church Council of St Paul For a term of four years	
L Garside	October 2028

THE CHURCH LANDS

England & Wales - Charity number 211409

Accounts

Charity number: 211409

**THE CHURCH LANDS CHARITY
ANNUAL REPORT OF THE TRUSTEES AND STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 30 APRIL 2024**

THE CHURCH LANDS CHARITY

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THE CHURCH LANDS CHARITY

TRUSTEES, ADMINISTRATOR AND ADVISERS

Trustees

Mr P Kaser
Mr M Waller
Mr M Olver
Mr L Garside
Ms R Coady
Mr A Hall
Rev M Dearnley

Principal Office

St Peter's Church
St Peter's Street
St Albans
Hertfordshire
AL1 3HG

Charity Registration Number

211409

Clerk

Collinson Hall
9-11 Victoria Street
St Albans
Hertfordshire
AL1 3UB

Accountants

Collinson Hall
9-11 Victoria Street
St Albans
Hertfordshire
AL1 3UB

Architect

Cannon Morgan & Rheinberg Partnership
38 Holywell Hill
St Albans
Hertfordshire
AU1 1BU

THE CHURCH LANDS CHARITY

TRUSTEES, ADMINISTRATOR AND ADVISERS (continued)

Property Agents	Collinson Hall 9-11 Victoria Street St Albans Hertfordshire AL1 3UB
Solicitors	Debenhams Ottaway Ivy House 107 St Peters Street St Albans Hertfordshire AL1 3EW
Auditors	Mercer & Hole LLP Gloucester House 72 London Road St Albans Hertfordshire AL1 1NS
Bankers	NatWest Bank plc St Albans Branch 10 St Peters Street St Albans Hertfordshire AL1 3LY

THE CHURCH LANDS CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 APRIL 2024

The trustees present the statutory report with the accounts of The Church Lands Charity for the year ended 30 April 2024.

Constitution

The charity was regulated by a schedule set out by the Charity Commission on 29 July 1881 and re-established by a new scheme of the Charity Commission dated 6 June 1995. The registration number is 211409.

Trustees and Officers

The names of the Trustees and Officers who have served during the year are shown on the Trustees, Administrators and Advisers page of this report. The method of appointment of each trustee is shown on page 19. Trustees serve a four year term which is renewable.

New trustees are provided with documentation to enable them to appreciate the Trust's objectives, organisation, method of operation and their responsibilities under the law. In addition existing trustees assist them in becoming fully conversant with their role.

Principal Aims and Activities

The objects of the charity are:-

- a. To provide funds for the upkeep and maintenance of the fabric of the Parish Churches of St Peter's, St Paul's and St Luke's all being in St Albans, Hertfordshire. Preference is given to the needs of St Peter's; and
- b. To further the religious and other charitable purposes of the Church of England in any or all of these Parishes.

The charity's main objective is to preserve and enhance its assets so that regular contributions can be made to the three beneficiary Parishes. These funds derive from rental income and income from cash deposits and other investment.

The trustees make grants periodically to the Parishes, with preference for St Peter's. Trustees are kept aware of the application of those grants by reports from the trustees appointed by the relevant Parish.

Originally the Charity was endowed with retail and domestic property in St. Albans. It is the policy of the Trustees to ensure properties are maintained in good order and the income is maximised. The annual gross commercial rents have increased to £273,032 (2023: £312,851 over 16-month period) and the residential rents have increased to £495,129 (2023: £639,219). There has been no change in this policy since last year.

During the year grants of £457,500 (2023: £440,000) were made to the churches as shown in Note 5 to the Accounts. The trustees' objective of maximising income has been met this year, and further opportunities to enhance income are actively being sought.

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES (continued)

FOR THE YEAR ENDED 30 APRIL 2024

Organisation

The trustees meet three times a year to review the progress of the charity and to decide upon the policy to be adopted. The chairman and clerk are the executive officers who carry out the wishes of the trustees.

Application of Income

The income of the charity after expenses is to be applied towards the maintenance and fabric of the Parish Churches of the Ecclesiastical Parishes of St. Peter, St. Paul, and St. Luke, in the diocese of St Albans with preference for St. Peter, and/or furthering the work of the Church of England in these parishes. The grants made are shown in Note 5 to the accounts.

All three churches make themselves and their services available to all parishioners and residents without charge. The trustees consider that by supporting the three churches they are fulfilling the charity's public benefit requirement.

Investment Policy

The trustees periodically review any deposits and take professional advice to ensure that maximum interest is earned. The trustees wish for any investments to be low risk and deposits are therefore held with the CBF Church of England fund.

Future Obligations

The trustees are ever mindful of the reliance by the Charity on its freehold property but consider its resources are adequate to fulfil its obligations. It has no contractual commitments of a capital nature.

Future Plans

The trustees intend to continue along the same lines as they are currently operating. They want to maintain and enhance the existing property portfolio, thereby preserving the income stream and maximising the distributions to the beneficiaries.

Reserves Policy

The charity's reserves are reviewed on an annual basis. The trustees' policy is to maintain the real value of the charity's assets, after accounting for distributions. In addition, the trustees seek to maintain free reserves of £50,000 to cover any unforeseen expenditure.

Risk Assessment

The trustees have fully reviewed the areas of risk to the charity, being business, commercial and financial risk. Although the areas of risk are deemed to be few, the main risk is the possibility of fluctuations in the property market and reduced income from properties not being let.

Public Benefit

The Trustees confirm that due regard has been paid to the public benefit guidance published by the Charity Commission.

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES (continued)

FOR THE YEAR ENDED 30 APRIL 2024

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

Signed on behalf of the Trustees:

M Olver



Approved by the Trustees on

17th December 2024

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY

FOR THE YEAR ENDED 30 APRIL 2024

We have audited the financial statements of The Church Lands Charity (the 'charity') for the year ended 30 April 2024 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 April 2024, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY (continued) FOR THE PERIOD ENDED 30 APRIL 2024

material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 5, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below.

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY (continued) FOR THE YEAR ENDED 30 APRIL 2024

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

We gained an understanding of the legal and regulatory framework applicable to the charity and the environment in which it operates and considered the risk of acts by the charity that were contrary to applicable laws and regulations, including fraud.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements and the financial report (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate entries including journals to overstate revenue or understate expenditure, and management bias in accounting estimates.

Audit procedures performed by the engagement team included:

- Discussions with management, including considerations of known or suspected instances of non-compliance with laws and regulations and fraud;
- Gaining an understanding of management's controls designed to prevent and detect irregularities; and
- Identifying and testing journal entries.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

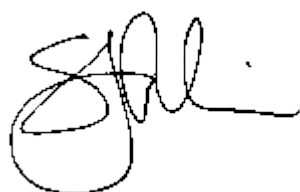
THE CHURCH LANDS CHARITY

**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY
(continued)**

FOR THE YEAR ENDED 30 APRIL 2024

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



S Robinson

For and on behalf of:

Mercer & Hole LLP

Chartered Accountants & Registered Auditors

Gloucester House

72 London Road

St Albans

Herts.

AL1 1NS

THE CHURCH LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 30 APRIL 2024

	Note	Year Ended 30 April 2024	Year Ended 30 April 2024	Year Ended 30 April 2024	Period Ended 30 April 2023	Period Ended 30 April 2023	Period Ended 30 April 2023
		General Funds £	Designated Funds £	Total Funds £	General Funds £	Designated Funds £	Total Funds £
Income and Endowments							
Investment Income	4	828,837	-	828,837	1,001,963	-	1,001,963
Total Income		828,837	-	828,837	1,001,963	-	1,001,963
Expenditure							
<i>Costs of Raising Funds:</i>							
Property Expenditure	3	248,456	16,964	265,420	277,078	-	277,078
<i>Expenditure on Charitable Activities:</i>							
Grants & Donations	5	457,500	-	457,500	440,000	-	440,000
Other	6	18,116	-	18,116	21,383	-	21,383
Total Expenditure		724,072	16,964	741,036	738,461	-	738,461
Fair Value Revaluation of Properties		-	-	-	(3,668,813)	-	(3,668,813)
Net Income/(Expenditure)		104,765	(16,964)	87,801	263,502	-	263,502
Transfers between funds		(60,004)	60,004	-	(80,005)	80,005	-
Net Movement in Funds		44,761	43,040	87,801	(3,485,316)	80,005	(3,405,311)
Reconciliation of funds:							
Total funds brought forward at 1 May 2023		<u>13,024,560</u>	<u>317,711</u>	<u>13,342,271</u>	<u>16,509,876</u>	<u>237,706</u>	<u>16,747,582</u>
Total funds carried forward at 30 April 2024		<u>13,069,321</u>	<u>360,751</u>	<u>13,430,072</u>	<u>13,024,560</u>	<u>317,711</u>	<u>13,342,271</u>

All recognised gains and losses for the year are included in the Statement of Financial Activities.

