

ALL SAINTS CHURCH LANDS

England & Wales · Charity number 214713

Details

Other names CHURCH LANDS

Status Registered

Legal form Other

Registered 1963-11-04

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

Contact

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Activities

Objects: (A)THE PROVISION AND MAINTENANCE OF ALMSHOUSES FOR THE BENEFIT OF POOR PERSONS WHO ARE RESIDENT IN THE CITY OF BRISTOL AT THE TIME OF APPOINTMENT.(B) IN OR TOWARDS THE UPKEEP AND REPAIR OF THE FABRIC OF THE CHURCH OF ALL SAINTS.FURTHERING THE RELIGIOUS AND OTHER CHARITABLE WORK OF THE CHURCH OF ENGLAND IN THE AREA OF BENEFIT.

Activities: For the benefit of All Saints almspeople and for the purpose of furthering the work of the Church Of England in the archdeaconry of Bristol. The maintenance of All Saints Church, Bristol.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing, Religious Activities
- **Who:** Elderly/old People, People With Disabilities

Geography

- **Area of benefit:** BRISTOL
- Bristol City

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£156,920	£201,860	-	-
2023-12-31	£148,405	£475,506	-	-
2022-12-31	£157,622	£153,158	-	-
2021-12-31	£125,458	£162,625	-	-
2020-12-31	£152,172	£140,151	-	-

Trustees

Name	Role	Appointed
Rev Richard Norman Pendlebury	Chair	2024-01-12
Dr Ellen Grist		2026-03-10
PETER EDWARD WOOLF		
Peter Westbury		2025-03-20
Rev Nicola Francis Harris		2024-01-12
Rev Simon Peter John Clark		2025-07-09
Timothy Simon Jenkinson		2024-01-25

ALL SAINTS CHURCH LANDS

England & Wales - Charity number 214713

Accounts

ALL SAINTS CHURCH LANDS CHARITY

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

ALL SAINTS CHURCH LANDS CHARITY

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ALL SAINTS CHURCH LANDS CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 DECEMBER 2024

Trustees	Mr R C Metcalfe, Chairman ¹ Vacancy ¹ Mr J N Porter (resigned 25th January 2025) ² Mr P E Woolf ² Mr J Durie ² Rev R Pendlebury (appointed 12th January 2024) ² Rev N Harris (appointed 12th January 2024) ² Mr T Jenkinson (appointed 25th July 2024) ² Mr P Westbury (appointed 25th January 2025) ² ¹ Nominated Trustee by PCC of Christ Church with St Ewen, All Saints and St George ² Co-opted Trustees
Charity registered number	214713
Principal office	1 All Saints Court Bristol BS1 1JN
Clerk to the Trustees	Mrs A S Maddox
Independent Examiner	Jonathan Marchant, Forvis Mazars LLP Chartered Accountants 8th Floor, Assembly Building C Cheese Lane Bristol BS2 0JJ
Bankers	NatWest Bank Plc Bristol BS99 7UG
Solicitors	DAC Beachcroft LLP Portwall Place Portwall Lane Bristol BS99 7UD
Investment Managers	CCLA (as managers for CBF Funds) Senator House 85 Queen Victoria Street London EC4V 4ET
Property Adviser	W H R Durie Leigh Court Business Park Abbots Leigh Bristol BS8 3RA

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2024 to 31 December 2024. The financial statements have been prepared in accordance with the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and they and the annual report comply with the Charity's governing instrument and applicable law.

Objectives and activities

a. Objectives and activities

The Scheme provides that, subject to the payment of

- a) all costs charges and expenses in relation to the property of the Charity and its administration and management;
- b) a yearly sum of £200, or such other sum as the Charity Commissioners approve from time to time, to the Incumbent of the Benefice of All Hallows Easton for the Incumbent's office and duties;
- c) such yearly sum as the Trustees shall from time to time consider prudent to pay to a Cyclical Maintenance Fund for the ordinary maintenance and repair of the Almshouse;
- d) such yearly sum as the Trustees shall from time to time consider prudent to pay to an Extraordinary Repair Fund for the extraordinary repair improvement or rebuilding of the Almshouse;

The Trustees shall apply the balance of the income of the Charity for either or both of the following:

- i) so far as requisite for the benefit of the Almshouse residents or any of them in such manner as the Trustees think fit from time to time;
- ii) in or towards the upkeep and repair of the fabric of All Saints Church, the maintenance of any services in the Church, and the provision and maintenance of proper furniture and fittings, including any apparatus for heating and lighting the Church.

The Trustees shall apply any residual income in furthering the religious and other charitable work of the Church of England in the City of Bristol with particular regard to the needs of the ecclesiastical parishes of Christ Church with St George Bristol and St Stephen with St James and St John the Baptist Bristol.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Policies and objectives

Within the objects of the Charity, the policy of the Trustees is:

- a) to provide a safe, secure and comfortable home for the Almshouse residents;
- b) to keep in repair the Glebe House attached to All Saints Church, in which the Charity has a long leasehold interest and where it maintains an office; and
- c) to consider assisting in the upkeep and repair of the fabric of All Saints Church.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

Objectives and activities (continued)

c. Investment policy

The Trustees may invest the assets of the Charity in such investments as are authorised by the Trustee Act 2000, subject to the restrictions and conditions contained in that Act. The Charity's investments consist mainly of three investment properties details of which are set out in note 14, and two CBF and two M&G Funds details of which are set out in note 17.

The income from the investment properties has increased from the prior year.

The Funds aim at steady income and capital appreciation to provide long-term protection from inflation, whilst adopting an appropriate ethical investment policy. These objectives are reviewed annually. The money in the CBF Funds is available at short notice and with minimal risk of capital loss. Accounts in all the Funds obtain a rate of interest close to money market rates.

d. Reserves policy

Annual provision is made for ongoing repairs to the Almshouse in accordance with guidance from The Almshouse Association.

The accumulated surplus of unrestricted funds is held for further calls on the resources of the Charity in relation to the Almshouse and the Glebe House and also for contributions to the repair and upkeep of All Saints Church and its historical contents.

The Trustees regularly review the reserves position in the light of the Charity's commitments, both existing and anticipated.

At the year end the Charity held endowment funds of £2,171,927 (2023: £2,168,035) and unrestricted funds of £266,280 (2023: £284,771).

e. Grant-making policies

Grants are made in accordance with the scheme.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

Achievements and performance

a. Review of activities

The Trustees aim to have the Almshouse fully occupied.

The grants made in the year are set out in Note 7. These include grants made to residents.

Financial review

a. Financial performance

Total income for the year amounted to £156,920 (2023: £148,405), and total expenditure amounted to £201,860 (2023: £475,506), leaving a net deficit, before revaluations and investment gains, of £44,940 (2023: £327,101). Revaluation and investment gains amounted to £30,341 (2023: £67,998).

b. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. The accounting policies upon which they have been prepared are set out in note 2.

Structure, governance and management

a. Constitution

The Charity (charity registration number 214713) is governed by a Charity Commission Scheme dated 11 August 1978 as amended by a Charity Commission Scheme dated 15 December 1987 and a Resolution passed on 12 January 2016 ("the Scheme").

By a Charity Commission Registration Certificate dated 8 January 2001 the Trustees of the Charity were registered by the name of the Trustees of All Saints Church Lands Charity.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

Structure, governance and management (continued)

b. Organisational structure and decision-making policies

The Scheme provides for the Trustees of the Charity to consist of eight competent persons, two Nominated Trustees and eight Co-opted Trustees. The two Nominated Trustees are appointed by the Parochial Church Council of the ecclesiastical parish of Christ Church with St Ewen All Saints and St George Bristol, each for a term of four years. The eight Co-opted Trustees are persons who through residence, occupation, employment or otherwise have special knowledge of the City of Bristol, and are each appointed for a term of five years by a resolution of the Trustees passed at a special meeting.

The Trustees and the Clerk named on page 1 have served throughout the year and since the year end.

All new Trustees meet with the Clerk and are provided with a pack including copies of the three documents comprising the Scheme, a list of the current Trustees, a copy of the latest accounts, and the Charity Commission's booklet entitled The Essential Trustee: what you need to know.

The Trustees meet at least four times a year. All major decisions are made by the Trustees and are carried out on a day-to-day basis by the Clerk.

The Trustees all give of their time freely. No remuneration or expenses were paid by the Charity to any of the Trustees during the year.

c. Public benefit

The Trustees have complied with their duty to have regard to the public benefit guidance published by the Charity Commission in accordance with the Charities Act 2011, and they have referred to it when reviewing policy, making grants and filling vacancies in the Almshouse. The Trustees have within the provisions of the Scheme sought to ensure that details of any vacancies in the Almshouse are made known through the local press and the local Church of England clergy.

d. Risk management

The Trustees have examined the major strategic operational risks which the Charity may face, and they have established systems which enable regular reports to be produced so that the necessary steps can be taken to minimise these risks. These risks have been summarised in the annual risk assessment and management strategy document and include risks in relation to asset management, property management, reputational risks, operational statutory and legal risks, governance risks and COVID risks.

e. Relationships with other charities

The Clerk is employed by the Charity, but also works for Bristol Archdeaconry Charity. The costs of the Clerk's employment are shared on a percentage basis agreed by the Trustees of both charities.

ALL SAINTS CHURCH LANDS CHARITY

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2024**

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' 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 its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Charity Commission Scheme. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on their behalf by:

Name:

Date:

ALL SAINTS CHURCH LANDS CHARITY

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Independent Examiner's Report to the Trustees of All Saints Church Lands Charity ('the Charity')

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

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the financial statements. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

This report, including my statement, has been prepared for and only for the charity's trustees as a body. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body for my examination work, for this report, or for the statements I have made.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Basis of independent examiner's report

In connection with my examination, which is complete, no matters have come to my attention which give me reasonable cause to believe that in any material respect:

- accounting records were not kept in respect of All Saints Church Lands Charity in accordance with section 130 of the 2011 Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

ALL SAINTS CHURCH LANDS CHARITY

**INDEPENDENT EXAMINER'S REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2024**

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

Signed:

Dated:

Jonathan Marchant FCA

Forvis Mazars LLP
Chartered Accountants
8th Floor
Assembly Building C
Cheese Lane
Bristol
BS2 0JJ

ALL SAINTS CHURCH LANDS CHARITY

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Note	Unrestricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from:					
Donations and legacies	3	2,850	-	2,850	2,110
Charitable activities	4	42,114	-	42,114	42,969
Investments	5	111,956	-	111,956	103,326
Total income		156,920	-	156,920	148,405
Expenditure on:					
Raising funds	6	44,656	-	44,656	39,722
Charitable activities		145,821	11,383	157,204	435,784
Total expenditure		190,477	11,383	201,860	475,506
Net expenditure before net gains on investments					
		(33,557)	(11,383)	(44,940)	(327,101)
Net gains on investments		15,066	15,275	30,341	67,998
Net movement in funds		(18,491)	3,892	(14,599)	(259,103)
Reconciliation of funds:					
Total funds brought forward		284,771	2,168,035	2,452,806	2,711,909
Net movement in funds		(18,491)	3,892	(14,599)	(259,103)
Total funds carried forward		266,280	2,171,927	2,438,207	2,452,806

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 11 to 29 form part of these financial statements.

ALL SAINTS CHURCH LANDS CHARITY

**BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	13	416,295	428,492
Investments	15	778,073	762,798
Investment property	14	980,000	980,000
		<u>2,174,368</u>	<u>2,171,290</u>
Current assets			
Debtors	16	20,207	27,229
Investments	17	173,381	185,015
Cash at bank and in hand		152,439	143,023
		<u>346,027</u>	<u>355,267</u>
Creditors: amounts falling due within one year	18	(82,188)	(73,751)
		<u>263,839</u>	<u>281,516</u>
Net current assets		<u>263,839</u>	<u>281,516</u>
Total assets less current liabilities		<u>2,438,207</u>	<u>2,452,806</u>
Total net assets		<u>2,438,207</u>	<u>2,452,806</u>
Charity funds			
Endowment funds	20	2,171,927	2,168,035
Unrestricted funds	20	266,280	284,771
Total funds		<u>2,438,207</u>	<u>2,452,806</u>

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

Name:

Date:

The notes on pages 11 to 29 form part of these financial statements.

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

1. General information

All Saints Church Lands Charity is an unincorporated charity registered with the Charity Commission in England and Wales, registered number 214713. Its registered office is 1 All Saints Court, Bristol, BS1 1JN.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

All Saints Church Lands Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The presentation currency is sterling and the financial statements are rounded to the nearest £. The comparative information relates to the year ended 31 December 2023.

2.2 Going concern

The Trustees are confident that they can manage expenditure to align with the income generated from investment returns. As a result, the accounts have been prepared on a going concern basis.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Rental income, income tax recoverable, insurance recharged to tenants and contributions from Almshouse residents are accounted for when they become due.

Grants receivable, dividends, interest and income on insurance claims are accounted for when funds are receivable.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated to the applicable expenditure headings.

Investment management costs relate to those costs incurred in respect of rental properties owned by the charity.

Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

Charitable costs include grants made and costs incurred in respect of All Saints House.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Taxation

The charity is a registered charity and as such is not liable to taxation on the net income from its charitable activities.

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

2. Accounting policies (continued)

2.7 Tangible fixed assets and depreciation

All Saints House was valued by Alder King on 31 December 2018 on an open market value basis. This property is used as Almshouses in the furtherance of the Charity's objectives. The property is depreciated at 2% on the revalued amount per annum.

1 All Saints Court was valued by Alder King on 31 December 2018 on an open market value basis. Due to the restrictive user clause in the long lease the property has reduced value in the open market.

The fixtures and fittings installed at All Saints House have been included in the accounts at cost less a provision for depreciation of 25% per annum on a reducing balance basis.

Much of the office equipment installed in All Saints Court has been fully depreciated and has therefore not been included in the accounts. All recent additions have been included at cost and an appropriate provision made for depreciation of 25% per annum on a reducing balance basis.

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of Financial Activities.

Investments in government stocks and charity investment funds are held in the name of the Trustees body corporate wherever possible. These are stated at market value at 31 December.

Investments are also held in The Central Board of Finance Church of England Deposit Fund Capital Wider Account. These are also stated at market value at 31 December.

Investment properties were valued by Alder King on 31 December 2018 on an open market basis. The Trustees are not aware of any material changes since this valuation. The Trustees intend to obtain revaluations of the properties in the year ended 31 December 2025.

All income from the investment assets is available for use by the Trustees in the furtherance of the Charity's objectives as they see fit.

All gains and losses on the investments of the Charity are retained within the fund to which they relate.

2.9 Debtors

Other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount relating to future periods.

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

2. Accounting policies (continued)

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2.12 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.13 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.14 Fund accounting

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.

The Endowment funds represent the endowed capital of the Charity, the income from which is to be used in the work of the Charity. The capital of the funds must be retained for the benefit of the Charity.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2024 £	Total funds 2024 £
Other incoming resources	2,850	2,850

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

3. Income from donations and legacies (continued)

	Unrestricted funds 2023 £	Total funds 2023 £
Other incoming resources	2,110	2,110

4. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £
All Saints House Contributions	42,114	42,114

	Unrestricted funds 2023 £	Total funds 2023 £
All Saints House Contributions	42,969	42,969

All Saints House Contributions

	2024 £	2023 £
Maintenance contributions	29,892	38,970
Contributions receivable for electricity and telephone	12,222	3,999
	<u>42,114</u>	<u>42,969</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

5. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £
Rental property income	81,921	81,921
Dividends received	19,844	19,844
Deposit and other interest	10,191	10,191
	<u>111,956</u>	<u>111,956</u>

	Unrestricted funds 2023 £	Total funds 2023 £
Rental property income	72,782	72,782
Dividends received	19,435	19,435
Deposit and other interest	11,109	11,109
	<u>103,326</u>	<u>103,326</u>

Rental property income

	2024 £	2023 £
46 High Street	-	-
56 Corn Street	33,833	25,000
58 Corn Street - Lower Floor	13,000	13,000
58 Corn Street - Upper Floor	26,670	24,384
	<u>73,503</u>	<u>62,384</u>
Insurance premium charge to tenants	8,418	10,398
	<u>81,921</u>	<u>72,782</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

6. Investment management costs

	Unrestricted funds 2024 £	Total funds 2024 £
Rent deposit interest	581	581
Legal and professional charges	33,077	33,077
Sundry rental property expenses	2,010	2,010
Property insurance recharged to tenants	8,988	8,988
	<u>44,656</u>	<u>44,656</u>

	Unrestricted funds 2023 £	Total funds 2023 £
Rent deposit interest	(101)	(101)
Legal and professional charges	6,601	6,601
Sundry rental property expenses	1,530	1,530
Property insurance recharged to tenants	31,692	31,692
	<u>39,722</u>	<u>39,722</u>

7. Analysis of grants

	Grants to Institutions 2024 £	Grants to Individuals 2024 £	Total funds 2024 £
All Saints Church repairs and insurance	649	-	649
All Saints & City Churches Society of Bell Ringers	243	-	243
All Saints House Residents	-	368	368
	<u>892</u>	<u>368</u>	<u>1,260</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

7. Analysis of grants (continued)

	Grants to Institutions 2023 £	Grants to Individuals 2023 £	Total funds 2023 £
All Saints & City Churches Society of Bell Ringers	231	-	231
All Saints House Residents	-	7,912	7,912
	<u>231</u>	<u>7,912</u>	<u>8,143</u>

8. All Saints House Property Costs

	2024 £	2023 £
Council tax	1,950	16,447
Water and sewerage rates	8,642	9,376
Repairs and maintenance	12,756	173,819
Cleaning and caretaking	8,016	7,913
Insurance	15,516	1,281
Heating, lighting, telephone and television	5,683	10,621
Sundry expenses	3,493	1,987
National Almshouse Association	4	(348)
Legal and Professional fees	2,833	105,475
Stationery/postage	1,176	(287)
Travel	51	542
Subscriptions	896	678
Leases	25,018	34,448
Wages and salaries	16,890	14,842
Pension cost	1,689	1,484
Depreciation	12,197	12,468
	<u>116,810</u>	<u>390,746</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

9. Governance Costs

	2024	2023
	£	£
Independent Examiner and Accountancy Fees	5,274	5,028
Glebe House cleaning	4,705	4,482
Glebe House repairs	4,102	1,813
Glebe House utilities	11,161	13,415
Bank charges	294	291
Governance PPS	422	982
Clerk's salary costs	12,053	9,895
Clerk's pension costs	1,123	989
	<u>39,134</u>	<u>36,895</u>

10. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £5,028 (2023 - £4,794).

