

SURFLEET UNITED CHARITIES
incorporating
THE CHARITY OF
THE SURFLEET SALTMARSH ALLOTMENTS
CHARITY COMMISSION REGISTERED NO. 215260
FINANCIAL STATEMENTS
for the year ended
31 December 2022

SURFLEET UNITED CHARITIES
Annual Report
for the year ended 31 December 2022

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SURFLEET UNITED CHARITIES
Trustees' Annual Report
for the year ended 31 December 2022

The trustees present their annual report and financial statements for the year ended 31 December 2022.

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 (resigned February 2023)

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

Graham Hillier, Old Lammas, Reservoir Road, Surfleet, Spalding, Lincs. PE11 4DH (from February 2023)

Nominative Trustees (Nominated by Parish Council)

Chairman - Glynn Waltham, 89 Seas End Road, Surfleet, Spalding, Lincs. PE11 4DQ (from February 2023)

Vice Chairman - Mike Chapman, 17 Station Road, Surfleet, Spalding, Lincs. PE11 4DA (from February 2023)

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 2022, £2,500 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 2022, the bank accounts and investments totalled £550,569 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 2022

Going concern

At the time of writing, the trustees are of the opinion that there is nothing to negatively effect the going concern status of the charity and that there are sufficient reserves to protect the beneficiaries.



.....
Glynn Waltham, Chairman

On behalf of the Trustees.

Date:10/5/23.....

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 2022, 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.



.....
H.J.Bright B.A, F.C.A, C.T.A.
Moore Thompson
Chartered Accountants

Date: 1-8-23

SURFLEET UNITED CHARITIES
Receipts and Payments Account
for the year ended 31 December 2022

		2022	2021
	Note	£	£
SURFLEET SALTMARSH ALLOTMENTS			
Receipts			
Land rent	2	56,325	59,314
Investment income		1,762	1,717
Deposit interest		39	1
Wayleave		645	644
Clerk Administration Fees		1,080	1,080
Total receipts		59,851	62,756
Direct payments			
Maintenance of property		3,969	1,065
Insurance premiums		1,757	1,573
		5,726	2,638
Surfleet Parish Council		12,000	12,000
		17,726	14,638
Clerk's salary		2,159	2,160
Office and sundry expenses		324	435
Room hire		550	500
Independent examiner's fee		216	212
Legal and professional		1,353	712
Trustees' insurance		80	282
Purchase of land - Marsh Drove		-	-
		4,682	4,301
Total payments		22,408	18,939
Excess receipts for the year		37,443	43,817
Bank balances at 1 January 2022		185,653	141,836
Bank balances at 31 December 2022		223,096	185,653

All receipts and payments are in respect of unrestricted funds.

SURFLEET UNITED CHARITIES
Receipts and Payments Account
for the year ended 31 December 2022

		2022	2021
	Notes	£	£
JOSEPH BURTON CHARITY			
Receipts			
Land rent:			
Poorlands Charity	3	6,366	7,814
Investment income		42	41
Deposit interest		1	-
Wayleave		12	12
Doles (not cashed)		210	-
Sale of land		33,000	-
Total Receipts		<u>39,631</u>	<u>7,867</u>
Direct Payments			
Drainage rates		(16)	282
Insurance		-	-
Distribution to the elderly and poor of Surfleet		2,500	2,410
		<u>2,484</u>	<u>2,692</u>
Indirect payments			
Sundry expenses		(564)	745
Independent examiner's fee		216	212
Legal and professional fees		2,322	-
Trustees Insurance		1,198	282
		<u>3,172</u>	<u>1,239</u>
Total payments		<u>5,656</u>	<u>3,931</u>
Net cash inflow for the year		33,975	3,936
Bank balances at 1 January 2022		30,915	26,979
Bank balances at 31 December 2022		<u>64,890</u>	<u>30,915</u>

All receipts and payments are in respect of unrestricted funds.

