

# FRISKNEY UNITED CHARITIES

England & Wales · Charity number 217282

## Details

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**Other names** UNITED CHARITIES

**Status** Registered

**Legal form** Other

**Registered** 1963-06-24

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Sigtoft Farm  
Low Road South  
Friskney  
Boston  
PE22 8QH

**Phone** 01754820554

**Email** [rjams@hotmail.co.uk](mailto:rjams@hotmail.co.uk)

## Activities

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**Objects:** SEE INDIVIDUAL CONSTITUENTS

**Activities:** TO PROVIDE HOUSING FOR THE LESS FORTUNATE & ELDERLY PEOPLE OF FRISKNEY.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People, People With Disabilities

## Geography

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- **Area of benefit:** FRISKNEY
- Lincolnshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£102,272	£85,504	-	-
2023-12-31	£80,832	£62,926	-	-
2022-12-31	£68,768	£71,131	-	-
2021-12-31	£62,769	£62,399	-	-
2020-12-31	£55,276	£43,408	-	-

## Trustees

Name	Role	Appointed
Rev FIONA JANE COTTON-BETTERIDGE	Chair	
NICOLA SMITH		
Paula J Dickinson		2017-11-15
TONY SCARBOROUGH		2012-05-24
Terence James Twigg		2020-02-21

## Linked charities

- JOHN SHAWS CHARITY (217282-1)
- POORS LAND CHARITY (217282-2)
- HENRY BUTTER PACEY'S CHARITY (217282-3)

**FRISKNEY UNITED CHARITIES**

England & Wales - Charity number 217282

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# Accounts

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**FRISKNEY UNITED CHARITIES**  
**RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2024**

## **FRISKNEY UNITED CHARITIES**

### **LEGAL AND ADMINISTRATIVE REPORT**

The trustees present the statement of accounts of the charity for the year ended 31 December 2024.

#### **PRINCIPAL ACTIVITIES**

The charity's principal activity continued to be that of providing housing for the less fortunate and elderly people of Friskney. The charity also owns a number of allotments, which it rents out. The charity is a registered charity, number 217282. The principal address of the charity is Sigtoft Farm, Low Road South, Friskney, Boston, Lincolnshire.

The results for the year are shown in the receipts and payment account on page 5.

The trustees intend to continue the charity's operations in the above manner.

#### **TRUSTEES**

The trustees who held office during the year were:

Rev F Cotton-Betteridge  
Mrs N Smith  
T Scarborough  
Mrs P Dickinson  
T J Twigg

The trustees also administer the affairs of the Eliza Gardiner Charity (number 228880) and the M L & C M Booth Charity (number 228881).

#### **SECRETARY**



Mrs J Scott

Dated:

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

### FRISKNEY 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 3 to 6.

#### **Responsibilities and basis of 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 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.



Niall Kingsley FCA  
Duncan & Toplis Limited  
5 Resolution Close  
Endeavour Park  
Boston  
Lincolnshire  
PE21 7TT

Dated: 21 May 2025

**FRISKNEY UNITED CHARITIES**

**STATEMENT OF ASSETS AND LIABILITIES**

**AS AT 31 DECEMBER 2024**

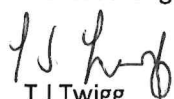
	2024	2023
	£	£
<b>FIXED ASSETS</b> - per note 1	833,000	833,000
<b>INVESTMENTS</b> - per note 2	<u>526,744</u>	<u>509,004</u>
	1,359,744	1,342,004
<b>MONETARY ASSETS</b>		
Bank – current accounts	37,736	32,404
Cyclical maintenance fund account	<u>7,869</u>	<u>5,283</u>
	<u>45,605</u>	<u>37,687</u>
<b>NET ASSETS</b>	<u>1,405,349</u>	<u>1,379,691</u>
<b>REPRESENTED BY:</b>		
<b>FUNDS</b>	2024	2023
	£	£
<b>Unrestricted funds:</b>		
Balance at 1 January 2024	1,168,547	1,131,297
Net receipts for the year	16,768	17,906
Unrealised gains on investments	8,890	25,510
Recoupment of permanent endowment (see note 3)	<u>(6,166)</u>	<u>(6,166)</u>
	1,188,039	1,168,547
<b>Restricted funds:</b>		
Permanent endowment (see note 3)	<u>217,310</u>	<u>211,144</u>
<b>TOTAL FUNDS</b>	<u>1,405,349</u>	<u>1,379,691</u>