THE CHURCH LANDS CHARITY

BALANCE SHEET

AS AT 30 APRIL 2024

	Note	2024 £	2024 £	2023 £	2023 £
Fixed Assets					
Investments	7		12,650,277		12,650,277
Current Assets					
Debtors	8	26,603		33,767	
Cash at bank and in hand		871,992		757,163	
		<u>898,595</u>		<u>790,930</u>	
Creditors: amounts falling due within one year	9	<u>(118,800)</u>		<u>(98,936)</u>	
Net current assets			779,795		691,994
Total assets less current liabilities			<u>13,430,072</u>		<u>13,342,271</u>
Net Assets			<u>13,430,072</u>		<u>13,342,271</u>
Funds					
Unrestricted:					
Designated funds	10		360,751		317,711
General funds:					
Accumulated surplus			4,577,282		4,532,521
Revaluation and fair value reserve			8,492,039		8,492,039
			<u>13,430,072</u>		<u>13,342,271</u>

Approved by the Trustees on 17/2/24 and signed on their behalf by:



M Olver (Chairman of the Trustees)

The notes on pages 13 to 18 form part of these accounts

THE CHURCH LANDS CHARITY

CASH FLOW STATEMENT

FOR THE YEAR ENDED 30 APRIL 2024

	Note	2024 £	2023 £
Net cash used in operating activities	14	84,236	268,148
<i>Cash flows from investing activities</i>			
Fixed asset investment additions		-	-
Interest received		30,523	9,926
Net cash provided by investing activities		30,523	9,926
Change in cash and cash equivalents in the year		114,759	278,074
Cash and cash equivalents brought forward		757,163	479,089
Cash and cash equivalents carried forward		871,922	757,163

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2024

1. Accounting Policies

- (a) The financial statement have been prepared under the historical cost conversion, modified to include the revaluation of investments and in accordance with applicable Accounting Standards and Statement of Recommended Practise, Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 1 January 2019 and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102

- (b) Reporting period: These financial statements cover a 12 month period. The comparative information covers a 16 month period (1 January 2022 – 30 April 2023).
- (c) Property income represents rents receivable in the year and property expenses are those incurred in the year. This is accounted for on an accruals basis.
- (d) Investment income represents dividends and interest received in the year. Income is recognised when the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.
- (e) Grants are the amounts paid to the various Parochial Church Councils during the year in accordance with the charity's objects.
- (f) All works on the maintenance and refurbishment of the freehold property are written off during the year in which they are incurred. Works relating to any new buildings will be capitalised in the financial period they occur and re-valued at the year-end to market value for inclusion within our property portfolio.
- (g) Investments are shown on the balance sheet at their open market value at the year-end.
- (h) Investment properties are included at valuation and are held for an investment return. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.
- (i) General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

- (j) Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.
- (k) Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity date of three months or less from the date of acquisition
- (l) Creditors and provisions are recognised when the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.
- (m) Going Concern: At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

2. Judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimate uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows:

Valuation of Investment Property

The valuation of the Investment property as at 30th April 2023 is based on the professional valuation undertaken by Rod Welfare as at 30th April 2023. This is then revised each year in line with market indices. A review of the valuation as at 30th April 2024 has been undertaken by the trustees who have proposed no change in valuation.

Changes to Investment Property portfolio

During the period, there has been no additions or disposals of investment property.

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2024

3. Costs of Raising Funds	General Funds	Designated Funds	Total 2024	Total 2023
	£	£	£	£
Property Expenditure				
Commercial management charge	-	-	-	-
Insurances	9,274	-	9,274	11,500
Rent Collection	84,084	-	84,084	102,848
Architectural Fees	2,237	-	2,237	-
Legal Fees	23,945	-	23,945	27,415
Utilities	4,765	-	4,765	1,357
Property Maintenance and Refurbishme	113,450	16,964	130,414	115,867
Miscellaneous	10,701	-	10,701	18,091
	<u>248,456</u>	<u>16,964</u>	<u>265,420</u>	<u>277,078</u>

4. Investment Income	General Funds	Designated Funds	Total 2024	Total 2023
	£	£	£	£
Interest on deposit accounts	30,523	-	30,523	9,926
Lease Extensions	28,108	-	28,108	37,400
License Fee income	2,045	-	2,045	2,567
Commercial Rents	273,032	-	273,032	312,851
Cottage Rents	495,129	-	495,129	639,219
	<u>828,837</u>	<u>-</u>	<u>828,837</u>	<u>1,001,963</u>

5. Expenditure on Charitable Activities	General Funds	Designated Funds	Total 2024	Total 2023
	£	£	£	£
Grants and Donations				
Parish Church of St Peter's	366,000	-	366,000	352,000
Parish Church of St Paul's	45,750	-	45,750	44,000
Parish Church of St Luke's	45,750	-	45,750	44,000
	<u>457,500</u>	<u>-</u>	<u>457,500</u>	<u>440,000</u>

6. Other Expenses	General Funds	Designated Funds	Total 2024	Total 2023
	£	£	£	£
Management Fees	8,460	-	8,460	14,314
Bad Debt Provision	307	-	307	-
Audit Fees	9,260	-	9,260	7,000
Bank Charges	89	-	89	69
	<u>18,116</u>	<u>-</u>	<u>18,116</u>	<u>21,383</u>

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2024

7. Fixed Asset Investments
Properties

	2024	2023
	£	£
Market value at 1 May 2023	12,650,277	16,319,090
Investment additions in the year	-	-
Fair value revaluation	-	(3,668,813)
Market value at 30 April 2024	<u>12,650,277</u>	<u>12,650,277</u>

The Investment Properties were last valued on 30 April 2023 by Rod Welfare. The Trustees have used their own judgements and assessments to value the properties at 30 April 2024.

8. Debtors

	2024	2023
	£	£
Other debtors:		
Rents held by agents	16,571	24,959
Prepayments and accrued income	10,032	8,808
Recoverable from tenants	-	-
	<u>26,603</u>	<u>33,767</u>

Within the 'Rents held by agents' is a sum of £16,879 (2023: £24,959) representing rent in arrears at the balance sheet date.

9. Liabilities: Amounts falling due within one year

	2024	2023
	£	£
Other Creditors	92,581	81,075
Trade creditors	<u>26,219</u>	<u>17,861</u>
	<u>118,800</u>	<u>98,936</u>

10. Unrestricted Funds

Designated Fund

	2023	Transfers	Expended	2024
	£	£	£	£
Renovation reserve	88,185	10,000	-	98,185
Redecoration reserve	126,688	10,004	(16,964)	119,728
Roof reserve	102,838	40,000	-	142,838
	<u>317,711</u>	<u>60,004</u>	<u>(16,964)</u>	<u>360,751</u>

The designated fund's purpose is to provide funds for the upkeep of properties, including the periodic exterior redecoration of the Charity's property and the refurbishment of properties that fall below current standards.

THE CHURCH LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2024

10. Unrestricted Funds continued

General Fund			2024	2023
This comprises:			£	£
Accumulated surplus			4,577,282	4,560,021
Revaluation reserve			8,492,039	8,492,039
			13,069,321	13,052,060
	Unrestricted	Designated	2024	2023
	£	£	Total	Total
			£	£
Fixed assets	12,289,526	360,751	12,650,277	12,650,277
Current assets	898,595	-	898,595	790,930
Current liabilities	(118,800)	-	(118,800)	(71,436)
	13,069,321	360,751	13,430,072	13,369,771

11. Trustee's Remuneration

No remuneration is paid nor any expenses reimbursed to the trustees.

12. Related Parties

During the year the following transactions took place with related parties:

	2024	2023
Donations made	£	£
St Peter's PCC	366,000	330,000
St Paul's PCC	45,750	41,250
St Luke's PCC	45,750	41,250
	457,500	412,500

All of the above are related parties through their involvement in deciding appointments to the board of trustees.

13. Control

The charity is under the control of the board of trustees.

THE CHURCH LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2024

14. Reconciliation of net movement in funds to net cash flow from operating activities

	2024	2023
	£	£
Net movement in funds	87,801	(3,377,811)
Deduct interest income shown in investing activities	(30,523)	(9,926)
Revaluation of fixed assets	-	3,668,813
(Increase)/Decrease in debtors	7,094	20,290
Increase/(Decrease) in creditors	19,864	(33,218)
Net cash used in operating activities	84,236	268,148

15. Legal Form

The charity is an unincorporated entity registered with the Charity Commission on 6th June 1995.

