

SURFLEET UNITED CHARITIES
incorporating
THE CHARITY OF
THE SURFLEET SALTMARSH ALLOTMENTS
CHARITY COMMISSION REGISTERED NO. 215260
FINANCIAL STATEMENTS
for the year ended
31 December 2021

SURFLEET UNITED CHARITIES
Annual Report
for the year ended 31 December 2021

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SURFLEET UNITED CHARITIES
Trustees' Annual Report
for the year ended 31 December 2021

The trustees present their annual report and financial statements for the year ended 31 December 2021.

The Surfleet United Charities are constituted by a Charity Commission scheme and includes the registered charity, no. 215260. The Charities contained within include The Charity of Joseph Burton, The Charity of Samuel Elsdale, The Charity known as the Poor's Land and the Charity known as Surfleet Saltmarsh Allotments. The registered Charity address is 2 Farthing Close, Boston, Lincs. PE21 7LY.

Co-operative Trustees (Nominated by other trustees)

Chairman - John Allen, Minninglow House, Glenside South, Pinchbeck, Spalding, Lincs. PE11 3SA

Chairman - Simon Harrison, Field House, Little Lane, Surfleet Cheal, Surfleet, Spalding, Lincs. PE11 4AZ
(resigned 31 December 2021)

Simon Brand, 11 Station Road, Surfleet, Spalding, PE11 4DA

Nominative Trustees (Nominated by Parish Council)

Vice Chairman - Glynn Waltham, 89 Seas End Road, Surfleet, Spalding, Lincs. PE11 4DQ

Mike Chapman, 17 Station Road, Surfleet, Spalding, Lincs. PE11 4DA

Alan Tokley, 39 Station Road, Surfleet, Spalding, PE11 4DB

Other assisting bodies

Mrs L Barlow - Clerk (Paid), 2 Farthing Close, Boston, Lincs. PE21 7LY

Lloyds Bank Plc, Market Place, Spalding, Lincs. PE11 1SF

Moore Thompson Chartered Accountants, Bank House, Broad Street, Spalding, Lincs. PE11 1TB

Maples Solicitors, 23 New Road, Spalding, Lincs. PE11 1DH

R Longstaff & Co., Professional advisers, 5 New Road, Spalding, Lincs. PE11 1BS

Roythornes Solicitors, Enterprise Way, Spalding, Lincs. PE11 3YR

Objectives, achievements and financial review

The objective of the Charities known as Samuel Elsdale, Joseph Burton and the Poor's Land is to apply seven eighths of any income generated after defraying any incurred expenses towards the benefit of the aged and poor associated with the ancient Parish of Surfleet. This usually takes the form of Gifts at the discretion of the trustees. During the year ended 31 December 2021, £2,410 was gifted.

The Trustees shall apply the yearly income of the Charity known as the Salt Marsh Allotment in supplementing relief or assistance provided out of public funds.

At 31 December 2021, the bank accounts and investments totalled £487,464 of which investments of £155,000 have been earmarked for a Marsh Farmhouse Building Fund and property improvements.

Public benefit

The trustees consider that the objectives and activities of the charity are in accordance with the Charity Commissions' general guidance on public benefit. The objectives and activities of the charity during the year which demonstrate this are given in the objectives, achievements and financial review section above.

Risk management

The trustees have assessed the major risks to which the charity is exposed, in particular those related to the management of its investments and finances and are satisfied that the systems in place sufficiently manage its exposure to these risks. The trustees have also developed strong working relationships with assisting bodies who are able to provide professional advice when required.

SURFLEET UNITED CHARITIES
Trustees' Annual Report (continued)
for the year ended 31 December 2021

Covid-19 and going concern

The Trustees have taken notice of the Charity Commission guidance in respect of Covid 19 and have amended their operating procedures where appropriate. Charity management matters have been dealt with online or by phone where possible. A designated Trustee continues to maintain telephone contact with all of the tenants on a regular basis to ensure their safeguarding and welfare.

