

# THE POOR'S LANDS

England & Wales · Charity number 216630

## Details

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Other names	MOULTON POOR TRUST
Status	Registered
Legal form	Other
Registered	1966-06-16
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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**Address** Maples Solicitors Llp  
C/o 23 New Road  
Spalding  
PE11 1DH

**Phone** 01775 722261

## Activities

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**Objects:** 1) FOR THE PAYMENT OF SCHOLARSHIPS TO DESERVING BOYS AND GIRLS-CHILDREN OF POOR INHABITANTS OF THE PARISH OF MOULTON. 2) TO AID THE FUNDS OF ANY LOCAL HOSPITAL, INFIRMARY OR OTHER INSTITUTION FOR THE RELIEF OF POOR PERSONS SUFFERING FROM DISEASE, ACCIDENT OR INFIRMITY. 3) THE FORMATION OF AN EMERGENCY FUND FOR THE ASSISTANCE OF DESERVING POOR PERSONS RESIDING IN THE PARISH IN CASES OF SEVERE ACCIDENT, UNEXPECTED LOSS OF MISFORTUNE. 4) THE RESIDUE SHALL BE APPLIED TO THE MOST DESERVING AND NECESSITOUS INHABITANTS BY PROVIDING GIFTS OF ARTICLES IN KIND.

**Activities:** Moulton Poor helps the Elderly in Moulton Village and the surrounding areas (near Spalding in Lincolnshire)

## Classification

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- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

## Geography

- **Area of benefit:** PARISH OF MOULTON
- Lincolnshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£50,323	£37,983	-	-
2023-12-31	£50,160	£51,031	-	-
2022-12-31	£47,288	£45,942	-	-
2021-12-31	£45,923	£47,488	-	-
2020-12-31	£45,940	£43,304	-	-

## Trustees

Name	Role	Appointed
<b>MR TOM CHARLTON</b>	Chair	
MR JOHN GRIMWOOD		
Nick Barnett		2019-12-01
PAMELA PATES		2011-10-31
PETER DEAN		
ROBERT OLDERSHAW		
Richard Walter Lewis		2017-04-07
Timothy Driver		2019-04-05

**THE POOR'S LANDS**

England & Wales - Charity number 216630

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# Accounts

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**Moulton Poor Land Trust  
(Incorporating the Moulton Minor Charities)**

**of**

**Anne Denny**

**William Gulson**

**John Rea**

**Henry Holland**

**Sir Anthony Irby**

**Erasmus Amy**

**Jacob Davey**

**Annual Report and Financial Statements  
For the year ended 31 December 2024**

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**CONTENTS PAGE**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**CONTENTS:**

	<b>PAGE</b>
Officials and Addresses	1
Annual Report of the Trustees	2
Receipts and Payments Accounts	3
Statement of Assets and Liabilities	4
Notes to The Accounts	5 - 6
Independent Examiner's Report	7

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**Officials and Addresses**

**Trustees**

Mr T H Charlton  
Mr R Oldershaw  
Mrs P Pates  
Mr D J Grimwood  
Mr P Dean  
Mr R W Lewis  
Mr T Driver  
Mr N Barnett

**Charity Address**

C/o Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Clerk to the Charity**

Mrs Faye Blair  
C/o Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Solicitors**

Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Independent Examiners**

TC Bulley Davey  
1 - 4 London Road  
Spalding  
Lincolnshire  
PE11 2TA

**Bankers**

Lloyds Bank Plc  
Hall Place  
Spalding  
Lincolnshire

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

The Moulton Poor Land Trust Charity otherwise known as "The Poor's Lands" is registered with the Charity Commissioners (Number 2166300) and is constituted by the Charity Commissioners Scheme of 9 September 1870 for the regulation and management of the Moulton Poor Trust Land.

The Charity is administered by a management committee. The trustees serving the charity for the year ended 31 December 2024 were as follows:-

Mr T H Charlton  
Mr R Oldershaw  
Mrs P Pates  
Mr D J Grimwood  
Mr P Dean  
Mr R W Lewis  
Mr T Driver  
Mr N Barnett

All rents have been successfully collected during the year.

The Trustees regularly consider the investments of the charity and continue to believe that investment in agricultural land provides the correct balance between income and capital growth for the charity.

The charity seems to have seen a reduction in specific grant applications and so are now considering further advertisement for grants via Moulton Doctors Surgery. Payments to those in receipt of the Dole have been increased and any applicants now in receipt of Guaranteed Pension Credit now receive a bi-annual payment similar to the Dole. The charity have trialled a successful winter fuel allowance payment to those in receipt of the Dole and the Pension Credit payments and this will be considered again in the future.

The vouchers scheme whereby vouchers are supplied at Christmas to the parents of all primary school children at the two Moulton schools who qualify for pupil premium payments to the schools has continued for 2024. This was administered by the two schools in order to preserve confidentiality of pupil information and the cooperation of the schools was much appreciated. It was again very successful, and so the Trustees will consider whether it should be operated again in the future

The Trustees continue to liaise with local schools, social workers, Age UK and religious leaders to identify cases of need which are met by regular payments to the elderly, specific grants and contributions to other charities providing assistance to people in need in the village.

Signed and agreed by

T H Charlton



R W Lewis  
(Chairman)



Trustee of Moulton Poor Land Trust

Signed on .....

2<sup>nd</sup> October 2025.

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

	Note	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds	
		£	£	£	2024 £	2023 £
<b>RECEIPTS</b>						
Investment income						
Land rent		37,109	-	-	37,109	36,160
Almshouses rent		-	12,709	-	12,709	12,310
Bank interest gross		53	-	-	53	39
CCLA Investment Interest		65	-	-	65	53
Other income						
Wayleave		387	-	-	387	387
SHDC Compensation received		-	-	-	-	-
Sale of assets		-	-	-	-	-
Sundry income		-	-	-	-	1,211
<b>TOTAL RECEIPTS</b>		<b>37,614</b>	<b>12,709</b>	<b>-</b>	<b>50,323</b>	<b>50,160</b>
<b>PAYMENTS</b>						
Direct charitable expenditure	2(a)	22,692	-	-	22,692	27,418
Other charitable expenditure	2(b)	4,031	8,158	-	12,189	21,123
Governance costs	2(c)	3,102	-	-	3,102	2,490
<b>TOTAL PAYMENTS</b>		<b>29,825</b>	<b>8,158</b>	<b>-</b>	<b>37,983</b>	<b>51,031</b>
<b>NET INCOME / (EXPENDITURE)</b>		<b>7,789</b>	<b>4,551</b>	<b>-</b>	<b>12,340</b>	<b>(871)</b>
Transfers between funds		(33)	33	-	-	-
Cash Funds at 1 January 2024 (2023)		41,317	7,129	-	48,446	49,317
<b>Cash Funds at 31 December 2024 (2023)</b>		<b>49,073</b>	<b>11,713</b>	<b>-</b>	<b>60,786</b>	<b>48,446</b>