THE CHURCH LANDS CHARITY

ROTATION OF TRUSTEES

FOR THE PERIOD ENDED 30 APRIL 2024

Name		Date of Retirement
Rev M Dearnley (vicar at St Peter)	Ex-Officio	
Nominated by Parochial Church Council of St Peter For a term of four years		
M Waller		June 2025
H Ellis		November 2022
M Olver (Chairman)		March 2025
A Hall		March 2028
R Coady		March 2028
Nominated by Parochial Church Council of St Luke For a term of four years		
P Kaser		June 2026
Nominated by Parochial Church Council of St Paul For a term of four years		
L Garside		October 2024

Accounts

Charity number: 211409

**THE CHURCH LANDS CHARITY
ANNUAL REPORT OF THE TRUSTEES AND STATEMENT OF ACCOUNTS
FOR THE PERIOD ENDED 30 APRIL 2023**

THE CHURCH LANDS CHARITY
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THE CHURCH LANDS CHARITY

TRUSTEES, ADMINISTRATOR AND ADVISERS

Trustees	Mr P Kaser Mr M Waller Mr M Olver Mr L Garside Ms Helena Ellis Ms G Taylor (Resigned March 2023) Rev M Dearnley
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Principal Office	St Peter's Church St Peter's Street St Albans Hertfordshire AL1 3HG
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Charity Registration Number	211409
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Clerk	Collinson Hall 9-11 Victoria Street St Albans Hertfordshire AL1 3UB
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Accountants	Collinson Hall 9-11 Victoria Street St Albans Hertfordshire AL1 3UB
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Architect	Cannon Morgan & Rheinberg Partnership 38 Holywell Hill St Albans Hertfordshire AU1 1BU
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THE CHURCH LANDS CHARITY

TRUSTEES, ADMINISTRATOR AND ADVISERS (continued)

Property Agents	Collinson Hall 9-11 Victoria Street St Albans Hertfordshire AL1 3UB
Solicitors	Debenhams Ottaway Ivy House 107 St Peters Street St Albans Hertfordshire AL1 3EW
Auditors	Mercer & Hole LLP Gloucester House 72 London Road St Albans Hertfordshire AL1 1NS
Bankers	NatWest Bank plc St Albans Branch 10 St Peters Street St Albans Hertfordshire AL1 3LY

THE CHURCH LANDS CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE PERIOD ENDED 30 APRIL 2023

The trustees present the statutory report with the accounts of The Church Lands Charity for the period ended 30 April 2023. This Period is 16-months (2021: 12 months) following a financial year change from 31.12.2022 to 30.04.2023. As a result, the timing of the audit should ease seasonal demand on audit staff and avoid late filings.

Constitution

The charity was regulated by a schedule set out by the Charity Commission on 29 July 1881 and re-established by a new scheme of the Charity Commission dated 6 June 1995. The registration number is 211409.

Trustees and Officers

The names of the Trustees and Officers who have served during the period are shown on the Trustees, Administrators and Advisers page of this report. The method of appointment of each trustee is shown on page 19. Trustees serve a four-year term which is renewable.

New trustees are provided with documentation to enable them to appreciate the Trust's objectives, organisation, method of operation and their responsibilities under the law. In addition existing trustees assist them in becoming fully conversant with their role.

Principal Aims and Activities

The objects of the charity are:-

- a. To provide funds for the upkeep and maintenance of the fabric of the Parish Churches of St Peter's, St Paul's and St Luke's all being in St Albans, Hertfordshire. Preference is given to the needs of St Peter's; and
- b. To further the religious and other charitable purposes of the Church of England in any or all of these Parishes.

The charity's main objective is to preserve and enhance its assets so that regular contributions can be made to the three beneficiary Parishes. These funds derive from rental income and income from cash deposits and other investment.

The trustees make grants periodically to the Parishes, with preference for St Peter's. Trustees are kept aware of the application of those grants by reports from the trustees appointed by the relevant Parish.

Originally the Charity was endowed with retail and domestic property in St. Albans. It is the policy of the Trustees to ensure properties are maintained in good order and the income is maximised. The gross commercial rents have increased to £312,851 (2021: £223,718) and the residential rents have increased to £639,219 (2021: £457,708). There has been no change in the period.

During the period grants of £440,000 (2021: £335,000) were made to the churches as shown in Note 5 to the Accounts. The trustees' objective of maximising income has been met this year, and further opportunities to enhance income are actively being sought.

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES (continued)

FOR THE PERIOD ENDED 30 APRIL 2023

Organisation

The trustees meet three times a year to review the progress of the charity and to decide upon the policy to be adopted. The chairman and clerk are the executive officers who carry out the wishes of the trustees.

Application of Income

The income of the charity after expenses is to be applied towards the maintenance and fabric of the Parish Churches of the Ecclesiastical Parishes of St. Peter, St. Paul, and St. Luke, in the diocese of St Albans with preference for St. Peter, and/or furthering the work of the Church of England in these parishes. The grants made are shown in Note 5 to the accounts.

All three churches make themselves and their services available to all parishioners and residents without charge. The trustees consider that by supporting the three churches they are fulfilling the charity's public benefit requirement.

Investment Policy

The trustees periodically review any deposits and take professional advice to ensure that maximum interest is earned. The trustees wish for any investments to be low risk and deposits are therefore held with the CBF Church of England fund.

Future Obligations

The trustees are ever mindful of the reliance by the Charity on its freehold property but consider its resources are adequate to fulfil its obligations. It has no contractual commitments of a capital nature.

Future Plans

The trustees intend to continue along the same lines as they are currently operating. They want to maintain and enhance the existing property portfolio, thereby preserving the income stream and maximising the distributions to the beneficiaries.

Reserves Policy

The charity's reserves are reviewed on an annual basis. The trust uses designated funds to plan for specific works, including the renovation of a building to form an additional residential property (approx. £100k) and the installation of new windows, front doors and boilers throughout the residential portfolio (at least £230k). Remaining reserves (both current and future) have been ear-marked for the development of a new dwelling on our land (when a certain lease expires in a few years).

Risk Assessment

The trustees have fully reviewed the areas of risk to the charity, being business, commercial and financial risk. Although the areas of risk are deemed to be few, the main risk is the possibility of fluctuations in the property market and reduced income from properties not being let.

Public Benefit

The Trustees confirm that due regard has been paid to the public benefit guidance published by the Charity Commission.

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES (continued)

FOR THE PERIOD ENDED 30 APRIL 2023

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

Auditor

The charity's auditor, Mercer & Hole, incorporated on 1 October 2022 to become Mercer & Hole LLP. The trustees have consented to treating the incorporation of Mercer & Hole LLP as a continuation of the existing audit arrangement.

Signed on behalf of the Trustees:

M Olver.....



Approved by the Trustees on

6th November 2023

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY

FOR THE PERIOD ENDED 30 APRIL 2023

We have audited the financial statements of The Church Lands Charity (the 'charity') for the period ended 30 April 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 April 2023, and of its incoming resources and application of resources, including its income and expenditure, for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY (continued) FOR THE PERIOD ENDED 30 APRIL 2023

material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 5, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below.

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY (continued) FOR THE PERIOD ENDED 30 APRIL 2023

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

We gained an understanding of the legal and regulatory framework applicable to the charity and the environment in which it operates and considered the risk of acts by the charity that were contrary to applicable laws and regulations, including fraud.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements and the financial report (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate entries including journals to overstate revenue or understate expenditure, and management bias in accounting estimates.

Audit procedures performed by the engagement team included:

- Discussions with management, including considerations of known or suspected instances of non-compliance with laws and regulations and fraud;
- Gaining an understanding of management's controls designed to prevent and detect irregularities; and
- Identifying and testing journal entries.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

[A further description of our responsibilities is available on the Financial Reporting Council's website at:
https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx](https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx). This description forms part of our auditor's report.

THE CHURCH LANDS CHARITY
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE PERIOD ENDED 30 APRIL 2023

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Steve Robinson
Senior Statutory Auditor
For and on behalf of:
Mercer & Hole LLP
Chartered Accountants & Registered Auditors
Gloucester House
72 London Road
St Albans
Herts.
AL1 1NS

7 November 2023

THE CHURCH LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE PERIOD ENDED 30 APRIL 2023

	Note	Period Ended 30 April 2023	Period Ended 30 April 2023	Period Ended 30 April 2023	Year Ended 31 Dec 2021	Year Ended 31 Dec 2021	Year Ended 31 Dec 2021
		General Funds £	Designated Funds £	Total Funds £	General Funds £	Designated Funds £	Total Funds £
Income and Endowments							
Investment Income	4	1,001,963	-	1,001,963	708,892	-	708,892
Total Income		1,001,963	-	1,001,963	708,892	-	708,892
Expenditure							
<i>Costs of Raising Funds:</i>							
Property Expenditure	3	277,078	-	277,078	184,803	-	184,803
<i>Expenditure on Charitable Activities:</i>							
Grants & Donations	5	440,000	-	440,000	335,000	-	335,000
Other	6	21,383	-	21,383	14,768	-	14,768
Total Expenditure		738,461	-	738,461	534,751	-	534,571
Fair Value Revaluation of Properties		(3,668,813)	-	(3,668,813)	769,805	-	769,805
Net Income/(Expenditure)		263,502	-	263,502	944,126	-	944,126
Transfers between funds		(80,005)	80,005	-	(30,004)	30,004	-
Net Movement in Funds		(3,485,316)	80,005	(3,405,311)	914,122	30,004	944,126
Reconciliation of funds:							
Total funds brought forward at 1 January 2022		16,509,876	237,706	16,747,582	15,595,754	207,702	15,803,456
Total funds carried forward at 30 April 2023		13,024,560	317,711	13,342,271	16,509,876	237,706	16,747,582

All recognised gains and losses for the year are included in the Statement of Financial Activities.