At the time of writing, the trustees are of the opinion that the impact of Covid-19 should not negatively effect the going concern status of the charity and that there are sufficient reserves to protect the beneficiaries.


.....
John Allen, Chairman

On behalf of the Trustees.

Date: 11-05-2022
.....

Independent Examiner's Report to the Trustees of SURFLEET UNITED CHARITIES

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2021, which are set out on pages 4 to 9.

Responsibilities and basis of report

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

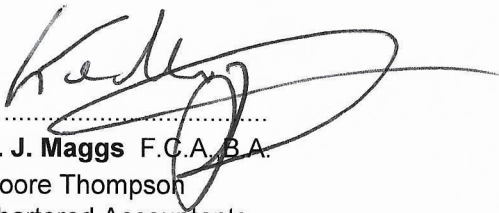
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

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

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.



.....
K. J. Maggs F.C.A., B.A.
Moore Thompson
Chartered Accountants

Dated: 16 May 2022

SURFLEET UNITED CHARITIES
Receipts and Payments Account
for the year ended 31 December 2021

		2021	2020
	Note	£	£
SURFLEET SALTMARSH ALLOTMENTS			
Receipts			
Land rent	2	59,314	52,847
Investment income		1,717	1,683
Deposit interest		1	11
Wayleave		644	657
Clerk Administration Fees		1,080	1,080
Total receipts		<u>62,756</u>	<u>56,278</u>
Direct payments			
Maintenance of property		1,065	891
Insurance premiums		1,573	1,307
		<u>2,638</u>	<u>2,198</u>
Surfleet Parish Council		12,000	12,000
		<u>14,638</u>	<u>14,198</u>
Clerk's salary		2,160	2,160
Office and sundry expenses		435	46
Room hire		500	450
Independent examiner's fee		212	209
Legal and professional		712	366
Trustees' insurance		282	364
Purchase of land - Marsh Drove		-	137,183
		<u>4,301</u>	<u>140,778</u>
Total payments		<u>18,939</u>	<u>154,976</u>
Excess receipts / (excess payments) for the year		43,817	(98,698)
Bank balances at 1 January 2021		141,836	240,534
Bank balances at 31 December 2021		<u>185,653</u>	<u>141,836</u>

All receipts and payments are in respect of unrestricted funds.

SURFLEET UNITED CHARITIES
Receipts and Payments Account
for the year ended 31 December 2021

	Notes	£	2021	£	£	2020	£
JOSEPH BURTON CHARITY							
Receipts							
Land rent:							
Poorlands Charity	3		7,814			4,957	
Investment income			41			40	
Deposit interest			-			1	
Wayleave			12			14	
Total Receipts			<u>7,867</u>			<u>5,012</u>	
Direct Payments							
Drainage rates		282			(4)		
Insurance		-			-		
Distribution to the elderly and poor of Surfleet		2,410			2,510		
		<u>2,410</u>		2,692			2,506
Indirect payments							
Sundry expenses		745			-		
Independent examiner's fee		212			209		
Trustees Insurance		282			364		
		<u>282</u>		1,239			573
Total payments			<u>3,931</u>			<u>3,079</u>	
Net cash inflow for the year			3,936			1,933	
Bank balances at 1 January 2021			26,979			25,046	
Bank balances at 31 December 2021			<u>30,915</u>			<u>26,979</u>	

All receipts and payments are in respect of unrestricted funds.