Approved by the trustees on 12.5.2025

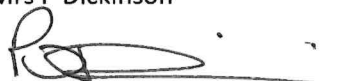
  
Rev F Cotton-Betteridge

  
Mrs N Smith

T Scarborough

  
T J Twigg

Mrs P Dickinson



## FRISKNEY UNITED CHARITIES

### SCHEDULES SUPPORTING THE STATEMENT OF ASSETS AND LIABILITIES

31 DECEMBER 2024

#### 1. FIXED ASSETS - (Trustees' valuation)

	Value at 31.12.24 £	Value at 31.12.23 £
House – Ski Cottage, Burgh Road	85,000	85,000
5 Almshouses, Avenue Corner & Burgh Road	134,000	134,000
Land – Friskney comprising 40 allotments	86,000	86,000
12 Almshouses and land at Mantle Green	<u>528,000</u>	<u>528,000</u>
	<u>833,000</u>	<u>833,000</u>

#### 2. INVESTMENTS

(Valuation at 31 December 2024)

	Value at 01.01.24 £	Investment purchases/ (sales) £	Change in value £	Value at 31.12.24 £
BLK Charities UK Bond Fund 712.864/744.851 accumulation units	32,990	1,500	(151)	34,339
BLK Charities UK Bond Fund 45,803.216/47,883.412 income units	67,945	3,000	(3,057)	67,888
BLK Charities UK Equity Fund 50,917.700/51,481.908 income units	370,919	4,350	9,730	384,999
BLK Charities UK Equity Fund 1,453.603 accumulation units	<u>37,150</u>	<u>-</u>	<u>2,368</u>	<u>39,518</u>
	<u>509,004</u>	<u>8,850</u>	<u>8,890</u>	<u>526,744</u>

#### 3. RECOUPMENT OF CAPITAL

As agreed with the Charity Commission expenditure from the permanent endowment of the charity of £370,000 is being recouped over a 60 year period at the rate of £6,166 per annum. This relates to £230,000 in November 1989 which is being recouped at the rate of £3,833 per annum and £140,000 in June 1991 which is being recouped at the rate of £2,333 per annum. At 31 December 2024 a total of £217,310 had been recouped (2023 - £211,144).

**FRISKNEY UNITED CHARITIES**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

	2024	2023
	£	£
<b>RECEIPTS</b>		
Rent from allotments	8,459	1,872
Rent from Ski cottage	1,121	1,420
Almshouses contributions	72,629	62,116
Dividends and investment income	15,656	14,792
Cyclical maintenance fund account interest	85	32
Other income – contribution towards secretary's costs	3,817	-
Other income – Dowsing licence	<u>505</u>	<u>600</u>
<b>TOTAL RECEIPTS</b>	<b><u>102,272</u></b>	<b><u>80,832</u></b>
<b>PAYMENTS</b>		
Property repairs and improvements	39,184	19,875
Rates	734	612
Secretary's salary, national insurance and pension	20,430	22,273
Postage, stationery, advertising and computer consumables	328	326
Subscriptions	1,181	333
Telephone	120	120
Lifeline system and rental costs	2,652	2,016
Insurance	2,527	2,563
Coal and charitable gifts	1,063	493
Professional fees	5,342	4,132
Accountancy	2,200	2,000
Grass and tree cutting	6,940	4,713
Oil and electric	2,766	3,417
TV licence	<u>37</u>	<u>53</u>
<b>TOTAL PAYMENTS</b>	<b><u>85,504</u></b>	<b><u>62,926</u></b>
<b>NET RECEIPTS FOR THE YEAR</b>	<b><u>16,768</u></b>	<b><u>17,906</u></b>

## **FRISKNEY UNITED CHARITIES**

### **NOTES REGARDING THE PREPARATION OF THE RECEIPTS AND PAYMENTS ACCOUNTS**

#### **FOR THE YEAR ENDED 31 DECEMBER 2024**

##### **Voluntary receipts**

Voluntary income is received in cash by way of gifts and legacies. Cash donations, gifts and legacies are included in the receipts and payments account on receipt.

##### **Investment receipts**

Dividends are included in the receipts and payments account when they are received.

Bank interest is included in the receipts and payments account on receipt.