THE CHURCH LANDS CHARITY

BALANCE SHEET

AS AT 30 APRIL 2023

	Note	2023 £	2023 £	2021 £	2021 £
Fixed Assets					
Investments	7		12,650,277		16,319,090
Current Assets					
Debtors	8	33,767		54,057	
Cash at bank and in hand		757,163		479,089	
		<u>790,930</u>		<u>533,146</u>	
Creditors: amounts falling due within one year	9	<u>(98,936)</u>		<u>(104,642)</u>	
Net current assets			691,994		428,492
Total assets less current liabilities			<u>13,342,271</u>		<u>16,747,582</u>
Net Assets			<u>13,342,271</u>		<u>16,747,582</u>
Funds					
Unrestricted:					
Designated funds	10		317,711		237,706
General funds:					
Accumulated surplus			4,532,521		4,349,024
Revaluation and fair value reserve			8,492,039		12,160,852
			<u>13,342,271</u>		<u>16,747,582</u>

Approved by the Trustees on 6/11/23 and signed on their behalf by:



M Oliver (Chairman of the Trustees)

The notes on pages 13 to 18 form part of these accounts

THE CHURCH LANDS CHARITY

CASH FLOW STATEMENT

FOR THE PERIOD ENDED 30 APRIL 2023

	Note	2023 £	2021 £
Net cash used in operating activities	15	268,148	193,141
<i>Cash flows from investing activities</i>			
Fixed asset investment additions		-	(145,537)
Interest received		9,926	9
Net cash provided by investing activities		<u>9,926</u>	<u>(145,528)</u>
Change in cash and cash equivalents in the period		<u>278,074</u>	<u>47,613</u>
Cash and cash equivalents brought forward		479,089	431,476
Cash and cash equivalents carried forward		<u>757,163</u>	<u>479,089</u>

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 APRIL 2023

1. Accounting Policies

- (a) The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investments and in accordance with applicable Accounting Standards and Statement of Recommended Practice, Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 1 January 2019 and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102

- (b) Reporting period: These financial statements cover a 16 month period. The comparative information covers a 12 month period.
- (c) Property income represents rents receivable in the year and property expenses are those incurred in the year. This is accounted for on an accruals basis.
- (d) Investment income represents dividends and interest received in the year. Income is recognised when the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.
- (e) Grants are the amounts paid to the various Parochial Church Councils during the year in accordance with the charity's objects.
- (f) All works on the maintenance and refurbishment of the freehold property are written off during the year in which they are incurred. Works relating to any new buildings will be capitalised in the financial period they occur and re-valued at the year-end to market value for inclusion within our property portfolio.
- (g) Investments are shown on the balance sheet at their open market value at the year-end.
- (h) Investment properties are included at valuation and are held for an investment return. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.
- (i) General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

- (j) Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.
- (k) Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity date of three months or less from the date of acquisition
- (l) Creditors and provisions are recognised when the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.
- (m) Going Concern: At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

THE CHURCH LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 APRIL 2023

2. Judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an outgoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimate uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows:

Valuation of Investment Property

The valuation of the Investment property as at 30th April 2023 is based on the professional valuation undertaken by Fifield Glyn Ltd, as at 4th May 2023.

Changes to Investment Property portfolio

During the period, there has been no additions or disposals of investment property.

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 APRIL 2023

3. Costs of Raising Funds	General Funds	Designated Funds	Total 2023	Total 2021
	£	£	£	£
Property Expenditure				
Commercial management charge	-	-	-	-
Insurances	11,500	-	11,500	7,334
Rent Collection	102,848	-	102,848	76,928
Architectural Fees	-	-	-	1,029
Legal Fees	27,415	-	27,415	7,242
Utilities	1,357	-	1,357	1,820
Maintenance and Refurbishment				
	115,867	-	115,867	82,137
Miscellaneous	18,091	-	18,091	8,313
	<u>277,078</u>	<u>-</u>	<u>277,078</u>	<u>184,803</u>

4. Investment Income	General Funds	Designated Funds	Total 2023	Total 2021
	£	£	£	£
Interest on deposit accounts	9,926	-	9,926	9
Lease Extensions	37,400	-	37,400	25,692
License Fee income	2,567	-	2,567	1,766
Commercial Rents	312,851	-	312,851	223,718
Cottage Rents	639,219	-	639,219	457,708

	1,001,963		1,001,963	708,892
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5. Expenditure on Charitable Activities	General Funds	Designated Funds	Total 2023	Total 2021
	£	£	£	£
Grants and Donations				
Parish Church of St Peter's	352,000	-	352,000	268,000
Parish Church of St Paul's	44,000	-	44,000	33,500
Parish Church of St Luke's	44,000	-	44,000	33,500
	<u>440,000</u>	<u>-</u>	<u>440,000</u>	<u>335,000</u>

6. Other Expenses	General Funds	Designated Funds	Total 2023	Total 2021
	£	£	£	£
Management Fees	14,314	-	14,314	9,248
Bad Debt Provision	-	-	-	-
Audit Fees	7,000	-	7,000	5,520
Bank Charges	69	-	69	-
	<u>21,383</u>	<u>-</u>	<u>21,383</u>	<u>14,768</u>

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 APRIL 2023

**7. Fixed Asset Investments
Properties**

	2023	2021
	£	£
Market value at 1 January 2022	16,319,090	15,403,747
Investment additions in the year	-	145,538
Fair value revaluation	(3,668,813)	769,805
Market value at 30 April 2023	12,650,277	16,319,090

Investment property comprises rental properties. The fair value of the investment property, as at 30 June 2023, has been arrived at on the basis of a valuation carried out on 4th May 2023 by Fifield Glyn Limited, who are not connected with the charity.

From time to time (based upon accounting standards) the trustees arrange for a Red-Book valuation of the trust's portfolio (and apply indexation changes for intervening years). The 2023 Valuation used a different approach than the previous Red-Book Valuation (conducted 9 years ago). The new quantitative method (basing valuations on rental income potential, rather than residential sales market) is felt to be a more robust method to evidence any fluctuation in portfolio value - evidenced by £3.6m reduction in portfolio value.

8. Debtors

	2023	2021
	£	£
Other debtors:		
Rents held by agents	24,959	40,928
Prepayments and accrued income	8,808	13,129
Recoverable from tenants	-	-
	33,767	54,057

Within the 'Rents held by agents' is a sum of £24,959 (2021: £40,928) representing rent in arrears at the balance sheet date.

**9. Liabilities: Amounts falling due
within one year**

	2023	2021
	£	£
Other Creditors	81,075	68,955
Trade creditors	17,861	35,698
	98,936	104,654

10. Unrestricted Funds

Designated Fund

	2021	Transfers	Expended	2023
	£	£	£	£
Renovation reserve	74,852	13,333	-	88,185
Redecoration reserve	100,016	26,672	-	126,688
Roof reserve	62,838	40,000	-	102,838
	237,706	80,005	-	317,711

The designated fund's purpose is to provide funds for the upkeep of properties, including the periodic exterior redecoration of the Charity's property and the refurbishment of properties that fall below current standards.

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 APRIL 2023

11. Unrestricted Funds continued

General Fund			2023	2021
This comprises:			£	£
Accumulated surplus			4,560,021	4,349,024
Revaluation reserve			8,492,039	12,160,852
			13,052,060	16,509,876
	Unrestricted	Designated	2023	2021
	£	£	Total	Total
			£	£
Fixed assets	12,332,566	317,711	12,650,277	16,319,090
Current assets	790,930	-	790,930	533,146
Current liabilities	(71,436)	-	(71,436)	(104,654)
	13,052,060	317,711	13,369,771	16,747,582

12. Trustee's Remuneration

No remuneration is paid nor any expenses reimbursed to the trustees.

13. Related Parties

During the year the following transactions took place with related parties:

	2023	2021
Donations made	£	£
St Peter's PCC	330,000	268,000
St Paul's PCC	41,250	33,500
St Luke's PCC	41,250	33,500
	412,500	335,000

All of the above are related parties through their involvement in deciding appointments to the board of trustees.

14. Control

The charity is under the control of the board of trustees.