SURFLEET UNITED CHARITIES
Statement of Assets and Liabilities
at 31 December 2021

	Unrestricted £	Endowment £	2021 £	2020 £
<u>SURFLEET SALTMARSH ALLOTMENTS</u>				
MONETARY ASSETS				
Cash deposits				
Current account	106,586	74,104	180,690	136,874
Business 30 day notice account	949	-	949	949
C.O.I.F. Charities deposit	4,014	-	4,014	4,013
	<u>111,549</u>	<u>74,104</u>	<u>185,653</u>	<u>141,836</u>
Debtors				
Rent payable - Mayfield and Palmer	-	-	-	2,655
MONETARY LIABILITIES				
Creditors				
Independent examiner's fee	(216)	-	(216)	(212)
NET MONETARY ASSETS	<u><u>111,333</u></u>	<u><u>74,104</u></u>	<u><u>185,437</u></u>	<u><u>144,279</u></u>
Reserves Summary				
Endowment funds	-	74,104	74,104	74,104
General unrestricted fund	98,833	-	98,833	57,675
Designated fund: land management	12,500	-	12,500	12,500
	<u><u>111,333</u></u>	<u><u>74,104</u></u>	<u><u>185,437</u></u>	<u><u>144,279</u></u>
<u>JOSEPH BURTON CHARITY</u>				
MONETARY ASSETS				
Cash deposits				
Current account	27,277	-	27,277	23,341
Premier Interest account	3,638	-	3,638	3,638
	<u>30,915</u>	<u>-</u>	<u>30,915</u>	<u>26,979</u>
Debtors				
Rent payable - Mayfield and Palmer	-	-	-	1,029
MONETARY LIABILITIES				
Creditors				
Independent examiner's fee	(216)	-	(216)	(212)
NET MONETARY ASSETS	<u><u>30,699</u></u>	<u><u>-</u></u>	<u><u>30,699</u></u>	<u><u>27,796</u></u>

Non-monetary assets - see note 4

We approve these accounts and confirm that we have made available all relevant records and information for their preparation.

ON BEHALF OF SURFLEET UNITED CHARITIES


 J. Allen

Chairman


 G. Waltham

Vice Chairman

Date: 11-05-2022

SURFLEET UNITED CHARITIES

Notes to the Accounts

for the year ended 31 December 2021

1 Accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained consistent with the previous year.

a) Basis of preparation of financial statements.

The financial statements have been prepared in accordance with the exemptions applicable under the Statement of Recommended Practice on Accounting by Charities, the Charities Act 2011 and the requirements of the Charities Commissioners publication 'Accounting for the Smaller Charity'.

b) Statement of financial activities

The statements of financial activities has been prepared on a receipts and payments basis which is a consistent basis to previous years.

c) Statement of Net Assets

The Statement of Assets shows the assets of the charity and any amounts due to or owed by the charity. The statement will not include any provisions for liabilities and charges. The trustees are of the opinion that should any significant matters arise prior to the year end, they will disclose them within the notes to the financial statements.

2 The Charity of The Surfleet Saltmarsh Allotment - Non-monetary assets

Land		Rent received	
		2021	2020
		£	£
30a.	Grassland in Surfleet Marsh Tenant: French	2,750	-
29a.3r.32p.	Arable land with farmhouse and agricultural building in Surfleet Marsh Tenant: Naylor Flowers	13,466	13,466
12.5a.	Grazing Land in Surfleet Marsh Tenant: M Parker & Sons Limited	1,625	1,625
37.261a.	Land at Old Three Tuns Farm in Surfleet Marsh Tenant: R Bratley (Quadring) Limited	13,502	13,502
9.42a.	Link Road Roundabout, Surfleet Tenant: L & D Flowers Limited	3,000	3,000
5.4a.	Land at Belnie Meadows Tenant: Mr & Mrs Gray	750	750
7.3a.	The Café Field, Surfleet Tenant: L & D Flowers Limited	1,560	1,560
	The Slipway, Surfleet Reservoir Tenant: Sulman	100	100
14.282a.	Land at Old Hall Place and Herdgate Lane, Pinchbeck Tenant: Horizon Flowers	5,712	5,712
39a	Parsons Drove Tenant: L & D Flowers Limited	13,132	13,132
14.16a	Marsh Drove Tenant: K & J Palmer	3,717	-
		<u>59,314</u>	<u>52,847</u>

SURFLEET UNITED CHARITIES
Notes to the Accounts (continued)
for the year ended 31 December 2021

2 The Charity of The Surfleet Saltmarsh Allotment - Non-monetary assets (continued)

The freehold title of this land, except for that at Belnie Meadows, is vested in the Official Custodian of Charitable Lands.