**MOULTON POOR LAND TRUST**  
**STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2022**

	Note	2024			Total	2023 Total
		Unrestricted Funds	Restricted Funds	Endowment Funds		
		£	£	£		
<b>Cash Funds</b>						
Cash at Maples re Almshouses		-	11,713	-	11,713	7,129
Cash at Maples re Dole Monies		10,327	-	-	10,327	1,574
Cash at Lloyds - Main account		32,873	-	-	32,873	33,989
Cash at Lloyds - Savings account		4,530	-	-	4,530	4,477
Cash at CCLA - COIF Charities Deposit Fund		1,343	-	-	1,343	1,277
<b>Total Cash Funds</b> (as per Receipts and Payments account)		<b>49,073</b>	<b>11,713</b>	<b>-</b>	<b>60,786</b>	<b>48,446</b>
<b>Investment Assets</b>						
Tangible assets	3	-	-	270,000	270,000	270,000
Investments	3	609,289	-	-	609,289	609,289
		<b>609,289</b>	<b>-</b>	<b>270,000</b>	<b>879,289</b>	<b>879,289</b>
<b>Current Liabilities</b>						
Creditors	4	660	-	-	660	660
		<b>660</b>	<b>-</b>	<b>-</b>	<b>660</b>	<b>660</b>

Signed by the Trustees:-

Mr T H Charlton

Mr R Oldershaw

Mrs P Pates

Mr D J Grimwood

Mr P Dean

Mr R W Lewis

Mr T Driver

Mr N Barnett

Signed on:

..... 2<sup>nd</sup> October 2025 .....

The notes on pages 5 and 6 form a part of these accounts

**MOULTON POOR LAND TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**1 ACCOUNTING POLICIES**

The financial statements have been prepared on a receipts and payments basis only, referring to applicable UK Accounting Standards and the Charities Act 2011.

**(a) Endowment funds**

Endowment funds relate to the capital value of the charity's Almshouses.

**(b) Restricted funds**

Restricted funds comprise the rental income derived from the endowment fund assets (the Almshouses) and the expenditure in relation thereto.

**(c) Unrestricted funds**

Unrestricted funds are donations and other income received or generated for the objects of the charity without further specified purpose and are available as general funds.

**2. RESOURCES USED**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL 2024 £	TOTAL 2023 £
<b>2(a) Direct charitable expenditure</b>					
Distribution of Cash Amongst the Poor of the Parish					
Moulton Village	5,240	-	-	5,240	2,990
Moulton Chapel	2,500	-	-	2,500	1,350
Moulton Seas End	3,900	-	-	3,900	2,630
Moulton Widows	-	-	-	-	20
Pension Credits	-	-	-	-	600
Grants:-					
Moulton John Harrox Primary School	-	-	-	-	3,000
Moulton Chapel Primary School	-	-	-	-	3,000
South Holland Parish Voluntary Car Scheme	-	-	-	-	3,000
Butchers and Morrisons vouchers	9,930	-	-	9,930	8,200
Mrs Doris Booth - Ovo Energy	-	-	-	-	872
Mrs J Benton - electricity	600	-	-	600	200
Carpet Right - specific Grant	-	-	-	-	1,121
Rebecca Tyson - Mattress	-	-	-	-	315
Rebecca Tyson - Rug	-	-	-	-	42
Costs relating to sale of land	-	-	-	-	78
Mrs D Marshall - SHDC Council Tax	522	-	-	522	-
	<b>22,692</b>	<b>-</b>	<b>-</b>	<b>22,692</b>	<b>27,418</b>
<b>Costs of charitable activities</b>					
Rates & heating	-	7,011	-	7,011	6,432
Insurances	2,281	-	-	2,281	2,111
Drainage rates	1,270	-	-	1,270	1,197
Repairs to properties	-	1,147	-	1,147	1,392
Advertising	480	-	-	480	480
	<b>4,031</b>	<b>8,158</b>	<b>-</b>	<b>12,189</b>	<b>21,123</b>
<b>Governance costs</b>					
Accountancy and Independent Examiners Fees	1,032	-	-	1,032	990
Professional Fees	570	-	-	570	-
Miscellaneous expenditure - Clerks Salary	1,500	-	-	1,500	1,500
	<b>3,102</b>	<b>-</b>	<b>-</b>	<b>3,102</b>	<b>2,490</b>
	<b>29,825</b>	<b>8,158</b>	<b>-</b>	<b>37,983</b>	<b>51,031</b>

**MOULTON POOR LAND TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**3. FIXED ASSETS**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2024 £	Total 2023 £
<b>Tangible assets</b>					
<b>Almhouses:</b>					
Clement Rosling Homes (3 Units)	-	-	150,000	150,000	150,000
46 Woodgate Road	-	-	120,000	120,000	120,000
<b>Total tangible assets</b>	<b>-</b>	<b>-</b>	<b>270,000</b>	<b>270,000</b>	<b>270,000</b>
<b>Investment assets</b>					
<b>Other land &amp; buildings:</b>					
43.1 acres of land at Moulton Seas End	129,300	-	-	129,300	129,300
20.72 acres of land at Moulton Washway	62,160	-	-	62,160	62,160
12.13 acres of land Eaugate Road, Moulton Eaugate	36,390	-	-	36,390	36,390
20.52 acres of land at Hither Old Gate, Holbeach Fen	53,660	-	-	53,660	53,660
32.01 acres of land in Weston Hills	76,392	-	-	76,392	76,392
35.15 acres of land at Whaplode Fen	81,980	-	-	81,980	81,980
7.22 acres of land at Delgate Bank, Weston	20,358	-	-	20,358	20,358
3 acres of land, Moulton Chapel	9,000	-	-	9,000	9,000
40.065 Acres of Land Moulton Chapel & Whaplode Fen	140,049	-	-	140,049	140,049
<b>Total investment assets</b>	<b>609,289</b>	<b>-</b>	<b>-</b>	<b>609,289</b>	<b>609,289</b>

**4. LIABILITIES**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2024 £	Total 2023 £
Professional fees	660	-	-	660	660
	<b>660</b>	<b>-</b>	<b>-</b>	<b>660</b>	<b>660</b>

**5. MOVEMENT IN FUNDS**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2024 £	Total 2023 £
Cash funds held at 1 January 2024 (2023)	41,317	7,129	-	48,446	49,317
Assets (net of liabilities)	608,629	-	270,000	878,629	884,329
Balance at 1 January 2024 (2023)	649,946	7,129	270,000	927,075	933,646
Movements per receipts and payments account	7,756	4,584	-	12,340	20,346
Balance at 31 December 2024 (2023)	<b>657,702</b>	<b>11,713</b>	<b>270,000</b>	<b>939,415</b>	<b>953,992</b>

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF THE MOULTON POOR LAND TRUST  
(Incorporating the Moulton Minor Charities)  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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 3 to 6.

**Responsibilities and basis of the report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act")

I report in respect of my examination of the Trust'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 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 which gives me cause to believe that in, any material respect:

accounting records were not kept in accordance with section 130 of the Act; or

the accounts do not accord with those records; or

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 the 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.