SURFLEET UNITED CHARITIES
Statement of Assets and Liabilities
at 31 December 2022


	Unrestricted £	Endowment £	2022 £	2021 £
<u>SURFLEET SALTMARSH ALLOTMENTS</u>				
MONETARY ASSETS				
Cash deposits				
Current account	144,939	74,104	219,043	180,690
Business 30 day notice account	-	-	-	949
C.O.I.F. Charities deposit	4,053	-	4,053	4,014
	<u>148,992</u>	<u>74,104</u>	<u>223,096</u>	<u>185,653</u>
Debtors				
Rent payable - Mayfield and Palmer	-	-	-	-
MONETARY LIABILITIES				
Creditors				
Independent examiner's fee	(220)	-	(220)	(216)
NET MONETARY ASSETS	<u>148,772</u>	<u>74,104</u>	<u>222,876</u>	<u>185,437</u>
Reserves Summary				
Endowment funds	-	74,104	74,104	74,104
General unrestricted fund	136,272	-	136,272	98,833
Designated fund: land management	12,500	-	12,500	12,500
	<u>148,772</u>	<u>74,104</u>	<u>222,876</u>	<u>185,437</u>
<u>JOSEPH BURTON CHARITY</u>				
MONETARY ASSETS				
Cash deposits				
Current account	64,890	-	64,890	27,277
Premier Interest account	-	-	-	3,638
	<u>64,890</u>	<u>-</u>	<u>64,890</u>	<u>30,915</u>
Debtors				
Rent payable - Mayfield and Palmer	-	-	-	-
MONETARY LIABILITIES				
Creditors				
Independent examiner's fee	(220)	-	(220)	(216)
NET MONETARY ASSETS	<u>64,670</u>	<u>-</u>	<u>64,670</u>	<u>30,699</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


G. Waltham Chairman


M. Chapman Vice Chairman

Date: 10/5/23

SURFLEET UNITED CHARITIES

Notes to the Accounts

for the year ended 31 December 2022

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	
		2022 £	2021 £
30a.	Grassland in Surfleet Marsh Tenant: French	1,375	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 (Quadrang) 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	375	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	2,478	3,717
		<u>56,325</u>	<u>59,314</u>

SURFLEET UNITED CHARITIES
Notes to the Accounts (continued)
for the year ended 31 December 2022

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		2022	2021
		£	£
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	59,006
C.O.I.F. Income Shares	495	76.97	1,399
	<u>16,409</u>		<u>60,405</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	50,666
Charifund Unit Trust	8,305	523.43	151,512
	<u>11,275</u>		<u>202,178</u>
Total Investments	<u>27,684</u>		<u>262,583</u>

SURFLEET UNITED CHARITIES
Notes to the Accounts (continued)
for the year ended 31 December 2022

3 Joseph Burton Charities - Non-monetary assets

Land		Rent received	
		2022	2021
The Charity of The Poors' Land			
22a.3r.34p.	Gosberton Road and Marsh Road, Surfleet let as allotments (less 2.93 acres sold May 2022)	2,980	5,256
9.75a.0r.0p.	Surfleet Cheal, Surfleet Marsh Road, let to Mr. K. Palmer	3,198	2,183
5.4a.	Belnie Meadows let to Mr & Mrs Gray	188	375
		<u>6,366</u>	<u>7,814</u>

In May 2022 - 2.93 acres at Lowgate, Surfleet was sold for £33,000.

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

Other Land		2022	2021
		£	£
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	2021
	£	£	£
SURFLEET SALTMARSH ALLOTMENTS			
MONETARY ASSETS			
Cash deposits			
Current account	106,586	74,104	180,690
Business 30 day notice account	949	-	949
C.O.I.F. Charities deposit	4,014	-	4,014
	<u>111,549</u>	<u>74,104</u>	<u>185,653</u>
Debtors			
Rent payable - Mayfield and Palmer	-	-	-
MONETARY LIABILITIES			
Creditors			
Independent examiner's fee	(216)	-	(216)
NET MONETARY ASSETS	<u>111,333</u>	<u>74,104</u>	<u>185,437</u>
Reserves Summary			
Endowment funds	-	74,104	74,104
General unrestricted fund	98,833	-	98,833
Designated fund: land management	12,500	-	12,500
	<u>111,333</u>	<u>74,104</u>	<u>185,437</u>