Other Land		2021	2020
		£	£
14.16a	Land at Marsh Drove	137,183	137,183
5.4a.	Belnie Meadows	28,157	28,157
		<u>165,340</u>	<u>165,340</u>

During 2010, land at Belnie Lane Surfleet was purchased for a total cost of £56,315. The initial land cost and subsequent associated rental income of the land has been allocated between the three charities: Surfleet Saltmarsh Allotments, Surfleet United Charities and Surfleet Cottage Homes in proportion to ownership.

The property consisted of one concrete block and timber clad building with fenced paddock and 5.4 acres of land.

In March 2012, the Charity has purchased 8.35a of land at the Café Field, Surfleet for a total cost of £92,943 under the name of the Surfleet Saltmarsh Allotments.

Investments

	Cost	Holding	Market
	£	units	Value
			£
C.O.I.F. Income Shares	15,914	3,246.56	66,770
C.O.I.F. Income Shares	495	76.97	1,583
	<u>16,409</u>		<u>68,353</u>
Surfleet Saltmarsh Allotment Building Fund:			
Black Rock Charities UK Bond Fund Class A (Distributing) (formerly Charishare Common Investment Fund)	2,970	2,164.95	50,725
Charifund Unit Trust	8,305	523.43	151,818
	<u>11,275</u>		<u>202,543</u>
Total Investments	<u>27,684</u>		<u>270,896</u>

SURFLEET UNITED CHARITIES
Notes to the Accounts (continued)
for the year ended 31 December 2021

3 Joseph Burton Charities - Non-monetary assets

Land		Rent received	
		2021	2020
The Charity of The Poors' Land			
22a.3r.34p.	Gosberton Road and Marsh Road, Surfleet let as allotments	5,256	3,227
9.75a.0r.0p.	Surfleet Cheal, Surfleet Marsh Road, let to Mr. K. Palmer	2,183	1,355
5.4a.	Belnie Meadows let to Mr & Mrs Gray	375	375
		<u>7,814</u>	<u>4,957</u>

The freehold title of this land, except for that at Belnie Meadows, is vested in the Official Custodian of Charitable Lands.

Other Land		2021	2020
		£	£
5.4a.	Belnie Meadows	<u>14,079</u>	<u>14,079</u>

During 2010, land at Belnie Lane Surfleet was purchased for a total cost of £56,315. The initial land cost and subsequent associated rental income of the land has been allocated between the three charities: Surfleet Saltmarsh Allotments, Surfleet United Charities and Surfleet Cottage Homes in proportion to ownership.

The property consisted of one concrete block and timber clad building with fenced paddock and 5.4 acres of land.

4 Statement of Assets and Liabilities Comparatives

	Unrestricted	Endowment	2020
	£	£	£
SURFLEET SALTMARSH ALLOTMENTS			
MONETARY ASSETS			
Cash deposits			
Current account	62,770	74,104	136,874
Business 30 day notice account	949	-	949
C.O.I.F. Charities deposit	4,013	-	4,013
	<u>67,732</u>	<u>74,104</u>	<u>141,836</u>
Debtors			
Rent payable - Mayfield and Palmer	2,655	-	2,655
MONETARY LIABILITIES			
Creditors			
Independent examiner's fee	(212)	-	(212)
NET MONETARY ASSETS	<u>70,175</u>	<u>74,104</u>	<u>144,279</u>
Reserves Summary			
Endowment funds	-	74,104	74,104
General unrestricted fund	57,675	-	57,675
Designated fund: land management	12,500	-	12,500
	<u>70,175</u>	<u>74,104</u>	<u>144,279</u>