11. Staff costs

	2024	2023
	£	£
Wages and salaries	28,943	24,737
Contribution to defined contribution pension schemes	2,812	2,473
	<u>31,755</u>	<u>27,210</u>

The average number of persons employed by the Charity during the year was as follows:

	2024	2023
	No.	No.
Clerk	<u>1</u>	<u>1</u>

No employee received remuneration amounting to more than £60,000 in either year.

The Charity considers its key management personnel comprise the Trustees who received no remuneration nor were reimbursed any expenses in the year.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 December 2024, no Trustee expenses have been incurred (2023 - £NIL).

13. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 January 2024	569,135	47,023	616,158
At 31 December 2024	<u>569,135</u>	<u>47,023</u>	<u>616,158</u>
Depreciation			
At 1 January 2024	143,898	43,768	187,666
Charge for the year	11,383	814	12,197
At 31 December 2024	<u>155,281</u>	<u>44,582</u>	<u>199,863</u>
Net book value			
At 31 December 2024	<u>413,854</u>	<u>2,441</u>	<u>416,295</u>
At 31 December 2023	<u>425,237</u>	<u>3,255</u>	<u>428,492</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

14. Investment property

	Freehold investment property £
Valuation	
At 1 January 2024	980,000
At 31 December 2024	<u>980,000</u>

The properties were revalued in 2018 by Alder King. The Trustees plan to have the properties revalued in 2025.

Comprising

	2024 £	2023 £
56 Corn Street, Bristol	310,000	310,000
58 Corn Street, Bristol	410,000	410,000
46 High Street, Bristol	260,000	260,000
	<u>980,000</u>	<u>980,000</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

15. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2024	762,798
Revaluations	15,275
At 31 December 2024	<u>778,073</u>
Net book value	
At 31 December 2024	778,073
At 31 December 2023	<u>762,798</u>

Investments at market value comprise:

	2024 £	2023 £
Listed investments	778,073	762,798
	<u>778,073</u>	<u>762,798</u>

All the fixed asset investments are held in the UK.

Comprising

	2024 £	2023 £
CBF Church of England Fund 29,479.83 units	681,653	666,400
CBF Capital Wider Deposit Account	71,920	71,920
M & G Charifund Units	14,812	14,436
M & G Charibond Charities Fixed Interest Common Investment Fund Income Shares	9,688	10,042
	<u>778,073</u>	<u>762,798</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

16. Debtors

	2024	2023
	£	£
Due within one year		
Other debtors	4,505	6,628
Prepayments and accrued income	15,702	20,601
	<u>20,207</u>	<u>27,229</u>

17. Current asset investments

	2024	2023
	£	£
Almshouse Investments	<u>173,381</u>	<u>185,015</u>

National Association of Almshouses Common Investment Fund Shares

	2024	2023
	£	£
722.789 (2023: 710.639) for All Saints House Extraordinary Repair Fund	87,509	79,650
709.265 (2023: 940.063) for All Saints House Cyclical Maintenance Fund	85,872	105,365
	<u>173,381</u>	<u>185,015</u>

	2024	2023
	£	£
Value at 1 January	185,015	170,992
Invested	3,300	3,300
Disposals	(30,000)	-
Revaluation gain/(loss)	15,066	10,723
Value at 31 December	<u>173,381</u>	<u>185,015</u>

	2024	2023
	£	£
Historical cost	<u>50,695</u>	<u>77,395</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

18. Creditors: Amounts falling due within one year

	2024	2023
	£	£
Trade creditors	56,000	56,000
Other taxation and social security	110	-
Other creditors	20,804	12,723
Accruals and deferred income	5,274	5,028
	<u>82,188</u>	<u>73,751</u>

19. Financial instruments

	2024	2023
	£	£
Financial assets		
Financial assets measured at fair value through income and expenditure	<u>325,820</u>	<u>328,038</u>

Financial assets measured at fair value through income and expenditure comprise current asset investments and cash at bank.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

20. Statement of funds

Statement of funds - current year

	Balance at 1 January 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2024 £
Unrestricted funds						
All Saints House Extraordinary Repair Fund	79,650	-	-	1,400	6,459	87,509
All Saints House Cyclical Maintenance Fund	105,365	-	-	1,900	8,607	115,872
Glebe House and All Saints Church Repair Reserve	137,960	-	-	-	-	137,960
Property Expenses Reserve	(13,203)	8,192	-	-	-	(5,011)
General Fund	(25,001)	148,728	(190,477)	(3,300)	-	(70,050)
	<u>284,771</u>	<u>156,920</u>	<u>(190,477)</u>	<u>-</u>	<u>15,066</u>	<u>266,280</u>
Endowment funds						
Charities Capital Fund	1,742,798	-	-	-	15,275	1,758,073
Almshouse Capital Fund	425,237	-	(11,383)	-	-	413,854
	<u>2,168,035</u>	<u>-</u>	<u>(11,383)</u>	<u>-</u>	<u>15,275</u>	<u>2,171,927</u>
Total of funds	<u><u>2,452,806</u></u>	<u><u>156,920</u></u>	<u><u>(201,860)</u></u>	<u><u>-</u></u>	<u><u>30,341</u></u>	<u><u>2,438,207</u></u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

20. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2023 £
Unrestricted funds						
All Saints House Extraordinary Repair Fund	73,633	-	-	1,400	4,617	79,650
All Saints House Cyclical Maintenance Fund	97,359	-	-	1,900	6,106	105,365
Glebe House and All Saints Church Repair Reserve	137,960	-	-	-	-	137,960
Property Expenses Reserve	7,375	7,078	(27,656)	-	-	(13,203)
General Fund	273,439	141,327	(436,467)	(3,300)	-	(25,001)
	<u>589,766</u>	<u>148,405</u>	<u>(464,123)</u>	<u>-</u>	<u>10,723</u>	<u>284,771</u>
Endowment funds						
Charities Capital Fund	1,685,523	-	-	-	57,275	1,742,798
Almshouse Capital Fund	436,620	-	(11,383)	-	-	425,237
	<u>2,122,143</u>	<u>-</u>	<u>(11,383)</u>	<u>-</u>	<u>57,275</u>	<u>2,168,035</u>
Total of funds	<u><u>2,711,909</u></u>	<u><u>148,405</u></u>	<u><u>(475,506)</u></u>	<u><u>-</u></u>	<u><u>67,998</u></u>	<u><u>2,452,806</u></u>

Almshouse Capital Fund

This fund is represented by the Almshouse used in furtherance of the Charity's objectives.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

Charities Capital Fund

This fund comprises the remainder of the endowment invested in the Common Investment Fund.

Cyclical Maintenance Fund

This fund is a requirement under section 27 of the Charity Commission Scheme dated 11 August 1978.

Extraordinary Repair Fund

This fund is a requirement under section 28 of the Charity Commission Scheme dated 11 August 1978.

Glebe House and All Saints Church Repairs Reserve Fund

This fund is for future repairs to the Glebe House and All Saints Church.

Property Expenses Reserve Fund

The Trustees have agreed to put 10% of the annual rental income into this fund for future expenditure in respect of the investment properties. This fund is a requirement under section 28 of the Charity Commission Scheme dated 11 August 1978.

21. Summary of funds**Summary of funds - current year**

	Balance at 1 January 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2024 £
General funds	284,771	156,920	(190,477)	-	15,066	266,280
Endowment funds	2,168,035	-	(11,383)	-	15,275	2,171,927
	<u>2,452,806</u>	<u>156,920</u>	<u>(201,860)</u>	<u>-</u>	<u>30,341</u>	<u>2,438,207</u>

Summary of funds - prior year

	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2023 £
General funds	589,766	148,405	(464,123)	-	10,723	284,771
Endowment funds	2,122,143	-	(11,383)	-	57,275	2,168,035
	<u>2,711,909</u>	<u>148,405</u>	<u>(475,506)</u>	<u>-</u>	<u>67,998</u>	<u>2,452,806</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

22. Analysis of net assets between funds**Analysis of net assets between funds - current period**

	Unrestricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £
Tangible fixed assets	2,441	413,854	416,295
Fixed asset investments	-	778,073	778,073
Investment property	-	980,000	980,000
Current assets	346,027	-	346,027
Creditors due within one year	(82,188)	-	(82,188)
Total	266,280	2,171,927	2,438,207

Analysis of net assets between funds - prior period

	Unrestricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £
Tangible fixed assets	3,255	425,237	428,492
Fixed asset investments	-	762,798	762,798
Investment property	-	980,000	980,000
Current assets	355,267	-	355,267
Creditors due within one year	(73,751)	-	(73,751)
Total	284,771	2,168,035	2,452,806

23. Operating lease commitments

At 31 December 2024 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2024 £	2023 £
Equipment		
Not later than 1 year	24,673	24,673
Later than 1 year and not later than 5 years	44,751	56,225
Later than 5 years	46,478	71,151
	115,902	152,049

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

24. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 December 2024.

ALL SAINTS CHURCH LANDS

England & Wales - Charity number 214713

Accounts

ALL SAINTS CHURCH LANDS CHARITY

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

ALL SAINTS CHURCH LANDS CHARITY

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ALL SAINTS CHURCH LANDS CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 DECEMBER 2023

Trustees	Mr R C Metcalfe, Chairman ¹ Vacancy ¹ Mr J N Porter ² Mr P E Woolf ² Mrs M A Dymond (resigned 27 January 2023) ² Mr J Durie ² Mrs D M Woolf ² ¹ Nominated Trustee by PCC of Christ Church with St Ewen, All Saints and St George ² Co-opted Trustees
Charity registered number	214713
Principal office	1 All Saints Court Bristol BS1 1JN
Clerk to the Trustees	Mrs A S Maddox
Independent Examiner	Jonathan Marchant, Forvis Mazars LLP Chartered Accountants 90 Victoria Street Bristol BS1 6DP
Bankers	NatWest Bank Plc Bristol BS99 7UG
Solicitors	DAC Beachcroft LLP Portwall Place Portwall Lane Bristol BS99 7UD
Investment Managers	CCLA (as managers for CBF Funds) Senator House 85 Queen Victoria Street London EC4V 4ET
Property Adviser	W H R Durie Leigh Court Business Park Abbots Leigh Bristol BS8 3RA

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2023 to 31 December 2023. The financial statements have been prepared in accordance with the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and they and the annual report comply with the Charity's governing instrument and applicable law.

Objectives and activities

a. Objectives and activities

The Scheme provides that, subject to the payment of

- a) all costs charges and expenses in relation to the property of the Charity and its administration and management;
- b) a yearly sum of £200, or such other sum as the Charity Commissioners approve from time to time, to the Incumbent of the Benefice of All Hallows Easton for the Incumbent's office and duties;
- c) such yearly sum as the Trustees shall from time to time consider prudent to pay to a Cyclical Maintenance Fund for the ordinary maintenance and repair of the Almshouse;
- d) such yearly sum as the Trustees shall from time to time consider prudent to pay to an Extraordinary Repair Fund for the extraordinary repair improvement or rebuilding of the Almshouse;

The Trustees shall apply the balance of the income of the Charity for either or both of the following:

- i) so far as requisite for the benefit of the Almshouse residents or any of them in such manner as the Trustees think fit from time to time;
- ii) in or towards the upkeep and repair of the fabric of All Saints Church, the maintenance of any services in the Church, and the provision and maintenance of proper furniture and fittings, including any apparatus for heating and lighting the Church.

The Trustees shall apply any residual income in furthering the religious and other charitable work of the Church of England in the City of Bristol with particular regard to the needs of the ecclesiastical parishes of Christ Church with St George Bristol and St Stephen with St James and St John the Baptist Bristol.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Policies and objectives

Within the objects of the Charity, the policy of the Trustees is:

- a) to provide a safe, secure and comfortable home for the Almshouse residents;
- b) to keep in repair the Glebe House attached to All Saints Church, in which the Charity has a long leasehold interest and where it maintains an office; and
- c) to consider assisting in the upkeep and repair of the fabric of All Saints Church.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

Objectives and activities (continued)

c. Investment policy

The Trustees may invest the assets of the Charity in such investments as are authorised by the Trustee Act 2000, subject to the restrictions and conditions contained in that Act. The Charity's investments consist mainly of three investment properties details of which are set out in note 14, and two CBF and two M&G Funds details of which are set out in note 17.

The Funds aim at steady income and capital appreciation to provide long-term protection from inflation, whilst adopting an appropriate ethical investment policy. These objectives are reviewed annually. The money in the CBF Funds is available at short notice and with minimal risk of capital loss. Accounts in all the Funds obtain a rate of interest close to money market rates.

d. Reserves policy

Annual provision is made for ongoing repairs to the Almshouse in accordance with guidance from The Almshouse Association.

The accumulated surplus of unrestricted funds is held for further calls on the resources of the Charity in relation to the Almshouse and the Glebe House and also for contributions to the repair and upkeep of All Saints Church and its historical contents.

The Trustees regularly review the reserves position in the light of the Charity's commitments, both existing and anticipated.

At the year end the Charity held endowment funds of £2,168,035 (2022: £2,122,143) and unrestricted funds of £284,771 (2022: £589,766).

e. Grant-making policies

Grants are made in accordance with the scheme.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

Achievements and performance

a. Review of activities

The Trustees aim to have the Almshouse fully occupied.

The grants made in the year are set out in Note 7. These include grants made to residents.

The large expenditure in the year has occurred from the costs of the charity seeking to put together a planning application for the redevelopment of the Almshouse into a larger unit, and has been spent on all the necessary reports and drawing to be able to submit a full planning application, which the charity have done and are awaiting the outcome of now.

Financial review

a. Financial performance

Total income for the year amounted to £148,405 (2022: £157,622), and total expenditure amounted to £475,506 (2022: £153,158), leaving a net deficit, before revaluations and investment gains, of £327,101 (2022: surplus of £4,464). Revaluation and investment gains amounted to £67,998 (2022: losses of £82,013).

b. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. The accounting policies upon which they have been prepared are set out in note 2.

Structure, governance and management

a. Constitution

The Charity (charity registration number 214713) is governed by a Charity Commission Scheme dated 11 August 1978 as amended by a Charity Commission Scheme dated 15 December 1987 and a Resolution passed on 12 January 2016 ("the Scheme").

By a Charity Commission Registration Certificate dated 8 January 2001 the Trustees of the Charity were registered by the name of the Trustees of All Saints Church Lands Charity.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

Structure, governance and management (continued)

b. Organisational structure and decision-making policies

The Scheme provides for the Trustees of the Charity to consist of eight competent persons, two Nominated Trustees and six Co-opted Trustees. The two Nominated Trustees are appointed by the Parochial Church Council of the ecclesiastical parish of Christ Church with St Ewen All Saints and St George Bristol, each for a term of four years. The six Co-opted Trustees are persons who through residence, occupation, employment or otherwise have special knowledge of the City of Bristol, and are each appointed for a term of five years by a resolution of the Trustees passed at a special meeting.