.....P R Wright FCCA

**TC Bulley Davey**  
1 - 4 London Road  
Spalding  
Lincs  
PE11 2TA

**Dated:** .....

**THE POOR'S LANDS**

England & Wales - Charity number 216630

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# Accounts

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**Moulton Poor Land Trust  
(Incorporating the Moulton Minor Charities)**

**of**

**Anne Denny**

**William Gulson**

**John Rea**

**Henry Holland**

**Sir Anthony Irby**

**Erasmus Amy**

**Jacob Davey**

**Annual Report and Financial Statements**

**For the year ended 31 December 2023**

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**CONTENTS PAGE**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**CONTENTS:**

	<b>PAGE</b>
Officials and Addresses	1
Annual Report of the Trustees	2
Receipts and Payments Accounts	3
Statement of Assets and Liabilities	4
Notes to The Accounts	5 - 6
Independent Examiner's Report	7

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**Officials and Addresses**

**Trustees**

Mr T H Charlton  
Mr R Oldershaw  
Mrs P Pates  
Mr D Buck (retired 5 April 2023)  
Mr D J Grimwood  
Mr P Dean  
Mr R W Lewis  
Mr T Driver  
Mr N Barnett

**Charity Address**

C/o Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Clerk to the Charity**

Mrs Faye Blair  
C/o Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Solicitors**

Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Independent Examiners**

TC Bulley Davey  
1 - 4 London Road  
Spalding  
Lincolnshire  
PE11 2TA

**Bankers**

Lloyds Bank Plc  
Hall Place  
Spalding  
Lincolnshire

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

The Moulton Poor Land Trust Charity otherwise known as "The Poor's Lands" is registered with the Charity Commissioners (Number 2166300) and is constituted by the Charity Commissioners Scheme of 9 September 1870 for the regulation and management of the Moulton Poor Trust Land.

The Charity is administered by a management committee. The trustees serving the charity for the year ended 31 December 2023 were as follows:-

Mr T H Charlton  
Mr R Oldershaw  
Mrs P Pates  
Mr D Buck (retired 5 April 2023)  
Mr D J Grimwood  
Mr P Dean  
Mr R W Lewis  
Mr T Driver  
Mr N Barnett

All rents have been successfully collected during the year.

The Trustees regularly consider the investments of the charity and continue to believe that investment in agricultural land provides the correct balance between income and capital growth for the charity.

The charity seems to have seen a reduction in specific grant applications and so are now considering further advertisement for grants via Moulton Doctors Surgery. Payments to those in receipt of the Dole have been increased and any applicants now in receipt of Guaranteed Pension Credit now receive a bi-annual payment similar to the Dole. The charity have trialled a successful winter fuel allowance payment to those in receipt of the Dole and the Pension Credit payments and this will be considered again in the future.

The vouchers scheme whereby vouchers are supplied at Christmas to the parents of all primary school children at the two Moulton schools who qualify for pupil premium payments to the schools has continued for 2023. This was administered by the two schools in order to preserve confidentiality of pupil information and the cooperation of the schools was much appreciated. It was again very successful, and so the Trustees will consider whether it should be operated again in the future

The Trustees continue to liaise with local schools, social workers, Age UK and religious leaders to identify cases of need which are met by regular payments to the elderly, specific grants and contributions to other charities providing assistance to people in need in the village.

Signed and agreed by

T H Charlton



R W Lewis  
(Chairman)



Trustee of Moulton Poor Land Trust

Signed on:

2/9/24.

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

		Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds	
	Note	£	£	£	2023	2022
					£	£
<b>RECEIPTS</b>						
Investment income						
Land rent		36,160	-	-	36,160	35,449
Almshouses rent		-	12,310	-	12,310	11,104
Bank interest gross		39	-	-	39	2
CCLA Investment Interest		53	-	-	53	12
Other income						
Wayleave		387	-	-	387	382
SHDC Compensation received		-	-	-	-	339
Sale of assets		-	-	-	-	19,000
Sundry income		8	1,203	-	1,211	-
<b>TOTAL RECEIPTS</b>		<b>36,647</b>	<b>13,513</b>	<b>-</b>	<b>50,160</b>	<b>66,288</b>
<b>PAYMENTS</b>						
Direct charitable expenditure	2(a)	27,418	-	-	27,418	25,553
Other charitable expenditure	2(b)	13,299	7,824	-	21,123	18,328
Governance costs	2(c)	2,490	-	-	2,490	2,061
<b>TOTAL PAYMENTS</b>		<b>43,207</b>	<b>7,824</b>	<b>-</b>	<b>51,031</b>	<b>45,942</b>
<b>NET INCOME / (EXPENDITURE)</b>		<b>(6,560)</b>	<b>5,689</b>	<b>-</b>	<b>(871)</b>	<b>20,346</b>
Transfers between funds		-	-	-	-	-
Cash Funds at 1 January 2023 (2022)		47,877	1,440	-	49,317	28,971
<b>Cash Funds at 31 December 2023 (2022)</b>		<b>41,317</b>	<b>7,129</b>	<b>-</b>	<b>48,446</b>	<b>49,317</b>

# MOULTON POOR LAND TRUST

## STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2022

	Note	2023			2022	
		Unrestricted Funds	Restricted Funds	Endowment Funds	Total	
		£	£	£	£	
<b>Cash Funds</b>						
Cash at Maples re Almshouses		-	7,129	-	7,129	1,440
Cash at Maples re Dole Monies		1,574	-	-	1,574	18,952
Cash at Lloyds - Main account		33,989	-	-	33,989	23,263
Cash at Lloyds - Savings account		4,477	-	-	4,477	4,439
Cash at CCLA - COIF Charities Deposit Fund		1,277	-	-	1,277	1,223
<b>Total Cash Funds</b>						
(as per Receipts and Payments account)		<u>41,317</u>	<u>7,129</u>	<u>-</u>	<u>48,446</u>	<u>49,317</u>
<b>Investment Assets</b>						
Tangible assets	3	-	-	270,000	270,000	270,000
Investments	3	609,289	-	-	609,289	609,289
		<u>609,289</u>	<u>-</u>	<u>270,000</u>	<u>879,289</u>	<u>879,289</u>
<b>Current Liabilities</b>						
Creditors	4	660	-	-	660	660
		<u>660</u>	<u>-</u>	<u>-</u>	<u>660</u>	<u>660</u>

Signed by the Trustees:-

Mr T H Charlton

Mr R Oldershaw

Mrs P Pates

Mr D J Grimwood

Mr P Dean

Mr R W Lewis

Mr T Driver

Mr N Barnett

Signed on:

The notes on pages 5 and 6 form a part of these accounts

**MOULTON POOR LAND TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**1 ACCOUNTING POLICIES**

The financial statements have been prepared on a receipts and payments basis only, referring to applicable UK Accounting Standards and the Charities Act 2011.

**(a) Endowment funds**

Endowment funds relate to the capital value of the charity's Almshouses.

**(b) Restricted funds**

Restricted funds comprise the rental income derived from the endowment fund assets (the Almshouses) and the expenditure in relation thereto.