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 APRIL 2023

15. Reconciliation of net movement in funds to net cash flow from operating activities

	2023	2021
	£	£
Net movement in funds	(3,377,811)	944,126
Deduct interest income shown in investing activities	(9,926)	(9)
Revaluation of fixed assets	3,668,813	(769,805)
Decrease in debtors	20,290	8,133
Decrease in creditors	(33,218)	10,697
Net cash used in operating activities	268,148	193,141

16. Legal Form

The charity is an unincorporated entity registered with the Charity Commission on 6th June 1995.

THE CHURCH LANDS CHARITY

ROTATION OF TRUSTEES

FOR THE PERIOD ENDED 30 APRIL 2023

Name	Date of Retirement
------	--------------------

Rev M Dearnley (vicar at St Peter)	Ex-Officio
------------------------------------	------------

**Nominated by Parochial Church Council of St Peter
For a term of four years**

Mr M Waller	June 2025
Helena Ellis	March 2024
Mr M Olver (Chairman)	March 2025
Mrs G Taylor	Resigned March 2023

Due to an increase in other work commitments, Mrs G Taylor had to step down from her role as treasurer at St Peters and also as a trustee for this Trust.

**Nominated by Parochial Church Council of St Luke
For a term of four years**

Mr P Kaser	June 2026
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**Nominated by Parochial Church Council of St Paul
For a term of four years**

Mr L Garside	October 2024
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Accounts

Charity number: 211409

THE CHURCH LANDS CHARITY
ANNUAL REPORT OF THE TRUSTEES AND STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

THE CHURCH LANDS CHARITY

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THE CHURCH LANDS CHARITY

TRUSTEES, ADMINISTRATOR AND ADVISERS

Trustees

Mr P Kaser
Mr M Waller
Mr M Olver
Mr L Garside
Ms Helena Ellis
Ms G Taylor
Rev M Dearnley

Principal Office

St Peter's Church
St Peter's Street
St Albans
Hertfordshire
AL1 3HG

Charity Registration Number

211409

Clerk

Collinson Hall
9-11 Victoria Street
St Albans
Hertfordshire
AL1 3UB

Accountants

Collinson Hall
9-11 Victoria Street
St Albans
Hertfordshire
AL1 3UB

Architect

Cannon Morgan & Rheinberg Partnership
38 Holywell Hill
St Albans
Hertfordshire
AU1 1BU

THE CHURCH LANDS CHARITY

TRUSTEES, ADMINISTRATOR AND ADVISERS (continued)

Property Agents	Collinson Hall 9-11 Victoria Street St Albans Hertfordshire AL1 3UB
Solicitors	Debenhams Ottaway Ivy House 107 St Peters Street St Albans Hertfordshire AL1 3EW
Auditors	Mercer & Hole LLP Gloucester House 72 London Road St Albans Hertfordshire AL1 1NS
Bankers	NatWest Bank plc St Albans Branch 10 St Peters Street St Albans Hertfordshire AL1 3LY

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees present the statutory report with the accounts of The Church Lands Charity for the year ended 31 December 2021.

Constitution

The charity was regulated by a schedule set out by the Charity Commission on 29 July 1881 and re-established by a new scheme of the Charity Commission dated 6 June 1995. The registration number is 211409.

Trustees and Officers

The names of the Trustees and Officers who have served during the year are shown on the Trustees, Administrators and Advisers page of this report. The method of appointment of each trustee is shown on page 18. Trustees serve a four year term which is renewable.

New trustees are provided with documentation to enable them to appreciate the Trust's objectives, organisation, method of operation and their responsibilities under the law. In addition existing trustees assist them in becoming fully conversant with their role.

Principal Aims and Activities

The objects of the charity are:-

- a. To provide funds for the upkeep and maintenance of the fabric of the Parish Churches of St Peter's, St Paul's and St Luke's all being in St Albans, Hertfordshire. Preference is given to the needs of St Peter's; and
- b. To further the religious and other charitable purposes of the Church of England in any or all of these Parishes.

The charity's main objective is to preserve and enhance its assets so that regular contributions can be made to the three beneficiary Parishes. These funds derive from rental income and income from cash deposits and other investment.

The trustees make grants periodically to the Parishes, with preference for St Peter's. Trustees are kept aware of the application of those grants by reports from the trustees appointed by the relevant Parish.

Originally the Charity was endowed with retail and domestic property in St. Albans. It is the policy of the Trustees to ensure properties are maintained in good order and the income is maximised. The gross commercial rents have increased to £223,718 (2020: £219,594) and the residential rents have increased to £457,708 (2020: £445,098). There has been no change in this policy since last year.

During the year grants of £335,000 (2020: £380,000) were made to the churches as shown in Note 4 to the Accounts. The trustees' objective of maximising income has been met this year, and further opportunities to enhance income are actively being sought.

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

Organisation

The trustees meet three times a year to review the progress of the charity and to decide upon the policy to be adopted. The chairman and clerk are the executive officers who carry out the wishes of the trustees.

Application of Income

The income of the charity after expenses is to be applied towards the maintenance and fabric of the Parish Churches of the Ecclesiastical Parishes of St. Peter, St. Paul, and St. Luke, in the diocese of St Albans with preference for St. Peter, and/or furthering the work of the Church of England in these parishes. The grants made are shown in Note 4 to the accounts.

All three churches make themselves and their services available to all parishioners and residents without charge. The trustees consider that by supporting the three churches they are fulfilling the charity's public benefit requirement.

Investment Policy

The trustees periodically review any deposits and take professional advice to ensure that maximum interest is earned. The trustees wish for any investments to be low risk and deposits are therefore held with the CBF Church of England fund.

Future Obligations

The trustees are ever mindful of the reliance by the Charity on its freehold property but consider its resources are adequate to fulfil its obligations. It has no contractual commitments of a capital nature.

Future Plans

The trustees intend to continue along the same lines as they are currently operating. They want to maintain and enhance the existing property portfolio, thereby preserving the income stream and maximising the distributions to the beneficiaries.

Reserves Policy

The charity's reserves are reviewed on an annual basis. The trustees' policy is to maintain the real value of the charity's assets, after accounting for distributions. In addition, the trustees seek to maintain free reserves of £50,000 to cover any unforeseen expenditure.

Risk Assessment

The trustees have fully reviewed the areas of risk to the charity, being business, commercial and financial risk. Although the areas of risk are deemed to be few, the main risk is the possibility of fluctuations in the property market and reduced income from properties not being let.

Public Benefit

The Trustees confirm that due regard has been paid to the public benefit guidance published by the Charity Commission.

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

Auditor

The charity's auditor, Mercer & Hole, incorporated on 1 October 2022 to become Mercer & Hole LLP. The trustees have consented to treating the incorporation of Mercer & Hole LLP as a continuation of the existing audit arrangement.

Signed on behalf of the Trustees:

M Oliver 

Approved by the Trustees on

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY

FOR THE YEAR ENDED 31 DECEMBER 2021

We have audited the financial statements of The Church Lands Charity (the 'charity') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2021, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY (continued) FOR THE YEAR ENDED 31 DECEMBER 2021

material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 5, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below.

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY (continued) FOR THE YEAR ENDED 31 DECEMBER 2021

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

We gained an understanding of the legal and regulatory framework applicable to the charity and the environment in which it operates and considered the risk of acts by the charity that were contrary to applicable laws and regulations, including fraud.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements and the financial report (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate entries including journals to overstate revenue or understate expenditure, and management bias in accounting estimates.

Audit procedures performed by the engagement team included:

- Discussions with management, including considerations of known or suspected instances of non-compliance with laws and regulations and fraud;
- Gaining an understanding of management's controls designed to prevent and detect irregularities; and
- Identifying and testing journal entries.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at:

<https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

THE CHURCH LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2021

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Steve Robinson

For and on behalf of:

Mercer & Hole LLP

Chartered Accountants & Registered Auditors

Gloucester House

72 London Road

St Albans

Herts.

AL1 1NS

23 December 2022

THE CHURCH LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	2021 General Funds £	2021 Designated Funds £	2021 Total Funds £	2020 General Funds £	2020 Designated Funds £	2020 Total Funds £
Income and Endowments							
Investment Income	4	708,892	-	708,892	671,320	-	671,320
Total Income		<u>708,892</u>	<u>-</u>	<u>708,892</u>	<u>671,320</u>	<u>-</u>	<u>671,320</u>
Expenditure							
<i>Costs of Raising Funds:</i>							
Property Expenditure	3	184,803	-	184,803	230,864	-	230,864
<i>Expenditure on Charitable Activities:</i>							
Grants & Donations	5	335,000	-	335,000	380,000	-	380,000
Other	6	14,768	-	14,768	19,572	-	19,572
Total Expenditure		<u>534,571</u>	<u>-</u>	<u>534,571</u>	<u>630,436</u>	<u>-</u>	<u>630,436</u>
Fair Value Revaluation of Properties		769,805	-	769,805	871,910	-	871,910
Net Income/(Expenditure)		944,126	-	944,126	912,794	-	912,794
Transfers between funds		(30,004)	30,004	-	(37,004)	37,004	-
Net Movement in Funds		<u>914,122</u>	<u>30,004</u>	<u>944,126</u>	<u>875,790</u>	<u>37,004</u>	<u>912,794</u>
Reconciliation of funds:							
Total funds brought forward at 1 January 2021		<u>15,595,754</u>	<u>207,702</u>	<u>15,803,456</u>	<u>14,719,964</u>	<u>170,698</u>	<u>14,890,662</u>
Total funds carried forward at 31 December 2021		<u>16,509,876</u>	<u>237,706</u>	<u>16,747,582</u>	<u>15,595,754</u>	<u>207,702</u>	<u>15,803,456</u>

All recognised gains and losses for the year are included in the Statement of Financial Activities.