The Trustees and the Clerk named on page 1 have served throughout the year and since the year end.

All new Trustees meet with the Clerk and are provided with a pack including copies of the three documents comprising the Scheme, a list of the current Trustees, a copy of the latest accounts, and the Charity Commission's booklet entitled The Essential Trustee: what you need to know.

The Trustees meet at least four times a year. All major decisions are made by the Trustees and are carried out on a day-to-day basis by the Clerk.

The Trustees all give of their time freely. No remuneration or expenses were paid by the Charity to any of the Trustees during the year.

c. Public benefit

The Trustees have complied with their duty to have regard to the public benefit guidance published by the Charity Commission in accordance with the Charities Act 2011, and they have referred to it when reviewing policy, making grants and filling vacancies in the Almshouse. The Trustees have within the provisions of the Scheme sought to ensure that details of any vacancies in the Almshouse are made known through the local press and the local Church of England clergy.

d. Risk management

The Trustees have examined the major strategic operational risks which the Charity may face, and they have established systems which enable regular reports to be produced so that the necessary steps can be taken to minimise these risks. These risks have been summarised in the annual risk assessment and management strategy document and include risks in relation to asset management, property management, reputational risks, operational statutory and legal risks, governance risks and COVID risks.

e. Relationships with other charities

The Clerk is employed by the Charity, but also works for Bristol Archdeaconry Charity. The costs of the Clerk's employment are shared on a percentage basis agreed by the Trustees of both charities.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' 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 which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Charity Commission Scheme. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on their behalf by:



[Roger Metcalfe \(Jul 9, 2024 16:27 GMT+1\)](#)

Roger Metcalfe

Date: Jul 9, 2024

ALL SAINTS CHURCH LANDS CHARITY

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

Independent Examiner's Report to the Trustees of All Saints Church Lands Charity ('the Charity')

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

Responsibilities and Basis of Report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

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

Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

ALL SAINTS CHURCH LANDS CHARITY

**INDEPENDENT EXAMINER'S REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2023**

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. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: 
[Jonathan Marchant \(Jul 9, 2024 17:00 GMT+1\)](#)

Dated: Jul 9, 2024

Jonathan Marchant FCA

Forvis Mazars LLP
Chartered Accountants
90 Victoria Street
Bristol
BS1 6DP

ALL SAINTS CHURCH LANDS CHARITY

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Note	Unrestricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income from:					
Donations and legacies	3	2,110	-	2,110	30,556
Charitable activities	4	42,969	-	42,969	43,026
Investments	5	103,326	-	103,326	84,040
Total income		148,405	-	148,405	157,622
Expenditure on:					
Raising funds	6	39,722	-	39,722	20,728
Charitable activities		424,401	11,383	435,784	132,430
Total expenditure		464,123	11,383	475,506	153,158
Net (expenditure)/income before net gains/(losses) on investments		(315,718)	(11,383)	(327,101)	4,464
Net gains/(losses) on investments		10,723	57,275	67,998	(82,013)
Net movement in funds		(304,995)	45,892	(259,103)	(77,549)
Reconciliation of funds:					
Total funds brought forward		589,766	2,122,143	2,711,909	2,789,458
Net movement in funds		(304,995)	45,892	(259,103)	(77,549)
Total funds carried forward		284,771	2,168,035	2,452,806	2,711,909

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 11 to 29 form part of these financial statements.

ALL SAINTS CHURCH LANDS CHARITY

**BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	13	428,492	440,960
Investments	15	762,798	705,523
Investment property	14	980,000	980,000
		<u>2,171,290</u>	<u>2,126,483</u>
Current assets			
Debtors	16	27,229	33,013
Investments	17	185,015	170,992
Cash at bank and in hand		143,023	455,994
		<u>355,267</u>	<u>659,999</u>
Creditors: amounts falling due within one year	18	(73,751)	(74,573)
		<u>281,516</u>	<u>585,426</u>
Net current assets		<u>281,516</u>	<u>585,426</u>
Total assets less current liabilities		<u>2,452,806</u>	<u>2,711,909</u>
Total net assets		<u>2,452,806</u>	<u>2,711,909</u>
Charity funds			
Endowment funds	20	2,168,035	2,122,143
Unrestricted funds	20	284,771	589,766
Total funds		<u>2,452,806</u>	<u>2,711,909</u>

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


[Roger Metcalfe \(Jul 9, 2024 16:27 GMT+1\)](#)

Roger Metcalfe

Date: Jul 9, 2024

The notes on pages 11 to 29 form part of these financial statements.

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1. General information

All Saints Church Lands Charity is an unincorporated charity registered with the Charity Commission in England and Wales, registered number 214713. Its registered office is 1 All Saints Court, Bristol, BS1 1JN.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view.

All Saints Church Lands Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The presentation currency is sterling and the financial statements are rounded to the nearest £. The comparative information relates to the year ended 31 December 2022.

2.2 Going concern

The Trustees are confident that they can manage expenditure to align with the income generated from investment returns. As a result, the accounts have been prepared on a going concern basis.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Rental income, income tax recoverable, insurance recharged to tenants and contributions from Almshouse residents are accounted for when they become due.

Grants receivable, dividends, interest and income on insurance claims are accounted for when funds are receivable.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated to the applicable expenditure headings.

Investment management costs relate to those costs incurred in respect of rental properties owned by the charity.

Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

Charitable costs include grants made and costs incurred in respect of All Saints House.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Taxation

The charity is a registered charity and as such is not liable to taxation on the net income from its charitable activities.

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

2. Accounting policies (continued)

2.7 Tangible fixed assets and depreciation

All Saints House was valued by Alder King on 31 December 2010 on an open market value basis. This property is used as Almshouses in the furtherance of the Charity's objectives. The property is depreciated at 2% on the revalued amount per annum.

1 All Saints Court was valued by Alder King on 31 December 2010 on an open market value basis. Due to the restrictive user clause in the long lease the property has reduced value in the open market.

The fixtures and fittings installed at All Saints House have been included in the accounts at cost less a provision for depreciation of 25% per annum on a reducing balance basis.

Much of the office equipment installed in All Saints Court has been fully depreciated and has therefore not been included in the accounts. All recent additions have been included at cost and an appropriate provision made for depreciation of 25% per annum on a reducing balance basis.

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of Financial Activities.

Investments in government stocks and charity investment funds are held in the name of the Trustees body corporate wherever possible. These are stated at market value at 31 December.

Investments are also held in The Central Board of Finance Church of England Deposit Fund Capital Wider Account. These are also stated at market value at 31 December.

Investment properties were valued by Alder King on 31 December 2018 on an open market basis. The Trustees are not aware of any material changes since this valuation. The Trustees intend to obtain revaluations of the properties in the year ended 31 December 2024.

All income from the investment assets is available for use by the Trustees in the furtherance of the Charity's objectives as they see fit.

All gains and losses on the investments of the Charity are retained within the fund to which they relate.

2.9 Debtors

Other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount relating to future periods.

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

2. Accounting policies (continued)

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2.12 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.13 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.14 Fund accounting

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.

The Endowment funds represent the endowed capital of the Charity, the income from which is to be used in the work of the Charity. The capital of the funds must be retained for the benefit of the Charity.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2023 £	Total funds 2023 £
Other incoming resources	2,110	2,110

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

3. Income from donations and legacies (continued)

	Unrestricted funds 2022 £	Total funds 2022 £
Other incoming resources	30,556	30,556

4. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £
All Saints House Contributions	42,969	42,969

	Unrestricted funds 2022 £	Total funds 2022 £
All Saints House Contributions	43,026	43,026

All Saints House Contributions

	2023 £	2022 £
Maintenance contributions	38,970	39,679
Contributions receivable for electricity and telephone	3,999	3,347
	<u>41,706</u>	<u>43,026</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

5. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £
Rental property income	72,782	72,782
Dividends received	19,435	19,435
Deposit and other interest	11,109	11,109
	<u>103,326</u>	<u>103,326</u>

	Unrestricted funds 2022 £	Total funds 2022 £
Rental property income	58,918	58,918
Dividends received	19,148	19,148
Deposit and other interest	5,974	5,974
	<u>84,040</u>	<u>84,040</u>

Rental property income

	2023 £	2022 £
46 High Street	-	14,280
56 Corn Street	25,000	-
58 Corn Street - Lower Floor	13,000	13,000
58 Corn Street - Upper Floor	24,384	24,060
	<u>62,384</u>	<u>51,340</u>
Insurance premium charge to tenants	10,398	7,578
	<u>72,782</u>	<u>58,918</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

6. Investment management costs

	Unrestricted funds 2023 £	Total funds 2023 £
Rent deposit interest	(101)	(101)
Legal and professional charges	6,601	6,601
Sundry rental property expenses	1,530	1,530
Property insurance recharged to tenants	31,692	31,692
	<u>39,722</u>	<u>39,722</u>

	Unrestricted funds 2022 £	Total funds 2022 £
Rent deposit interest	3,097	3,097
Legal and professional charges	2,914	2,914
Sundry rental property expenses	7,139	7,139
Property insurance recharged to tenants	7,578	7,578
	<u>20,728</u>	<u>20,728</u>

7. Analysis of grants

	Grants to Institutions 2023 £	Grants to Individuals 2023 £	Total funds 2023 £
All Saints & City Churches Society of Bell Ringers	231	-	231
All Saints House Residents	-	7,912	7,912
	<u>231</u>	<u>7,912</u>	<u>8,143</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

7. Analysis of grants (continued)

	Grants to Institutions 2022 £	Grants to Individuals 2022 £	Total funds 2022 £
All Hallows, Easton	7,000	-	7,000
All Saints & City Churches Society of Bell Ringers	219	-	219
All Saints House Residents	-	510	510
	<u>7,219</u>	<u>510</u>	<u>7,729</u>

8. All Saints House Property Costs

	2023 £	2022 £
Council tax	16,447	6,139
Water and sewerage rates	9,376	10,744
Repairs and maintenance	173,819	17,950
Cleaning and caretaking	7,913	6,700
Insurance	1,281	1,400
Gardening	-	-
Heating, lighting, telephone and television	10,621	11,019
Sundry expenses	1,987	2,967
National Almshouse Association	(348)	-
Legal and Professional fees	105,475	2,842
Stationery/postage	(287)	(954)
Travel	542	402
Computer costs	-	-
Ex-Gratia payment	-	-
Subscriptions	678	873
Leases	34,448	6,096
Wages and salaries	14,842	13,374
Pension cost	1,484	1,337
Depreciation	12,468	12,786
	<u>390,746</u>	<u>93,675</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

9. Governance Costs

	2023	2022
	£	£
Independent Examiner and Accountancy Fees	5,028	4,794
Trustee Indemnity Insurance	-	1,238
Glebe House cleaning	4,482	4,464
Glebe House repairs	1,813	1,943
Glebe House utilities	13,415	7,165
Bank charges	291	279
Governance PPS	982	1,335
Clerk's salary costs	9,895	8,916
Clerk's pension costs	989	892
	<u>36,895</u>	<u>31,026</u>

10. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner's fee of £2,400 (2022: £2,300) and accounts preparation fee of £2,628 (2022: £2,494).

11. Staff costs

	2023	2022
	£	£
Wages and salaries	24,737	22,290
Contribution to defined contribution pension schemes	2,473	2,229
	<u>27,210</u>	<u>24,519</u>

The average number of persons employed by the Charity during the year was as follows:

	2023	2022
	No.	No.
Clerk	<u>1</u>	<u>1</u>

No employee received remuneration amounting to more than £60,000 in either year.

The Charity considers its key management personnel comprise the Trustees who received no remuneration nor were reimbursed any expenses in the year.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the year ended 31 December 2023, no Trustee expenses have been incurred (2022 - £NIL).

13. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 January 2023	569,135	47,023	616,158
At 31 December 2023	<u>569,135</u>	<u>47,023</u>	<u>616,158</u>
Depreciation			
At 1 January 2023	132,515	42,683	175,198
Charge for the year	11,383	1,085	12,468
At 31 December 2023	<u>143,898</u>	<u>43,768</u>	<u>187,666</u>
Net book value			
At 31 December 2023	<u>425,237</u>	<u>3,255</u>	<u>428,492</u>
At 31 December 2022	<u>436,620</u>	<u>4,340</u>	<u>440,960</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

14. Investment property

	Freehold investment property £
Valuation	
At 1 January 2023	980,000
At 31 December 2023	<u>980,000</u>

The properties were revalued in 2018 by Alder King. The Trustees plan to have the properties revalued in 2024.

Comprising

	2023 £	2022 £
56 Corn Street, Bristol	310,000	310,000
58 Corn Street, Bristol	410,000	410,000
46 High Street, Bristol	260,000	260,000
	<u>980,000</u>	<u>980,000</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

15. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2023	705,523
Revaluations	57,275
At 31 December 2023	<u>762,798</u>
Net book value	
At 31 December 2023	762,798
At 31 December 2022	<u>705,523</u>

Investments at market value comprise:

	2023 £	2022 £
Listed investments	762,798	705,523
	<u>762,798</u>	<u>705,523</u>

All the fixed asset investments are held in the UK.

Comprising

	2023 £	2022 £
CBF Church of England Fund 29,479.83 units	666,400	609,095
CBF Capital Wider Deposit Account	71,920	71,920
M & G Charifund Units	14,436	14,783
M & G Charibond Charities Fixed Interest Common Investment Fund Income Shares	10,042	9,725
	<u>762,798</u>	<u>705,523</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

16. Debtors

	2023 £	2022 £
Due within one year		
Other debtors	6,628	9,108
Prepayments and accrued income	20,601	23,905
	<u>27,229</u>	<u>33,013</u>

17. Current asset investments

	2023 £	2022 £
Almshouse Investments	<u>185,015</u>	<u>170,992</u>

National Association of Almshouses Common Investment Fund Shares

	2023 £	2022 £
710.639 (2022: 697.743) for All Saints House Extraordinary Repair Fund	79,650	73,633
940.063 (2022: 922.561) for All Saints House Cyclical Maintenance Fund	105,365	97,359
	<u>185,015</u>	<u>170,992</u>

Unrestricted Funds

	2023 £	2022 £
Value at 1 January	170,992	166,411
Invested	3,300	3,300
Revaluation gain	10,723	1,281
Value at 31 December	<u>185,015</u>	<u>170,992</u>

	£	£
Historical cost	<u>77,395</u>	<u>74,095</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

18. Creditors: Amounts falling due within one year

	2023 £	2022 £
Trade creditors	56,000	57,380
Other creditors	12,723	12,399
Accruals and deferred income	5,028	4,794
	<u>73,751</u>	<u>74,573</u>

19. Financial instruments

	2023 £	2022 £
Financial assets		
Financial assets measured at fair value through income and expenditure	<u>328,038</u>	<u>626,986</u>

Financial assets measured at fair value through income and expenditure comprise current asset investments and cash at bank.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

20. Statement of funds

Statement of funds - current year

	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers in/(out) £	Gains/ (Losses) £	Balance at 31 December 2023 £
Unrestricted funds						
All Saints House Extraordinary Repair Fund	73,633	-	-	1,400	4,617	79,650
All Saints House Cyclical Maintenance Fund	97,359	-	-	1,900	6,106	105,365
Glebe House and All Saints Church Repair Reserve	137,960	-	-	-	-	137,960
Property Expenses Reserve	7,375	7,078	(27,656)	-	-	(13,203)
General Fund	273,439	141,327	(436,467)	(3,300)	-	(25,001)
	<u>589,766</u>	<u>148,405</u>	<u>(464,123)</u>	<u>-</u>	<u>10,723</u>	<u>284,771</u>
Endowment funds						
Charities Capital Fund	1,685,523	-	-	-	57,275	1,742,798
Almshouse Capital Fund	436,620	-	(11,383)	-	-	425,237
	<u>2,122,143</u>	<u>-</u>	<u>(11,383)</u>	<u>-</u>	<u>57,275</u>	<u>2,168,035</u>
Total of funds	<u><u>2,711,909</u></u>	<u><u>148,405</u></u>	<u><u>(475,506)</u></u>	<u><u>-</u></u>	<u><u>67,998</u></u>	<u><u>2,452,806</u></u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

20. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2022 £	Income £	Expenditure £	Transfers in/(out) £	Gains/ (Losses) £	Balance at 31 December 2022 £
Unrestricted funds						
All Saints House Extraordinary Repair Fund	71,681	-	-	1,400	552	73,633
All Saints House Cyclical Maintenance Fund	94,730	-	-	1,900	729	97,359
Glebe House and All Saints Church Repair Reserve	135,861	2,099	-	-	-	137,960
Property Expenses Reserve	(13,511)	26,070	(11,076)	5,892	-	7,375
General Fund	283,877	129,453	(130,699)	(9,192)	-	273,439
	<u>572,638</u>	<u>157,622</u>	<u>(141,775)</u>	<u>-</u>	<u>1,281</u>	<u>589,766</u>
Endowment funds						
Charities Capital Fund	1,768,817	-	-	-	(83,294)	1,685,523
Almshouse Capital Fund	448,003	-	(11,383)	-	-	436,620
	<u>2,216,820</u>	<u>-</u>	<u>(11,383)</u>	<u>-</u>	<u>(83,294)</u>	<u>2,122,143</u>
Total of funds	<u><u>2,789,458</u></u>	<u><u>157,622</u></u>	<u><u>(153,158)</u></u>	<u><u>-</u></u>	<u><u>(85,640)</u></u>	<u><u>2,708,282</u></u>

Almshouse Capital Fund

This fund is represented by the Almshouse used in furtherance of the Charity's objectives.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

20. Statement of funds (continued)**Charities Capital Fund**

This fund comprises the remainder of the endowment invested in the Common Investment Fund.

