

**TOWNLANDS AND UNITED CHARITIES**

**REGISTERED NO. 216849**

**ANNUAL REPORT AND ACCOUNTS**

**for the year ended**

**31st March 2025**

# TOWNLANDS AND UNITED CHARITIES

## Report of the Trustees for the year ended 31st March 2025

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## **TOWNLANDS AND UNITED CHARITIES**

### **Report of the Trustees for the year ended 31st March 2025**

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The principal address of the Scheme is Bank House, Broad Street, Spalding, Lincs. PE11 1TB.

The charity's trustees are empowered to administer and distribute the income of the charity in accordance with the objectives of the charity.

#### **TRUSTEES**

The trustees of the charity are as follows:-

Mr. D. Hildred  
Mr. T. King  
Mrs. A. Fossitt  
Mrs. M. Scott  
Mr. S. Ashton  
Rev S Sarvanathan

#### **ADVISORS**

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

Bankers:  
Lloyds,  
Market Place,  
Boston, Lincs.

#### **REVIEW**

The principal aim of the charity is to maximise income in order to financially assist residents of the Parish of Frampton who are in conditions of need, hardship or distress, and specific community causes, which the Trustees consider to be to the benefit of the local community.

A fully detailed review of the financial transactions of the charity is contained within this annual report.

The charity has an obligation to pay two-thirds of its excess of receipts over payments of the assets belonging to the old Frampton United Charities to the Frampton Educational Foundation (charity registered number 527784).

The Trustees have reviewed the risks which the charity faces in relation to its finances and are satisfied with the administrative systems in place to mitigate its exposure to such risks.

In considering their objectives and planning their activities the trustees have given careful consideration to the Charity Commissions' general guidance on public benefit.

Signed on behalf of the board of Trustees

Trustee:  
D. Hildred

Date: 26 August 2025

# **TOWNLANDS AND UNITED CHARITIES**

## **Report of the Trustees for the year ended 31st March 2025**

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I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2025 which are set out on pages 3 to 5.

### **Responsibilities and basis of report**

As the charity's trustees 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 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.

Date: 26 August 2025

M. STOREY, FCCA, ACA, BFP  
MOORE THOMPSON  
Chartered Accountants

# TOWNLANDS AND UNITED CHARITIES

## Report of the Trustees for the year ended 31st March 2025

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	2025 £	2024 £
<b>RECEIPTS</b>		
Rent	8,990.90	8,990.90
Western Power Distribution	750.00	10.33
Investment income	769.18	775.10
Land sale	32,912.00	-
	<hr/>	<hr/>
	<u>43,422.08</u>	<u>9,776.33</u>
 <b>PAYMENTS</b>		
Electricity grants	4,150.00	5,350.00
Clerks salary 1/2 with Framptons	949.98	949.98
Overpaid rent	-	-
Annual grant to Educational Foundation		
2/3rds clear income of old Frampton United Charities to to Educational Foundation	3,381.68	3,459.68
Accountancy and independent examiners fees	537.00	420.00
	<hr/>	<hr/>
	<u>9,018.66</u>	<u>10,179.66</u>
 <b>EXCESS OF RECEIPTS OVER (PAYMENTS)</b>	 <u>34,403.42</u>	 <u>(403.33)</u>

# TOWNLANDS AND UNITED CHARITIES

## Report of the Trustees for the year ended 31st March 2025

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	£
<b>BANK BALANCE</b> at 1st April 2024	5,471.42
<b>EXCESS</b> of receipts over (payments)	<u>34,403.42</u>
<b>BANK BALANCE</b> at 31st March 2025	<u><u>39,874.84</u></u>
 Represented by :-	
<b>BANK ACCOUNT</b>	<u><u>39,874.84</u></u>

These statements were approved by the Trustees on 26 August 2025.

Trustee  
D Hildred

Trustee  
T King

## TOWNLANDS AND UNITED CHARITIES

### Report of the Trustees for the year ended 31st March 2025

#### INVESTMENTS

	Units	Original cost	Value 31/03/2025	Value 31/03/2024
	£	£	£	£
Charinco Income	1769.81	2,602	2,521	2,584
Legal & General/MMGR	3997.90	1,940	17,031	15,868
Invesco Exempt	2248.76	3,092	9,845	9,784
M. & G. Charibond (Income)	1574.00	2,000	1,696	1,731
		<u>9,634</u>	<u>31,093</u>	<u>29,967</u>

#### BANK BALANCE

39,874.84

Less :- Frampton Tennis Club Donation to be held as a designated fund

2,601.52

#### ADJUSTED BANK BALANCE

37,273.32

#### LAND HOLDINGS

25.535 acres, Haven Bank  
12.160 acres, Frampton Bank (OS ref. 80,86)  
11,070 acres, Frampton Fen (5.345 acres OS ref. 907, 5.725 acres OS ref. 906)  
18.589 acres, Middle Fen, Frampton (OS ref. 796, 779 pt, 780 pt)  
5 acres, Frampton Bank (OS ref. 79 pt)  
4.5 acres, Frampton Bank (OS ref. 79 pt)  
2.85 acres, Church Green Lane, Frampton West (OS ref. 152)

#### LIABILITIES

Accountant's Fee

468.00