**(c) Unrestricted funds**

Unrestricted funds are donations and other income received or generated for the objects of the charity without further specified purpose and are available as general funds.

**2. RESOURCES USED**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL 2023 £	2022 £
<b>2(a) Direct charitable expenditure</b>					
Distribution of Cash Amongst the Poor of the Parish					
Moulton Village	2,990	-	-	2,990	3,060
Moulton Chapel	1,350	-	-	1,350	1,700
Moulton Seas End	2,630	-	-	2,630	2,930
Moulton Widows	20	-	-	20	40
Pension Credits	600	-	-	600	1,150
Grants:-					
Moulton John Harrox Primary School	3,000	-	-	3,000	3,000
Moulton Chapel Primary School	3,000	-	-	3,000	3,000
South Holland Parish Voluntary Car Scheme	3,000	-	-	3,000	-
Other Grants including Morrisons vouchers	8,200	-	-	8,200	8,995
Grant to A J Crompton	-	-	-	-	50
Grant to J Carter	-	-	-	-	842
Mrs Doris Booth - Ovo Energy	872	-	-	872	-
Mrs J Benton	200	-	-	200	-
Carpet Right - specific Grant	1,121	-	-	1,121	-
Rebecca Tyson - Mattress	315	-	-	315	-
Rebecca Tyson - Rug	42	-	-	42	-
Costs relating to sale of land	78	-	-	78	786
	<b>27,418</b>	<b>-</b>	<b>-</b>	<b>27,418</b>	<b>25,553</b>
<b>Costs of charitable activities</b>					
Rates & heating	-	6,432	-	6,432	6,146
Insurances	2,111	-	-	2,111	1,985
Drainage rates	1,197	-	-	1,197	-
Repairs to properties	-	1,392	-	1,392	9,717
Advertising	480	-	-	480	480
	<b>13,299</b>	<b>7,824</b>	<b>-</b>	<b>21,123</b>	<b>18,328</b>
<b>Governance costs</b>					
Accountancy and Independent Examiners Fees	990	-	-	990	930
Professional Fees	-	-	-	-	1,131
Miscellaneous expenditure - Clerks Salary	1,500	-	-	1,500	-
	<b>2,490</b>	<b>-</b>	<b>-</b>	<b>2,490</b>	<b>2,061</b>
	<b>43,207</b>	<b>7,824</b>	<b>-</b>	<b>51,031</b>	<b>45,942</b>

**MOULTON POOR LAND TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**3. FIXED ASSETS**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2023 £	Total 2022 £
<b>Tangible assets</b>					
<b>Almhouses:</b>					
Clement Rosling Homes (3 Units) 46 Woodgate Road	-	-	150,000	150,000	150,000
<b>Total tangible assets</b>	-	-	270,000	270,000	270,000
<b>Investment assets</b>					
<b>Other land &amp; buildings:</b>					
43.1 acres of land at Moulton Seas End	129,300	-	-	129,300	129,300
20.72 acres of land at Moulton Washway	62,160	-	-	62,160	62,160
12.13 acres of land Eaugate Road, Moulton Eaugate	36,390	-	-	36,390	36,390
20.52 acres of land at Hither Old Gate, Holbeach Fen	53,660	-	-	53,660	53,660
32.01 acres of land in Weston Hills	76,392	-	-	76,392	76,392
35.15 acres of land at Whaplode Fen	81,980	-	-	81,980	81,980
7.22 acres of land at Delgate Bank, Weston	20,358	-	-	20,358	20,358
3 acres of land, Moulton Chapel	9,000	-	-	9,000	9,000
40.065 Acres of Land Moulton Chapel & Whaplode Fen	140,049	-	-	140,049	140,049
<b>Total investment assets</b>	609,289	-	-	609,289	609,289

**4. LIABILITIES**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2023 £	Total 2022 £
Professional fees	660	-	-	660	660
	660	-	-	660	660

**5. MOVEMENT IN FUNDS**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2023 £	Total 2022 £
Cash funds held at 1 January 2023 (2022)	47,877	1,440	-	49,317	28,971
Assets (net of liabilities)	614,329	-	270,000	884,329	884,329
Balance at 1 January 2023 (2022)	662,206	1,440	270,000	933,646	913,300
Movements per receipts and payments account	(6,560)	5,689	-	(871)	20,346
Balance at 31 December 2023 (2022)	655,646	7,129	270,000	932,775	933,646

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF THE MOULTON POOR LAND TRUST  
(Incorporating the Moulton Minor Charities)  
FOR THE YEAR ENDED 31 DECEMBER 2023**

I report to the charity trustees on my examination of the accounts of the Charity for the year ended 31 December 2023, which are set out on pages 3 to 6.

**Responsibilities and basis of the report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act")

I report in respect of my examination of the Trust'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 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 which gives me cause to believe that in, any material respect:

accounting records were not kept in accordance with section 130 of the Act; or

the accounts do not accord with those records; or

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 the 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.

  
.....P R Wright FCCA

TC Bulley Davey  
1 - 4 London Road  
Spalding  
Lincs  
PE11 2TA

Dated: 16/9/2024

**THE POOR'S LANDS**

England & Wales - Charity number 216630

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# Accounts

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**Moulton Poor Land Trust  
(Incorporating the Moulton Minor Charities)**

**of**

**Anne Denny**

**William Gulson**

**John Rea**

**Henry Holland**

**Sir Anthony Irby**

**Erasmus Amy**

**Jacob Davey**

**Annual Report and Financial Statements**

**For the year ended 31 December 2022**

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**CONTENTS PAGE**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**CONTENTS:**

	<b>PAGE</b>
Officials and Addresses	1
Annual Report of the Trustees	2
Receipts and Payments Accounts	3
Statement of Assets and Liabilities	4
Notes to The Accounts	5 - 6
Independent Examiner's Report	7

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

		Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds	
	Note	£	£	£	2022 £	2021 £
<b>RECEIPTS</b>						
Investment income						
Land rent		35,449	-	-	35,449	34,889
Almshouses rent		-	11,104	-	11,104	10,650
Bank interest gross		2	-	-	2	-
CCLA Investment Interest		12	-	-	12	-
Other income						
Wayleave		382	-	-	382	384
SHDC Compensation received		339	-	-	339	-
Sale of assets		19,000	-	-	19,000	-
<b>TOTAL RECEIPTS</b>		<b>55,184</b>	<b>11,104</b>	<b>-</b>	<b>66,288</b>	<b>45,923</b>
<b>PAYMENTS</b>						
Direct charitable expenditure	2(a)	25,553	-	-	25,553	27,308
Other charitable expenditure	2(b)	480	17,848	-	18,328	17,348
Governance costs	2(c)	2,061	-	-	2,061	2,832
<b>TOTAL PAYMENTS</b>		<b>28,094</b>	<b>17,848</b>	<b>-</b>	<b>45,942</b>	<b>47,488</b>
<b>NET INCOME / (EXPENDITURE)</b>		<b>27,090</b>	<b>(6,744)</b>	<b>-</b>	<b>20,346</b>	<b>(1,565)</b>
Transfers between funds		(3,200)	3,200	-	-	-
Cash Funds at 1 January 2022 (2021)		23,987	4,984	-	28,971	30,536
<b>Cash Funds at 31 December 2022 (2021)</b>		<b>47,877</b>	<b>1,440</b>	<b>-</b>	<b>49,317</b>	<b>28,971</b>