THE CHURCH LANDS CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2021

	Note	2021 £	2021 £	2020 £	2020 £
Fixed Assets					
Investments	7		16,319,090		15,403,747
Current Assets					
Debtors	8	54,057		62,190	
Cash at bank and in hand		479,089		431,476	
		<u>533,146</u>		<u>493,666</u>	
Creditors: amounts falling due within one year	9	<u>(104,642)</u>		<u>(93,957)</u>	
Net current assets			428,492		399,709
Total assets less current liabilities			<u>16,747,582</u>		<u>15,803,456</u>
Net Assets			<u>16,747,582</u>		<u>15,803,456</u>
Funds					
Unrestricted:					
Designated funds	10		237,706		207,702
General funds:					
Accumulated surplus			4,349,024		4,204,707
Revaluation and fair value reserve			12,160,852		11,391,047
			<u>16,747,582</u>		<u>15,803,456</u>

Approved by the Trustees on 17/12/22 and signed on their behalf by:



M Olver (Chairman of the Trustees)

The notes on pages 13 to 17 form part of these accounts

THE CHURCH LANDS CHARITY

CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	2021 £	2020 £
Net cash used in operating activities	14	193,141	(55,834)
<i>Cash flows from investing activities</i>			
Fixed asset investment additions		(145,537)	
Interest received		9	94
Net cash provided by investing activities		(145,528)	94
Change in cash and cash equivalents in the year		47,613	(55,740)
Cash and cash equivalents brought forward		431,476	487,216
Cash and cash equivalents carried forward		479,089	431,476

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

1. Accounting Policies

- (a) The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investments and in accordance with applicable Accounting Standards and Statement of Recommended Practice, Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 1 January 2019 and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

- (b) Property income represents rents receivable in the year and property expenses are those incurred in the year. This is accounted for on an accruals basis.
- (c) Investment income represents dividends and interest received in the year. Income is recognised when the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.
- (d) Grants are the amounts paid to the various Parochial Church Councils during the year in accordance with the charity's objects.
- (e) All works on the maintenance and refurbishment of the freehold property are written off during the year in which they are incurred. Works relating to any new buildings will be capitalised in the financial period they occur and re-valued at the year-end to market value for inclusion within our property portfolio.
- (f) Investments are shown on the balance sheet at their open market value at the year-end.
- (g) Investment properties are included at valuation and are held for an investment return. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.
- (h) General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

- (i) Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.
- (j) Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity date of three months or less from the date of acquisition
- (k) Creditors and provisions are recognised when the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.
- (l) Going Concern: At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

2. Judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an outgoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimate uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows..

Valuation of Investment Property

The valuation of the Investment property as at 31st December 2021 is based on the professional valuation undertaken by D Ambrose as at 25th March 2014. This is then revised each year in line with market indices. A review of the valuation as at 31st December 2021 has been undertaken by the trustees who have proposed a change in the valuation to coincide with the 3.8% rise in the UK House Price Index.

Changes to Investment Property potfolio

During the year, a new property was built on existing land at the rear of 61 Catherine Street. This property development is now known as "3 Bakery Mews" and has been valued at £330,000.

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

3. Costs of Raising Funds	General Funds	Designated Funds	Total 2021	Total 2020
	£	£	£	£
Property Expenditure				
Commercial management charge	-	-	-	-118
Insurances	7,334	-	7,334	7,165
Rent Collection	76,928	-	76,928	68,965
Architectural Fees	1,029	-	1,029	3,191
Legal Fees	7,242	-	7,242	11,815
Utilities	1,820	-	1,820	3,383
Property Maintenance and Refurbishme	82,137	-	82,137	127,858
Miscellaneous	8,313	-	8,313	8,605
	<u>184,803</u>	<u>-</u>	<u>184,803</u>	<u>230,864</u>

4. Investment Income	General Funds	Designated Funds	Total 2021	Total 2020
	£	£	£	£
Interest on deposit accounts	9	-	9	94
Lease Extensions	25,692	-	25,692	-
License Fee income	1,766	-	1,766	6,534
Commercial Rents	223,718	-	223,718	219,594
Cottage Rents	<u>457,708</u>	<u>-</u>	<u>457,708</u>	<u>445,098</u>
	708,892	-	708,892	671,320

5. Expenditure on Charitable Activities	General Funds	Designated Funds	Total 2021	Total 2020
	£	£	£	£
Grants and Donations				
Parish Church of St Peter's	268,000	-	268,000	304,000
Parish Church of St Paul's	33,500	-	33,500	38,000
Parish Church of St Luke's	33,500	-	33,500	38,000
	<u>335,000</u>	<u>-</u>	<u>335,000</u>	<u>380,000</u>

6. Other Expenses	General Funds	Designated Funds	Total 2021	Total 2020
	£	£	£	£
Management Fees	9,248	-	9,248	7,440
Bad Debt Provision	-	-	-	7,212
Audit Fees	5,520	-	5,520	4,920
	<u>14,768</u>	<u>-</u>	<u>14,768</u>	<u>19,572</u>

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

**7. Fixed Asset Investments
Properties**

	2021	2020
	£	£
Market value at 1 January 2021	15,403,747	14,531,837
Investment additions in the year	145,537	-
Fair value revaluation	769,805	871,910
Market value at 31 December 2021	<u>16,319,089</u>	<u>15,403,747</u>

The investment additions in the year are property development costs of £145,537 which were capitalised and relate to a new property built on existing land at the rear of 61 Catherine Street. This property development is now known as 3 Bakery Mews. The Investment Properties were valued on 31 December 2021 by the trustees with reference to the Land Registry House Price Index. Within the total revalued gain £184,463 relates to the new property at 3 Bakery Mews and the remaining £585,342 relates to the existing portfolio at the start of the year.

8. Debtors

	2021	2020
	£	£
Other debtors:		
Rents held by agents	40,928	49,885
Prepayments and accrued income	13,129	12,305
Recoverable from tenants	-	-
	<u>54,057</u>	<u>62,190</u>

Within the 'Rents held by agents' is a sum of £40,928 (2020: £49,885) representing rent in arrears at the balance sheet date.

**9. Liabilities: Amounts falling due
within one year**

	2021	2020
	£	£
Other Creditors	68,955	73,436
Trade creditors	<u>35,698</u>	<u>20,521</u>
	104,654	93,957

10. Unrestricted Funds

Designated Fund

	2020	Transfers	Expended	2021
	£	£	£	£
Renovation reserve	64,852	10,000	-	74,852
Redecoration reserve	80,012	20,004	-	100,015
Roof reserve	<u>62,838</u>	<u>-</u>	<u>-</u>	<u>62,838</u>
	207,702	30,004	-	237,706

The designated fund's purpose is to provide funds for the upkeep of properties, including the periodic exterior redecoration of the Charity's property and the refurbishment of properties that fall below current standards.

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

10. Unrestricted Funds continued

General Fund			2021	2020
This comprises:			£	£
Accumulated surplus			4,349,024	4,204,707
Revaluation reserve			12,160,852	11,391,047
			16,509,876	15,595,754
	Unrestricted	Designated	2021	2020
	£	£	Total	Total
			£	£
Fixed assets	16,319,090	-	16,319,090	15,403,747
Current assets	295,440	237,706	533,146	493,666
Current liabilities	(104,654)	-	(104,654)	(93,957)
	16,509,876	237,706	16,747,582	15,803,456

11. Trustee's Remuneration

No remuneration is paid nor any expenses reimbursed to the trustees.

12. Related Parties

During the year the following transactions took place with related parties:

	2021	2020
Donations made	£	£
St Peter's PCC	268,000	304,000
St Paul's PCC	33,500	38,000
St Luke's PCC	33,500	38,000
	335,000	380,000

All of the above are related parties through their involvement in deciding appointments to the board of trustees.

13. Control

The charity is under the control of the board of trustees.