##### **Rents and maintenance contributions**

Rents and maintenance contributions received from the occupants of the almshouses are included in the receipts and payments account. Allowance is made for maintenance contributions received which relate to subsequent years.

##### **Payments**

All payments and invoices awaiting payment are included in the receipts and payments account.

##### **Fixed assets**

Original assets of the charity are included in the statement of assets and liabilities at a valuation provided by the trustees. Freehold land is not depreciated. It is the trustees' policy to maintain all buildings to such a standard that their estimated residual value is not less than their net book value at any given time, therefore no depreciation is charged.

##### **Investments and investment gains and losses**

Stocks and shares quoted on the London Stock Exchange are included in the statement of assets and liabilities at their market value at the year end. The differences between this market value and the previous year's market value are disclosed on the statement of assets and liabilities as unrealised gains or losses on investments.

Unquoted investments are included at cost.

Gains and losses arising on the disposal of investments are included in the receipts and payments account.

##### **Funds accounting**

Funds held by the charity are:

Unrestricted general funds – these are funds which can be used in accordance with charitable objects at the discretion of the trustees.

Endowment funds – these funds represent those assets which must be held permanently by the charity, principally investments. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

**FRISKNEY UNITED CHARITIES**

England & Wales - Charity number 217282

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# Accounts

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REGISTERED CHARITY NUMBER: 217282

**DUNCAN  
& TOPLIS**



**FRISKNEY UNITED CHARITIES**  
**RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2023**

Duncan & Toplis and Kreston Duncan & Toplis are trading names of Duncan & Toplis Limited, registered in England and Wales, company number 09127501. Registered Office: Duncan & Toplis, 3 Castlegate, Grantham, Lincolnshire, NG31 6SF.

Regulated for a range of investment business activities by the Institute of Chartered Accountants in England and Wales. A list of the directors of Duncan & Toplis Limited is available on our website and at all offices.



[duncantoplis.co.uk](http://duncantoplis.co.uk)   

## **FRISKNEY UNITED CHARITIES**

### **LEGAL AND ADMINISTRATIVE REPORT**

The trustees present the statement of accounts of the charity for the year ended 31 December 2023.

#### **PRINCIPAL ACTIVITIES**

The charity's principal activity continued to be that of providing housing for the less fortunate and elderly people of Friskney. The charity also owns a number of allotments, which it rents out. The charity is a registered charity, number 217282. The principal address of the charity is Sigtoft Farm, Low Road South, Friskney, Boston, Lincolnshire.

The results for the year are shown in the receipts and payment account on page 5.

The trustees intend to continue the charity's operations in the above manner.

#### **TRUSTEES**

The trustees who held office during the year were:

Rev F Cotton-Betteridge  
Mrs N Smith  
T Scarborough  
Mrs P Dickinson  
T J Twigg

The trustees also administer the affairs of the Eliza Gardiner Charity (number 228880) and the M L & C M Booth Charity (number 228881).

#### **SECRETARY**

Mrs J Scott

Dated: 8 April 2024

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**

**FRISKNEY UNITED CHARITIES**

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 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 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.

J R Hodson F.C.A.  
Duncan & Toplis Limited  
5 Resolution Close  
Endeavour Park  
Boston  
Lincolnshire  
PE21 7TT



Dated:

10.4.24

**FRISKNEY UNITED CHARITIES**

**STATEMENT OF ASSETS AND LIABILITIES**

**AS AT 31 DECEMBER 2023**

	2023	2022
	£	£
<b>FIXED ASSETS</b> - per note 1	833,000	833,000
<b>INVESTMENTS</b> - per note 2	<u>509,004</u>	<u>474,644</u>
	1,342,004	1,307,644
<b>MONETARY ASSETS</b>		
Bank – current accounts	32,404	25,880
Cyclical maintenance fund account	<u>5,283</u>	<u>2,751</u>
	<u>37,687</u>	<u>28,631</u>
<b>NET ASSETS</b>	<u><u>1,379,691</u></u>	<u><u>1,336,275</u></u>
<b>REPRESENTED BY:</b>		
<b>FUNDS</b>	2023	2022
	£	£
<b>Unrestricted funds:</b>		
Balance at 1 January 2023	1,131,297	1,174,962
Net receipts/(payments) for the year	17,906	(2,363)
Unrealised gains/(losses) on investments	25,510	(35,136)
Recoupment of permanent endowment (see note 3)	<u>(6,166)</u>	<u>(6,166)</u>
	1,168,547	1,131,297
<b>Restricted funds:</b>		
Permanent endowment (see note 3)	<u>211,144</u>	<u>204,978</u>
<b>TOTAL FUNDS</b>	<u><u>1,379,691</u></u>	<u><u>1,336,275</u></u>

