



Gedney Hill Estate Charity Trustees' Annual Report

	Period start date			To	Period end date		
	From						
	1	02	2024		31	01	2025

Section A Reference and administration details

Charity name

Gedney Hill Estate Charity

Registered charity number

212473

Charity's principal address

c/o Mrs R E Reeve

The Blacksmith's Cottage, 2 Swapcote Lane, Long Sutton,

Spalding, Lincs

Postcode

PE12 9HD

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Date of Initial Appointment	Name of person (or body) entitled to appoint trustee (if any)
1	Peter Geerlings	Chair	September 2005	
2	Peter Bingham	Vice Chair	September 2001	
3	Jennifer Venters		October 1991	
4	Malcolm Sly		September 1999	
5	David Burgess		September 2001	
6	John Grevatt		April 2016	
7	John Venters		September 2019	
8	Amanda Clampin		April 2018	
9	Neil Watson		October 2023	
10	Mellissa Shepherd		October 2024	
11	David Ingle		October 2025	
12				
13				
14	Rebecca Reeve	Clerk	January 2014	

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document
(eg. trust deed, constitution)

Trust / Scheme

How the charity is constituted
(eg. trust, association, company)

Charity

Trustee selection methods
(eg. appointed by, elected by)

Six nominated Trustees and Six Co-opted Trustees

Nominated Trustees are appointed as follows:

3 by the Parish Council of Gedney Hill

2 by the Parochial Church Council of the Ecclesiastical Parish of Holy Trinity, Gedney Hill and

1 by the Lincoln Diocesan Trust and Board of Finance Ltd.

Term of four years

Co-opted Trustees are appointed as persons who through residence, occupation or employment, or otherwise have special knowledge of the Parish of Gedney Hill.

Term of five years.

Section C

Objectives and activities

Summary of the objects of the charity set out in its governing document

To provide financial support to persons / organisations in cases of need and hardship only within the Parish of Gedney Hill, Lincolnshire.

To let and manage land belonging to the Charity.

To manage the Charity General Fund and to allocate payments of the income to:

- 1) 2/20 (10%) to Gedney Hill Primary School to provide the school with special benefits not normally provided by the local Education Authority;
- 2) 2/20 (10%) to Gedney Hill Parish Council towards a reduction of the rates payable by the Parish of Gedney Hill;
- 3) 3/20 (15%) to the Parochial Church Council of the Holy Trinity Church, Gedney Hill, towards the cost of the repair of the fabric for the Parish Church and the maintenance of services;
- 4) 3/20 (15%) to the Lincoln Diocesan Trust and Board of Finance Ltd, as Trustee of the Stipend Fund, for application by them as part of the income of that Charity;
- 5) 10/20 (50%) for use in relieving generally or individually persons resident in the Parish of Gedney Hill who are in need, hardship or distress by making grants of money or providing or paying for items, services or facilities calculated to reduce their need, hardship or distress.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

To provide financial support to persons / organisations in cases of need and hardship only within the Parish of Gedney Hill, Lincolnshire.

During 2024 – 2025 the Trustees allocated £450 for both ‘dole / Needy’ payments and for student financial assistance. Payments totalling £12,600 were provided for 26 residents in cases of hardship (dole payments), 1 student received financial assistance.

To let and manage land belonging to the Charity.
Land was let and managed generating a rental income of £30,636.

To manage the Charity General Fund and payments of the made to:

- Gedney Hill Primary School
- Gedney Hill Parish Council
- Parochial Church Council of the Holy Trinity Church, Gedney Hill,
- Lincoln Diocesan Trust and Board of Finance Ltd
- The ‘Needy’ (for use in relieving generally or individually persons resident in the Parish of Gedney Hill who are in need, hardship or distress).

Additional details of objectives and activities

During the year 2015-2016 additional land was purchased. This land purchase secured further investment and the subsequent letting of the land to generate additional income for the Charity.