Cyclical Maintenance Fund

This fund is a requirement under section 27 of the Charity Commission Scheme dated 11 August 1978.

Extraordinary Repair Fund

This fund is a requirement under section 28 of the Charity Commission Scheme dated 11 August 1978.

Glebe House and All Saints Church Repairs Reserve Fund

This fund is for future repairs to the Glebe House and All Saints Church.

Property Expenses Reserve Fund

The Trustees have agreed to put 10% of the annual rental income into this fund for future expenditure in respect of the investment properties. This fund is a requirement under section 28 of the Charity Commission Scheme dated 11 August 1978.

21. Summary of funds**Summary of funds - current year**

	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers in/(out) £	Gains/ (Losses) £	Balance at 31 December 2023 £
General funds	589,766	148,405	(464,123)	-	10,723	284,771
Endowment funds	2,122,143	-	(11,383)	-	57,275	2,168,035
	<u>2,711,909</u>	<u>148,405</u>	<u>(475,506)</u>	<u>-</u>	<u>67,998</u>	<u>2,452,806</u>

Summary of funds - prior year

	Balance at 1 January 2022 £	Income £	Expenditure £	Transfers in/(out) £	Gains/ (Losses) £	Balance at 31 December 2022 £
General funds	572,638	157,622	(141,775)	-	(2,346)	586,139
Endowment funds	2,216,820	-	(11,383)	-	(83,294)	2,122,143
	<u>2,789,458</u>	<u>157,622</u>	<u>(153,158)</u>	<u>-</u>	<u>(85,640)</u>	<u>2,708,282</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

22. Analysis of net assets between funds**Analysis of net assets between funds - current year**

	Unrestricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £
Tangible fixed assets	3,255	425,237	428,492
Fixed asset investments	-	762,798	762,798
Investment property	-	980,000	980,000
Current assets	355,267	-	355,267
Creditors due within one year	(73,751)	-	(73,751)
Total	284,771	2,168,035	2,452,806

Analysis of net assets between funds - prior year

	Unrestricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £
Tangible fixed assets	4,340	436,620	440,960
Fixed asset investments	-	705,523	705,523
Investment property	-	980,000	980,000
Current assets	659,999	-	659,999
Creditors due within one year	(74,573)	-	(74,573)
Total	589,766	2,122,143	2,711,909

23. Operating lease commitments

At 31 December 2023 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2023 £	2022 £
Equipment		
Not later than 1 year	24,673	6,048
Later than 1 year and not later than 5 years	56,225	8,208
Later than 5 years	71,151	-
	152,049	14,256

24. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 December 2023.

ALL SAINTS CHURCH LANDS

England & Wales - Charity number 214713

Accounts

ALL SAINTS CHURCH LANDS CHARITY

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

ALL SAINTS CHURCH LANDS CHARITY

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ALL SAINTS CHURCH LANDS CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 DECEMBER 2022

Trustees	Mr R C Metcalfe, Chairman ¹ Vacancy ¹ Mr J N Porter ² Mr P E Woolf ² Mrs M A Dymond ² Mr J Durie ² Mrs D M Woolf (appointed 8th June 2022) ² ¹ Nominated Trustee by PCC of Christ Church with St Ewen, All Saints and St George ² Co-opted Trustees
Charity registered number	214713
Principal office	1 All Saints Court Bristol BS1 1JN
Clerk to the Trustees	Mrs A S Maddox
Independent Examiner	Jon Marchant, Mazars LLP Chartered Accountants 90 Victoria Street Bristol BS1 6DP
Bankers	Nat West Bank Plc Bristol BS99 7UG
Solicitors	DAC Beachcroft LLP Portwall Place Portwall Lane Bristol BS99 7UD
Investment Managers	CCLA (as managers for CBF Funds) Senator House 85 Queen Victoria Street London EC4V 4ET
Property Adviser	W H R Durie Leigh Court Business Park Abbots Leigh Bristol BS8 3RA

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2022 to 31 December 2022. The financial statements have been prepared in accordance with the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and they and the annual report comply with the Charity's governing instrument and applicable law.

Objectives and activities

a. Objectives and activities

The Scheme provides that, subject to the payment of

- a) all costs charges and expenses in relation to the property of the Charity and its administration and management;
- b) a yearly sum of £200, or such other sum as the Charity Commissioners approve from time to time, to the Incumbent of the Benefice of All Hallows Easton for the Incumbent's office and duties;
- c) such yearly sum as the Trustees shall from time to time consider prudent to pay to a Cyclical Maintenance Fund for the ordinary maintenance and repair of the Almshouse;
- d) such yearly sum as the Trustees shall from time to time consider prudent to pay to an Extraordinary Repair Fund for the extraordinary repair improvement or rebuilding of the Almshouse;

The Trustees shall apply the balance of the income of the Charity for either or both of the following:

- i) so far as requisite for the benefit of the Almshouse residents or any of them in such manner as the Trustees think fit from time to time;
- ii) in or towards the upkeep and repair of the fabric of All Saints Church, the maintenance of any services in the Church, and the provision and maintenance of proper furniture and fittings, including any apparatus for heating and lighting the Church.

The Trustees shall apply any residual income in furthering the religious and other charitable work of the Church of England in the City of Bristol with particular regard to the needs of the ecclesiastical parishes of Christ Church with St George Bristol and St Stephen with St James and St John the Baptist Bristol.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Policies and objectives

Within the objects of the Charity, the policy of the Trustees is:

- a) to provide a safe, secure and comfortable home for the Almshouse residents;
- b) to keep in repair the Glebe House attached to All Saints Church, in which the Charity has a long leasehold interest and where it maintains an office; and
- c) to consider assisting in the upkeep and repair of the fabric of All Saints Church.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

Objectives and activities (continued)

c. Investment policy

The Trustees may invest the assets of the Charity in such investments as are authorised by the Trustee Act 2000, subject to the restrictions and conditions contained in that Act. The Charity's investments consist mainly of three investment properties details of which are set out in note 14, and two CBF and two M&G Funds details of which are set out in note 17.

The income from the investment properties has decreased from the prior year. This is primarily because the lease of 46 High Street was broken in the prior year, and the property has remained empty in the current year (Note 5).

The Funds aim at steady income and capital appreciation to provide long-term protection from inflation, whilst adopting an appropriate ethical investment policy. These objectives are reviewed annually. The money in the CBF Funds is available at short notice and with minimal risk of capital loss. Accounts in all the Funds obtain a rate of interest close to money market rates.

d. Reserves policy

Annual provision is made for ongoing repairs to the Almshouse in accordance with guidance from The Almshouse Association.

The accumulated surplus of unrestricted funds is held for further calls on the resources of the Charity in relation to the Almshouse and the Glebe House and also for contributions to the repair and upkeep of All Saints Church and its historical contents.

The Trustees regularly review the reserves position in the light of the Charity's commitments, both existing and anticipated.

At the year end the Charity held endowment funds of £2,122,143 (2021: £2,126,820) and unrestricted funds of £589,766 (2021: £561,138).

e. Grant-making policies

Grants are made in accordance with the scheme.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

Achievements and performance

a. Review of activities

The Trustees aim to have the Almshouse fully occupied. A new tenant moved in in June 2022, and all six flats are currently occupied.

The grants made in the year are set out in Note 7. These include £Nil (2021: £8,302) granted to the Diocese towards the repairs of All Saints Church, and £7,000 (2021: £6,000) granted to All Hallows towards ministry.

Financial review

a. Financial performance

Total income for the year amounted to £157,622 (2021: £125,458), and total expenditure amounted to £153,158 (2021: £174,008), leaving a net surplus, before revaluations and investment losses/gains, of £4,464 (2021: deficit of £48,550). Revaluation and investment losses amounted to £82,013 (2021: gains of £107,055).

b. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. The accounting policies upon which they have been prepared are set out in note 2.

Structure, governance and management

a. Constitution

The Charity (charity registration number 214713) is governed by a Charity Commission Scheme dated 11 August 1978 as amended by a Charity Commission Scheme dated 15 December 1987 and a Resolution passed on 12 January 2016 ("the Scheme").

By a Charity Commission Registration Certificate dated 8 January 2001 the Trustees of the Charity were registered by the name of the Trustees of All Saints Church Lands Charity.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

Structure, governance and management (continued)

b. Organisational structure and decision-making policies

The Scheme provides for the Trustees of the Charity to consist of eight competent persons, two Nominated Trustees and six Co-opted Trustees. The two Nominated Trustees are appointed by the Parochial Church Council of the ecclesiastical parish of Christ Church with St Ewen All Saints and St George Bristol, each for a term of four years. The six Co-opted Trustees are persons who through residence, occupation, employment or otherwise have special knowledge of the City of Bristol, and are each appointed for a term of five years by a resolution of the Trustees passed at a special meeting.

The Trustees and the Clerk named on page 1 have served throughout the year and since the year end.

All new Trustees meet with the Clerk and are provided with a pack including copies of the three documents comprising the Scheme, a list of the current Trustees, a copy of the latest accounts, and the Charity Commission's booklet entitled The Essential Trustee: what you need to know.

The Trustees meet at least four times a year. All major decisions are made by the Trustees and are carried out on a day-to-day basis by the Clerk.

The Trustees all give of their time freely. No remuneration or expenses were paid by the Charity to any of the Trustees during the year.

c. Public benefit

The Trustees have complied with their duty to have regard to the public benefit guidance published by the Charity Commission in accordance with the Charities Act 2011, and they have referred to it when reviewing policy, making grants and filling vacancies in the Almshouse. The Trustees have within the provisions of the Scheme sought to ensure that details of any vacancies in the Almshouse are made known through the local press and the local Church of England clergy.

d. Risk management

The Trustees have examined the major strategic operational risks which the Charity may face, and they have established systems which enable regular reports to be produced so that the necessary steps can be taken to minimise these risks. These risks have been summarised in the annual risk assessment and management strategy document and include risks in relation to asset management, property management, reputational risks, operational statutory and legal risks, governance risks and COVID risks.

e. Relationships with other charities

The Clerk is employed by the Charity, but also works for Bristol Archdeaconry Charity. The costs of the Clerk's employment are shared on a percentage basis agreed by the Trustees of both charities.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' 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 its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Charity Commission Scheme. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on their behalf by:

ALL SAINTS CHURCH LANDS CHARITY

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

Independent Examiner's Report to the Trustees of All Saints Church Lands Charity ('the Charity')

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

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the financial statements. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

This report, including my statement, has been prepared for and only for the charity's trustees as a body. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body for my examination work, for this report, or for the statements I have made.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, which is complete, no matters have come to my attention which give me reasonable cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

ALL SAINTS CHURCH LANDS CHARITY

**INDEPENDENT EXAMINER'S REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

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

Signed:

Jonathan Marchant FCA

Mazars LLP Chartered
Accountants 90 Victoria
Street Bristol
BS1 6DP

Dated:

ALL SAINTS CHURCH LANDS CHARITY

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Note	Unrestricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:					
Donations and legacies	3	30,556	-	30,556	2,507
Charitable activities	4	43,026	-	43,026	31,773
Investments	5	84,040	-	84,040	91,178
Total income		<u>157,622</u>	<u>-</u>	<u>157,622</u>	<u>125,458</u>
Expenditure on:					
Raising funds	6	20,728	-	20,728	16,839
Charitable activities		121,047	11,383	132,430	157,169
Total expenditure		<u>141,775</u>	<u>11,383</u>	<u>153,158</u>	<u>174,008</u>
Net income/(expenditure) before net (losses)/gains on investments					
		15,847	(11,383)	4,464	(48,550)
Net (losses)/gains on investments		1,281	(83,294)	(82,013)	107,055
Net movement in funds		<u>17,128</u>	<u>(94,677)</u>	<u>(77,549)</u>	<u>58,505</u>
Reconciliation of funds:					
Total funds brought forward		572,638	2,216,820	2,789,458	2,730,953
Net movement in funds		17,128	(94,677)	(77,549)	58,505
Total funds carried forward		<u>589,766</u>	<u>2,122,143</u>	<u>2,711,909</u>	<u>2,789,458</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 11 to 29 form part of these financial statements.

ALL SAINTS CHURCH LANDS CHARITY

**BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	13	440,960	453,116
Investments	15	705,523	788,817
Investment property	14	980,000	980,000
		<u>2,126,483</u>	<u>2,221,933</u>
Current assets			
Debtors	16	33,013	31,963
Investments	17	170,992	166,411
Cash at bank and in hand		455,994	443,772
		<u>659,999</u>	<u>642,146</u>
Creditors: amounts falling due within one year	18	(74,573)	(74,621)
		<u>585,426</u>	<u>567,525</u>
Net current assets		<u>585,426</u>	<u>567,525</u>
Total assets less current liabilities		<u>2,711,909</u>	<u>2,789,458</u>
Total net assets		<u>2,711,909</u>	<u>2,789,458</u>
Charity funds			
Endowment funds	20	2,122,143	2,216,820
Unrestricted funds	20	589,766	572,638
Total funds		<u>2,711,909</u>	<u>2,789,458</u>

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

The notes on pages 11 to 29 form part of these financial statements.

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1. General information

All Saints Church Lands Charity is an unincorporated charity registered with the Charity Commission in England and Wales, registered number 214713. Its registered office is 1 All Saints Court, Bristol, BS1 1JN.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

All Saints Church Lands Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The presentation currency is sterling and the financial statements are rounded to the nearest £. The comparative information relates to the year ended 31 December 2021.

2.2 Going concern

The Trustees are confident that they can manage expenditure to align with the income generated from investment returns. As a result, the accounts have been prepared on a going concern basis.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Rental income, income tax recoverable, insurance recharged to tenants and contributions from Almshouse residents are accounted for when they become due.

Grants receivable, dividends, interest and income on insurance claims are accounted for when funds are receivable.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated to the applicable expenditure headings.

Investment management costs relate to those costs incurred in respect of rental properties owned by the charity.

Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

Charitable costs include grants made and costs incurred in respect of All Saints House.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Taxation

The charity is a registered charity and as such is not liable to taxation on the net income from its charitable activities.

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

2. Accounting policies (continued)

2.7 Tangible fixed assets and depreciation

All Saints House was valued by Alder King on 31 December 2010 on an open market value basis. This property is used as Almshouses in the furtherance of the Charity's objectives. The property is depreciated at 2% on the revalued amount per annum.

1 All Saints Court was valued by Alder King on 31 December 2010 on an open market value basis. Due to the restrictive user clause in the long lease the property has reduced value in the open market.

The fixtures and fittings installed at All Saints House have been included in the accounts at cost less a provision for depreciation of 25% per annum on a reducing balance basis.

Much of the office equipment installed in All Saints Court has been fully depreciated and has therefore not been included in the accounts. All recent additions have been included at cost and an appropriate provision made for depreciation of 25% per annum on a reducing balance basis.

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of Financial Activities.

Investments in government stocks and charity investment funds are held in the name of the Trustees body corporate wherever possible. These are stated at market value at 31 December.

Investments are also held in The Central Board of Finance Church of England Deposit Fund Capital Wider Account. These are also stated at market value at 31 December.

Investment properties were valued by Alder King on 31 December 2018 on an open market basis. The Trustees are not aware of any material changes since this valuation. The Trustees intend to obtain revaluations of the properties in the year ended 31 December 2023.

All income from the investment assets is available for use by the Trustees in the furtherance of the Charity's objectives as they see fit.

All gains and losses on the investments of the Charity are retained within the fund to which they relate.

2.9 Debtors

Other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount relating to future periods.

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

2. Accounting policies (continued)

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2.12 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.13 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.14 Fund accounting

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.

