

The Tower • Daltongate Business Centre • Daltongate • Ulverston • Cumbria • LA12 7AJ

**Independent Examiners report to the trustees on the unaudited financial
statements of Ulverston Town Lands for the financial year to 31st March 2023**

I report to the trustees on my examination of the financial statements of Ulverston Town Lands (the Trust) for the financial year ended 31st March 2023.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the Act).

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

Independent examiner's statement

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 Trust as required by section 130 of the Act; or
- 2 the financial statements do not accord with those records; or
- 3 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.

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



J F Hornby, FCA

The Institute of Chartered Accountants in England & Wales

J F Hornby & Co
Chartered accountants
The Tower
Daltongate Business Centre
Daltongate
Ulverston
Cumbria LA12 7AJ

Dated: 20th July 2023



ULVERSTON TOWN LANDS

Annual Report for Year to 31st March 2023

Name Address and Constitution

Ulverston Town Lands whose principal or registered address is that of their Secretary and Solicitors, Hart Jackson and Sons, at 8-10 New Market Street, Ulverston, Cumbria LA12 7LW is a registered charity, number 215779 and constituted by a Charity Commission scheme dated and sealed by order of the Charity Commissioners on the 20th day of August 1974 as amended by a further order by the Commissioners dated and sealed on the 28th day of August 1981 (the Charity Commission Scheme).

The Charity Commission Scheme is administered by nine Trustees. Six of those Trustees (the Nominated Trustees) are appointed by the Ulverston Town Council. The Nominated Trustees may be, but do not have to be, members of Ulverston Town Council. The remaining three Trustees (the Co-opted Trustees) are appointed by the Trustees themselves.

The Trustees at 31st March 2023 were as follows:-

Trustees Nominated by Ulverston Town Council

Mrs Janet Eileen Hancock of The Town House, 16 Queen Street, Ulverston, Cumbria, LA12 7AR (Appointed to 13th May 2023).

Mrs Margaret Hornby of 26 Meeting House Lane, Ulverston, Cumbria, LA12 9ND. (Appointed to 21st November 2023).

Councillor Paul Graham Smith of 9 Union Lane, Ulverston, Cumbria, LA12 7BU.

(Appointed to 28th July 2024).

Mrs Shirley-Anne Wilson of 7 Parkfield Swarthmoor Ulverston Cumbria LA12 0HW
(Appointed to 19th August 2024)

Councillor David Webster of 3 Sands Close Ulverston Cumbria LA12 9PP (appointed to 19th
August 2024)

Councillor Thomas Denney Irving of 11 Garden Terrace Ulverston Cumbria LA12 7DA
(appointed to 23rd May 2026)

Co-opted Trustees

Mrs Jacqueline Hool of 4 Dorchester Crescent, Ulverston, Cumbria, LA12 9LP. (Appointed
to 9 September 2024).

Mrs Doreen Mary Fell of Castle Hill Farm, Pennington, Near Ulverston, Cumbria, LA12 7NX.
(Appointed to 28th June 2027).

Mr. Anthony Roy Bryson of 8 Back Lane, Ulverston, Cumbria, LA12 7EJ. (Appointed to 28th
June 2027).

Chairman

Mr. A.R. Bryson was appointed and acted as Chairman of the Trust throughout the year.

Secretary and Solicitors

Messrs. Hart Jackson and Sons, Solicitors of 8-10 New Market Street, Ulverston, Cumbria,
LA12 7LW, (Telephone No: 01229-583291) acting through Mrs Naomi Marczak a Partner
in the Firm, were the Trust's main agents and advisers, acting as its Secretary, Clerk,
Correspondent, Solicitors and Rent Collectors.

Land Agents

H&H Land and Estates, Land Agents of 36 Finkle Street, Kendal, Cumbria LA9 4AB
(Telephone No: 01539-721375) acting through Mrs Katie Hunter, M.R.I.C.S. F.A.A.V, acted as
Land Agents in respect of the Trust's various agricultural holdings.

Independent Examiner

Mr. J. F. Hornby, Chartered Accountant of J.F. Hornby & Co Chartered Accountants of Daltongate Business Centre, Ulverston, Cumbria is to provide an independent examiner's report on the Trustees' annual accounts and as required under the Charities Act 2011.