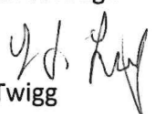
Approved by the trustees on 8 April 2024

  
Rev F Cotton-Betteridge

  
Mrs N Smith

  
T Scarborough

Mrs P Dickinson 

  
T J Twigg

## FRISKNEY UNITED CHARITIES

### SCHEDULES SUPPORTING THE STATEMENT OF ASSETS AND LIABILITIES

31 DECEMBER 2023

#### 1. FIXED ASSETS - (Trustees' valuation)

	Value at 31.12.23 £	Value at 31.12.22 £
House – Ski Cottage, Burgh Road	85,000	85,000
5 Almshouses, Avenue Corner & Burgh Road	134,000	134,000
Land – Friskney comprising 40 allotments	86,000	86,000
12 Almshouses and land at Mantle Green	<u>528,000</u>	<u>528,000</u>
	<u>833,000</u>	<u>833,000</u>

#### 2. INVESTMENTS

(Valuation at 31 December 2023)

	Value at 01.01.23 £	Investment purchases/ (sales) £	Change in value £	Value at 31.12.23 £
BLK Charities UK Bond Fund 679.001/712.864 accumulation units	29,640	1,500	1,850	32,990
BLK Charities UK Bond Fund 43,690.402/45,803.216 income units	63,758	3,000	1,187	67,945
BLK Charities UK Equity Fund 50,292.329/50,917.700 income units	347,228	4,350	19,341	370,919
BLK Charities UK Equity Fund 1,453.603 accumulation units	<u>34,018</u>	<u>-</u>	<u>3,132</u>	<u>37,150</u>
	<u>474,644</u>	<u>8,850</u>	<u>25,510</u>	<u>509,004</u>

#### 3. RECOUPMENT OF CAPITAL

As agreed with the Charity Commission expenditure from the permanent endowment of the charity of £370,000 is being recouped over a 60 year period at the rate of £6,166 per annum. This relates to £230,000 in November 1989 which is being recouped at the rate of £3,833 per annum and £140,000 in June 1991 which is being recouped at the rate of £2,333 per annum. At 31 December 2023 a total of £211,144 had been recouped (2022 - £204,978).

**FRISKNEY UNITED CHARITIES**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023	2022
	£	£
<b>RECEIPTS</b>		
Rent from allotments	1,872	3,221
Rent from Ski cottage	1,420	1,300
Almshouses contributions	62,116	49,567
Dividends and investment income	14,792	14,079
Cyclical maintenance fund account interest	32	1
Other income – Dowsing licence	<u>600</u>	<u>600</u>
<b>TOTAL RECEIPTS</b>	<b>80,832</b>	<b>68,768</b>
<b>PAYMENTS</b>		
Property repairs and improvements	19,875	46,363
Rates	612	566
Secretary's salary, national insurance and pension	22,273	7,956
Postage, stationery, advertising and computer consumables	326	465
Subscriptions	333	309
Telephone	120	110
Lifeline system and rental costs	2,016	1,920
Insurance	2,563	2,271
Coal and charitable gifts	493	550
Professional fees	4,132	148
Accountancy	2,000	1,800
Grass and tree cutting	4,713	6,016
Oil and electric	3,417	2,589
TV licence	<u>53</u>	<u>68</u>
<b>TOTAL PAYMENTS</b>	<b><u>62,926</u></b>	<b><u>71,131</u></b>
<b>NET RECEIPTS/(PAYMENTS) FOR THE YEAR</b>	<b><u>17,906</u></b>	<b><u>(2,363)</u></b>

## **FRISKNEY UNITED CHARITIES**

### **NOTES REGARDING THE PREPARATION OF THE RECEIPTS AND PAYMENTS ACCOUNTS**

#### **FOR THE YEAR ENDED 31 DECEMBER 2023**

##### **Voluntary receipts**

Voluntary income is received in cash by way of gifts and legacies. Cash donations, gifts and legacies are included in the receipts and payments account on receipt.

##### **Investment receipts**

Dividends are included in the receipts and payments account when they are received.