The Endowment funds represent the endowed capital of the Charity, the income from which is to be used in the work of the Charity. The capital of the funds must be retained for the benefit of the Charity.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2022 £	Total funds 2022 £
Insurance claim	17,765	17,765
Other incoming resources	12,791	12,791
	<hr/> 30,556 <hr/>	<hr/> 30,556 <hr/>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

3. Income from donations and legacies (continued)

	Unrestricted funds 2021 £	Total funds 2021 £
Donations	250	250
Other incoming resources	2,257	2,257
	<u>2,507</u>	<u>2,507</u>

4. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £
All Saints House Contributions	43,026	43,026
	<u>43,026</u>	<u>43,026</u>

	Unrestricted funds 2021 £	Total funds 2021 £
All Saints House Contributions	31,773	31,773
	<u>31,773</u>	<u>31,773</u>

All Saints House Contributions

	2022 £	2021 £
Maintenance contributions	39,679	29,466
Contributions receivable for electricity and telephone	3,347	2,307
	<u>43,026</u>	<u>31,773</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

5. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £
Rental property income	58,918	58,918
Dividends received	19,148	19,148
Deposit and other interest	5,974	5,974
	<hr/> 84,040 <hr/>	<hr/> 84,040 <hr/>

	Unrestricted funds 2021 £	Total funds 2021 £
Rental property income	69,332	69,332
Dividends received	18,489	18,489
Deposit and other interest	3,357	3,357
	<hr/> 91,178 <hr/>	<hr/> 91,178 <hr/>

Rental property income

	2022 £	2021 £
46 High Street	-	11,500
56 Corn Street	14,280	13,020
58 Corn Street - Lower Floor	13,000	13,000
58 Corn Street - Upper Floor	24,060	23,430
	<hr/> 51,340 <hr/>	<hr/> 60,950 <hr/>
Insurance premium charge to tenants	7,578	8,382
	<hr/> 58,918 <hr/>	<hr/> 69,332 <hr/>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

6. Investment management costs

	Unrestricted funds 2022 £	Total funds 2022 £
Rent deposit interest	3,097	3,097
Legal and professional charges	2,914	2,914
Sundry rental property expenses	7,139	7,139
Property insurance recharged to tenants	7,578	7,578
	<u>20,728</u>	<u>20,728</u>

	Unrestricted funds 2021 £	Total funds 2021 £
Rent deposit interest	12	12
Legal and professional charges	5,745	5,745
Sundry rental property expenses	2,700	2,700
Property insurance recharged to tenants	8,382	8,382
	<u>16,839</u>	<u>16,839</u>

7. Analysis of grants

	Grants to Institutions 2022 £	Grants to Individuals 2022 £	Total funds 2022 £
All Hallows, Easton	7,000	-	7,000
All Saints & City Churches Society of Bell Ringers	219	-	219
All Saints House Residents	-	510	510
	<u>7,219</u>	<u>510</u>	<u>7,729</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

7. Analysis of grants (continued)

	Grants to Institutions 2021 £	Grants to Individuals 2021 £	Total funds 2021 £
Diocese of Bristol	8,302	-	8,302
All Hallows, Easton	6,000	-	6,000
All Saints & City Churches Society of Bell Ringers	212	-	212
All Saints House Residents	-	915	915
	<u>14,514</u>	<u>915</u>	<u>15,429</u>

8. All Saints House Property Costs

	2022 £	2021 £
Council tax	6,139	6,735
Water and sewerage rates	10,744	5,271
Repairs and maintenance	17,950	36,802
Cleaning and caretaking	6,700	9,877
Insurance	1,400	2,871
Heating, lighting, telephone and television	11,019	5,701
Sundry expenses	2,967	2,102
National Almshouse Association	-	107
Legal and Professional fees	2,842	8,957
Stationery/postage	(954)	(119)
Travel	402	113
Subscriptions	873	147
Leases	6,096	6,096
Wages and salaries	13,374	10,925
Pension cost	1,337	1,093
Depreciation	12,786	12,667
	<u>93,675</u>	<u>109,345</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

9. Governance Costs

	2022	2021
	£	£
Independent Examiner and Accountancy Fees	4,794	4,560
Trustee Indemnity Insurance	1,238	1,192
Glebe House cleaning	4,464	4,513
Glebe House repairs	1,943	4,926
Glebe House utilities	7,165	5,825
Bank charges	279	287
Glebe House professional fees	-	2,280
Governance PPS	1,335	799
Clerk's salary costs	8,916	7,284
Clerk's pension costs	892	728
	<u>31,026</u>	<u>32,394</u>

10. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examination and accounts preparation fee of £4,794 (2021: £4,560).

11. Staff costs

	2022	2021
	£	£
Wages and salaries	22,290	18,209
Contribution to defined contribution pension schemes	2,229	1,821
	<u>24,519</u>	<u>20,030</u>

The average number of persons employed by the Charity during the year was as follows:

	2022	2021
	No.	No.
Clerk	<u>1</u>	<u>1</u>

No employee received remuneration amounting to more than £60,000 in either year.

The Charity considers its key management personnel comprise the Trustees who received no remuneration nor were reimbursed any expenses in the year.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 31 December 2022, no Trustee expenses have been incurred (2021 - £NIL).

13. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Total £
Cost			
At 1 January 2022	569,135	46,393	615,528
Additions	-	630	630
At 31 December 2022	<u>569,135</u>	<u>47,023</u>	<u>616,158</u>
Depreciation			
At 1 January 2022	121,132	41,280	162,412
Charge for the year	11,383	1,403	12,786
At 31 December 2022	<u>132,515</u>	<u>42,683</u>	<u>175,198</u>
Net book value			
At 31 December 2022	<u>436,620</u>	<u>4,340</u>	<u>440,960</u>
At 31 December 2021	<u>448,003</u>	<u>5,113</u>	<u>453,116</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

14. Investment property

	Freehold investment property £
Valuation	
At 1 January 2022	980,000
At 31 December 2022	<u>980,000</u>

The properties were revalued in 2018 by Alder King. The Trustees plan to have the properties revalued in 2023.

Comprising

	2022 £	2021 £
56 Corn Street, Bristol	310,000	310,000
58 Corn Street, Bristol	410,000	410,000
46 High Street, Bristol	260,000	260,000
	<u>980,000</u>	<u>980,000</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

15. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2022	788,817
Revaluations	(83,294)
At 31 December 2022	<u>705,523</u>
Net book value	
At 31 December 2022	<u>705,523</u>
At 31 December 2021	<u>788,817</u>

Investments at market value comprise:

	2022 £	2021 £
Listed investments	<u>705,523</u>	<u>788,817</u>
	<u>705,523</u>	<u>788,817</u>

All the fixed asset investments are held in the UK.

Comprising

	2022 £	2021 £
CBF Church of England Fund 29,479.83 units	609,095	690,362
CBF Capital Wider Deposit Account	71,920	71,920
M & G Charifund Units	14,783	15,655
M & G Charibond Charities Fixed Interest Common Investment Fund Income Shares	9,725	10,880
	<u>705,523</u>	<u>788,817</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

16. Debtors

	2022	2021
	£	£
Due within one year		
Other debtors	9,108	12,421
Prepayments and accrued income	23,905	19,542
	<u>33,013</u>	<u>31,963</u>

17. Current asset investments

	2022	2021
	£	£
Almshouse Investments	<u>170,992</u>	<u>166,411</u>

National Association of Almshouses Common Investment Fund Shares

	2022	2021
	£	£
697.743 (2021: 684.612) for All Saints House Extraordinary Repair Fund	73,633	71,681
922.561 (2021: 904.741) for All Saints House Cyclical Maintenance Fund	97,359	94,730
	<u>170,992</u>	<u>166,411</u>

Unrestricted Funds

	2022	2021
	£	£
Value at 1 January	166,411	143,915
Invested	3,300	3,300
Revaluation gains	1,281	19,196
Value at 31 December	<u>170,992</u>	<u>166,411</u>

Historical cost		<u>60,895</u>
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ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

18. Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	57,380	57,450
Other creditors	12,399	12,088
Accruals and deferred income	4,794	5,083
	<u>74,573</u>	<u>74,621</u>

19. Financial instruments

	2022 £	2021 £
Financial assets		
Financial assets measured at fair value through income and expenditure	<u>626,986</u>	<u>610,183</u>

Financial assets measured at fair value through income and expenditure comprise current asset investments and cash at bank.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

20. Statement of funds

Statement of funds - current year

	Balance at 1 January 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2022 £
Unrestricted funds						
All Saints House Extraordinary Repair Fund	71,681	-	-	1,400	552	73,633
All Saints House Cyclical Maintenance Fund	94,730	-	-	1,900	729	97,359
Glebe House and All Saints Church Repair Reserve	135,861	2,099	-	-	-	137,960
Property Expenses Reserve	(13,511)	26,070	(11,076)	5,892	-	7,375
General Fund	283,877	129,453	(130,699)	(9,192)	-	273,439
	<u>572,638</u>	<u>157,622</u>	<u>(141,775)</u>	<u>-</u>	<u>1,281</u>	<u>589,766</u>
Endowment funds						
Charities Capital Fund	1,768,817	-	-	-	(83,294)	1,685,523
Almshouse Capital Fund	448,003	-	(11,383)	-	-	436,620
	<u>2,216,820</u>	<u>-</u>	<u>(11,383)</u>	<u>-</u>	<u>(83,294)</u>	<u>2,122,143</u>
Total of funds	<u><u>2,789,458</u></u>	<u><u>157,622</u></u>	<u><u>(153,158)</u></u>	<u><u>-</u></u>	<u><u>(82,013)</u></u>	<u><u>2,711,909</u></u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

20. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2021 £
Unrestricted funds						
All Saints House Extraordinary Repair Fund	62,013	-	-	1,400	8,269	71,682
All Saints House Cyclical Maintenance Fund	81,904	-	-	1,900	10,926	94,730
Glebe House and All Saints Church Repair Reserve	135,813	48	-	-	-	135,861
Property Expenses Reserve	(1,833)	12	(18,623)	6,933	-	(13,511)
General Fund	312,713	125,398	(144,002)	(10,233)	-	283,876
	<u>590,610</u>	<u>125,458</u>	<u>(162,625)</u>	<u>-</u>	<u>19,195</u>	<u>572,638</u>
Endowment funds						
Charities Capital Fund	1,680,957	-	-	-	87,860	1,768,817
Almshouse Capital Fund	459,386	-	(11,383)	-	-	448,003
	<u>2,140,343</u>	<u>-</u>	<u>(11,383)</u>	<u>-</u>	<u>87,860</u>	<u>2,216,820</u>
Total of funds	<u><u>2,730,953</u></u>	<u><u>125,458</u></u>	<u><u>(174,008)</u></u>	<u><u>-</u></u>	<u><u>107,055</u></u>	<u><u>2,789,458</u></u>

Almshouse Capital Fund

This fund is represented by the Almshouse used in furtherance of the Charity's objectives.

Charities Capital Fund

This fund comprises the remainder of the endowment invested in the Common Investment Fund.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

Cyclical Maintenance Fund

This fund is a requirement under section 27 of the Charity Commission Scheme dated 11 August 1978.

Extraordinary Repair Fund

This fund is a requirement under section 28 of the Charity Commission Scheme dated 11 August 1978.

Glebe House and All Saints Church Repairs Reserve Fund

This fund is for future repairs to the Glebe House and All Saints Church.

Property Expenses Reserve Fund

The Trustees have agreed to put 10% of the annual rental income into this fund for future expenditure in respect of the investment properties. This fund is a requirement under section 28 of the Charity Commission Scheme dated 11 August 1978.

21. Summary of funds**Summary of funds - current year**

	Balance at 1 January 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2022 £
General funds	572,638	157,622	(141,775)	-	1,281	589,766
Endowment funds	2,216,820	-	(11,383)	-	(83,291)	2,122,143
	<u>2,789,458</u>	<u>157,622</u>	<u>(153,158)</u>	<u>-</u>	<u>(82,013)</u>	<u>2,711,909</u>

Summary of funds - prior year

	Balance at 1 January 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2021 £
General funds	590,610	125,458	(162,625)	-	19,195	572,638
Endowment funds	2,140,343	-	(11,383)	-	87,860	2,216,820
	<u>2,730,953</u>	<u>125,458</u>	<u>(174,008)</u>	<u>-</u>	<u>107,055</u>	<u>2,789,458</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

22. Analysis of net assets between funds**Analysis of net assets between funds - current year**

	Unrestricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £
Tangible fixed assets	4,340	436,620	440,960
Fixed asset investments	-	705,523	705,523
Investment property	-	980,000	980,000
Current assets	659,999	-	659,999
Creditors due within one year	(74,573)	-	(74,573)
Total	589,766	2,122,143	2,711,909

Analysis of net assets between funds - prior year

	Unrestricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £
Tangible fixed assets	5,113	448,003	453,116
Fixed asset investments	-	788,817	788,817
Investment property	-	980,000	980,000
Current assets	642,146	-	642,146
Creditors due within one year	(74,621)	-	(74,621)
Total	572,638	2,216,820	2,789,458

23. Operating lease commitments

At 31 December 2022 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2022 £	2021 £
Equipment		
Not later than 1 year	6,048	6,048
Later than 1 year and not later than 5 years	8,208	14,256
	14,256	20,304

24. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 December 2022.

ALL SAINTS CHURCH LANDS

England & Wales - Charity number 214713

Accounts

ALL SAINTS CHURCH LANDS CHARITY

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

ALL SAINTS CHURCH LANDS CHARITY

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ALL SAINTS CHURCH LANDS CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 DECEMBER 2021

Trustees	Mr R C Metcalfe, Chairman ¹ Mr A R G James (resigned 5 November 2021) ² Vacancy ¹ Mr J N Porter ² Mr P E Woolf ² Mrs M A Dymond ² Mr J Durie (appointed 11 March 2021) ² ¹ Nominated Trustee by PCC of Christ Church with St Ewen, All Saints and St George ² Co-opted Trustees
Charity registered number	214713
Principal office	1 All Saints Court Bristol BS1 1JN
Clerk to the Trustees	Mrs A S Maddox
Independent Examiner	Jon Marchant, Mazars LLP Chartered Accountants 90 Victoria Street Bristol BS1 6DP
Bankers	Nat West Bank Plc Bristol BS99 7UG
Solicitors	DAC Beachcroft LLP Portwall Place Portwall Lane Bristol BS99 7UD
Investment Managers	CCLA (as managers for CBF Funds) Senator House 85 Queen Victoria Street London EC4V 4ET
Property Adviser	W H R Durie Leigh Court Business Park Abbots Leigh Bristol BS8 3RA

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present their annual report together with the financial statements of the Charity for the year 1 January 2021 to 31 December 2021. The financial statements have been prepared in accordance with the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and they and the annual report comply with the Charity's governing instrument and applicable law.

Objectives and activities

a. Objectives and activities

The Scheme provides that, subject to the payment of

- a) all costs charges and expenses in relation to the property of the Charity and its administration and management;
- b) a yearly sum of £200, or such other sum as the Charity Commissioners approve from time to time, to the Incumbent of the Benefice of All Hallows Easton for the Incumbent's office and duties;
- c) such yearly sum as the Trustees shall from time to time consider prudent to pay to a Cyclical Maintenance Fund for the ordinary maintenance and repair of the Almshouse;
- d) such yearly sum as the Trustees shall from time to time consider prudent to pay to an Extraordinary Repair Fund for the extraordinary repair improvement or rebuilding of the Almshouse;

The Trustees shall apply the balance of the income of the Charity for either or both of the following:

- i) so far as requisite for the benefit of the Almshouse residents or any of them in such manner as the Trustees think fit from time to time;
- ii) in or towards the upkeep and repair of the fabric of All Saints Church, the maintenance of any services in the Church, and the provision and maintenance of proper furniture and fittings, including any apparatus for heating and lighting the Church.

The Trustees shall apply any residual income in furthering the religious and other charitable work of the Church of England in the City of Bristol with particular regard to the needs of the ecclesiastical parishes of Christ Church with St George Bristol and St Stephen with St James and St John the Baptist Bristol.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Policies and objectives

Within the objects of the Charity, the policy of the Trustees is:

- a) to provide a safe, secure and comfortable home for the Almshouse residents;
- b) to keep in repair the Glebe House attached to All Saints Church, in which the Charity has a long leasehold interest and where it maintains an office; and
- c) to consider assisting in the upkeep and repair of the fabric of All Saints Church.

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021**

Objectives and activities (continued)

c. Investment policy

The Trustees may invest the assets of the Charity in such investments as are authorised by the Trustee Act 2000, subject to the restrictions and conditions contained in that Act. The Charity's investments consist mainly of three investment properties details of which are set out in note 14, and two CBF and two M&G Funds details of which are set out in note 17.