Section D

Summary of the main achievements of the charity during the year

Achievements and performance

The rent reviews carried out for some land has generated increased rental incomes, which will be of benefit to the Charity and used to fulfil their objectives.

The Capital Fund includes 224.6 acres of land (most having been donated to the Charity); a COIF investment at market value £738.05 (cost £186) and cash on deposit of £24,300 available for the purchase of good quality land.

The Improvement Fund has a balance of £23,222 for 2024 – 2025.

The Charity is in a secure financial position.

Section E Financial review

Brief statement of the charity's policy on reserves

The General Fund did not generate surplus reserves for this year, with an overspend of £363.00. The Trustees carefully monitor the reserves to ensure that funds are available should the need arise for additional requests for financial hardship.

Details of any funds materially in deficit

Further financial review details

As the rental income from Charity owned land is the main source of income, the Trustees are constantly looking for land in the area available for purchase. The income from the land rental is vital for the Trustees to be able to ensure that the Charity objectives are fulfilled.

Section F Other optional information

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Section G Declaration

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Peter Geerlings	Peter Bingham
Position (eg Secretary, Chair, etc)	Chair	Vice Chair
Date	29 th September 2025	

Gedney Hill Estate Charity Statement of Accounts for the Year 31.01.2025

INCOME		<u>2024</u>	<u>2025</u>
Rents received		30,457.25	30,636.53
Wayleave		159.03	161.85
Dividends		21.71	22.01
Bequest - Mr Jack Taylor			5,000.00
Interest received:			
	Barclays	183.11	318.31
	COIF	34.20	36.25
	Lloyds TSB	0.00	0.00
		217.31	354.56
Variation in value of investments		7.83	88.99
		<u>30,863.13</u>	<u>36,263.94</u>
EXPENDITURE			
Governance costs:			
Clerks Salary & mileage		1,342.76	1,360.55
Postage, stationery & advertising		99.61	149.90
Rent of Hall		125.00	125.00
Insurance		285.82	290.70
Professional Fees		0.00	180.00
Drainage improvements/maintenance		0.00	14,287.17
		<u>1,853.19</u>	<u>16,393.32</u>
NET INCOME		<u>29,009.94</u>	<u>19,870.62</u>
ALLOCATION OF NET INCOME			
Capital Fund		7.83	88.99
Improvement Fund 15% gross rents		4,568.59	4,595.48
less improvements		0.00	-14,287.17
General fund		<u>24,433.52</u>	<u>29,473.32</u>
		<u>29,009.94</u>	<u>19,870.62</u>
GENERAL FUND			
Bequest - Mr Jack Taylor			5,000.00
Fixed benefits:		24,433.52	24,473.32
10% Primary School		-2,443.35	-2,447.33
10% Parish Council		-2,443.35	-2,447.33
15% Parish Church		-3,665.03	-3,671.00
15% Lincoln Diocese		-3,665.03	-3,671.00
50% Needy		12,216.76	12,236.66
Needy Benefits Paid		-12,000.00	-12,600.00
SURPLUS/(DEFICIT)	Needy under /(over) spend	<u>216.76</u>	<u>-363.34</u>

I confirm that the above accounts agree with the records of account and show a true and fair view of the Gedney Hill Estates Charity as at 31st January 2025

J E Gibbons ACMA CGMA

14th September 2025



Section A

Independent Examiner's Report

Report to the trustees/
members of

Gedney Hill Estate Charity

On accounts for the year
ended

31st January 2025

Charity no
(if any)

212473

Set out on pages

1 - 6

Responsibilities and
basis of report

I report to the trustees on my examination of the accounts of the above charity (~~the Trust~~) for the year ended **31/01/2025**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (~~the Act~~).

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of ACMA CGMA.]~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (~~other than that disclosed below~~) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:

Date:

14 SEP 2025

Name:

John Gibbons

Relevant professional
qualification(s) or body
(if any):

ACMA CGMA

Address:

17 Hoekman Drive, Spalding, Lincs. PE11 3HF