# MOULTON POOR LAND TRUST

## STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2022

	Note	2022			2021	
		Unrestricted Funds	Restricted Funds	Endowment Funds	Total	
		£	£	£	£	
<b>Cash Funds</b>						
Cash at Maples re Almshouses		-	1,440	-	1,440	4,984
Cash at Maples re Dole Monies		18,952	-	-	18,952	2,682
Cash at Lloyds - Main account		23,263	-	-	23,263	15,708
Cash at Lloyds - Savings account		4,438	-	-	4,438	4,436
Cash at CCLA - COIF Charities Deposit Fund		1,224	-	-	1,224	1,211
<b>Total Cash Funds</b>						
(as per Receipts and Payments account)		<u>47,877</u>	<u>1,440</u>	<u>-</u>	<u>49,317</u>	<u>28,971</u>
<b>Investment Assets</b>						
Tangible assets	3	-	-	270,000	270,000	270,000
Investments	3	<u>609,289</u>	<u>-</u>	<u>-</u>	<u>609,289</u>	<u>614,989</u>
		<u>609,289</u>	<u>-</u>	<u>270,000</u>	<u>879,289</u>	<u>884,989</u>
<b>Current Liabilities</b>						
Creditors	4	<u>660</u>	<u>-</u>	<u>-</u>	<u>660</u>	<u>660</u>
		<u>660</u>	<u>-</u>	<u>-</u>	<u>660</u>	<u>660</u>

Signed by the Trustees:-

Mr T H Charlton

Mr R Oldershaw

Mrs P Pates

Mr D J Grimwood

Mr P Dean

Mr R W Lewis

Mr T Driver

Mr N Barnett

Signed on 31/8/23

The notes on pages 5 and 6 form a part of these accounts

**MOULTON POOR LAND TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**1 ACCOUNTING POLICIES**

The financial statements have been prepared on a receipts and payments basis only, referring to applicable UK Accounting Standards and the Charities Act 2011.

**(a) Endowment funds**

Endowment funds relate to the capital value of the charity's Almshouses.

**(b) Restricted funds**

Restricted funds comprise the rental income derived from the endowment fund assets (the Almshouses) and the expenditure in relation thereto.

**(c) Unrestricted funds**

Unrestricted funds are donations and other income received or generated for the objects of the charity without further specified purpose and are available as general funds.

**2. RESOURCES USED**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL 2022 £	TOTAL 2021 £
<b>2(a) Direct charitable expenditure</b>					
Distribution of Cash Amongst the Poor of the Parish					
Moulton Village	3,060	-	-	3,060	2,650
Moulton Chapel	1,700	-	-	1,700	1,580
Moulton Seas End	2,930	-	-	2,930	1,840
Moulton Widows	40	-	-	40	-
Pension Credits	1,150	-	-	1,150	590
Grants:-					
Moulton John Harrox Primary School	3,000	-	-	3,000	3,000
Moulton Chapel Primary School	3,000	-	-	3,000	3,000
South Holland Parish Voluntary Car Scheme	-	-	-	-	3,000
Other Grants including Morrisons vouchers	8,995	-	-	8,995	11,648
Grant to A J Crompton	50	-	-	50	-
Grant to J Carter	842	-	-	842	-
Costs relating to sale of land	786	-	-	786	-
	<b>25,553</b>	<b>-</b>	<b>-</b>	<b>25,553</b>	<b>27,308</b>
<b>Costs of charitable activities</b>					
Rates & heating	-	6,146	-	6,146	5,128
Insurances	-	1,985	-	1,985	1,763
Drainage rates	-	-	-	-	1,211
Repairs to properties	-	9,717	-	9,717	8,766
Advertising	480	-	-	480	480
	<b>480</b>	<b>17,848</b>	<b>-</b>	<b>18,328</b>	<b>17,348</b>
<b>Governance Costs</b>					
Independent Examiner's and Accountancy Fees	930	-	-	930	870
Professional Fees	1,131	-	-	1,131	462
Miscellaneous expenditure	-	-	-	-	1,500
	<b>2,061</b>	<b>-</b>	<b>-</b>	<b>2,061</b>	<b>2,832</b>
	<b>28,094</b>	<b>17,848</b>	<b>-</b>	<b>45,942</b>	<b>47,488</b>

**THE POOR'S LANDS**

England & Wales - Charity number 216630

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# Accounts

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**Moulton Poor Land Trust**  
**(Incorporating the Moulton Minor Charities)**

**of**

**Anne Denny**

**William Gulson**

**John Rea**

**Henry Holland**

**Sir Anthony Irby**

**Erasmus Amy**

**Jacob Davey**

**Annual Report and Financial Statements**

**For the year ended 31 December 2021**



THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY

PH.D. THESIS  
SUBMITTED TO THE FACULTY  
OF THE DIVISION OF THE PHYSICAL SCIENCES  
IN CANDIDACY FOR THE DEGREE OF DOCTOR OF PHILOSOPHY  
BY  
[Name]

DEPARTMENT OF CHEMISTRY  
UNIVERSITY OF CHICAGO

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**CONTENTS PAGE**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**CONTENTS:**

	<b>PAGE</b>
Officials and Addresses	1
Annual Report of the Trustees	2
Receipts and Payments Accounts	3
Statement of Assets and Liabilities	4
Notes to The Accounts	5 - 6
Independent Examiner's Report	7

APPROVAL COPY



**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**Officials and Addresses**

**Trustees**

Mr T H Charlton  
Mr R Oldershaw  
Mrs P Pates  
Mr D Buck  
Mr D J Grimwood  
Mr P Dean  
Mr R W Lewis  
Mr T Driver  
Mr N Barnett

**Charity Address**

C/o Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Clerk to the Charity**

Mrs Faye Blair  
C/o Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Solicitors**

Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Independent Examiners**

TC Bulley Davey  
1 - 4 London Road  
Spalding  
Lincolnshire  
PE11 2TA

**Bankers**

Lloyds Bank Plc  
Hall Place  
Spalding  
Lincolnshire



**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

The Moulton Poor Land Trust Charity otherwise known as "The Poor's Lands" is registered with the Charity Commissioners (Number 2166300) and is constituted by the Charity Commissioners Scheme of 9 September 1870 for the regulation and management of the Moulton Poor Trust Land.

The Charity is administered by a management committee. The trustees serving the charity for the year ended 31 December 2021 were as follows:-

Mr T H Charlton  
Mr R Oldershaw  
Mrs P Pates  
Mr D Buck  
Mr D J Grimwood  
Mr P Dean  
Mr R W Lewis  
Mr T Driver  
Mr N Barnett

All rents have been successfully collected during the year.