Historical Origins

The Trust has its origin in the Ulverston Enclosure Act of 1799 - an Act for dividing and enclosing the commons waste grounds and mosses within the Parish of Ulverston, and the subsequent Ulverston Commons Enclosure Award 1813, following which land in excess of 400 acres was vested in the Trustees on the basis that they would apply the income from the same towards the relief of the poor, firstly in lieu or alleviation of the poor rate and secondly, if a surplus remained after disposing of the poor rate in lieu or alleviation of the constable rate. Little is known of the amount that went towards the alleviation of the poor rate, but from such figures that are available it appears that during the period from 1870 to 1882 the contribution then made varied between £148. 19s. 6d. and £456. 7s. 1d.

The Trust was administered by Trustees until 1899 when it became the responsibility of the former Ulverston Urban District Council.

After the reorganisation of Local Government in 1974 the Charity Commission Scheme was prepared and approved by the Charity Commission.

General Purposes

The Trust is a grant giving charity. Under the Charity Commission Scheme the Trusts' income is to be applied for charitable purposes within the area of the former urban district of Ulverston.

The appropriate paragraph of the Charity Commission Scheme reads as follows:-

Subject to the payment of the expenses aforesaid the Trustees shall apply the income of the Charity in one or more of the following ways:-

1. The relief of aged impotent and poor inhabitants of the area of the former Urban District Council of Ulverston (the inhabitants of the said area being hereinafter referred to as "the said inhabitants");
2. The relief of distress and sickness amongst the said inhabitants;
3. The provision and support of facilities for recreation and other leisure time occupation with the object of improving the conditions of life of the said inhabitants in the interest of social welfare;
4. The provision and support of educational facilities for the said inhabitants;
5. Any other charitable purpose for the benefit of the said inhabitants.

The Charities Act 2006 expanded the list of general charitable purposes to include the following, but emphasised that it is a key requirement that there must also be public benefit.

- “(a) the prevention or relief of poverty;
- (b) the advancement of education;
- (c) the advancement of religion;
- (d) the advancement of health or the saving of lives;
- (e) the advancement of citizenship or community development;
- (f) the advancement of the arts, culture, heritage or science;
- (g) the advancement of amateur sports;
- (h) the advancement of human rights, conflict resolution or reconciliation or the promotion of religious or racial harmony or equality and diversity;
- (i) the advancement of environmental protection or improvement;
- (j) the relief of those in need, by reason of youth, age, ill health, disability, financial hardship or other disadvantage;
- (k) the advancement of animal welfare;
- (l) the promotion of the efficiency of the armed forces of the Crown, or the efficiency of the police, fire and rescue services or ambulance services;
- (m) other purposes currently recognised as charitable and any new charitable purposes which are similar to another charitable purpose”.

Although the Trustees have got a wide discretion, it is important to stress that the purposes for which grants can be made must be charitable, and must be for the benefit of the

inhabitants of Ulverston. Such grants must not be used directly in the relief of rates, taxes or other public funds but the Trustees may apply income in supplementing relief or assistance provided out of public funds.

Aims, Organisation, Progress and Achievements

The Trustees, whilst not limiting their general powers under the Charity Commission Scheme have over a number of years generally favoured making grants to groups or institutions for capital items which will be available for use by more than one person rather than grants towards a group's running costs or to individuals. Exceptions to this working rule of thumb have and will no doubt continue to be made in cases of special need and at the Trustees discretion.

Grants are generally made in response to direct applications but the wide background and experience of the Trustees means that they from time to time identify and endeavour to meet need without prior application. It has also been recognised that over time those institutions which have been in receipt of grants for regular or annual events would come to rely on such funding when planning future events. It has been decided that the secretary can, in appropriate circumstances, relate to the recipients of such grants that the Trustees' general policy, without being able to be committed to future grants in advance of an application, would be against withdrawing support that had regularly been given without a suitable amount of notice.

The Trustees have felt that the existence of the Trust is generally well known within the area of benefit. The Trustees have not over a number of years experienced any great difficulty in applying the Trust's annual net income towards deserving grant applicants. The Trustees held various meetings throughout the year at which they discussed all the

grant applications received and the management and administration of the various trust assets.

Messrs. H&H Land and Estates made the usual annual inspection of the Trust's various agricultural holdings (reports to follow).

The trustees have an ongoing programme of repairs planned for Burnside Cottage.

