

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023
FOR
PILTON UNITED CHARITY**

PILTON UNITED CHARITY

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FOR THE YEAR ENDED 31 DECEMBER 2023**

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PILTON UNITED CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's objects are:

1. To provide and maintain housing for poor persons from the ancient parish of Pilton.
2. To provide relief for residents in need from the ancient parish of Pilton.
3. To provide any other charitable purpose to benefit the inhabitants of the ancient parish of Pilton.

Public benefit

It is felt that the Charity has and will continue to contribute a great deal to the community in the Parish of Pilton, Devon (as set out in the Constitution (dated 28 March 1994) by providing subsidised housing for the poor plus other benefits as mentioned below. All aims and objectives are of a charitable nature and comply with Section 4 of the Charities Act 2006. Public Benefit has been achieved by the Charity from the following methods:-

- Providing and maintaining 24 units of Almshouse accommodation for elderly people (or couples) to live independent lives.
- Providing an emergency alarm system to elderly Almshouse residents.
- Employing a part-time warden to give the Almshouse residents someone to turn to in cases of need and/or emergency.
- Providing events and outings to the Almshouse residents to give an element of personal interaction and to enhance their wellbeing.
- Providing and maintaining 2 units of Almshouse accommodation for families.
- Providing and maintaining 16 units of "affordable" rented accommodation. These are properties, which have been endowed to (or built by) the Charity over the years, and are let at below current market rental values.
- Providing grants (and other sums) to persons (or groups of persons) whose "need" may not be covered by statutory or local authority funding.
- Providing a small "pension allowance" to 3 "poor" persons, who are communicant members of the Church of England, as set out in "The Hospital Charity" section of the Constitution.

The trustees are expected to "declare an interest and withdraw from voting" in any event/transaction that presents a conflict of personal involvement and/or interest. The aims and governing document of the Charity are reviewed regularly to avoid "mission drift".

The trustees believe that this statement sets out their compliance for Public Benefit under Section 4 of the Charities Act 2006.

PILTON UNITED CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

ACHIEVEMENT AND PERFORMANCE

Financial results

The attached financial statements show the current state of the finances which the trustees consider to be sound. The charity received rents of £220,192 (2022 £207,188) during the year and after paying £167,961 (2022 £107,153) for general maintenance on the properties and £40,262 (2022 £39,426) on other expenses it produced a profit from renting of £11,969 (2022 £60,609).

The charity received £3,159 (2022 £2,607) from investments. They also received donations and grants amounting to £8 (2022 £nil).

The shares increased in value by £26,193 (2022: £1,006) in accordance with the changes of values in the Stock Market.

The trustees agreed that in this year the basis for the property valuation should be changed from the insurance valuation, which stated a total rebuild cost, to an approximate market value. Following consultation with a local estate agent the approximate market valuation of the properties was set at £7,545,000. As a result, there is a reduction in the property valuation in the year of £9,872,673.

Overall, there was a net deficit for the year was £9,831,344 compared to a net surplus in the previous year of £4,053,008.

The net result is that the charity has £8,138,515 (2022 £17,969,859) of assets and funds as at 31 December 2023.

FINANCIAL REVIEW

Reserves policy

It is the policy of the charity to maintain its bank balance in credit and to transfer funds to and from its deposit accounts/investments when prudent. This provides sufficient funds to cover management and administration and support costs and to respond to emergency repairs which arise from time to time. The trustees operate a policy of upgrading their properties whenever appropriate. However, the trustees are also aware that its historic houses will in the future be in need of considerable regular maintenance and as such have built-up their holding in charity investments over the years to safeguard the charity's future.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Organisational structure

The trustees consist, when complete, of 15 competent persons and include the Vicar, the Churchwarden and Deputy Churchwarden of St. Mary the Virgin, Pilton. There are 4 nominated trustees who serve for 4 years and are appointed by North Devon District Council (1), Barnstaple Town Council (2) and Pilton West Parish Council (1). There are 8 co-opted trustees who serve for 5 years and are appointed by the board of trustees. The trustees hold at least four ordinary meetings in a year at which at least 6 trustees must be present.

The charity includes the charity of John Exter, the charity of Katherine Graham, the charity of Thomas Harding, the Parish Lands charity, the charity of John Rogers and St. Margarets Hospital charity.