The Trustees regularly consider the investments of the charity and continue to believe that investment in agricultural land provides the correct balance between income and capital growth for the charity.

There was due to lockdown a reduction in applications for specific grants and as a trial vouchers were supplied at Christmas to the parents of all primary school children at the two Moulton schools who qualify for pupil premium payments to the schools. This was administered by the two schools in order to preserve confidentiality of pupil information and the cooperation of the schools was much appreciated. The voucher scheme was repeated during the year ended 31 December 2021, and was very successful, and so the Trustees will consider whether it should be operated again in the future.

The Trustees continue to reduce the number of recipients of the dole and increase specific grants as well as liaising with local schools, social workers, Age UK and religious leaders to identify cases of need which are met by regular payments to the elderly, specific grants and contributions to other charities providing assistance to people in need in the village.

Signed and agreed by

T H Charlton



R W Lewis  
(Chairman)



Trustee of Moulton Poor Land Trust

Signed on: 20<sup>th</sup> August 2022



**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

		Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds	
	Note	£	£	£	2021 £	2020 £
<b>RECEIPTS</b>						
Investment income						
Land rent		34,889	-	-	34,889	34,892
Almshouses rent		-	10,650	-	10,650	10,660
Bank interest gross		-	-	-	-	1
CCLA Investment Interest		-	-	-	-	3
Other income						
Wayleave		384	-	-	384	384
<b>TOTAL RECEIPTS</b>		<b>35,273</b>	<b>10,650</b>	<b>-</b>	<b>45,923</b>	<b>45,940</b>
<b>PAYMENTS</b>						
Direct charitable expenditure	2(a)	27,308	-	-	27,308	27,330
Other charitable expenditure	2(b)	3,454	13,894	-	17,348	12,778
Governance costs	2(c)	2,832	-	-	2,832	3,196
<b>TOTAL PAYMENTS</b>		<b>33,594</b>	<b>13,894</b>	<b>-</b>	<b>47,488</b>	<b>43,304</b>
<b>NET INCOME / (EXPENDITURE)</b>		<b>1,679</b>	<b>(3,244)</b>	<b>-</b>	<b>(1,565)</b>	<b>2,636</b>
Transfers between funds		-	-	-	-	-
Cash Funds at 1 January 2021 (2020)		23,133	7,403	-	30,536	27,900
<b>Cash Funds at 31 December 2021 (2020)</b>		<b>24,812</b>	<b>4,159</b>	<b>-</b>	<b>28,971</b>	<b>30,536</b>



# MOULTON POOR LAND TRUST

## STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2021

	Note	2021			2020 Total £	
		Unrestricted Funds £	Restricted Funds £	Endowment Funds £		Total £
<b>Cash Funds</b>						
Cash at Maples re Almshouses		-	4,984	-	4,984	7,404
Cash at Maples re Dole Monies		2,632	-	-	2,632	210
Cash at Lloyds - Main account		15,708	-	-	15,708	17,276
Cash at Lloyds - Savings account		4,436	-	-	4,436	4,435
Cash at CCLA - COIF Charities Deposit Fund		1,211	-	-	1,211	1,211
<b>Total Cash Funds</b> (as per Receipts and Payments account)		<b>23,987</b>	<b>4,984</b>	<b>-</b>	<b>28,971</b>	<b>30,536</b>
<b>Investment Assets</b>						
Tangible assets	3	-	-	270,000	270,000	270,000
Investments	3	614,989	-	-	614,989	614,989
		<b>614,989</b>	<b>-</b>	<b>270,000</b>	<b>884,989</b>	<b>884,989</b>
<b>Current Liabilities</b>						
Creditors	4	660	-	-	660	660
		<b>660</b>	<b>-</b>	<b>-</b>	<b>660</b>	<b>660</b>

Signed by the Trustees:-

Mr T H Charlton

Mr R Oldershaw

Mrs P Pates

Mr D Buck

Mr D J Grimwood

Mr P Dean

Mr R W Lewis

Mr T Driver

Mr N Barnett

*T. Charlton*  
*R. Oldershaw*  
*P. Pates*  
*D. Buck*  
*D. J. Grimwood*  
*P. Dean*  
*R. W. Lewis*  
*T. Driver*  
*N. Barnett*

Signed on 20<sup>th</sup> August 2022

The notes on pages 5 and 6 form a part of these accounts



**MOULTON POOR LAND TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**1 ACCOUNTING POLICIES**

The financial statements have been prepared on a receipts and payments basis only, referring to applicable UK Accounting Standards and the Charities Act 2011.

**(a) Endowment funds**

Endowment funds relate to the capital value of the charity's Almshouses.

**(b) Restricted funds**

Restricted funds comprise the rental income derived from the endowment fund assets (the Almshouses) and the expenditure in relation thereto.

**(c) Unrestricted funds**

Unrestricted funds are donations and other income received or generated for the objects of the charity without further specified purpose and are available as general funds.

**2. RESOURCES USED**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL 2021 £	2020 £
<b>2(a) Direct charitable expenditure</b>					
Distribution of Cash Amongst the Poor of the Parish					
Moulton Village	2,650	-	-	2,650	3,810
Moulton Chapel	1,580	-	-	1,580	2,130
Moulton Seas End	1,840	-	-	1,840	2,150
Moulton Widows	-	-	-	-	40
Pension Credits	590	-	-	590	1,650
Grants:-					
Moulton John Harrox Primary School	3,000	-	-	3,000	3,000
Moulton Chapel Primary School	3,000	-	-	3,000	3,000
South Holland Parish Voluntary Car Scheme	3,000	-	-	3,000	3,000
Other Grants	11,648	-	-	11,648	8,550
	<b>27,308</b>	<b>-</b>	<b>-</b>	<b>27,308</b>	<b>27,330</b>
<b>Costs of charitable activities</b>					
Rates & heating	-	5,128	-	5,128	4,891
Insurances	1,763	-	-	1,763	1,662
Drainage rates	1,211	-	-	1,211	1,188
Repairs to properties	-	8,766	-	8,766	1,307
Drainage work on land	-	-	-	-	3,250
Stationery	-	-	-	-	-
Advertising	480	-	-	480	480
	<b>3,454</b>	<b>13,894</b>	<b>-</b>	<b>17,348</b>	<b>12,778</b>
<b>Governance Costs</b>					
Independent Examiner's and Accountancy Fees	870	-	-	870	870
Professional Fees	462	-	-	462	790
Miscellaneous expenditure	1,500	-	-	1,500	1,536
	<b>2,832</b>	<b>-</b>	<b>-</b>	<b>2,832</b>	<b>3,196</b>
	<b>33,594</b>	<b>13,894</b>	<b>-</b>	<b>47,488</b>	<b>43,304</b>