Bank interest is included in the receipts and payments account on receipt.

##### **Rents and maintenance contributions**

Rents and maintenance contributions received from the occupants of the almshouses are included in the receipts and payments account. Allowance is made for maintenance contributions received which relate to subsequent years.

##### **Payments**

All payments and invoices awaiting payment are included in the receipts and payments account.

##### **Fixed assets**

Original assets of the charity are included in the statement of assets and liabilities at a valuation provided by the trustees. Freehold land is not depreciated. It is the trustees' policy to maintain all buildings to such a standard that their estimated residual value is not less than their net book value at any given time, therefore no depreciation is charged.

##### **Investments and investment gains and losses**

Stocks and shares quoted on the London Stock Exchange are included in the statement of assets and liabilities at their market value at the year end. The differences between this market value and the previous year's market value are disclosed on the statement of assets and liabilities as unrealised gains or losses on investments.

Unquoted investments are included at cost.

Gains and losses arising on the disposal of investments are included in the receipts and payments account.

##### **Funds accounting**

Funds held by the charity are:

Unrestricted general funds – these are funds which can be used in accordance with charitable objects at the discretion of the trustees.

Endowment funds – these funds represent those assets which must be held permanently by the charity, principally investments. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

**FRISKNEY UNITED CHARITIES**

England & Wales - Charity number 217282

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# Accounts

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FRISKNEY UNITED CHARITIES

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

	2022	2021
	£	£
<b>RECEIPTS</b>		
Rent from allotments	3,221	3,187
Rent from Ski cottage	1,300	1,241
Almshouses contributions	49,567	45,828
Dividends and investment income	14,079	12,513
Cyclical maintenance fund account interest	1	-
Other income – Dowsing licence	<u>600</u>	-
<b>TOTAL RECEIPTS</b>	<b>68,768</b>	<b><u>62,769</u></b>
<b>PAYMENTS</b>		
* Property repairs and improvements	46,363	39,914
Rates	566	572
* Secretary's salary (Remainder on Eliza accounts)	7,956	9,198
Postage, stationery, advertising and computer consumables	465	394
Subscriptions	309	295
Telephone	110	-
Lifeline system and rental costs	1,920	1,860
Insurance	2,271	2,135
Coal and charitable gifts	550	480
Professional fees	148	-
Accountancy	1,800	1,710
* Grass and tree cutting	6,016	3,035
Oil and electric	2,589	2,776
TV licence	<u>68</u>	<u>30</u>
<b>TOTAL PAYMENTS</b>	<b><u>71,131</u></b>	<b><u>62,399</u></b>
<b>NET (PAYMENTS)/RECEIPTS FOR THE YEAR</b>	<b><u>(2,363)</u></b>	<b><u>370</u></b>

\* Property repairs/improvements  
(Difference = £6429)

= New kitchen @ 11, MG  
Complete redecoration – 3, MG  
Wheelchair ramp → Dot  
= £3401

\* Grass & tree cutting  
(Difference = (£2901))



# Trustees' Annual Report for the period

<b>From</b>	Period start date			<b>To</b>	Period end date		
	Day01	Month01	Y2022ear		Day31	M12onth	Year2022

## Section A Reference and administration details

**Charity name**

FRISKNEY UNITED CHARITIES

**Other names charity is known by**

**Registered charity number (if any)**

217282

**Charity's principal address**

c/o Sigtoft Farm, Low Road South, Friskney  
 Boston  
 Lincs  
**Postcode PE22 8QH**

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Reverend Fiona Cotton-Betteridge	Chairman		Ex-Officio
2	Mr Tony Scarborough	Vice Chairman		Friskney Parish Council
3	Mr Terence James Twigg			Friskney Parish Council
4	Miss Paula Dickinson			Friskney Parish Council
5	Mrs Nicola Smith			Friskney Parish Council
6				
7				
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14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
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**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Section B Structure, governance and management**

**Description of the charity's trusts**

Type of governing document (eg. trust deed, constitution)	Charity Commission scheme – 12.06.1959
How the charity is constituted (eg. trust, association, company)	Trust
Trustee selection methods (eg. appointed by, elected by)	Appointed by the Parish Council

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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**Section C Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

Trust provides housing for the elderly and less fortunate people in the area of Friskney. The Charity owns 17 almshouses, 1 rented-out property and a number of allotments.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