PILTON UNITED CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The trustees have examined the major strategic, business and operational risks which the charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

218538

Principal address

Little Orchard
Braunton Road
BARNSTAPLE
Devon
EX31 1GA

Trustees

Miss J Coates (Chairperson)
Mr J Phillips (Vice Chairperson)
Mrs V Elkins
Mr A Cameron - Resigned 14 March 2023
Mr P Saunders - Resigned 14 March 2023
Mrs E Holloway - Resigned 20 June 2023
Mr M Crooks
Mr R Howe
Mr F V Clarke
Mr M Willcox
Ms D Sibley
Rev M Tyrrell
Mr P Manley - Appointed 14 March 2023
Mr C Tippet - Appointed 14 March 2023
Mr W Sanders - Appointed 20 June 2023
Mr I Brodie - Appointed 20 June 2023
Ms J Hunt - Appointed 19 September 2023

Independent Examiner

Paul Honeywill
Stevens & Willey
Chartered Certified Accountants
Grenville House
9 Boutport Street
Barnstaple
Devon
EX31 1TZ

PILTON UNITED CHARITY

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023**

Approved by order of the board of trustees on 12 March 2024 and signed on its behalf by:


.....
Miss J Coates - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF PILTON UNITED CHARITY

Independent examiner's report to the trustees of Pilton United Charity

I report to the charity trustees on my examination of the accounts of Pilton United Charity (the Trust) for the year ended 31 December 2023.

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').

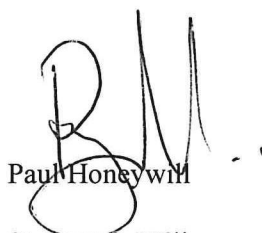
I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. 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 an independent examination.

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



Paul Honeywill

Stevens & Willey
Chartered Certified Accountants
Grenville House
9 Boutport Street
Barnstaple
EX31 1TZ

12 March 2024

PILTON UNITED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted fund £	Restricted funds £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		8	-	8	-
Charitable activities					
Subsidised housing		220,192	-	220,192	207,188
Investment income	2	3,159	-	3,159	2,607
Total		223,359	-	223,359	209,795
EXPENDITURE ON					
Charitable activities					
Subsidised housing		208,223	-	208,223	146,579
Net gains on investments		-	26,193	26,193	1,006
NET INCOME		15,136	26,193	41,329	64,222
Other recognised gains/(losses)					
Gains/(losses) on revaluation of fixed assets		-	(9,872,673)	(9,872,673)	3,988,786
Net movement in funds		15,136	(9,846,480)	(9,831,344)	4,053,008
RECONCILIATION OF FUNDS					
Total funds brought forward		559,858	17,410,001	17,969,859	13,916,851
TOTAL FUNDS CARRIED FORWARD		574,994	7,563,521	8,138,515	17,969,859

The notes on page 0 form part of these financial statements

PILTON UNITED CHARITY

BALANCE SHEET 31 DECEMBER 2023

	Notes	Unrestricted fund £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	5	437,678	7,107,322	7,545,000	17,417,673
Investments	6	41,960	456,199	498,159	471,966
		<u>479,638</u>	<u>7,563,521</u>	<u>8,043,159</u>	<u>17,889,639</u>
CURRENT ASSETS					
Cash at bank	7	111,702	-	111,702	95,698
CREDITORS					
Amounts falling due within one year	8	(16,346)	-	(16,346)	(15,478)
NET CURRENT ASSETS		<u>95,356</u>	<u>-</u>	<u>95,356</u>	<u>80,220</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>574,994</u>	<u>7,563,521</u>	<u>8,138,515</u>	<u>17,969,859</u>
NET ASSETS		<u>574,994</u>	<u>7,563,521</u>	<u>8,138,515</u>	<u>17,969,859</u>
FUNDS	9				
Unrestricted funds				574,994	559,858
Restricted funds				<u>7,563,521</u>	<u>17,410,001</u>
TOTAL FUNDS				<u>8,138,515</u>	<u>17,969,859</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 12 March 2024 and were signed on its behalf by:


Miss J Coates - Trustee

PILTON UNITED CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the fund. The charity records statutory rents received and weekly maintenance contributions received from tenants as rents received throughout these financial statements

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Freehold properties

The charity owns 42 properties of which 34 were constructed before 1900 and there is no record of their original cost. The other 8 properties were constructed in the year ended 31 December 1988 and have been included at cost less the social landlords grant. However, in order for the balance sheet to give a fairer reflection of the value of the properties they have been revalued to their probable open market value (obtained with the assistance of a local estate/land agent). The previous insurance value, including rebuild costs, was considered excessive and did not reflect the true position. As the properties are maintained in a state of repair such that their estimated retail value is not less than their carrying amount, the annual charge for depreciation would be nil. This charity is deemed to have permanent endowment.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

PILTON UNITED CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2023

1. ACCOUNTING POLICIES - continued

Social landlords grant

The social landlords grant was paid by the housing corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of housing properties on the balance sheet. It is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

2. INVESTMENT INCOME

	2023	2022
	£	£
Dividends received	2,798	2,599
Bank interest	361	8
	<u>3,159</u>	<u>2,607</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

4. STAFF COSTS

The emoluments to the Clerk to the Trustees was £7,542 (2022: £7,060).

