

SURFLEET UNITED CHARITIES
incorporating
THE CHARITY OF
THE SURFLEET SALTMARSH ALLOTMENTS
CHARITY COMMISSION REGISTERED NO. 215260
FINANCIAL STATEMENTS
for the year ended
31 December 2024

SURFLEET UNITED CHARITIES
Annual Report
for the year ended 31 December 2024

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SURFLEET UNITED CHARITIES
Trustees' Annual Report
for the year ended 31 December 2024

The trustees present their annual report and financial statements for the year ended 31 December 2024.

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)

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

Graham Hillier, Old Lammas, Reservoir Road, Surfleet, Spalding, Lincs. PE11 4DH

Annette Mary Rhodes, 110 Station Road, Surfleet, Spalding, Lincs. PE11 4DB

Nominative Trustees (Nominated by Parish Council)

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

Vice Chairman - 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

Calthrops Solicitors LLP, 18 Hall Place, Spalding, Lincs. PE11 1SQ

Objectives, achievements and financial review

The objective of the Charities known as Samuel Elsdale, Joseph Burton and the Poorlands 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 2024, £2,950 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 2024, the bank accounts and investments totalled £299,266

Public benefit

The trustees consider that the objectives and activities of the charity are in accordance with the Charity Commission's 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 2024

Going concern

At the time of writing, the trustees are of the opinion that there is nothing to negatively affect 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: 18 August 2025

SURFLEET UNITED CHARITIES
Receipts and Payments Account
for the year ended 31 December 2024

		2024		2023	
	Note	£	£	£	£
SURFLEET SALTMARSH ALLOTMENTS					
Receipts					
Land rent	2		52,084		57,513
Investment income			2,988		1,769
Deposit interest			216		178
Wayleave			653		641
Clerk Administration Fees			1,980		1,905
Sale of Belnie Meadows			-		27,731
Total receipts			<u>57,921</u>		<u>89,737</u>
Direct payments					
Maintenance of property		(322)		11,804	
Insurance premiums		1,922		1,749	
			1,600		13,553
Surfleet Parish Council			12,000		12,000
			13,600		25,553
Clerk's salary		3,960		3,809	
Office and sundry expenses		2,090		322	
Room hire		850		750	
Independent examiner's fee		320		228	
Trustees' insurance		453		735	
Purchase of land		-		112,538	
			7,673		118,382
Total payments			<u>21,273</u>		<u>143,935</u>
Excess receipts / (excess payments) for the year			36,648		(54,198)
Bank balances at 1 January 2024			168,898		223,096
Bank balances at 31 December 2024			<u>205,546</u>		<u>168,898</u>

All receipts and payments are in respect of unrestricted funds.

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 2024, which are set out on pages 4 to 10.

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;

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.

M.A. East F.C.C.A
Moore Thompson
Chartered Accountants

Date: 18 August 2025

SURFLEET UNITED CHARITIES
Receipts and Payments Account
for the year ended 31 December 2024

		2024		2023	
	Notes	£	£	£	£
JOSEPH BURTON CHARITY					
Receipts					
Land rent:					
Poorland's Charity	3		5,710		4,735
Investment income			969		42
Deposit interest			-		-
Wayleave			3		12
Distrubtion to the elderly and poor of surfleet			40		130
Sundry			750		-
Sale of Belnie Meadows			-		13,865
Total Receipts			<u>7,472</u>		<u>18,784</u>
Direct Payments					
Drainage rates		(19)		71	
Doles		<u>2,950</u>		<u>2,380</u>	
			2,931		2,451
Indirect payments					
Independent examiner's fee		320		228	
Trustee's Insurance		<u>453</u>		<u>(111)</u>	
			773		117
Total payments			<u>3,704</u>		<u>2,568</u>
Net cash inflow for the year			3,768		16,216
Bank balances at 1 January 2024			81,106		64,890
Bank balances at 31 December 2024			<u>84,874</u>		<u>81,106</u>

All receipts and payments are in respect of unrestricted funds.

SURFLEET UNITED CHARITIES
Statement of Assets and Liabilities
at 31 December 2024

	Unrestricted £	Endowment £	2024 £	2023 £
<u>SURFLEET SALTMARSH ALLOTMENTS</u>				
MONETARY ASSETS				
Cash deposits				
Current account	(24,200)	74,104	49,904	164,667
Investment Account	151,195	-	151,195	
C.O.I.F. Charities deposit	4,447	-	4,447	4,231
	<u>131,442</u>	<u>74,104</u>	<u>205,546</u>	<u>168,898</u>
Debtors				
Rent payable	-	-	-	1,375
MONETARY LIABILITIES				
Creditors				
Independent examiner's fee	(335)	-	(335)	(330)
NET MONETARY ASSETS	<u>131,107</u>	<u>74,104</u>	<u>205,211</u>	<u>169,943</u>
Reserves Summary				
Endowment funds	-	74,104	74,104	74,104
General unrestricted fund	118,607	-	118,607	82,054
Designated fund: land management	12,500	-	12,500	12,500
	<u>131,107</u>	<u>74,104</u>	<u>205,211</u>	<u>168,658</u>
<u>JOSEPH BURTON CHARITY</u>				
MONETARY ASSETS				
Cash deposits				
Current account	3,949		3,949	81,106
Investment account	80,925		80,925	
	<u>84,874</u>	<u>-</u>	<u>84,874</u>	<u>81,106</u>
Debtors				
Rent payable	8,846	-	8,846	579
MONETARY LIABILITIES				
Creditors				
Independent examiner's fee	(335)	-	(335)	(330)
NET MONETARY ASSETS	<u>93,385</u>	<u>-</u>	<u>93,385</u>	<u>81,355</u>