The largest individual grants made by the Trustees during the year were for:-

£5000.00 to Ulverston Town Council in respect of arboricultural works at Gill Banks

£4500.00 to Be Me Project

£3500.00 to Macmillan

The grants made and agreed to be paid by the Trustees during the year are listed below:

<u>Grantee</u>	<u>Amount</u>
Ulverston Cricket Club	2,500.00
Croftlands Community Association	2,000.00
Ulverston Town Council	5,000.00
Ulverston International Music Festival	3,000.00
Friends of Artspace	1,000.00
Ulverston Disabled Club	1,000.00
Ulverston Panto	1,000.00
Furness Youth Theatre	750.00
Age Concern	500.00
Emmanuel Christian Centre	500.00
Swarthdale Nursing Home	250.00
Ulverston Disabled Club	250.00
Ulverston Day Services	250.00
Elmhurst	250.00
Food Bank	1,000.00
Abbeyfield	250.00
Emmanuel Christian Centre (for WRVS)	400.00
Ulverston Print Fest	300.00
Be Me Project	4,500.00
Macmillan	3,500.00
Barrow and District Blind Soc	250.00
South Cumbria Music Festival	2,000.00
TOTAL	30,450.00

The Trustees also have the following continuing commitments: -

£

Further Education Bursary Scheme at Ulverston Victoria

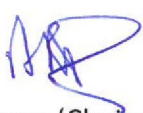
High School – up to £1,800.00 per annum	1,800.00
Townland Trust Prize for Citizenship towards the cost of 4 trophies given to one student from each of Years 7-10 at UVHS	80.00
Total	<u>1,880.00</u>

Taking into account the continuing commitments of the Trustees, unspent income reserves at the Bank at 31st March 2023 were equivalent to the anticipated income receipts for approximately 23 months, which the Trustees consider to be sound.

The Trustees' present policy on the level of reserves required to effectively meet the needs designated by the Charity's trusts, is that unspent income reserves should not fall below 1 year's gross income.

The Trustees were pleased by the number (22) and diversity of the grants made throughout the year.

The Charity's Bankers are HSBC Bank Plc. of Duke Street, Barrow in Furness and all the accounts held with the Bank apart from the Current (Community) account are interest bearing.


A. R. Bryson (Chairman)

23rd May 2023
for and on behalf of the Trustees

ULVERSTON TOWN LANDS

Receipts and Payments Account

Year to 31st March 2023

Receipts

Income Receipts

From Assets: -	£
Rent cheques not cleared before 31.3.22	5.00
Rents and acknowledgements (after deduction of SLDC's expenses relating to the Gill car park)	50700.30
Business Money Manager Account	39.91
Money Market Account	70.36
Charibond interest – M & G	556.74
Blackrock interest - BLK Charities UK Equity Fund	2244.02
From I Rawlinson re HJs Legal Costs Bill	600.00
Total Receipts	<u>54216.33</u>

Payments

Direct Charitable expenditure

Current grant cheques not cleared before 31.3.2022	2000.00
Grant cheque paid to Ulverston Day Services on 8 November 2019 cashed on 3.3.2023	250.00
2022/2023 Grants (as per the list in the annual report)	<u>30450.00</u>
	32700.00

32700.00

Other Expenditure

Uncleared expenses payment not cleared before 31.3.2022		
NFU re insurance (cleared 4.4.22)	565.46	
Rent collection, correspondence and secretary's annual fees (For 1.10.21 – 31.3.22)	5137.50	
HJs – I Rawlinson legal costs	600.00	
H&H fees – rent review negotiations, Inspection reports	4464.00	
JH Hornby Audit Fee	480.00	
Insurances (Public liability)	1025.76	
Bank Charges	75.22	
Padlock and key for gate at Rosside	33.54	
		12381.48
Total Payments		<u>45,081.48</u>

Bank balances at 31st March 2022: -

Community account	14679.44
Business Money Manager account	10606.68
Money Market account	<u>69469.33</u>
	94755.45
Plus, balance of receipts over payments for the year	9134.85
	<u>103890.30</u>

Bank balances at 31st March 2023

Community account	23704.02
Business Money Manager account	10646.59
Money Market account	<u>69539.69</u>
	<u>103890.30</u>

ULVERSTON TOWN LANDS
STATEMENTS OF ASSETS AND LIABILITIES AT 31ST MARCH 2022

The Trust does not have any restricted purpose funds.

Monetary Assets (not forming part of the permanent endowment)

	£
HSBC Bank PLC Community Account	23704.02
HSBC Bank PLC Business Money Manager Account	10646.59
HSBC Bank PLC Money Market Account	<u>69539.69</u>
	<u>103890.30</u>

Debtors:-

DW Lockhart	£200.00
JW Woods	£1800.00
M Hornby	£100.00
ID Rawlinson	£1525.00
	<u>£3625.00</u>

Other Total Monetary Cash Assets (not forming part of the permanent endowment)

1731 Shares in Charibond (M & G)	£1896.31
1109.133 Shares in BLK Charities UK Equity Fund A Inc (Black Rock)	<u>£7860.47</u>
	£9756.78

Both of the above funds are common investment funds exclusively available to charities.