The income from the investment properties has decreased from the prior year. This is primarily because the lease of 46 High Street was broken in the year. The other tenant that was given a rent holiday has begun to repay rent; the Trustees are hoping that with the relaxation of the Government's Covid-19 restrictions that all tenants will soon be able to start trading profitably again.

The Funds aim at steady income and capital appreciation to provide long-term protection from inflation, whilst adopting an appropriate ethical investment policy. These objectives are reviewed annually. The money in the CBF Funds is available at short notice and with minimal risk of capital loss. Accounts in all the Funds obtain a rate of interest close to money market rates.

d. Reserves policy

Annual provision is made for ongoing repairs to the Almshouse in accordance with guidance from The Almshouse Association.

The accumulated surplus of unrestricted funds is held for further calls on the resources of the Charity in relation to the Almshouse and the Glebe House and also for contributions to the repair and upkeep of All Saints Church and its historical contents.

The Trustees regularly review the reserves position in the light of the Charity's commitments, both existing and anticipated.

At the year end the Charity held endowment funds of £2,126,820 (2020: £2,140,343) and unrestricted funds of £561,138 (2020: £590,610).

e. Grant-making policies

Grants are made in accordance with the scheme.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

Achievements and performance

a. Review of activities

The Trustees aim to have the Almshouse fully occupied. The resident against whom the Trustees obtained a possession order on 25 February 2020 is no longer in occupation of her flat, the vacant possession having been secured in the year.

The grants made in the year are set out in Note 7. These include £8,302 granted to the Diocese towards the repairs of All Saints Church, and £6,000 granted to All Hallows towards ministry.

Financial review

a. Financial performance

Total income for the year amounted to £125,458 (2020: £152,172), and total expenditure amounted to £174,008 (2020: £140,151), leaving a net deficit, before revaluations and investment gains, of £48,550 (2020: surplus of £12,021). Revaluation and investment gains amounted to £107,055 (2020: £32,132).

b. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. The accounting policies upon which they have been prepared are set out in note 2.

Structure, governance and management

a. Constitution

The Charity (charity registration number 214713) is governed by a Charity Commission Scheme dated 11 August 1978 as amended by a Charity Commission Scheme dated 15 December 1987 and a Resolution passed on 12 January 2016 ("the Scheme").

By a Charity Commission Registration Certificate dated 8 January 2001 the Trustees of the Charity were registered by the name of the Trustees of All Saints Church Lands Charity.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

Structure, governance and management (continued)

b. Organisational structure and decision-making policies

The Scheme provides for the Trustees of the Charity to consist of eight competent persons, two Nominated Trustees and six Co-opted Trustees. The two Nominated Trustees are appointed by the Parochial Church Council of the ecclesiastical parish of Christ Church with St Ewen All Saints and St George Bristol, each for a term of four years. The six Co-opted Trustees are persons who through residence, occupation, employment or otherwise have special knowledge of the City of Bristol, and are each appointed for a term of five years by a resolution of the Trustees passed at a special meeting.

The Trustees and the Clerk named on page 1 have served throughout the year and since the year end.

All new Trustees meet with the Clerk and are provided with a pack including copies of the three documents comprising the Scheme, a list of the current Trustees, a copy of the latest accounts, and the Charity Commission's booklet entitled *The Essential Trustee: what you need to know*.

The Trustees meet at least four times a year. All major decisions are made by the Trustees and are carried out on a day-to-day basis by the Clerk.

The Trustees all give of their time freely. No remuneration or expenses were paid by the Charity to any of the Trustees during the year.

c. Public benefit

The Trustees have complied with their duty to have regard to the public benefit guidance published by the Charity Commission in accordance with the Charities Act 2011, and they have referred to it when reviewing policy, making grants and filling vacancies in the Almshouse. The Trustees have within the provisions of the Scheme sought to ensure that details of any vacancies in the Almshouse are made known through the local press and the local Church of England clergy.

d. Risk management

The Trustees have examined the major strategic operational risks which the Charity may face, and they have established systems which enable regular reports to be produced so that the necessary steps can be taken to minimise these risks. These risks have been summarised in the annual risk assessment and management strategy document and include risks in relation to asset management, property management, reputational risks, operational statutory and legal risks, governance risks and COVID risks.

e. Relationships with other charities

The Clerk is employed by the Charity, but also works for Bristol Archdeaconry Charity. The costs of the Clerk's employment are shared on a percentage basis agreed by the Trustees of both charities.

ALL SAINTS CHURCH LANDS CHARITY

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021**

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' 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 its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Charity Commission Scheme. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on their behalf by:

Mr R C Metcalfe
Chairman



ALL SAINTS CHURCH LANDS CHARITY

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

Independent Examiner's Report to the Trustees of All Saints Church Lands Charity ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2021.

Responsibilities and Basis of Report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

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

Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

ALL SAINTS CHURCH LANDS CHARITY

INDEPENDENT EXAMINER'S REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

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. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed:

Dated:

Jonathan Marchant

FCA

Mazars LLP
Chartered Accountants
90 Victoria Street
Bristol
BS1 6DP

ALL SAINTS CHURCH LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	Unrestricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income from:					
Donations and legacies	3	2,507	-	2,507	2,056
Charitable activities	4	31,773	-	31,773	44,394
Investments	5	91,178	-	91,178	105,722
Total income		<u>125,458</u>	<u>-</u>	<u>125,458</u>	<u>152,172</u>
Expenditure on:					
Raising funds	6	16,839	-	16,839	32,576
Charitable activities		145,786	11,383	157,169	107,575
Total expenditure		<u>162,625</u>	<u>11,383</u>	<u>174,008</u>	<u>140,151</u>
Net (expenditure)/income before net gains on investments		<u>(37,167)</u>	<u>(11,383)</u>	<u>(48,550)</u>	<u>12,021</u>
Net gains on investments		19,195	87,860	107,055	32,132
Net movement in funds		<u>(17,972)</u>	<u>76,477</u>	<u>58,505</u>	<u>44,153</u>
Reconciliation of funds:					
Total funds brought forward		590,610	2,140,343	2,730,953	2,686,800
Net movement in funds		(17,972)	76,477	58,505	44,153
Total funds carried forward		<u>572,638</u>	<u>2,216,820</u>	<u>2,789,458</u>	<u>2,730,953</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 11 to 29 form part of these financial statements.

ALL SAINTS CHURCH LANDS CHARITY

**BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	13	453,116	464,123
Investments	15	788,817	700,957
Investment property	14	980,000	980,000
		<u>2,221,933</u>	<u>2,145,080</u>
Current assets			
Debtors	16	31,963	28,948
Investments	17	166,411	143,915
Cash at bank and in hand		443,772	497,381
		<u>642,146</u>	<u>670,244</u>
Creditors: amounts falling due within one year	18	(74,621)	(84,371)
Net current assets		<u>567,525</u>	<u>585,873</u>
Total assets less current liabilities		<u>2,789,458</u>	<u>2,730,953</u>
Total net assets		<u>2,789,458</u>	<u>2,730,953</u>
Charity funds			
Endowment funds	20	2,216,820	2,140,343
Unrestricted funds	20	572,638	590,610
Total funds		<u>2,789,458</u>	<u>2,730,953</u>

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



Mr R C Metcalfe
Chairman

The notes on pages 11 to 29 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1. **General information**

All Saints Church Lands Charity is an unincorporated charity registered with the Charity Commission in England and Wales, registered number 214713. Its registered office is 1 All Saints Court, Bristol, BS1 1JN.

2. **Accounting policies**

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

All Saints Church Lands Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The presentation currency is sterling and the financial statements are rounded to the nearest £. The comparative information relates to the year ended 31 December 2020.

2.2 Going concern

The Trustees are confident that they can manage expenditure to align with the income generated from investment returns. As a result, the accounts have been prepared on a going concern basis.

2.3 Income

All income is recognised once the Charity has entitlement to the income, It is probable that the income will be received and the amount of income receivable can be measured reliably.

Rental income, income tax recoverable, insurance recharged to tenants and contributions from Almshouse residents are accounted for when they become due.

Grants receivable, dividends, interest and income on insurance claims are accounted for when funds are receivable.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated to the applicable expenditure headings.

Investment management costs relate to those costs incurred in respect of rental properties owned by the charity.

Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

Charitable costs include grants made and costs incurred in respect of All Saints House.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Taxation

The charity is a registered charity and as such is not liable to taxation on the net income from its charitable activities.

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.7 Tangible fixed assets and depreciation

All Saints House was valued by Alder King on 31 December 2010 on an open market value basis. This property is used as Almshouses in the furtherance of the Charity's objectives. The property is depreciated at 2% on the revalued amount per annum.

1 All Saints Court was valued by Alder King on 31 December 2010 on an open market value basis. Due to the restrictive user clause in the long lease the property has reduced value in the open market.

The fixtures and fittings installed at All Saints House have been included in the accounts at cost less a provision for depreciation of 25% per annum on a reducing balance basis.

Much of the office equipment installed in All Saints Court has been fully depreciated and has therefore not been included in the accounts. All recent additions have been included at cost and an appropriate provision made for depreciation of 25% per annum on a reducing balance basis.

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of Financial Activities.

Investments in government stocks and charity investment funds are held in the name of the Trustees body corporate wherever possible. These are stated at market value at 31 December.

Investments are also held in The Central Board of Finance Church of England Deposit Fund Capital Wider Account. These are also stated at market value at 31 December.

Investment properties were valued by Alder King on 31 December 2018 on an open market basis. The Trustees are not aware of any material changes since this valuation. The Trustees intend to obtain revaluations of the properties in the year ended 31 December 2022.

All income from the investment assets is available for use by the Trustees in the furtherance of the Charity's objectives as they see fit.

All gains and losses on the investments of the Charity are retained within the fund to which they relate.

2.9 Debtors

Other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount relating to future periods.

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2.12 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.13 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.14 Fund accounting

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.

The Endowment funds represent the endowed capital of the Charity, the income from which is to be used in the work of the Charity. The capital of the funds must be retained for the benefit of the Charity.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2021 £	Total funds 2021 £
Donations	250	250
Other incoming resources	2,257	2,257
	<u>2,507</u>	<u>2,507</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

3. Income from donations and legacies (continued)

	Unrestricted funds 2020 £	Total funds 2020 £
Donations	500	500
Other incoming resources	1,556	1,556
	<u>2,056</u>	<u>2,056</u>

4. Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £
All Saints House Contributions	<u>31,773</u>	<u>31,773</u>

	Unrestricted funds 2020 £	Total funds 2020 £
All Saints House Contributions	<u>44,394</u>	<u>44,394</u>

All Saints House Contributions

	2021 £	2020 £
Maintenance contributions	29,466	43,868
Contributions receivable for electricity and telephone	2,307	526
	<u>31,773</u>	<u>44,394</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

5. Investment income

	Unrestricted funds 2021 £	Total funds 2021 £
Rental property income	69,332	69,332
Dividends received	18,489	18,489
Deposit and other interest	3,357	3,357
	<u>91,178</u>	<u>91,178</u>

	Unrestricted funds 2020 £	Total funds 2020 £
Rental property income	85,702	85,702
Dividends received	17,862	17,862
Deposit and other interest	2,158	2,158
	<u>105,722</u>	<u>105,722</u>

Rental property Income

	2021 £	2020 £
46 High Street	11,500	26,875
56 Corn Street	13,020	12,500
58 Corn Street - Lower Floor	13,000	13,000
58 Corn Street - Upper Floor	23,430	22,363
	<u>60,950</u>	<u>74,738</u>
Insurance premium charge to tenants	8,382	10,964
	<u>69,332</u>	<u>85,702</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

6. Investment management costs

	Unrestricted funds 2021 £	Total funds 2021 £
Rent deposit interest	12	12
Legal and professional charges	5,745	5,745
Sundry rental property expenses	2,700	2,700
Property insurance recharged to tenants	8,382	8,382
	<u>16,839</u>	<u>16,839</u>

	Unrestricted funds 2020 £	Total funds 2020 £
Rent deposit interest	53	53
Legal and professional charges	13,085	13,085
Sundry rental property expenses	8,474	8,474
Property insurance recharged to tenants	10,964	10,964
	<u>32,576</u>	<u>32,576</u>

7. Analysis of grants

	Grants to Institutions 2021 £	Grants to Individuals 2021 £	Total funds 2021 £
Diocese of Bristol	8,302	-	8,302
All Hallows, Easton	6,000	-	6,000
All Saints & City Churches Society of Bell Ringers	212	-	212
All Saints House Residents	-	915	915
	<u>14,514</u>	<u>915</u>	<u>15,429</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

7. Analysis of grants (continued)

	Grants to Institutions 2020 £	Grants to Individuals 2020 £	Total funds 2020 £
All Hallows, Easton	6,000	-	6,000
All Saints & City Churches Society of Bell Ringers	218	-	218
All Saints House Residents	-	317	317
	<u>6,218</u>	<u>317</u>	<u>6,535</u>

8. All Saints House Property Costs

	2021 £	2020 £
Council tax	6,735	2,137
Water and sewerage rates	5,271	514
Repairs and maintenance	36,802	13,111
Cleaning and caretaking	9,877	4,493
Insurance	2,871	1,502
Gardening	-	-
Heating, lighting, telephone and television	5,701	8,069
Sundry expenses	2,102	852
National Almshouse Association	107	105
Legal and Professional fees	8,957	15,789
Stationery/postage	(119)	518
Travel	113	536
Computer costs	-	-
Ex-Gratia payment	-	-
Subscriptions	147	197
Leases	6,096	4,098
Wages and salaries	10,925	8,719
Pension cost	1,093	872
Depreciation	12,667	13,787
	<u>109,345</u>	<u>75,299</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

9. Governance Costs

	2021 £	2020 £
Independent Examiner and Accountancy Fees	4,560	4,422
Trustee Indemnity Insurance	1,192	1,100
Glebe House rent	-	40
Glebe House cleaning	4,513	4,018
Glebe House repairs	4,926	4,274
Glebe House utilities	5,825	3,725
Bank charges	287	302
Glebe House professional fees	2,280	713
Governance PPS	799	756
Clerk's salary costs	7,284	5,813
Clerk's pension costs	728	581
	<u>32,394</u>	<u>25,744</u>

10. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £4,560 (2020 - £4,422).

11. Staff costs

	2021 £	2020 £
Wages and salaries	18,209	14,531
Contribution to defined contribution pension schemes	1,821	1,453
	<u>20,030</u>	<u>15,984</u>

The average number of persons employed by the Charity during the year was as follows:

	2021 No.	2020 No.
Clerk	<u>1</u>	<u>1</u>

No employee received remuneration amounting to more than £60,000 in either year.

The Charity considers its key management personnel comprise the Trustees who received no remuneration nor were reimbursed any expenses in the year.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 31 December 2021, no Trustee expenses have been incurred (2020 - £NIL).

13. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 January 2021	569,135	48,576	617,711
Additions	-	1,660	1,660
Disposals	-	(3,843)	(3,843)
At 31 December 2021	<u>569,135</u>	<u>46,393</u>	<u>615,528</u>
Depreciation			
At 1 January 2021	109,749	43,839	153,588
Charge for the year	11,383	1,284	12,667
On disposals	-	(3,843)	(3,843)
At 31 December 2021	<u>121,132</u>	<u>41,280</u>	<u>162,412</u>
Net book value			
At 31 December 2021	<u>448,003</u>	<u>5,113</u>	<u>453,116</u>
At 31 December 2020	<u>459,386</u>	<u>4,737</u>	<u>464,123</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

14. Investment property

	Freehold Investment property £
Valuation	
At 1 January 2021	980,000
At 31 December 2021	<u>980,000</u>

The properties were revalued in 2018 by Alder King. The Trustees plan to have the properties revalued in 2022.

Comprising

	2021 £	2020 £
56 Corn Street, Bristol	310,000	310,000
58 Corn Street, Bristol	410,000	410,000
46 High Street, Bristol	260,000	260,000
	<u>980,000</u>	<u>980,000</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

15. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2021	700,957
Revaluations	87,860
At 31 December 2021	<u>788,817</u>
Net book value	
At 31 December 2021	788,817
At 31 December 2020	<u>700,957</u>

Investments at market value comprise:

	2021 £	2020 £
Listed investments	788,817	700,957
	<u>788,817</u>	<u>700,957</u>

All the fixed asset investments are held in the UK.

