

TOWN LAND OR JOHN COWPER'S CHARITY KNOWN AS JOHN COOPERS CHARITY ANNUAL REPORT

From 1st January 2021 to 31st December 2021
Charity Registration Number: 217607

THE OBJECTS OF THE CHARITY

The objects of the charity are met as far as possible by applying the income of the charity for public charitable purposes for the benefit of the inhabitants of East Langton

SUMMARY OF ACTIVITIES FOR THE YEAR

St Peter's Church

The Charity supported the Church by covering the cost of maintaining the churchyard. Also looking at ways to assist the Church in its fundraising activities.

Langtons Cricket Club

During the pandemic the Charity has made a number of grants to the Cricket Club and is also looking at further ways to support the club, which is an important community asset.

Neighbourhood Plan

The Charity has been working with the Parish Council to get land owned by the Charity allocated for a potential development site for 4 dwellings, of which two would be Affordable Housing. The Neighbourhood Plan process is expected to be completed during 2022, with the referendum towards the end of the year

Sale of Land

The Charity sold a small parcel of land adjacent to Home Farm for £27,500, all costs being covered by the purchaser.

FINANCIAL REVIEW

Income

Total Income for the year: £44,424

Expenditure

Total Expenditure for the year: £7,191

Assets

Fixed Assets comprise of 2 Cottages, land and gardens owned by the Trustees for a number of years with no established book value.

Investments are held in the following funds:

CCLA - COIF Charities Investment Fund

CCLA – COIF Charities Deposit Fund

Blackrock – Charities UK Equity Fund

STRUCTURE, GOVERNANCE and MANAGEMENT

Governing Document: P.R.VOL.32 PT V PAGE 273

Charity Constitution: Unincorporated

REFERENCE and ADMINISTRATIVE DETAILS

Charity Name: Town Land or John Cowper's Charity Known as John Coopers Charity

Charity No.: 217607

Charity's Address: c/o 16 The Old Stables, East Langton, Market Harborough, LE16 7SB

Names of Trustees

Mr J Loney

Mr J Preston

Mr J House

Mr M Weare

Declarations

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

Signed on behalf of the charity's trustees

Signature



Full Name: John Ivor Loney

Position: Trustee

Date: 19/10/2022

EAST LANGTON TOWN LANDS COOPERS CHARITY
FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2021

berry accountants ltd

Bowden House
36 Northampton Road
Market Harborough
Leicestershire
LE16 9HE

EAST LANGTON TOWN LANDS COOPERS CHARITY
RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31 DECEMBER 2021

	2021 £	2020 £
PROPERTY INCOME		
Mr F S Pentney		
Garden	-	100
Mrs E A Haynes & Mr B Packwood		
Field	1,950	2,340
Mr A Julian		
Garden	200	200
Mrs P Knight		
Cottage No 1	6,900	6,300
Mr C George and Miss R Nicholson		
Cottage No 2	9,540	10,335
	<u>18,590</u>	<u>19,275</u>
Less Expenses		
Repairs and Maintenance	1,567	5,302
Insurance	1,126	1,105
Solicitor Fees	-	1,775
Agents Land Registration Fees	-	-
Agents Fees re Rent Collections (Land)	<u>2,411</u>	<u>2,480</u>
	5,104	10,662
NET PROPERTY INCOME	<u>13,486</u>	<u>8,613</u>
OTHER INCOME		
Sale of Land at Home Farm	27,500	-
SUNDRY INCOME		
HSBC Compensation	100	-
INVESTMENT INCOME		
Charishare Common Investment Fund - Notional		
Dividend	3,336	2,077
Charities Official Investment Fund - Deposit Fund		
Interest	<u>2</u>	<u>112</u>
	3,338	2,189
	<u>44,424</u>	<u>10,802</u>
ADMINISTRATION EXPENSES		
Accountants Fees	<u>546</u>	<u>324</u>
INCOME LESS INDIRECT EXPENDITURE	43,878	10,478
INDIRECT EXPENDITURE		
Church Langton PCC		
Churchyard Maintenance	<u>1,541</u>	<u>3,320</u>
Langtons Cricket Club		
Grant for Mower	<u>-</u>	<u>5,091</u>
	1,541	8,411
SURPLUS for the year	<u><u>42,337</u></u>	<u><u>2,066</u></u>

EAST LANGTON TOWN LANDS COOPERS CHARITY
BALANCE SHEET
YEAR ENDED 31 DECEMBER 2021

	2021 £	2020 £
FIXED ASSETS		
Comprise 2 cottages, land and gardens owned by the Trustees for a number of years with no established book value	-	-
Cottage Improvements - Refurbishment (2015)	36,959	36,959
Cottage Improvements - Central Heating (2009)	15,222	15,222
INVESTMENTS		
Charishare Common Investment Fund		
Accumulation Shares - 5619.998	64,854	61,518
Charities Official Investment Fund		
Accumulation Shares - 374.50	10,000	10,000
Charities Official Investment Fund		
Deposit Fund	2,997	42,995
	<u>130,032</u>	<u>166,694</u>
CURRENT ASSETS		
Cheques in Hand		
Cash at Bank - Community Account	67,785	23,240
- Community Savings Account	14	14
Rents held by Estate Agents	<u>2,500</u>	<u>7,500</u>
	<u>70,299</u>	<u>30,754</u>
CREDITORS AND ACCRUED EXPENSES	546	-
Net assets representing Trust Fund below	<u><u>199,785</u></u>	<u><u>197,448</u></u>
TRUST FUND		
Balance as at 1 January 2021	197,448	195,382
Less withdrawals	(40,000)	-
Add Surplus for the year	<u>42,337</u>	<u>2,066</u>
	<u><u>199,785</u></u>	<u><u>197,448</u></u>

NOTES**Investments**

The following investments had a market value as stated below at the dates shown alongside:-

	£	Valuation Date
5,619.998 Charishare CIF Accumulation Shares	131,677	31/12/2021
374.50 Charishare OIF Accumulation Shares	135,305	31/12/2021

**INDEPENDENT EXAMINER'S REPORT
EAST LANGTON TOWN LANDS COOPERS CHARITY**

I report on the accounts of the Trust for the year ended 31 December 2021
, which are set out on pages 1 and 2

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is eligible for independent examination,
It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
 - to follow the procedures laid down in the general Directions given by the Charity Commission under
- section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

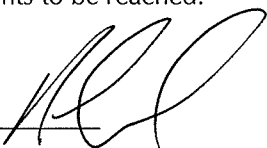
My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as 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 statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:-
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act.
- have not been met; or
- (2) to which, in my opinion, attention should be drawn, in order to enable a proper understanding of the accounts to be reached.

Signed: _____



ADRIAN NEAL FCA
berry accountants ltd
Bowden House
36 Northampton Road
Market Harborough
Leicestershire
LE16 9HE

Dated: 12/10/2022

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YEAR ENDED 31 DECEMBER 2021

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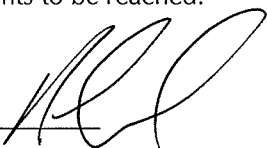
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