The only other employee during the year was the Warden who received £3,220 (2022: £3,519) with employers NI of £13 (2022: £nil).

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST OR VALUATION	
At 1 January 2023	17,417,673
Revaluations	(9,872,673)
	<u>7,545,000</u>
At 31 December 2023	
NET BOOK VALUE	
At 31 December 2023	<u>7,545,000</u>
At 31 December 2022	<u>17,417,673</u>

PILTON UNITED CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2023

5. TANGIBLE FIXED ASSETS - continued

The properties have been revalued at the approximate market value. The valuation was carried out by Mr J Traynar of Phillips, Smith & Dunn Barnstaple.

Of the 42 properties owned by the charity, 8 were built by 31 December 1998 at a cost of £267,464. A social landlords grant of £186,802 was received at that time. Further improvement costs of £309,604 have been incurred since 31 December 2000.

The remaining properties pre-date 1900. No costs of acquisition are known.

6. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2023	471,966
Revaluations	26,193
	<hr/>
At 31 December 2023	498,159
	<hr/>
NET BOOK VALUE	
At 31 December 2023	498,159
	<hr/>
At 31 December 2022	471,966
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There were no investment assets outside the UK.

Listed investments comprise the following:

	2023 £	2022 £
Income producing shares		
500 Charifunds income units at year end market value	7,175	7,347
62,392 NAACIF income shares at year end market value	56,040	55,099
	<hr/>	<hr/>
	63,215	62,446
Accumulation shares		
3,881 NAACIF accumulation shares at year end market value	434,944	409,520
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	434,944	409,520
	<hr/>	<hr/>
Total UK quoted shares	498,159	471,966
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PILTON UNITED CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

7. CASH AT BANK

	2023	2022
	Total funds	Total funds
	£	£
Current account	44,456	76,235
Deposit account	67,246	19,463
Total	111,702	95,698

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	16,346	15,478

9. MOVEMENT IN FUNDS

	At 1/1/23 £	Net movement in funds £	At 31/12/23 £
Unrestricted funds			
General fund	559,858	15,136	574,994
Restricted funds			
Emergency Repair Fund	409,520	25,424	434,944
Unrealised Gains on Revaluation Reserve	17,000,481	(9,871,904)	7,128,577
	17,410,001	(9,846,480)	7,563,521
TOTAL FUNDS	17,969,859	(9,831,344)	8,138,515

PILTON UNITED CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2023

9. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	223,359	(208,223)	-	15,136
Restricted funds				
Emergency Repair Fund	-	-	25,424	25,424
Unrealised Gains on Revaluation Reserve	-	-	(9,871,904)	(9,871,904)
	-	-	(9,846,480)	(9,846,480)
TOTAL FUNDS	223,359	(208,223)	(9,846,480)	(9,831,344)

Comparatives for movement in funds

	At 1/1/22 £	Net movement in funds £	At 31/12/22 £
Unrestricted funds			
General fund	496,642	63,216	559,858
Restricted funds			
Emergency Repair Fund	406,309	3,211	409,520
Unrealised Gains on Revaluation Reserve	13,013,900	3,986,581	17,000,481
	13,420,209	3,989,792	17,410,001
TOTAL FUNDS	13,916,851	4,053,008	17,969,859

PILTON UNITED CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

9. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	209,795	(146,579)	-	63,216
Restricted funds				
Emergency Repair Fund	-	-	3,211	3,211
Unrealised Gains on Revaluation Reserve	-	-	3,986,581	3,986,581
	-	-	3,989,792	3,989,792
TOTAL FUNDS	<u>209,795</u>	<u>(146,579)</u>	<u>3,989,792</u>	<u>4,053,008</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/1/22 £	Net movement in funds £	At 31/12/23 £
Unrestricted funds			
General fund	496,642	78,352	574,994
Restricted funds			
Emergency Repair Fund	406,309	28,635	434,944
Unrealised Gains on Revaluation Reserve	13,013,900	(5,885,323)	7,128,577
	13,420,209	(5,856,688)	7,563,521
TOTAL FUNDS	<u>13,916,851</u>	<u>(5,778,336)</u>	<u>8,138,515</u>

PILTON UNITED CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 DECEMBER 2023

9. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	433,154	(354,802)	-	78,352
Restricted funds				
Emergency Repair Fund	-	-	28,635	28,635
Unrealised Gains on Revaluation Reserve	-	-	(5,885,323)	(5,885,323)
	<u>-</u>	<u>-</u>	<u>(5,856,688)</u>	<u>(5,856,688)</u>
TOTAL FUNDS	<u>433,154</u>	<u>(354,802)</u>	<u>(5,856,688)</u>	<u>(5,778,336)</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023.