Other Monetary Assets (forming part of the permanent endowment)

19278.050 Shares in Charibond (M & G) (a narrow range investment under the Trustee Investment Act 1961) £20880.06

8339.409 Shares in BLK Charities UK Equity Fund A Inc (Black Rock) (a wider range investment under the Trustee Investment Act 1961) £59101.74

£79981.80

Non Monetary Assets (all of which form part of the permanent endowment)

Its land as referred to below:-

Description	Approx area in Acres	Tenant	Gross yearly Income
The following land situate at Ulverston:- Land numbered 5255, 4874, 3839, 3664, 3278, 2285. 1474, 2157 and 2735 on the Ordnance Survey Map (1967 Edition) known as Flan Hill	55.99	I Sweeting	£5000.00
Land numbered 6000, 4700, 8119, 7200 and 1839 on the said map and known as the Hoad and Outrake but not the building thereon known as Hoad Monument	97.22	AR Edmondson	£2200.00
Land numbered 6918, 8100, 7007, 9100 and 7796 on the said map and known as land at Townbank	11.27	I Wilson	£2200.00
Allotment opposite 8 Chittery Lane Land numbered 8805 on the said map 0.41	0.41	A Holme	£10.00
Allotment at the top of Chittery Lane		P Lowe	£50.00
Land known as The Gill being part of the land grid reference 2850 and 7853 on the said map	0.395	The South Lakeland District Council	£2000.00 (minimum)
Land known as Gillbanks grid reference 2824 and 7880 on the said map	5.22	Ulverston Town Council	£10.00

Burnside Cottage Gillbanks		Mr D Tate for Mrs Denyer	£2,100.00
Telemetry Kiosk at Gillbanks		Environment Agency	£143.20
Land at Little Hoad reference 9700	1.22	Ulverston Town Council	£10.00
The following land situate at Oxenholme: Land numbered 2533 on the said map, land numbered 1223 and part of 3011 on the said map and Land numbered 5500 on the said map	18.00	J.A Crayston	£1150.00
Land numbered 0944 and 0033, 0054 and 8939 and Land numbered 0039 and 0044 on the said map	18.67	Ian Rawlinson	£1550.00
Land numbered 8730 on the said map	5.95	John W Woods	£625.00
Land numbered 7525, 6700 and 6118 on the said map	25.28	Ian Rawlinson	£1500.00
Land numbered 5430 on the said map	3.46	John W Woods	£275.00
Land numbered 5838 on the said map	4.13	DW Lockhart	£400.00
Allotment land opposite the Sea View Hotel at Sandside		Margaret Hornby	£200.00
The following land situate at Rosside: Land numbered 0006 on the said map	25.53	Richard Benson	£2,100.00
Land numbered 8535 and 0005 on the said map	27.37	Ian Sweeting	£2,800.00
Land numbered 8534, 9522, 0535 and 9555 on the said map	40.57	Richard Benson	£3,651.00
The following land situate at Swarthmoor: Land numbered 5284, 4665, 5964 and 7662 on the said map	25.19	Michael T Stable	£1,900.00
Land numbered 0500, 0004, 0058 and part of 0066 on the said map and Land being Nos 7621, 7600, 0023 9112, and 8600 on the said map	38.99	H.F. Morphet	£3705.00
Land being part of land numbered 0066 on the said map	0.02	United Utilities Electricity Sub- Station	£75.00
Land being the residue of the land numbered 0066 on the said map	0.02	British Gas	£25.00
Land numbered 4900 on the said map		Parish Council of Pennington	£60.00
	3.40	Swarthmoor Football Club	£700.00

The freehold title to the land is vested in the Official Custodian for Charities under Clause 2 of the Charity Commission Scheme.

The Trustees consider that the expense of formally valuing its various land holdings is not justified.

The Trustees maintain public liability insurance as owners but not occupiers of the land providing cover of £2.5 million.

The land is considered to belong to the special range of investments permitted under the Trustee Investment Act 1961.

Liabilities

Hart Jackson rent collection correspondence and
secretarial fees for 12 months from to 1.4.2022 to
31.3.2023

£10,209.00 inc. VAT

Hart Jackson and Sons Land Registration fees

£1200.00 inc. VAT

£11409.00



A.R. Bryson (Chairman)

23 May 2023
for and on behalf of the Trustees

REF: NM/UTL/Annual Report 2023