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

14. Reconciliation of net movement in funds to net cash flow from operating activities

	2021	2020
	£	£
Net movement in funds	944,126	912,794
Deduct interest income shown in investing activities	(9)	(94)
Revaluation of fixed assets	(769,805)	(871,910)
Decrease in debtors	8,133	(23,362)
Increase in creditors	10,697	(73,262)
Net cash used in operating activities	193,141	(55,834)

15. Legal Form

The charity is an unincorporated entity registered with the Charity Commission on 6th June 1995.

THE CHURCH LANDS CHARITY

ROTATION OF TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2021

Name	Date of Retirement
Rev M Dearnley (vicar at St Peter) Ex-Officio	
Nominated by Parochial Church Council of St Peter For a term of four years	
Mr M Waller	June 2025
Helena Ellis	November 2022
Mr M Olver (Chairman)	March 2025
Mrs G Taylor	March 2025
Nominated by Parochial Church Council of St Luke For a term of four years	
Mr P Kaser	June 2026
Nominated by Parochial Church Council of St Paul For a term of four years	
Mr L Garside	October 2024

Accounts

Charity number: 211409

THE CHURCH LANDS CHARITY
ANNUAL REPORT OF THE TRUSTEES AND STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020

THE CHURCH LANDS CHARITY

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THE CHURCH LANDS CHARITY

TRUSTEES, ADMINISTRATOR AND ADVISERS

Trustees	Mr P Kaser Mr M Waller Mr M Olver Mr L Garside Ms Helena Ellis
Principal Office	St Peter's Church St Peter's Street St Albans Hertfordshire AL1 3HG
Charity Registration Number	211409
Clerk	Collinson Hall 9-11 Victoria Street St Albans Hertfordshire AL1 3UB
Accountants	Collinson Hall 9-11 Victoria Street St Albans Hertfordshire AL1 3UB
Architect	Cannon Morgan & Rheinberg Partnership 38 Holywell Hill St Albans Hertfordshire AU1 1BU

THE CHURCH LANDS CHARITY

TRUSTEES, ADMINISTRATOR AND ADVISERS (continued)

Property Agents	Collinson Hall 9-11 Victoria Street St Albans Hertfordshire AL1 3UB
Solicitors	Debenhams Ottoway Ivy House 107 St Peters Street St Albans Hertfordshire AL1 3EW
Auditors	Mercer & Hole Chartered Accountants Gloucester House 72 London Road St Albans Hertfordshire AL1 1NS
Bankers	NatWest Bank plc St Albans Branch 10 St Peters Street St Albans Hertfordshire AL1 3LY

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees present the statutory report with the accounts of The Church Lands Charity for the year ended 31 December 2020.

Constitution

The charity was regulated by a schedule set out by the Charity Commission on 29 July 1881 and re-established by a new scheme of the Charity Commission dated 6 June 1995. The registration number is 211409.

Trustees and Officers

The names of the Trustees and Officers who have served during the year are shown on the Trustees, Administrators and Advisers page of this report. The method of appointment of each trustee is shown on page 17. Trustees serve a four year term which is renewable.

New trustees are provided with documentation to enable them to appreciate the Trust's objectives, organisation, method of operation and their responsibilities under the law. In addition existing trustees assist them in becoming fully conversant with their role.

Principal Aims and Activities

The objects of the charity are:-

- a. To provide funds for the upkeep and maintenance of the fabric of the Parish Churches of St Peter's, St Paul's and St Luke's all being in St Albans, Hertfordshire. Preference is given to the needs of St Peter's; and
- b. To further the religious and other charitable purposes of the Church of England in any or all of these Parishes.

The charity's main objective is to preserve and enhance its assets so that regular contributions can be made to the three beneficiary Parishes. These funds derive from rental income and income from cash deposits and other investment.

The trustees make grants periodically to the Parishes, with preference for St Peter's. Trustees are kept aware of the application of those grants by reports from the trustees appointed by the relevant Parish.

Originally the Charity was endowed with retail and domestic property in St. Albans. It is the policy of the Trustees to ensure properties are maintained in good order and the income is maximised. The gross commercial rents have decreased to £219,594 (2019: £221,453) and the residential rents have increased to £445,098 (2019: £410,167). There has been no change in this policy since last year.

During the year grants of £380,000 (2019: £361,000) were made to the churches as shown in Note 4 to the Accounts. The trustees' objective of maximising income has been met this year, and further opportunities to enhance income are actively being sought.

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES (continued)

FOR THE YEAR ENDED 31 DECEMBER 2020

Organisation

The trustees meet three times a year to review the progress of the charity and to decide upon the policy to be adopted. The chairman and clerk are the executive officers who carry out the wishes of the trustees.

Application of Income

The income of the charity after expenses is to be applied towards the maintenance and fabric of the Parish Churches of the Ecclesiastical Parishes of St. Peter, St. Paul, and St. Luke, in the diocese of St Albans with preference for St. Peter, and/or furthering the work of the Church of England in these parishes. The grants made are shown in Note 4 to the accounts.

All three churches make themselves and their services available to all parishioners and residents without charge. The trustees consider that by supporting the three churches they are fulfilling the charity's public benefit requirement.

Investment Policy

The trustees periodically review any deposits and take professional advice to ensure that maximum interest is earned. The trustees wish for any investments to be low risk and deposits are therefore held with the CBF Church of England fund.

Future Obligations

The trustees are ever mindful of the reliance by the Charity on its freehold property but consider its resources are adequate to fulfil its obligations. It has no contractual commitments of a capital nature.

Future Plans

The trustees intend to continue along the same lines as they are currently operating. They want to maintain and enhance the existing property portfolio, thereby preserving the income stream and maximising the distributions to the beneficiaries. They are planning to undertake in the near future an in-depth strategy review to consider their plans over the next five to ten years.

Reserves Policy

The charity's reserves are reviewed on an annual basis. The trustees' policy is to maintain the real value of the charity's assets, after accounting for distributions. In addition, the trustees seek to maintain free reserves of £50,000 to cover any unforeseen expenditure.

Risk Assessment

The trustees have fully reviewed the areas of risk to the charity, being business, commercial and financial risk. Although the areas of risk are deemed to be few, the main risk is the possibility of fluctuations in the property market and reduced income from properties not being let.

Public Benefit

The Trustees confirm that due regard has been paid to the public benefit guidance published by the Charity Commission.

THE CHURCH LANDS CHARITY

ANNUAL REPORT OF THE TRUSTEES (continued)

FOR THE YEAR ENDED 31 DECEMBER 2020

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

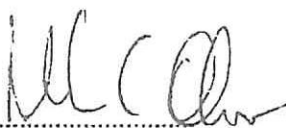
The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2015 (FRS 102);
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

Signed on behalf of the Trustees:

M Oliver



Approved by the Trustee on

22 Nov 2021

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY

FOR THE YEAR ENDED 31 DECEMBER 2020

We have audited the financial statements of The Church Lands Charity (the 'charity') for the year ended 31 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2020, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended; for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY (continued) FOR THE YEAR ENDED 31 DECEMBER 2020

material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 5, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

THE CHURCH LANDS CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE CHURCH LANDS CHARITY (continued) FOR THE YEAR ENDED 31 DECEMBER 2020

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

We gained an understanding of the legal and regulatory framework applicable to the charity and the environment in which it operates and considered the risk of acts by the charity that were contrary to applicable laws and regulations, including fraud.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements and the financial report (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate entries including journals to overstate revenue or understate expenditure, and management bias in accounting estimates.

Audit procedures performed by the engagement team included:

- discussions with management, including considerations of known or suspected instances of non-compliance with laws and regulations and fraud;
- Gaining an understanding of management's controls designed to prevent and detect irregularities; and
- Identifying and testing journal entries.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at:

<https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

THE CHURCH LANDS CHARITY
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Mercer & Hole

Steve Robinson
Mercer & Hole

30 September 2022

Chartered Accountants & Registered Auditors
Gloucester House
72 London Road
St Albans
Herts.
AL1 1NS

THE CHURCH LANDS CHARITY
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	2020 General Funds £	2020 Designated Funds £	2020 Total Funds £	2019 General Funds £	2019 Designated Funds £	2019 Total Funds £
Income and Endowments							
Investment Income	3	671,320	-	671,320	641,086	-	641,086
Total Income		<u>671,320</u>	<u>-</u>	<u>671,320</u>	<u>641,086</u>	<u>-</u>	<u>641,086</u>
Expenditure							
<i>Costs of Raising Funds:</i>							
Property Expenditure	2	230,864	-	230,864	389,271	-	389,271
<i>Expenditure on Charitable Activities:</i>							
Grants & Donations	4	380,000	-	380,000	315,000	-	315,000
Other	5	19,572	-	19,572	6,630	-	6,630
Total Expenditure		<u>630,436</u>	<u>-</u>	<u>630,436</u>	<u>710,901</u>	<u>-</u>	<u>710,901</u>
Fair Value Revaluation of Properties		871,910	-	871,910	-	-	-
Net Income/(Expenditure)		912,794	-	912,794	(69,815)	-	(69,815)
Transfers between funds		(37,004)	37,004	-	(37,004)	37,004	-
Net Movement in Funds		<u>875,790</u>	<u>37,004</u>	<u>912,794</u>	<u>(106,819)</u>	<u>37,004</u>	<u>(69,815)</u>
Reconciliation of funds:							
Total funds brought forward at 1 January 2020		<u>14,719,964</u>	<u>170,698</u>	<u>14,890,662</u>	<u>14,826,783</u>	<u>133,694</u>	<u>14,960,477</u>
Total funds carried forward at 31 December 2020		<u>15,595,754</u>	<u>207,702</u>	<u>15,803,456</u>	<u>14,719,964</u>	<u>170,698</u>	<u>14,890,662</u>

All recognised gains and losses for the year are included in the Statement of Financial Activities.