**MOULTON POOR LAND TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**3. FIXED ASSETS**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2021 £	Total 2020 £
<b>Tangible assets</b>					
<b>Almhouses:</b>					
Clement Rosling Homes (3 Units) 46 Woodgate Road	-	-	150,000	150,000	150,000
<b>Total tangible assets</b>	-	-	270,000	270,000	270,000
<b>Investment assets</b>					
<b>Other land &amp; buildings:</b>					
45 / 49 acres of land at Moulton Seas End	135,000	-	-	135,000	135,000
20.72 acres of land at Moulton Washway	62,160	-	-	62,160	62,160
12.13 acres of land Eaugate Road, Moulton Eaugate	36,390	-	-	36,390	36,390
20.52 acres of land at Hither Old Gate, Holbeach Fen	53,660	-	-	53,660	53,660
32.01 acres of land in Weston Hills	76,392	-	-	76,392	76,392
35.15 acres of land at Whaplode Fen	81,980	-	-	81,980	81,980
7.22 acres of land at Delgate Bank, Weston	20,358	-	-	20,358	20,358
3 acres of land, Moulton Chapel	9,000	-	-	9,000	9,000
40.065 Acres of Land Moulton Chapel & Whaplode Fen	140,049	-	-	140,049	140,049
<b>Total investment assets</b>	614,989	-	-	614,989	614,989

**4. LIABILITIES**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2021 £	Total 2020 £
Professional fees	660	-	-	660	660
	660	-	-	660	660

**5. MOVEMENT IN FUNDS**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2021 £	Total 2020 £
Cash funds held at 1 January 2021 (2020)	23,132	7,404	-	30,536	27,900
Assets (net of liabilities)	614,329	-	270,000	884,329	884,329
Balance at 1 January 2021 (2020)	637,461	7,404	270,000	914,865	912,229
Movements per receipts and payments account	1,679	(3,244)	-	(1,565)	2,636
Balance at 31 December 2021 (2020)	639,140	4,160	270,000	913,300	914,865



**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF THE MOULTON POOR LAND TRUST  
(Incorporating the Moulton Minor Charities)  
FOR THE YEAR ENDED 31 DECEMBER 2021**

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 3 to 6.

**Responsibilities and basis of the report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act")

I report in respect of my examination of the Trust'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 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 which gives me cause to believe that in, any material respect:

accounting records were not kept in accordance with section 130 of the Act; or

the accounts do not accord with those records; or

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 the 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.

.....P R Wright FCCA  
**TC Bulley Davey**  
1 - 4 London Road  
Spalding  
Lincs  
PE11 2TA

**Dated:** .....



**THE POOR'S LANDS**

England & Wales - Charity number 216630

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# Accounts

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**Moulton Poor Land Trust**  
**(Incorporating the Moulton Minor Charities)**

**of**

**Anne Denny**

**William Gulson**

**John Rea**

**Henry Holland**

**Sir Anthony Irby**

**Erasmus Amy**

**Jacob Davey**

**Annual Report and Financial Statements**

**For the year ended 31 December 2020**

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**CONTENTS PAGE**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**CONTENTS:**

	<b>PAGE</b>
Officials and Addresses	1
Annual Report of the Trustees	2
Receipts and Payments Accounts	3
Statement of Assets and Liabilities	4
Notes to The Accounts	5 - 6
Independent Examiner's Report	7

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**Officials and Addresses**

**Trustees**

Mr T H Charlton  
Mr J T Biggadike (Retired 21 November 2020)  
Mr R Oldershaw  
Mrs P Pates  
Mr D Buck  
Mr D J Grimwood  
Mr P Dean  
Mr R W Lewis  
Mr T Driver  
Mr N Barnett (Appointed December 2019)

**Charity Address**

C/o Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Clerk to the Charity**

Mrs Faye Blair  
C/o Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Solicitors**

Maples Solicitors LLP  
23 New Road  
Spalding  
Lincolnshire  
PE11 1DH

**Independent Examiners**

Bulley Davey  
1 - 4 London Road  
Spalding  
Lincolnshire  
PE11 2TA

**Bankers**

Lloyds Bank Plc  
Hall Place  
Spalding  
Lincolnshire

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

The Moulton Poor Land Trust Charity otherwise known as "The Poor's Lands" is registered with the Charity Commissioners (Number 2166300) and is constituted by the Charity Commissioners Scheme of 9 September 1870 for the regulation and management of the Moulton Poor Trust Land.

The Charity is administered by a management committee. The trustees serving the charity for the year ended 31 December 2020 were as follows:-

Mr T H Charlton  
Mr J T Biggadike (retired 21 November 2020)  
Mr R Oldershaw  
Mrs P Pates  
Mr D Buck  
Mr D J Grimwood  
Mr P Dean  
Mr R W Lewis  
Mr T Driver  
Mr N Barnett (Appointed December 2019)

All rents have been successfully collected during the year.

The Trustees regularly consider the investments of the charity and continue to believe that investment in agricultural land provides the correct balance between income and capital growth for the charity.

There was due to lockdown a reduction in applications for specific grants and as a trial vouchers were supplied at Christmas to the parents of all primary school children at the two Moulton schools who qualify for pupil premium payments to the schools. This was administered by the two schools in order to preserve confidentiality of pupil information and the cooperation of the schools was much appreciated.

The Trustees continue to reduce the number of recipients of the dole and increase specific grants as well as liaising with local schools, social workers, Age UK and religious leaders to identify cases of need which are met by regular payments to the elderly, specific grants and contributions to other charities providing assistance to people in need in the village.

**Signed and agreed by**

**T H Charlton**

**R W Lewis  
(Chairman)**

**Trustee of Moulton Poor Land Trust**

**Signed on:**

**MOULTON POOR LAND TRUST**  
**(Incorporating the Moulton Minor Charities)**  
**RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

	Note	Unrestricted	Restricted	Endowment	Total Funds	
		Funds	Funds	Funds	2020	2019
		£	£	£	£	£
<b>RECEIPTS</b>						
Investment income						
Land rent		34,892	-	-	34,892	34,888
Almshouses rent		-	10,660	-	10,660	10,660
Bank interest gross		1	-	-	1	3
CCLA Investment Interest		3	-	-	3	7
Other income						
Wayleave		384	-	-	384	179
<b>TOTAL RECEIPTS</b>		<b>35,280</b>	<b>10,660</b>	<b>-</b>	<b>45,940</b>	<b>45,737</b>
<b>PAYMENTS</b>						
Direct charitable expenditure	2(a)	26,380	950	-	27,330	27,999
Other charitable expenditure	2(b)	6,580	6,198	-	12,778	15,832
Governance costs	2(c)	3,190	6	-	3,196	3,865
<b>TOTAL PAYMENTS</b>		<b>36,150</b>	<b>7,154</b>	<b>-</b>	<b>43,304</b>	<b>47,696</b>
<b>NET INCOME / (EXPENDITURE)</b>		<b>(870)</b>	<b>3,506</b>	<b>-</b>	<b>2,636</b>	<b>(1,959)</b>
Transfers between funds		(1,500)	1,500	-	-	-
Cash Funds at 1 January 2020 (2019)		25,502	2,398	-	27,900	29,860
<b>Cash Funds at 31 December 2020 (2019)</b>		<b>23,132</b>	<b>7,404</b>	<b>-</b>	<b>30,536</b>	<b>27,901</b>