Comprising

	2021 £	2020 £
CBF Church of England Fund 29,479.83 units	690,362	603,962
CBF Capital Wider Deposit Account	71,920	71,920
M & G Charifund Units	15,655	13,808
M & G Charibond Charities Fixed Interest Common Investment Fund Income Shares	10,880	11,267
	<u>788,817</u>	<u>700,957</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

16. Debtors

	2021 £	2020 £
Due within one year		
Other debtors	12,421	13,923
Prepayments and accrued income	19,542	15,025
	<u>31,963</u>	<u>28,948</u>

17. Current asset investments

	2021 £	2020 £
Almshouse Investments	<u>166,411</u>	<u>143,915</u>

National Association of Almshouses Common Investment Fund Shares

	2021 £	2020 £
684.612 (2020: 670.283) for All Saints House Extraordinary Repair Fund	71,681	62,012
904.741 (2020: 885.295) for All Saints House Cyclical Maintenance Fund	94,730	81,903
	<u>166,411</u>	<u>143,915</u>

Unrestricted Funds

	2021 £	2020 £
Value at 1 January	143,915	144,574
Invested	3,300	3,300
Revaluation gain/(loss)	19,196	(3,959)
Value at 31 December	<u>166,411</u>	<u>143,915</u>

Historical cost

60,895

£

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

18. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	57,450	56,349
Other taxation and social security	-	25
Other creditors	12,088	23,576
Accruals and deferred income	5,083	4,421
	<u>74,621</u>	<u>84,371</u>

19. Financial instruments

	2021 £	2020 £
Financial assets		
Financial assets measured at fair value through income and expenditure	<u>610,183</u>	<u>641,297</u>

Financial assets measured at fair value through income and expenditure comprise current asset investments and cash at bank.

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

20. Statement of funds

Statement of funds - current year

	Balance at 1 January 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2021 £
Unrestricted funds						
All Saints House Extraordinary Repair Fund	62,013	-	-	1,400	8,269	71,682
All Saints House Cyclical Maintenance Fund	81,904	-	-	1,900	10,926	94,730
Glebe House and All Saints Church Repair Reserve	135,813	48	-	-	-	135,861
Property Expenses Reserve	(1,833)	12	(18,623)	6,933	-	(13,511)
General Fund	312,713	125,398	(144,002)	(10,233)	-	283,876
	<u>590,610</u>	<u>125,458</u>	<u>(162,625)</u>	<u>-</u>	<u>19,195</u>	<u>572,638</u>
Endowment funds						
Charities Capital Fund	1,680,957	-	-	-	87,860	1,768,817
Almshouse Capital Fund	459,386	-	(11,383)	-	-	448,003
	<u>2,140,343</u>	<u>-</u>	<u>(11,383)</u>	<u>-</u>	<u>87,860</u>	<u>2,216,820</u>
Total of funds	<u><u>2,730,953</u></u>	<u><u>125,458</u></u>	<u><u>(174,008)</u></u>	<u><u>-</u></u>	<u><u>107,055</u></u>	<u><u>2,789,458</u></u>

The Property Expenses Reserve is in deficit at the year end. This is due to significant unusual costs in the year of legal and other fees in relation to the eviction of the tenant as discussed in the Trustees' Report.

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

20. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
Unrestricted funds						
All Saints House Extraordinary Repair Fund	62,324	-	-	1,400	(1,711)	62,013
All Saints House Cyclical Maintenance Fund	82,251	-	-	1,900	(2,247)	81,904
Glebe House and All Saints Church Repair Reserve	135,047	766	-	-	-	135,813
Property Expenses Reserve	11,110	53	(21,612)	8,616	-	(1,833)
General Fund	280,432	151,353	(107,156)	(11,916)	-	312,713
	<u>571,164</u>	<u>152,172</u>	<u>(128,768)</u>	<u>-</u>	<u>(3,958)</u>	<u>590,610</u>
Endowment funds						
Charities Capital Fund	1,644,867	-	-	-	36,090	1,680,957
Almshouse Capital Fund	470,769	-	(11,383)	-	-	459,386
	<u>2,115,636</u>	<u>-</u>	<u>(11,383)</u>	<u>-</u>	<u>36,090</u>	<u>2,140,343</u>
Total of funds	<u>2,686,800</u>	<u>152,172</u>	<u>(140,151)</u>	<u>-</u>	<u>32,132</u>	<u>2,730,953</u>

Almshouse Capital Fund

This fund is represented by the Almshouse used in furtherance of the Charity's objectives.

Charities Capital Fund

This fund comprises the remainder of the endowment invested in the Common Investment Fund.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

Cyclical Maintenance Fund

This fund is a requirement under section 27 of the Charity Commission Scheme dated 11 August 1978.

Extraordinary Repair Fund

This fund is a requirement under section 28 of the Charity Commission Scheme dated 11 August 1978.

Glebe House and All Saints Church Repairs Reserve Fund

This fund is for future repairs to the Glebe House and All Saints Church.

Property Expenses Reserve Fund

The Trustees have agreed to put 10% of the annual rental income into this fund for future expenditure in respect of the investment properties. This fund is a requirement under section 28 of the Charity Commission Scheme dated 11 August 1978.

21. Summary of funds**Summary of funds - current year**

	Balance at 1 January 2021 £	Income £	Expenditure £	Transfers In/out £	Gains/ (Losses) £	Balance at 31 December 2021 £
General funds	590,610	125,458	(162,625)	-	19,195	572,638
Endowment funds	2,140,343	-	(11,383)	-	87,860	2,216,820
	<u>2,730,953</u>	<u>125,458</u>	<u>(174,008)</u>	<u>-</u>	<u>107,055</u>	<u>2,789,458</u>

Summary of funds - prior year

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers In/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
General funds	571,164	152,172	(128,768)	-	(3,958)	590,610
Endowment funds	2,115,636	-	(11,383)	-	36,090	2,140,343
	<u>2,686,800</u>	<u>152,172</u>	<u>(140,151)</u>	<u>-</u>	<u>32,132</u>	<u>2,730,953</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

22. Analysis of net assets between funds**Analysis of net assets between funds - current year**

	Unrestricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £
Tangible fixed assets	5,113	448,003	453,116
Fixed asset investments	-	788,817	788,817
Investment property	-	980,000	980,000
Current assets	642,146	-	642,146
Creditors due within one year	(74,621)	-	(74,621)
Total	572,638	2,216,820	2,789,458

Analysis of net assets between funds - prior year

	Unrestricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £
Tangible fixed assets	4,737	459,386	464,123
Fixed asset investments	-	700,957	700,957
Investment property	-	980,000	980,000
Current assets	670,245	-	670,245
Creditors due within one year	(84,371)	-	(84,371)
Total	590,611	2,140,343	2,730,954

23. Operating lease commitments

At 31 December 2021 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2021 £	2020 £
Equipment		
Not later than 1 year	6,048	6,048
Later than 1 year and not later than 5 years	14,256	20,304
	20,304	26,352

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

24. Related party transactions

There were no related party transactions in the year (2020: £Nil).

ALL SAINTS CHURCH LANDS

England & Wales - Charity number 214713

Accounts

Charity number: 214713

ALL SAINTS CHURCH LANDS CHARITY

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

ALL SAINTS CHURCH LANDS CHARITY

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ALL SAINTS CHURCH LANDS CHARITY

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 DECEMBER 2020**

Trustees	Mr R C Metcalfe, Chairman ¹ Miss C E Addis (resigned 15 December 2020) ² Mr A R G James ² Vacancy ¹ Mr J N Porter ² Mr P E Woolf ² Mrs M A Dymond ²
	¹ Nominated Trustee by PCC of Christ Church with St Ewen, All Saints and St George ² Co-opted Trustees
Charity registered number	214713
Principal office	1 All Saints Court Bristol BS1 1JN
Clerk to the Trustees	Mrs A S Maddox
Independent Examiner	Mazars LLP Chartered Accountants 90 Victoria Street Bristol BS1 6DP
Bankers	Nat West Bank Plc Bristol BS99 7UG
Solicitors	DAC Beachcroft LLP Portwall Place Portwall Lane Bristol BS99 7UD
Investment Managers	CCLA (as managers for CBF Funds) Senator House 85 Queen Victoria Street London EC4V 4ET
Property Adviser	W H R Durie Leigh Court Business Park Abbots Leigh Bristol BS8 3RA

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees present their annual report together with the financial statements of the Charity for the 1 January 2020 to 31 December 2020. The financial statements have been prepared in accordance with the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), and they and the annual report comply with the Charity's governing instrument and applicable law.

Objectives and activities

a. Objectives and activities

The Scheme provides that, subject to the payment of

- a) all costs charges and expenses in relation to the property of the Charity and its administration and management;
- b) a yearly sum of £200, or such other sum as the Charity Commissioners approve from time to time, to the Incumbent of the Benefice of All Hallows Easton for the Incumbent's office and duties;
- c) such yearly sum as the Trustees shall from time to time consider prudent to pay to a Cyclical Maintenance Fund for the ordinary maintenance and repair of the Almshouse;
- d) such yearly sum as the Trustees shall from time to time consider prudent to pay to an Extraordinary Repair Fund for the extraordinary repair improvement or rebuilding of the Almshouse;

The Trustees shall apply the balance of the income of the Charity for either or both of the following:

- i) so far as requisite for the benefit of the Almshouse residents or any of them in such manner as the Trustees think fit from time to time;
- ii) in or towards the upkeep and repair of the fabric of All Saints Church, the maintenance of any services in the Church, and the provision and maintenance of proper furniture and fittings, including any apparatus for heating and lighting the Church.

The Trustees shall apply any residual income in furthering the religious and other charitable work of the Church of England in the City of Bristol with particular regard to the needs of the ecclesiastical parishes of Christ Church with St George Bristol and St Stephen with St James and St John the Baptist Bristol.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Policies and objectives

Within the objects of the Charity, the policy of the Trustees is:

- a) to provide a safe secure and comfortable home for the Almshouse residents;
- b) to keep in repair the Glebe House attached to All Saints Church, in which the Charity has a long leasehold interest and where it maintains an office; and
- c) to consider assisting in the upkeep and repair of the fabric of All Saints Church.

c. Investment policy

The Trustees may invest the assets of the Charity in such investments as are authorised by the Trustee Act 2000, subject to the restrictions and conditions contained in that Act. The Charity's investments consist mainly of three investment properties details of which are set out in note 14, and two CBF and two M&G Funds details of which are set out in note 17.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

Objectives and activities (continued)

All the investment properties are let, although two of the tenants have struggled during the pandemic and have had to be given rent holidays. The Trustees are hoping that with the relaxation of the Government's Covid-19 restrictions, the tenants will soon be able to start trading profitably again, but it looks likely that the Charity's income from the investment properties will be reduced in the next financial year.

The Funds aim at steady income and capital appreciation to provide long-term protection from inflation, whilst adopting an appropriate ethical investment policy. These objectives are reviewed annually. The money in the CBF Funds is available at short notice and with minimal risk of capital loss. Accounts in all the Funds obtain a rate of interest close to money market rates.

d. Reserves policy

Annual provision is made for ongoing repairs to the Almshouse in accordance with guidance from The Almshouse Association.

The accumulated surplus of unrestricted funds is held for further calls on the resources of the Charity in relation to the Almshouse and the Glebe House and also for contributions to the repair and upkeep of All Saints Church and its historical contents.

The Trustees regularly review the reserves position in the light of the Charity's commitments, both existing and anticipated.

e. Grant-making policies

Grants are made in accordance with the scheme.

Achievements and performance

a. Review of activities

The Trustees aim to have the Almshouse fully occupied, although two flats have recently become vacant and will need to be redecorated before they can be offered to new residents. The resident against whom the Trustees obtained a possession order on 25 February 2020 is still in occupation of her flat. In November the Court made an order for the possession order to be enforced, but the Government's Covid-19 restrictions prevented the bailiffs from implementing it. The Trustees are hoping that the restrictions will be sufficiently relaxed in the near future to enable the bailiffs to secure vacant possession of the flat.

The Trustees have made grants to the Diocese towards the upkeep of All Saints Church, and they have approved a grant of £56,000 to assist with keeping the Church safe secure clean and heated. Other grants made during the year are set out in note 7.

Financial review

a. Financial performance

Total income for the year amounted to £152,172 (2019: £152,739), and total expenditure amounted to £140,151 (2019: £159,001), leaving net profit, before revaluations and investment gains, of £12,021 (2019: loss of £6,262). Revaluation and investment gains amounted to £32,132 (2019: £113,601).

The Charity's financial position was not as badly affected as was anticipated in last year's Trustees' Report. However Covid-19 will continue to have an adverse effect on the tenants of the investment properties and their

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

Financial review (continued)

ability to pay their rents, and the income from the Charity's investments may also be reduced. Although the Trustees are confident that the going concern basis for the accounts is appropriate, they will continue to monitor the finances of the Charity very closely."

b. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. The accounting policies upon which they have been prepared are set out in note 2.

Structure, governance and management

a. Constitution

The Charity (charity registration number 214713) is governed by a Charity Commission Scheme dated 11 August 1978 as amended by a Charity Commission Scheme dated 15 December 1987 and a Resolution passed on 12 January 2016 ("the Scheme").

By a Charity Commission Certificate dated 8 January 2001 the Trustees of the Charity were incorporated by the name of the Trustees of All Saints Church Lands Charity.

b. Organisational structure and decision-making policies

The Scheme provides for the Trustees of the Charity to consist of eight competent persons, two Nominated Trustees and six Co-opted Trustees. The two Nominated Trustees are appointed by the Parochial Church Council of the ecclesiastical parish of Christ Church with St Ewen All Saints and St George Bristol, each for a term of four years. The six Co-opted Trustees are persons who through residence, occupation, employment or otherwise have special knowledge of the City of Bristol, and are each appointed for a term of five years by a resolution of the Trustees passed at a special meeting.

The Trustees and the Clerk named on page 1 have served throughout the year and since the year end.

All new Trustees meet with the Clerk and are provided with a pack including copies of the three documents comprising the Scheme, a list of the current Trustees, a copy of the latest accounts, and the Charity Commission's booklet entitled *The Essential Trustee: what you need to know*.

The Trustees meet at least four times a year. All major decisions are made by the Trustees and are carried out on a day-to-day basis by the Clerk.

The Trustees all give of their time freely. No remuneration or expenses were paid by the Charity to any of the Trustees during the year.

c. Public benefit

The Trustees have complied with their duty to have regard to the public benefit guidance published by the Charity Commission in accordance with the Charities Act 2011, and they have referred to it when reviewing policy, making grants and filling vacancies in the Almshouse. The Trustees have within the provisions of the Scheme sought to ensure that details of any vacancies in the Almshouse are made known through the local press and the local Church of England clergy.

ALL SAINTS CHURCH LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

Structure, governance and management (continued)

d. Risk management

The Trustees have examined the major strategic operational risks which the Charity may face, and they have established systems which enable regular reports to be produced so that the necessary steps can be taken to minimise these risks.

e. Relationships with other charities

The Clerk is employed by the Charity, but also works for Bristol Archdeaconry Charity. The costs of the Clerk's employment are shared on a percentage basis agreed by the Trustees of both charities.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' 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 its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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 Charity Commission Scheme. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on
by:

and signed on their behalf

Mr R C Metcalfe
Chairman



20/05/21

ALL SAINTS CHURCH LANDS CHARITY

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020**

Independent Examiner's Report to the Trustees of All Saints Church Lands Charity ('the Charity')

I report to the Charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2020.

Responsibilities and Basis of Report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

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

Independent Examiner's Statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

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. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: 
Jonathan Marchant (May 27, 2021 10:24 GMT+1)

Dated: May 27, 2021

Jonathan Marchant FCA

Mazars LLP
Chartered Accountants
90 Victoria Street
Bristol
BS1 6DP

ALL SAINTS CHURCH LANDS CHARITY

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Note	Unrestricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £	Total funds 2019 £
Income and endowments from:					
Donations and legacies	3	2,056	-	2,056	100
Charitable activities	4	44,394	-	44,394	40,181
Investments	5	105,722	-	105,722	112,458
		<u>152,172</u>	<u>-</u>	<u>152,172</u>	<u>152,739</u>
Total income and endowments					
Expenditure on:					
Raising funds	6	32,576	-	32,576	22,143
Charitable activities		96,192	11,383	107,575	136,858
		<u>128,768</u>	<u>11,383</u>	<u>140,151</u>	<u>159,001</u>
Total expenditure					
Net (losses)/gains on investments		(3,958)	36,090	32,132	113,601
		<u>19,446</u>	<u>24,707</u>	<u>44,153</u>	<u>107,339</u>
Net movement in funds					
Reconciliation of funds:					
Total funds brought forward		571,164	2,115,636	2,686,800	2,579,461
Net movement in funds		19,446	24,707	44,153	107,339
		<u>590,610</u>	<u>2,140,343</u>	<u>2,730,953</u>	<u>2,686,800</u>
Total funds carried forward					

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 9 to 27 form part of these financial statements.