THE CHURCH LANDS CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2020

	Note	2020 £	2020 £	2019 £	2019 £
Fixed Assets					
Investments	6		15,403,747		14,531,837
Current Assets					
Debtors	7	62,190		38,828	
Cash at bank and in hand		431,476		487,216	
		<u>493,666</u>		<u>526,044</u>	
Creditors: amounts falling due within one year	8	<u>(93,957)</u>		<u>(167,219)</u>	
Net current assets			399,709		358,825
Total assets less current liabilities			<u>15,803,456</u>		<u>14,890,662</u>
Net Assets			<u>15,803,456</u>		<u>14,890,662</u>
Funds					
Unrestricted:					
Designated funds	9		207,702		170,698
General funds:					
Accumulated surplus			4,204,707		4,200,827
Revaluation and fair value reserve			11,391,047		10,519,137
			<u>15,803,456</u>		<u>14,890,662</u>

Approved by the Trustees on and signed on their behalf by:

.....
M Oliver (Chairman of the Trustees)

The notes on pages 13 to 17 form part of these accounts

THE CHURCH LANDS CHARITY

CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	2020 £	2019 £
Net cash used in operating activities	13	(55,834)	(27,377)
<i>Cash flows from investing activities</i>			
Interest received		94	221
Net cash provided by investing activities		94	221
Change in cash and cash equivalents in the year		(55,740)	(27,156)
Cash and cash equivalents brought forward		487,216	514,372
Cash and cash equivalents carried forward		431,476	487,216

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1. Accounting Policies

- (a) The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investments and in accordance with applicable Accounting Standards and Statement of Recommended Practice, Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

- (b) Property income represents rents receivable in the year and property expenses are those incurred in the year. This is accounted for on an accruals basis.
- (c) Investment income represents dividends and interest received in the year. Income is recognised when the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.
- (d) Grants are the amounts paid to the various Parochial Church Councils during the year in accordance with the charity's objects.
- (e) All works on the maintenance and refurbishment of the freehold property are written off during the year in which they are incurred.
- (f) Investments are shown on the balance sheet at their open market value at the year-end.
- (g) Investments properties are included at valuation and are held for an investment return. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.
- (h) General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

- (i) Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.
- (j) Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity date of three months or less from the date of acquisition
- (k) Creditors and provisions are recognised when the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

2. Costs of Raising Funds	General Funds	Designated Funds	Total 2020	Total 2019
	£	£	£	£
Property Expenditure				
Commercial management charge	-118		-118	116
Insurances	7,165	-	7,165	9,783
Rent Collection	68,965	-	68,965	67,634
Architectural Fees	3,191	-	3,191	12,537
Legal Fees	11,815	-	11,815	29,236
Utilities	3,383	-	3,383	5,108
Property Maintenance and Refurbishment	127,858	-	127,858	241,065
Miscellaneous	8,605	-	8,605	23,702
	<u>230,864</u>	-	<u>230,864</u>	<u>389,271</u>
 3. Investment Income	 General Funds	 Designated Funds	 Total 2020	 Total 2019
	£	£	£	£
Interest on deposit accounts	94	-	94	221
Lease Extensions	-	-	-	-
License Fee income	6,534		6,534	9,245
Commercial Rents	219,594	-	219,594	221,453
Cottage Rents	<u>445,098</u>	-	<u>445,098</u>	<u>410,167</u>
	671,320	-	671,320	641,086
 4. Expenditure on Charitable Activities	 General Funds	 Designated Funds	 Total 2020	 Total 2019
	£	£	£	£
Grants and Donations				
Parish Church of St Peter's	304,000	-	304,000	251,800
Parish Church of St Paul's	38,000	-	38,000	31,600
Parish Church of St Luke's	38,000	-	38,000	31,600
	<u>380,000</u>	-	<u>380,000</u>	<u>315,000</u>
 5. Other Expenses	 General Funds	 Designated Funds	 Total 2020	 Total 2019
	£	£	£	£
Management Fees	7,440	-	7,440	1,830
Bad Debt Provision	7,212	-	7,212	-
Audit Fees	4,920	-	4,920	4,800
	<u>19,572</u>	-	<u>19,572</u>	<u>6,630</u>

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

**6. Fixed Asset Investments
Properties**

	2020	2019
	£	£
Market value at 1 January 2020	14,531,837	14,531,837
Fair value revaluation	<u>871,910</u>	<u>-</u>
Market value at 31 December 2020	15,403,747	14,531,837

The Investment Properties were valued on 31 December 2020 by the trustees with reference to the Land Registry House Price Index.

7. Debtors

	2020	2019
	£	£
Other debtors:		
Rents held by agents	49,885	30,896
Prepayments and accrued income	12,305	7,911
Recoverable from tenants	<u>-</u>	<u>21</u>
	62,190	38,828

Within the 'Rents held by agents' is a sum of £49,885 (2019: £30,896) representing rent in arrears at the balance sheet date.

**8. Liabilities: Amounts falling due
within one year**

	2020	2019
	£	£
Other Creditors	73,436	149,592
Amounts due to connected parties	<u>20,521</u>	<u>17,627</u>
	93,957	167,219

9. Unrestricted Funds

Designated Fund

	2019	Transfers	Expended	2020
	£	£	£	£
Renovation reserve	54,852	10,000	-	64,852
Redecoration reserve	60,008	20,004	-	80,012
Roof reserve	<u>55,838</u>	<u>7,000</u>	<u>-</u>	<u>62,838</u>
	170,698	37,004	-	207,702

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

9. Unrestricted Funds continued

The designated fund's purpose is to provide funds for the upkeep of properties, including the periodic exterior redecoration of the Charity's property and the refurbishment of properties that fall below current standards.

General Fund		2020	2019
This comprises:		£	£
Accumulated surplus		4,204,707	4,200,827
Revaluation reserve		11,391,047	10,519,137
		15,595,754	14,719,964

	Unrestricted	Designated	2020 Total	2019 Total
	£	£	£	£
Fixed assets	15,403,747	-	15,403,747	14,531,837
Current assets	285,964	207,702	493,666	526,044
Current liabilities	(93,957)	-	(93,957)	(167,219)
	15,595,754	207,702	15,803,456	14,890,662

10. Trustee's Remuneration

No remuneration is paid nor any expenses reimbursed to the trustees.

11. Related Parties

During the year the following transactions took place with related parties:

	2020	2019
	£	£
Donations made		
St Peter's PCC	304,000	251,800
St Paul's PCC	38,000	31,600
St Luke's PCC	38,000	31,600
	380,000	315,000

All of the above are related parties through their involvement in deciding appointments to the board of trustees.

12. Control

The charity is under the control of the board of trustees.

THE CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

13. Reconciliation of net movement in funds to net cash flow from operating activities

	2020	2019
	£	£
Net movement in funds	912,794	(69,815)
Deduct interest income shown in investing activities	(94)	(221)
Revaluation of fixed assets	(871,910)	-
Increase in debtors	(23,362)	440
Decrease in creditors	(73,262)	42,219
Net cash used in operating activities	(55,834)	(27,377)

14. Legal Form

The charity is an unincorporated entity registered with the Charity Commission on 6th June 1995.

15. Going Concern

These financial statements are prepared on the going concern basis. In the past 18 months COVID-19 has been dominating the world social and economic climate and has had an impact on performance across a wide range of industries, including the charity's own performance during the year and after the year end. However, the trustees have been monitoring, and will continue to monitor, the ongoing situation and are confident that the charity has the resources to deal with the changing circumstances for the foreseeable future.

THE CHURCH LANDS CHARITY

ROTATION OF TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2020

Name	Date of Retirement
Rev M Dearnley (vicar at St Peter) Ex-Officio	
Nominated by Parochial Church Council of St Peter For a term of four years	
Mr M Waller	June 2021
Helena Ellis	November 2022
Mr M Oliver (Chairman)	June 2021
Nominated by Parochial Church Council of St Luke For a term of four years	
Mr P Kaser	June 2021
Nominated by Parochial Church Council of St Paul For a term of four years	
Mr L Garside	October 2020