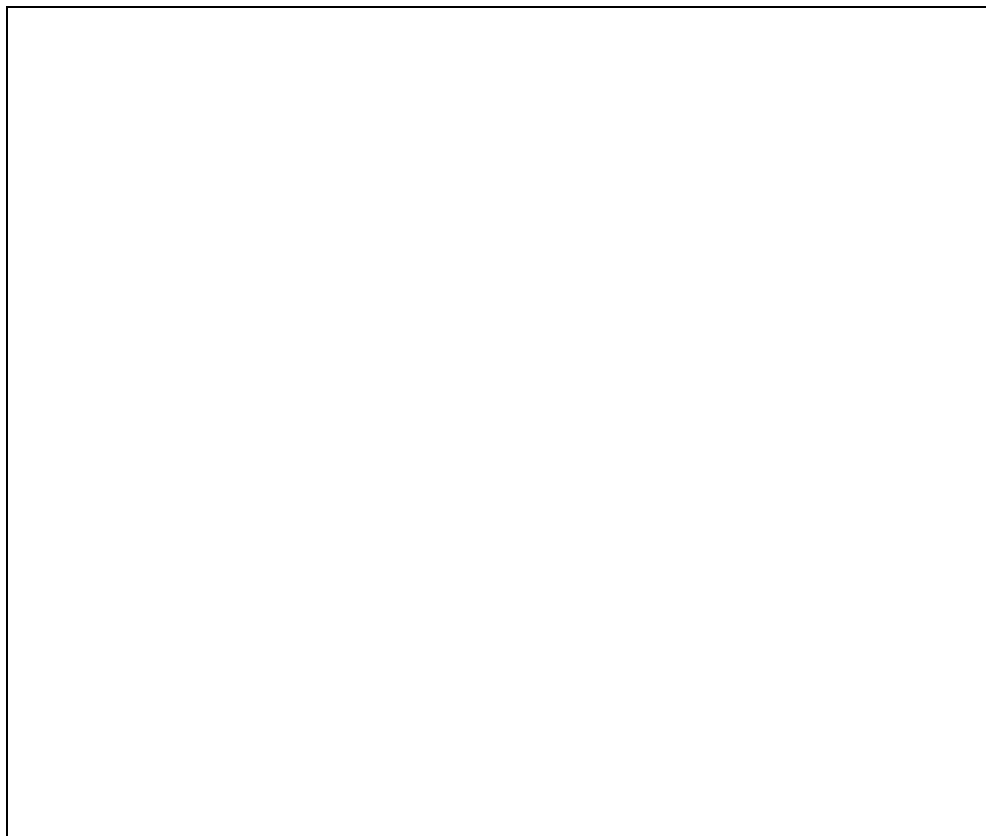
To collect Annual Maintenance Contributions (AMC) and allotment rents for the upkeep of both dwellings and land.

**Additional details of objectives and activities (Optional information)**

The Trustees have considered the guidance given by the Charity Commission on public benefit

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.



## Section D

## Achievements and performance

The continued upgrading of some of our older Imshouses, specifically replacing outdated bathrooms with shower rooms that are more accessible for our elderly/disabled residents. In addition there was an ongoing programme of repairs and renovations throughout 2022.

The Charity aims to provide good quality, low cost and energy efficient accommodation for those in housing need in the parish of Friskney.

**Summary of the main achievements of the charity during the year**

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## Section E Financial review

### Brief statement of the charity's policy on reserves

To repay permanent endowment of £370,000 being recouped over a 60 year period. Trustees try to maintain funds to ensure levels of accommodation are maintained.

### Details of any funds materially in deficit

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Principal sources of funds from residents Annual Maintenance Contributions.  
Investment powers – Charinco and Charishare income units.  
Accumulation Units protected.

## Section F Other optional information

## Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>	J.Scott	
<b>Full name(s)</b>	Jacquie Scott	
<b>Position (eg Secretary, Chair, etc)</b>	Secretary	
<b>Date</b>	23/05/2023	

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**

### **FRISKNEY UNITED CHARITIES**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2022 which are set out on pages 3 to 6.

#### **Responsibilities and basis of 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 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.