ALL SAINTS CHURCH LANDS CHARITY

**BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	13	464,123	477,910
Investments	15	700,957	664,867
Investment property	14	980,000	980,000
		<u>2,145,080</u>	<u>2,122,777</u>
Current assets			
Debtors	16	28,948	27,580
Investments	17	143,915	144,574
Cash at bank and in hand		497,381	464,941
		<u>670,244</u>	<u>637,095</u>
Creditors: amounts falling due within one year	18	(84,371)	(73,072)
		<u>585,873</u>	<u>564,023</u>
Total assets less current liabilities		<u>2,730,953</u>	<u>2,686,800</u>
Total net assets		<u>2,730,953</u>	<u>2,686,800</u>
Charity funds			
Endowment funds	20	2,140,343	2,115,636
Unrestricted funds	20	590,610	571,164
Total funds		<u>2,730,953</u>	<u>2,686,800</u>

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

Mr R C Metcalfe
Chairman



The notes on pages 9 to 27 form part of these financial statements.

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1. General information

All Saints Church Lands Charity is an unincorporated charity registered with the Charity Commission in England and Wales, registered number 214713. Its registered office is 1 All Saints Court, Bristol, BS1 1JN.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

All Saints Church Lands Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The presentation currency is sterling and the financial statements are rounded to the nearest £. The comparative information relates to the year ended 31 December 2019.

2.2 Going concern

The Trustees are confident that they can manage expenditure to align with the income generated from investment returns. As a result, the accounts have been prepared on a going concern basis.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Rental income, income tax recoverable, insurance recharged to tenants and contributions from Almshouse residents are accounted for when they become due.

Grants received, dividends, interest and income on insurance claims are accounted for when funds are received.

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated to the applicable expenditure headings.

Investment management costs relate to those costs incurred in respect of rental properties owned by the charity.

Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

Charitable costs include grants made and costs incurred in respect of All Saints House.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Taxation

The charity is a registered charity and as such is not liable to taxation on the net income from its charitable activities.

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

2.7 Tangible fixed assets and depreciation

All Saints House was valued by Alder King on 31 December 2010 on an open market value basis. This property is used as Almshouses in the furtherance of the Charity's objectives. The property is depreciated at 2% on the revalued amount per annum.

1 All Saints Court was valued by Alder King on 31 December 2010 on an open market value basis, due to the restrictive user clause in the long lease the property has nominal value in the open market.

The fixtures and fittings installed at All Saints House have been included in the accounts at cost less a provision for depreciation of 25% per annum on a reducing balance basis.

Much of the office equipment installed in All Saints Court has been fully depreciated and has therefore not been included in the accounts. All recent additions have been included at cost and an appropriate provision made for depreciation.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

2. Accounting policies (continued)

2.8 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of Financial Activities.

Investments in government stocks and charity investment funds are held in the name of the Trustees body corporate wherever possible. These are stated at market value at 31 December.

Investments are also held in The Central Board of Finance Church of England Deposit Fund Capital Wider Account.

Investment properties were valued by Alder King on 31 December 2018 on an open market basis. The Trustees are not aware of any material changes since this valuation.

All income from the investment assets is available for use by the Trustees in the furtherance of the Charity's objectives as they see fit.

All gains and losses on the investments of the Charity are retained within the fund to which they relate.

2.9 Debtors

Other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount relating to future periods.

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

2. Accounting policies (continued)

2.12 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.13 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.14 Fund accounting

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.

The Endowment funds represent the endowed capital of the Charity, the income from which is to be used in the work of the Charity. The capital of the funds must be retained for the benefit of the Charity.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Unrestricted funds 2020 £	Total funds 2020 £
Donations	500	500
Similar incoming resources	1,556	1,556
	<u>2,056</u>	<u>2,056</u>
	Unrestricted funds 2019 £	Total funds 2019 £
Similar incoming resources	100	100
	<u>100</u>	<u>100</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

4. Income from charitable activities

	Unrestricted funds 2020 £	Total funds 2020 £
All Saints House Contributions	44,394	44,394

	Unrestricted funds 2019 £	Total funds 2019 £
All Saints House Contributions	40,181	40,181

All Saints House Contributions

	2020 £	2019 £
Maintenance contributions	43,868	38,885
Contributions receivable for electricity and telephone	526	1,296
	44,394	40,181

5. Investment income

	Unrestricted funds 2020 £	Total funds 2020 £
Rental property income	85,702	85,702
Dividends received	17,862	17,862
Deposit and other interest	2,158	2,158
	105,722	105,722

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

5. Investment income (continued)

	Unrestricted funds 2019 £	Total funds 2019 £
Rental property income	91,154	91,154
Dividends received	17,513	17,513
Deposit and other interest	3,791	3,791
	<u>112,458</u>	<u>112,458</u>

Rental property income

	2020 £	2019 £
Rents receivable		
46 High Street	26,875	21,500
56 Corn Street	25,000	25,000
58 Corn Street - Lower Floor	13,000	13,000
58 Corn Street - Upper Floor	21,287	19,663
	<u>86,162</u>	<u>79,163</u>
Insurance premium charge to tenants	10,964	10,598
	<u>97,126</u>	<u>89,761</u>

6. Investment management costs

	Unrestricted funds 2020 £	Total funds 2020 £
Rent deposit interest	53	53
Legal and professional charges	13,085	13,085
Sundry rental property expenses	8,474	8,474
Property insurance recharged to tenants	10,964	10,964
	<u>32,576</u>	<u>32,576</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

6. Investment management costs (continued)

	Unrestricted funds 2019 £	Total funds 2019 £
Rent deposit interest	131	131
Legal and professional charges	8,453	8,453
Sundry rental property expenses	2,961	2,961
Property insurance recharged to tenants	10,598	10,598
	<u>22,143</u>	<u>22,143</u>

7. Analysis of grants

	Grants to Institutions 2020 £	Grants to Individuals 2020 £	Total funds 2020 £
All Hallows, Easton	6,000	-	6,000
All Saints & City Churches Society of Bell Ringers	218	-	218
All Saints House Residents	-	317	317
	<u>6,218</u>	<u>317</u>	<u>6,535</u>

	Grants to Institutions 2019 £	Grants to Individuals 2019 £	Total funds 2019 £
All Saints Church repairs and insurance	10,984	-	10,984
All Hallows, Easton	5,750	-	5,750
All Saints & City Churches Society of Bell Ringers	207	-	207
All Saints House Residents	-	588	588
	<u>16,941</u>	<u>588</u>	<u>17,529</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

8. All Saints House Property Costs

	2020 £	2019 £
Council tax	2,137	3,561
Water and sewerage rates	514	624
Repairs and maintenance	13,111	33,590
Cleaning and caretaking	4,493	3,060
Insurance	1,502	1,363
Gardening	-	405
Heating, lighting, telephone and television	8,069	6,609
Sundry expenses	852	1,771
National Almshouse Association	105	484
Legal and Professional fees	15,789	23,199
Stationery/postage	518	56
Travel	536	537
Computer costs	-	73
Ex-Gratia payment	-	750
Subscriptions	197	-
Leases	4,098	-
Wages and salaries	8,719	8,128
Pension cost	872	813
Depreciation	13,787	12,910
	<u>75,299</u>	<u>97,933</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

9. Governance Costs

	2020	2019
	£	£
Independent Examiner and Accountancy Fees	4,422	4,296
Trustee Indemnity Insurance	1,100	1,096
Glebe House rent	40	40
Glebe House cleaning	4,018	1,466
Glebe House repairs	4,274	3,849
Glebe House utilities	3,725	3,505
Bank charges	302	316
Glebe House professional fees	713	262
Governance PPS	756	607
Clerk's salary costs	5,813	5,419
Clerk's pension costs	581	542
	<u>25,744</u>	<u>21,398</u>

10. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £4,422 (2019 - £4,296).

11. Staff costs

	2020	2019
	£	£
Wages and salaries	14,531	13,546
Contribution to defined contribution pension schemes	1,453	1,355
	<u>15,984</u>	<u>14,901</u>

The average number of persons employed by the Charity during the year was as follows:

	2020	2019
	No.	No.
Clerk	<u>1</u>	<u>1</u>

No employee received remuneration amounting to more than £60,000 in either year.

The Charity considers its key management personnel comprise the Trustees who received no remuneration nor were reimbursed any expenses in the year.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2019 - £NIL).

During the year ended 31 December 2020, no Trustee expenses have been incurred (2019 - £NIL).

13. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 January 2020	569,135	52,050	621,185
Disposals	-	(3,474)	(3,474)
At 31 December 2020	<u>569,135</u>	<u>48,576</u>	<u>617,711</u>
Depreciation			
At 1 January 2020	98,366	44,909	143,275
Charge for the year	11,383	2,404	13,787
On disposals	-	(3,474)	(3,474)
At 31 December 2020	<u>109,749</u>	<u>43,839</u>	<u>153,588</u>
Net book value			
At 31 December 2020	<u>459,386</u>	<u>4,737</u>	<u>464,123</u>
At 31 December 2019	<u>470,769</u>	<u>7,141</u>	<u>477,910</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

14. Investment property

	Freehold investment property £
Valuation	
At 1 January 2020	980,000
At 31 December 2020	<u>980,000</u>

The properties were revalued in 2018 by Alder King.

Comprising

	2020 £	2019 £
56 Corn Street, Bristol	310,000	310,000
58 Corn Street, Bristol	410,000	410,000
46 High Street, Bristol	260,000	260,000
	<u>980,000</u>	<u>980,000</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
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15. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2020	664,867
Revaluations	36,090
At 31 December 2020	<u>700,957</u>
Net book value	
At 31 December 2020	700,957
<i>At 31 December 2019</i>	<u>664,867</u>

Investments at market value comprise:

	2020 £	2019 £
Listed investments	700,957	664,867
	<u>700,957</u>	<u>664,867</u>

All the fixed asset investments are held in the UK.

Comprising

	2020 £	2019 £
CBF Church of England Fund 29,479.83 units	603,962	565,102
CBF Capital Wider Deposit Account	71,920	71,920
M & G Charifund Units	13,808	16,707
M & G Charibond Charities Fixed Interest Common Investment Fund Income Shares	11,267	11,138
	<u>700,957</u>	<u>664,867</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

16. Debtors

	2020 £	2019 £
Due within one year		
Other debtors	13,923	9,878
Prepayments and accrued income	15,025	17,702
	<u>28,948</u>	<u>27,580</u>

17. Current asset investments

	2020 £	2019 £
Almshouse Investments	<u>143,915</u>	<u>144,574</u>

National Association of Almshouses Common Investment Fund Shares

	2020 £	2019 £
670.283 for All Saints House Extraordinary Repair Fund	62,012	62,323
885.295 for All Saints House Cyclical Maintenance Fund	81,903	82,251
	<u>143,915</u>	<u>144,574</u>

Unrestricted Funds

	2020 £	2019 £
Value at 1 January	144,574	119,273
Invested	3,300	3,300
Revaluation gain/(loss)	(3,958)	22,001
Value at 31 December	<u>143,916</u>	<u>144,574</u>

		£
Historical cost		<u>60,895</u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
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18. Creditors: Amounts falling due within one year

	2020	2019
	£	£
Trade creditors	56,349	56,259
Other taxation and social security	25	46
Other creditors	23,576	12,471
Accruals and deferred income	4,421	4,296
	<u>84,371</u>	<u>73,072</u>

19. Financial instruments

	2020	2019
	£	£
Financial assets		
Financial assets measured at fair value through income and expenditure	<u>641,297</u>	<u>609,514</u>

Financial assets measured at fair value through income and expenditure comprise current asset investments and cash at bank.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

20. Statement of funds

Statement of funds - current year

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
Unrestricted funds						
All Saints House Extraordinary Repair Fund	62,324	-	-	1,400	(1,711)	62,013
All Saints House Cyclical Maintenance Fund	82,251	-	-	1,900	(2,247)	81,904
Glebe House and All Saints Church Repair Reserve	135,047	766	-	-	-	135,813
Property Expenses Reserve	11,110	53	(21,612)	8,616	-	(1,833)
General Fund	280,432	151,353	(107,156)	(11,916)	-	312,713
	<u>571,164</u>	<u>152,172</u>	<u>(128,768)</u>	<u>-</u>	<u>(3,958)</u>	<u>590,610</u>
Endowment funds						
Charities Capital Fund	1,644,867	-	-	-	36,090	1,680,957
Almshouse Capital Fund	470,769	-	(11,383)	-	-	459,386
	<u>2,115,636</u>	<u>-</u>	<u>(11,383)</u>	<u>-</u>	<u>36,090</u>	<u>2,140,343</u>
Total of funds	<u><u>2,686,800</u></u>	<u><u>152,172</u></u>	<u><u>(140,151)</u></u>	<u><u>-</u></u>	<u><u>32,132</u></u>	<u><u>2,730,953</u></u>

ALL SAINTS CHURCH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

20. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2019 £
Unrestricted funds						
All Saints House Extraordinary Repair Fund	51,438	-	-	1,400	9,486	62,324
All Saints House Cyclcal Maintenance Fund	67,836	-	-	1,900	12,515	82,251
Glebe House and All Saints Church Repair Reserve	133,622	1,425	-	-	-	135,047
Property Expenses Reserve	13,402	131	(10,339)	7,916	-	11,110
General Fund	277,744	151,183	(137,279)	(11,216)	-	280,432
	<u>544,042</u>	<u>152,739</u>	<u>(147,618)</u>	<u>-</u>	<u>22,001</u>	<u>571,164</u>
Endowment funds						
Charities Capital Fund	1,553,267	-	-	-	91,600	1,644,867
Almshouse Capital Fund	482,152	-	(11,383)	-	-	470,769
	<u>2,035,419</u>	<u>-</u>	<u>(11,383)</u>	<u>-</u>	<u>91,600</u>	<u>2,115,636</u>
Total of funds	<u>2,579,461</u>	<u>152,739</u>	<u>(159,001)</u>	<u>-</u>	<u>113,601</u>	<u>2,686,800</u>

Almshouse Capital Fund

This fund is represented by the Almshouse used in furtherance of the Charity's objectives.

Charities Capital Fund

This fund comprises the remainder of the endowment invested in the Common Investment Fund.

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

Cyclical Maintenance Fund

This fund is a requirement under section 27 of the Charity Commission Scheme dated 11 August 1978.

Extraordinary Repair Fund

This fund is a requirement under section 28 of the Charity Commission Scheme dated 11 August 1978.

Glebe House and All Saints Church Repairs Reserve Fund

This fund is for future repairs to the Glebe House and All Saints Church.

Property Expenses Reserve Fund

The Trustees have agreed to put 10% of the annual rental income into this fund for future expenditure in respect of the investment properties.

inary Repair Fund

This fund is a requirement under section 28 of the Charity Commission Scheme dated 11 August 1978.

21. Summary of funds**Summary of funds - current year**

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
General funds	571,164	152,172	(128,768)	-	(3,958)	590,610
Endowment funds	2,115,636	-	(11,383)	-	36,090	2,140,343
	<u>2,686,800</u>	<u>152,172</u>	<u>(140,151)</u>	<u>-</u>	<u>32,132</u>	<u>2,730,953</u>

Summary of funds - prior year

	Balance at 1 January 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2019 £
General funds	544,042	152,739	(147,618)	-	22,001	571,164
Endowment funds	2,035,419	-	(11,383)	-	91,600	2,115,636
	<u>2,579,461</u>	<u>152,739</u>	<u>(159,001)</u>	<u>-</u>	<u>113,601</u>	<u>2,686,800</u>

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

22. Analysis of net assets between funds**Analysis of net assets between funds - current period**

	Unrestricted funds 2020 £	Endowment funds 2020 £	Total funds 2020 £
Tangible fixed assets	4,737	459,386	464,123
Fixed asset investments	-	700,957	700,957
Investment property	-	980,000	980,000
Current assets	670,245	-	670,245
Creditors due within one year	(84,372)	-	(84,372)
Total	590,610	2,140,343	2,730,953

Analysis of net assets between funds - prior period

	Unrestricted funds 2019 £	Endowment funds 2019 £	Total funds 2019 £
Tangible fixed assets	7,141	470,769	477,910
Fixed asset investments	-	664,867	664,867
Investment property	-	980,000	980,000
Current assets	637,095	-	637,095
Creditors due within one year	(73,072)	-	(73,072)
Total	571,164	2,115,636	2,686,800

23. Operating lease commitments

At 31 December 2020 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2020 £	2019 £
Equipment		
Not later than 1 year	6,048	-
Later than 1 year and not later than 5 years	20,304	-
	26,352	-

ALL SAINTS CHURCH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
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24. Related party transactions

There were no related party transactions in the year (2019: £Nil).