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: 18 August 2025

SURFLEET UNITED CHARITIES
Notes to the Accounts
for the year ended 31 December 2024

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	
		2024 £	2023 £
30a.	Grassland in Surfleet Marsh Tenant: French	3,667	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	1,500	3,000
5.4a.	Land at Belnie Meadows (Sold March 2023) Tenant: Mr & Mrs Gray	-	188
7.3a.	The Café Field, Surfleet Tenant: L & D Flowers Limited	780	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	6,566	13,132
14.16a	Marsh Drove Tenant: K & J Palmer	5,166	2,478
		<u>52,084</u>	<u>57,513</u>

SURFLEET UNITED CHARITIES
Notes to the Accounts (continued)
for the year ended 31 December 2024

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

The freehold title of this land, except for that noted below, is vested in the Official Custodian of Charitable Lands.

Other Land		2024	2023
		£	£
8.35a	Café Field, Surfleet	92,943	92,943
14.16a	Land at Marsh Drove	137,183	137,183
10.24a	Additional land at Marsh Drove, Surfleet Marsh	112,538	112,538
		<u>342,664</u>	<u>342,664</u>

Belnie Meadows

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. (50% of the total costs was attributed by Surfleet Saltmarsh Allotment)

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

In March 2023 the 5.4a of land at Belnie Meadows was sold with each charity receiving a proportion of the total net sales proceeds of £55,461.

Café Fields

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.

Marsh Drove

During 2020, the charity purchased 14.16a of land at Marsh Drove, Surfleet for a total cost of £137,183 under the name of the Surfleet Saltmarsh Allotments.

Additional land at Marsh Drove

The charity subsequently purchased an additional 10.24 acres of land at Marsh Drove, Surfleet in December 2023 for £112,538 under the name of the Surfleet Saltmarsh Allotment

Investments

	Cost	Holding	Market
	£	units	Value
			£
C.O.I.F. Income Shares	15,914	3,246.56	65,883
C.O.I.F. Income Shares	495	76.97	1,562
	<u>16,409</u>		<u>67,445</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	58,857
M&G Charifund Unit Trust	8,305	523.43	171,155
	<u>11,275</u>		<u>230,012</u>
Total Investments	<u>27,684</u>		<u>297,457</u>

SURFLEET UNITED CHARITIES
Notes to the Accounts (continued)
for the year ended 31 December 2024

3 Joseph Burton Charities - Non-monetary assets

Land		Rent received	
		2024	2023
The Charity of The PoorLand's			
22a.3r.34p.	Gosberton Road and Marsh Road, Surfleet let as allotments (less 2.93 acres sold May 2022)	3,184	2,115
9.75a.0r.0p.	Surfleet Cheal, Surfleet Marsh Road, let to Mr. K. Palmer	2,526	2,526
5.4a.	Belnie Meadows let to Mr & Mrs Gray (Sold March 2023)	-	94
		<u>5,710</u>	<u>4,735</u>

The freehold title of this land, except for that noted below, is vested in the Official Custodian of Charitable Lands.

Other Land

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. (50% of the total cost was attributed by Surfleet Slatmarsh Allotment)

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

In March 2023 the 5.4a of land at Belnie Meadows was sold with each charity receiving a proportion of the net sales proceeds of £55,461.

SURFLEET UNITED CHARITIES
Notes to the Accounts (continued)
for the year ended 31 December 2024

4 Statement of Assets and Liabilities Comparatives

	Unrestricted Endowment		
	£	£	£
SURFLEET SALTMARSH ALLOTMENTS			
MONETARY ASSETS			
Cash deposits			
Current account	90,563	74,104	164,667
Business 30 day notice account	-	-	-
C.O.I.F. Charities deposit	4,231	-	4,231
	<u>94,794</u>	<u>74,104</u>	<u>168,898</u>
Debtors			
Rent payable	1,375	-	1,375
MONETARY LIABILITIES			
Creditors			
Independent examiner's fee	(320)	-	(320)
NET MONETARY ASSETS	<u><u>95,849</u></u>	<u><u>74,104</u></u>	<u><u>169,953</u></u>
Reserves Summary			
Endowment funds	-	74,104	74,104
General unrestricted fund	82,054	-	82,054
Designated fund: land management	12,500	-	12,500
	<u><u>94,554</u></u>	<u><u>74,104</u></u>	<u><u>168,658</u></u>