J R Hodson F.C.A.  
Duncan & Toplis Limited  
Chartered Accountants  
5 Resolution Close  
Endeavour Park  
Boston  
Lincolnshire  
PE21 7TT

Dated:

**FRISKNEY UNITED CHARITIES**

England & Wales - Charity number 217282

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# Accounts

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## Trustees' Annual Report for the period

From 01/01/2021

Period start date To 31/12/2021

Period end date

Charity name: Friskney United Charities

Charity registration number: 217282

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>Trust provides housing for the elderly and less fortunate people in the area of Friskney. The charity owns 18 almshouses and a number of allotments.</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<b>To collect Annual Maintenance Contributions (AMC) and allotment rents for the upkeep of both dwellings and land.</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>The Trustees have considered the guidance given by the Charity Commission on public benefit.</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

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## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p><b>Upgrading some of our older almshouses, specifically replacing outdated bathrooms with easier access shower rooms with aids for disabled access.</b></p> <p><b>An ongoing programme of repairs and renovations throughout 2021, upgrading properties as they become vacant.</b></p> <p><b>The charity aims to provide good quality, low cost and energy efficient accommodation for deserving/vulnerable residents.</b></p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>As per audited accounts submitted.</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>To repay permanent endowment of £370,000 being recouped over a 60 year period. Trustees try to maintain funds to ensure levels of accommodation are maintained.</b>
Amount of reserves held	Para 1.22	<b>See accounts submitted</b>
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<b>Investment powers – Charinco and Charishareincome units. Accumulation Units protected.</b>
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	<b>Charity Commission Scheme – dated 12.06.1959</b>
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	<b>Trust</b>
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>Appointed by the Parish Council</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	Friskney United Charities
Other name the charity uses	
Registered charity number	217282
Charity's principal address	c/o Jacquie Scott Sigtoft Farm Low Road South Friskney Boston Lincs. PE22 8QH

**Names of the charity trustees who manage the charity**

	<b>Trustee name</b>	<b>Office (if any)</b>	<b>Dates acted if not for whole year</b>	<b>Name of person (or body) entitled to appoint trustee (if any)</b>
1	Reverend Fiona Cotton-Betteridge	Chairman		Ex-Officio
2	Mr Tony Scarborough	Vice Chairman		Friskney Parish Council
3	Mr Terence James Twigg			Friskney Parish Council
4	Miss Paula Dickinson			Friskney Parish Council
5	Mrs Nicola Smith			Friskney Parish Council
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**Corporate trustees – names of the directors at the date the report was approved**

<b>Director name</b>		

**Name of trustees holding title to property belonging to the charity**

<b>Trustee name</b>	<b>Dates acted if not for whole year</b>	

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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#### Name of chief executive or names of senior staff members (Optional information)

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## Other optional information

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## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>	J. Scott	
<b>Full name(s)</b>	Jacqueline Scott	
<b>Position (eg Secretary, Chair, etc)</b>	Secretary	
<b>Date</b>	27/07/2022	

**SKISNEY UNITED CHARITIES**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

	2021	2020
	£	£
<b>RECEIPTS</b>		
Rent from allotments	3,187	3,128
Rent from Ski cottage	1,241	1,213
Almshouses contributions	45,828	41,613
Dividends and investment income	12,513	9,322
Cyclical maintenance fund account interest	-	-
<b>TOTAL RECEIPTS</b>	<b>62,769</b>	<b>55,276</b>

<b>PAYMENTS</b>		
Property repairs and improvements	39,914	22,796
Rates	572	590
Secretary's salary	9,198	8,088
Postage, stationery, advertising and computer consumables	394	835
Subscriptions	295	281
Lifeline system and rental costs	1,860	1,305
Insurance	2,135	2,088
Coal and charitable gifts	480	450
Accountancy	1,710	1,620
Grass and tree cutting	3,035	3,455
Oil and electric	2,776	1,870
TV licence	<u>30</u>	<u>30</u>
<b>TOTAL PAYMENTS</b>	<b>62,399</b>	<b>43,408</b>

<b>NET RECEIPTS FOR THE YEAR</b>	<b><u>370</u></b>	<b><u>11,868</u></b>
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**DEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**

**FRISKNEY UNITED CHARITIES**

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 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) 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.