# **MOULTON POOR LAND TRUST**

## **STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2020**

	Note	2020			Total	2019 Total
		Unrestricted Funds	Restricted Funds	Endowment Funds		
		£	£	£		
<b>Cash Funds</b>						
Cash at Maples re Almshouses		-	7,404	-	7,404	2,398
Cash at Maples re Dole Monies		210	-	-	210	(430)
Cash at Lloyds - Main account		17,276	-	-	17,276	20,290
Cash at Lloyds - Savings account		4,435	-	-	4,435	4,435
Cash at CCLA - COIF Charities Deposit Fund		1,211	-	-	1,211	1,208
<b>Total Cash Funds</b> (as per Receipts and Payments account)		<b>23,132</b>	<b>7,404</b>	<b>-</b>	<b>30,536</b>	<b>27,901</b>
<b>Investment Assets</b>						
Tangible assets	3	-	-	270,000	270,000	270,000
Investments	3	614,989	-	-	614,989	614,989
		<b>614,989</b>	<b>-</b>	<b>270,000</b>	<b>884,989</b>	<b>884,989</b>
<b>Current Liabilities</b>						
Creditors	4	660	-	-	660	660
		<b>660</b>	<b>-</b>	<b>-</b>	<b>660</b>	<b>660</b>

**Signed by the Trustees:-**

Mr T H Charlton

Mr R Oldershaw

Mrs P Pates

Mr D Buck

Mr D J Grimwood

Mr P Dean

Mr R W Lewis

Mr T Driver

Mr N Barnett

Signed on .....

The notes on pages 5 and 6 form a part of these accounts

**MOULTON POOR LAND TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**1 ACCOUNTING POLICIES**

The financial statements have been prepared on a receipts and payments basis only, referring to applicable UK Accounting Standards and the Charities Act 2011.

**(a) Endowment funds**

Endowment funds relate to the capital value of the charity's Almshouses.

**(b) Restricted funds**

Restricted funds comprise the rental income derived from the endowment fund assets (the Almshouses) and the expenditure in relation thereto.

**(c) Unrestricted funds**

Unrestricted funds are donations and other income received or generated for the objects of the charity without further specified purpose and are available as general funds.

**2. RESOURCES USED**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL 2020 £	2019 £
<b>2(a) Direct charitable expenditure</b>					
Distribution of Cash Amongst the Poor of the Parish					
Moulton Village	3,810	-	-	3,810	3,714
Moulton Chapel	2,130	-	-	2,130	2,170
Moulton Seas End	2,150	-	-	2,150	2,340
Moulton Widows	40	-	-	40	40
Pension Credits	1,650	-	-	1,650	1,650
Grants:-					
Moulton John Harrox Primary School	3,000	-	-	3,000	3,000
Moulton Chapel Primary School	3,000	-	-	3,000	3,000
South Holland Parish Voluntary Car Scheme	3,000	-	-	3,000	3,000
Other Grants	7,600	950	-	8,550	9,085
	<b>26,380</b>	<b>950</b>	<b>-</b>	<b>27,330</b>	<b>27,999</b>
<b>Costs of charitable activities</b>					
Rates & heating	-	4,891	-	4,891	4,902
Insurances	1,662	-	-	1,662	1,589
Drainage rates	1,188	-	-	1,188	1,142
Repairs to properties	-	1,307	-	1,307	7,649
Drainage work on land	3,250	-	-	3,250	-
Stationery	-	-	-	-	70
Advertising	480	-	-	480	480
	<b>6,580</b>	<b>6,198</b>	<b>-</b>	<b>12,778</b>	<b>15,832</b>
<b>Governance Costs</b>					
Independent Examiner's and Accountancy Fees	870	-	-	870	810
Professional Fees	790	-	-	790	1,506
Miscellaneous expenditure	1,530	6	-	1,536	1,549
	<b>3,190</b>	<b>6</b>	<b>-</b>	<b>3,196</b>	<b>3,865</b>
	<b>36,150</b>	<b>7,154</b>	<b>-</b>	<b>43,304</b>	<b>47,696</b>

**MOULTON POOR LAND TRUST**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**3. FIXED ASSETS**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2020 £	Total 2019 £
<b>Tangible assets</b>					
<b>Almhouses:</b>					
Clement Rosling Homes (3 Units)	-	-	150,000	150,000	150,000
46 Woodgate Road	-	-	120,000	120,000	120,000
<b>Total tangible assets</b>	-	-	<b>270,000</b>	<b>270,000</b>	270,000
<b>Investment assets</b>					
<b>Other land &amp; buildings:</b>					
45 / 49 acres of land at Moulton Seas End	135,000	-	-	135,000	135,000
20.72 acres of land at Moulton Washway	62,160	-	-	62,160	62,160
12.13 acres of land Eaugate Road, Moulton Eaugate	36,390	-	-	36,390	36,390
20.52 acres of land at Hither Old Gate, Holbeach Fen	53,660	-	-	53,660	53,660
32.01 acres of land in Weston Hills	76,392	-	-	76,392	76,392
35.15 acres of land at Whaplode Fen	81,980	-	-	81,980	81,980
7.22 acres of land at Delgate Bank, Weston	20,358	-	-	20,358	20,358
3 acres of land, Moulton Chapel	9,000	-	-	9,000	9,000
40.065 Acres of Land Moulton Chapel & Whaplode Fen	140,049	-	-	140,049	140,049
<b>Total investment assets</b>	<b>614,989</b>	-	-	<b>614,989</b>	614,989

**4. LIABILITIES**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2020 £	Total 2019 £
Professional fees	660	-	-	660	660
	<b>660</b>	-	-	<b>660</b>	660

**5. MOVEMENT IN FUNDS**

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2020 £	Total 2019 £
Cash funds held at 1 January 2020 (2019)	25,502	2,398	-	27,900	29,860
Assets (net of liabilities)	614,329	-	270,000	884,329	884,329
Balance at 1 January 2020 (2019)	639,831	2,398	270,000	912,229	914,189
Movements per receipts and payments account	(2,370)	5,006	-	2,636	(1,959)
Balance at 31 December 2020 (2019)	<b>637,461</b>	<b>7,404</b>	<b>270,000</b>	<b>914,865</b>	912,230

**INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF THE MOULTON POOR LAND TRUST  
(Incorporating the Moulton Minor Charities)  
FOR THE YEAR ENDED 31 DECEMBER 2020**

I report on the accounts of the Charity for the year ended 31 December 2020, which are set out on pages 3 to 6.

**Respective responsibilities of trustees and examiner**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act")

I report in respect of my examination of the Trust'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 Act.

**Basis of independent examiner's statement**

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 accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the 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 accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

**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 which gives me cause to believe that in, any material respect:

accounting records were not kept in accordance with section 130 of the Act; or

the accounts do not accord with the accounting records; or

I have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....P R Wright FCCA

**Bulley Davey**  
1 - 4 London Road  
Spalding  
Lincs  
PE11 2TA

**Dated:** .....