J R Hodson F.C.A.  
Duncan & Toplis Limited  
Chartered Accountants  
5 Resolution Close  
Endeavour Park  
Boston  
Lincolnshire  
PE21 7TT

Dated:

**FRISKNEY UNITED CHARITIES**

England & Wales - Charity number 217282

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# Accounts

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## Trustees' Annual Report for the period

From 01/01/2020

Period start date To 31/12/2020

Period end date

Charity name:

Charity registration number:

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>Trust provides housing for the elderly and less fortunate people in the Friskney area. The charity owns 18 almshouses and a number of allotments.</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<b>To collect Annual Maintenance Contributions (AMC) and allotment rents for the upkeep of both dwellings and land.</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>The Trustees have considered the guidance given by the Charity Commission on public benefit.</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

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## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p><b>The upgrading of some of our older almshouses, specifically replacing outdated bathrooms with shower rooms for disabled access and with appropriate aids for disabilities. Where appropriate new kitchens have also been installed. An ongoing programme of repairs, maintenance and renovations throughout 2020.</b></p> <p><b>The charity aims to provide good quality, low cost and energy efficient accommodation for deserving and vulnerable residents.</b></p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>As per audited accounts submitted.</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>To repay a permanent endowment of £370,000, being recouped over a 60 year period. Trustees try to maintain funds to ensure levels of accommodation are maintained.</b>
Amount of reserves held	Para 1.22	<b>See accounts submitted</b>
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<b>Investment powers – Black Rock Charities UK Equity Funds and Black Rock Charities UK Bond Funds. Accumulation Units protected.</b>
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	<b>Charity Commission scheme – 12.06.1959</b>
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	<b>Trust</b>
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>Appointed by Parish Council</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	Friskney United Charities
Other name the charity uses	
Registered charity number	217282
Charity's principal address	c/o Jacquie Scott (Secretary) Sigtoft Farm Low Road South Friskney Boston Lincs. PE22 8QH

**Names of the charity trustees who manage the charity**

	<b>Trustee name</b>	<b>Office (if any)</b>	<b>Dates acted if not for whole year</b>	<b>Name of person (or body) entitled to appoint trustee (if any)</b>
1	Reverend Fiona Cotton-Betteridge	Chairman		Ex-Officio
2	Mr Tony Scarborough	Vice Chairman		Friskney Parish Council
3	Mrs Nicola Smith			Friskney Parish Council
4	Ms Paula Dickinson			Friskney Parish Council
5	Mr Terence James Twigg		21.01.2020	Friskney Parish Council
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**Corporate trustees – names of the directors at the date the report was approved**

<b>Director name</b>		

**Name of trustees holding title to property belonging to the charity**

<b>Trustee name</b>	<b>Dates acted if not for whole year</b>	

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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#### Name of chief executive or names of senior staff members (Optional information)

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## Other optional information

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## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>	J. Scott	
<b>Full name(s)</b>	Jacquie Scott	
<b>Position (eg Secretary, Chair, etc)</b>	Secretary	
<b>Date</b>	05/10/2021	

**FRISKNEY UNITED CHARITIES****RECEIPTS AND PAYMENTS ACCOUNT****FOR THE YEAR ENDED 31 DECEMBER 2020**

	2020		2019
	£	£	£
<b>RECEIPTS</b>			
Rent from allotments		3,128	2,988
Rent from Ski cottage		1,213	1,477
Almshouses contributions		41,613	41,723
Dividends and investment income		9,322	11,980
Cyclical maintenance fund account interest		-	<u>12</u>
<b>TOTAL RECEIPTS</b>		<b>55,276</b>	<b><u>58,180</u></b>
<b>PAYMENTS</b>			
Property repairs and improvements	22,796		24,278
Rates	590		513
Secretary's salary	8,088		7,644
Postage, stationery, advertising and computer consumables	835		1,233
Subscriptions	281		267
Lifeline system and rental costs	1,305		1,756
Insurance	2,088		2,189
Coal and charitable gifts	450		490
Accountancy	1,620		1,530
Grass and tree cutting	3,455		2,255
Oil and electric	1,870		1,690
TV licence	<u>30</u>		<u>38</u>
<b>TOTAL PAYMENTS</b>		<b><u>43,408</u></b>	<b><u>43,883</u></b>
<b>NET RECEIPTS FOR THE YEAR</b>		<b><u>11,868</u></b>	<b><u>14,297</u></b>

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2020 which are set out on pages 3 to 6.

### **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) 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.

J R Hodson F.C.A.  
Duncan & Toplis Limited  
Chartered Accountants  
5 Resolution Close  
Endeavour Park  
Boston  
Lincolnshire  
PE21 7TT

Dated: