

THE WEST KIRBY CHARITY
Registered Number: 218546

TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31st DECEMBER 2022

Principal Office

C/o The Clerk to the Trustees,
37 Madeley Drive, West Kirby, CH48 3LB

Structure and Governance

The Charity is an unincorporated association governed by a Scheme dated 14th January 1975 approved by the Charity Commissioners for England and Wales.

Trustees

When complete, the body of Trustees consists of twelve persons who through residence, occupation or employment, or otherwise, have special knowledge of the area of the former Urban District of Hoylake i.e. Hoylake, Meols, Greasby, Frankby, Caldy, Grange, Newton and West Kirby. Eight Nominative Trustees are appointed by Wirral Metropolitan Borough Council on the advice of existing Trustees and four Co-optative Trustees are directly appointed by the existing Trustees. Prospective Trustees are chosen for their local knowledge and skills which complement the existing members' skill sets. Although no formal training is given, Trustees receive the Charity Commission Trustee Welcome Pack when they are appointed, and informal training takes place at trustee meetings.

The Trustees who served during the year were as follows:

Nominative Trustees:

Mr James Darwent	- Chair
Mrs Vicky Gawith	
Ms Deirdre O'Dwyer	
Mrs Nadine Smith	
Mr David Stevenson	
Mrs Johanna Wynne	

Co-optative Trustees:

Dr Lee Malpas	
Mrs Jane Boulton	– appointed 4 th October 2022
Rev Alex Williams	– appointed 4 th October 2022

Jane Boulton relinquished her post as Clerk to the Trustees and was warmly thanked for her very valuable services over some 13 years. We are pleased that she has accepted co-option as a Trustee of the Charity where her knowledge and

commitment will be very useful. We welcomed Jane Brereton as the new Clerk to the Trustees in her place.

We are also pleased to welcome the Rev Alex Williams, the Rector of St. Bridget's Church, West Kirby, as a Co-optative Trustee.

Objectives and activities

The objects of the Charity are to provide financial relief, either generally or to individual persons, in the area of benefit, and the provision of pensions to poor persons who have resided in the area of benefit for not less than 3 years.

The Charity carries out the following activities to further its purposes:

The Charity applies its yearly income:

- a) in paying pensions to pensioners who have resided in the area of the former Urban District of Hoylake for not less than three years next preceding the time of their appointment.
- b) for relief in need in relieving either generally or individually persons resident in the former Urban District of Hoylake who are in conditions of need, hardship or distress by making grants of money or providing or paying for items, services, or facilities calculated to reduce the need, hardship or distress of such persons.
- c) The income of the Charity shall not be applied in relief of rates, taxes or other public funds but may be applied in supplementing relief or assistance provided out of public funds.

subject to a requirement that one half of the net income derived from certain property and investments listed in a schedule to the Charity's Scheme shall be held for educational purposes. The Charity fulfils this particular requirement by paying the relevant proportion of its net income to The Bennett Trust, a charity established to promote the education at Calday Grange Grammar School.

The Trustees have had due regard to the Charity Commission's public benefit guidance in seeking to fulfil the Charity's objects.

Achievements and performance

Our last remaining pensioner, Joyce Smith, sadly died in January 2022 at the age of 93 and we have not been able to find other deserving pensioners who might be helped in this way.

As established by the Charity's Governing Scheme, half of the Charity's net income is passed to The Bennett Trust for use by the pupils of Calday Grange Grammar School. This amounted to £6,628.15 for 2022 (2021 - £7,266.98). The Trust can give assistance in cases of hardship to parents/carers of children from families of limited means, larger families or those with particular financial problems. Grants may be made in special cases of any kind not normally provided by the Local Authority and in some circumstances funds may be available for those students who have recently

left school to help them in their chosen careers or in Further or Higher Education, provided they are less than 25 years of age.

Other grants and payments were made to the following:

Heswall Disabled Children's Holiday Fund – £2,000 - support for two participants living in our District

The Sequal Trust – £2,495 - contribution towards a speech aid for a local disabled lady

The Foresters' Horn Group, Riding for the Disabled Association - £500 - support for 3 local riders

The Quirky Café, Hoylake - £200 - Christmas Donation

The Heswall Disabled Children's Holiday Fund gives disabled children the opportunity to attend summer camps, go on day trips and socialise with children their own age throughout the year and in particular the summer holidays. This means they have an opportunity to build lasting friendships and enjoy the same kind of experiences other children have regularly, and these really have a lasting impact.

The Sequal Trust is a national charity which is committed to bridging the communication gap for disabled people. By providing suitable assistive technology to people who need it most, they aim to increase the quality of life for those who are non-verbal, have incoherent speech, or who have learning and communication difficulties. They aim to achieve this by making sure each of their disabled members reach their full potential through the provision of suitable communication equipment such as speech aids, light writers and grid pads. The Trustees agreed to help support a lady living in Hoylake who needed a replacement voice recognition appliance, contributing £2,495 of the total £4,495 cost.

The Foresters' Horn Group aims to provide life changing experiences for children and adults with a range of disabilities at two sites on the Wirral. It offers riders weekly sessions in term time and summer outings, such as a picnic and ride, and a two - night stay at a riding centre in Wales. Riders sometimes require 2-3 volunteers with them to support their physical needs.

The Quirky Cafe is part of The Life Tree Wirral CIC, a community interest company based in Hoylake, established to carry on activities which benefit the community and in particular support people who are disadvantaged, suffer from mental and physical health issues and are isolated. Amongst other things the cafe provided Christmas hampers with West Wirral Round Table, a warm hub for families, and a Christmas Day dinner for older people who might otherwise be on their own or finding things a little hard. They also offered to deliver lunch to anyone who might struggle getting out or who doesn't have transport.

Financial position

The Charity's financial position at the year-end is stable with reserves of £124,061.74 (2021 - £128,050), including the designated Repair Fund of £5,000, of which £95,138.56 (2021 – £104,879) is in unit trusts or listed investments.


Sufficient funds are kept in cash to ensure that the Charity can meet its obligations at any one time and surplus funds are invested with the help of professional advisors to maximise available income. The levels of all funds are considered at the regular meetings of the Trustees.

The Trustees continually look for opportunities to extend the reach of the Charity and enter into appropriate commitments to further its objects.

Our investment portfolio has unfortunately decreased in value during the year, following the general stock market downturn.

The Charity keeps a Repair Fund as a Designated Fund to ensure that sufficient funds are available for the maintenance of its properties. The level of that fund is determined annually by the Trustees. The Fund has been maintained at £5,000, considered reasonable for normal repairs and maintenance.

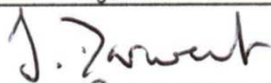
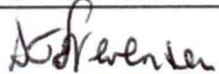
Signed:

Signature	
Name	Jim Darwent
Position	Chair
Date	6 th June 2023

		THE WEST KIRBY CHARITY			Charity No	218546
		Accounts for the year ended 31st December 2022				
		Statement of Financial Activities				
	Note	Endowment Funds	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2022	2021
		£	£	£	£	£
Incoming Resources						
Income from:						
Investments	3		11,002.88	15,282.13	26,285.01	25,239
Total		-	11,002.88	15,282.13	26,285.01	25,239
Resources expended						
Expenditure on:						
Raising funds	4		3,387.23	4,220.55	7,607.78	7,382
Charitable activities	5		6,721.90	5,288.75	12,010.65	15,326
Governance	10		893.75	893.75	1,787.50	1,093
Total		-	11,002.88	10,403.05	21,405.93	23,801
Net Income (Expenditure) before investment gains/(losses)						
		-	-	4,879.08	4,879.08	1,438
Net Gains (losses) on investments	8	-		-8,866.99	-8,866.99	300,608
Transfers between funds	9				-	-
Net movement in funds		-	-	-3,987.91	-3,987.91	302,046
Reconciliation of funds:						
Total funds brought forward	9	1,320,000.00	-	128,049.65	1,448,049.65	1,146,003
Total funds carried forward	9	£1,320,000.00	£ -	£124,061.74	£1,444,061.74	£1,448,050

		THE WEST KIRBY CHARITY		Charity No	218546
		Accounts for the year ended 31st December 2022			
		Balance Sheet			
	Note	Endowment Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
Fixed assets					
Investments	8	1,320,000.00	96,012.40	1,416,012.40	1,424,879
<i>Total fixed assets</i>		1,320,000.00	96,012.40	1,416,012.40	1,424,879
Current assets					
Debtors	6		1,350.00	1,350.00	2,379
Cash at bank and in hand			42,919.47	42,919.47	39,357
<i>Total current assets</i>		0.00	44,269.47	44,269.47	41,736
Creditors: Amounts falling due within one year	7		-8,241.98	-8,241.98	-9,949
<i>Net current assets (liabilities)</i>		0.00	36,027.49	36,027.49	31,787
<i>Total assets less current liabilities</i>		1,320,000.00	132,039.89	1,452,039.89	1,456,667
Creditors: Amounts falling due after one year	7		-7,978.15	-7,978.15	-8,617
<i>Total net assets</i>		£1,320,000.00	£124,061.74	£1,444,061.74	£1,448,050
Funds of the Charity:					
Endowment Funds	9	1,320,000.00		1,320,000.00	1,320,000
Unrestricted Funds	9		124,061.74	124,061.74	128,050
<i>Total funds</i>		£1,320,000.00	£124,061.74	£1,444,061.74	£1,448,050

Signed by two Trustees on behalf of all Trustees

Signature	Name	Date of approval
	Jim Darwent	6 th June 2023
	David Strevenson	6 th June 2023

	THE WEST KIRBY CHARITY	Charity No	218546
	Accounts for the year ended 31st December 2022		
	Notes to the accounts		

Note 1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with:

Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014

and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)

and with the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

Note 2 Accounting policies

INCOMING RESOURCES

Recognition of incoming resources

These are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources;
- the Trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Incoming resources with related expenditure

Where incoming resources have related expenditure (as with fundraising or contract income) the incoming resources and related expenditure are reported gross in the SoFA.

Investment income

This is included in the accounts when receivable.

Investment gains and losses

This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

EXPENDITURE AND LIABILITIES

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include finance and governance costs which support the Charity's activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities. The bases on which support costs have been allocated are set out in note 10.

ASSETS

Investments

Investments quoted on a recognised stock exchange are valued at market value at the year end.

Rake House Farmhouse was valued at 31st December 2021 by a qualified local Estate Agent on an open market basis in comparison with like properties on sale or recently sold in the area. The Rake House Farm tenanted land together with the Allotments at Meols and Newton were valued at 31st December 2021 by a RICS registered valuer at open market value, based on the comparable evidence obtained in their experience of valuing similar property in the locality. In arriving at their opinion, regard was had to locational and physical factors, occupier demand and redevelopment potential/alternative.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. Designated funds are unrestricted funds of the Charity which the Trustees have decided at their discretion to set aside to use for a specific purpose. Endowment funds are assets which are required to be invested, or retained for actual use, rather than spent. The Property Fund is regarded as Permanent Endowment under the Charity's Scheme and is subject to restrictions therefore as to how it may be transferred, sold or spent. Half the income from the Permanent Endowment must be held for educational purposes and is accordingly shown as a Restricted Fund in the Accounts.

		THE WEST KIRBY CHARITY		Charity No	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
Note 3	Income from investments	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
	Rental income	£	£	£	£
	Rake House Farm land	2,080.00	2,080.00	4,160.00	4,160
	Rake House Farmhouse	7,650.00	7,650.00	15,300.00	15,300
	Allotments				
	Heron Road, Meols (4,5,6,7,8,9,11,12,13,14)	617.00	617.00	1,234.00	1,234
	Heron Road, Meols (2,3,10)	242.50	242.50	485.00	485
	Little Heath, Newton	250.00	250.00	500.00	500
	Wayleaves	163.38	163.38	326.76	320
	Total rental income	11,002.88	11,002.88	22,005.76	21,999
	Investment Accumulations				
	Evelyn Income Portfolio - Clean GBP Dist - 102,080 units		515.40	515.40	-
	Artemis Global Income I Inc - 8,000 units		377.10	377.10	207
	Blackrock Continental European Income D Inc - 5,000 units		306.32	306.32	283
	Civitas Social Housing PLC Ordinary 1p shares - 7,000 shares		294.01	294.01	326
	Greencoat UK Wind PLC Ordinary 1p shares - 7,000 shares		395.85	395.85	501
	Janus Henderson Strategic Bond I Inc - 7,000 units		226.39	226.39	326
	Invesco Fund Managers IP Corporate Bond Z Inc - 4,805 units		277.14	277.14	137
	Ishares II Plc. - USD TIPS 0.5 UCITS ETF USD - 1,200 units		2.08	2.08	16
	Link Fund Sol Ltd Capita - Trojan X Inc 4,850 shares		6.18	6.18	-
	Liontrust - Monthly Income Bond B Gross Inc - 8,499.156 units		250.05	250.05	190
	M&G Securities Ltd Investment Fund for Charities(Charifund) - 1,900 units		1,501.00	1,501.00	969
	Invesco Fund Managers IP Global Targeted Income Z Inc - 3,500 units		-	-	89
	M&G Securities Ltd Corporate Bond I Income Fund - 21,400 units		-	-	117
	Tax reclaimed on investment income		38.32	38.32	75
	Cash & Bank deposit interest		89.41	89.41	4
	Total Investment Accumulations	-	4,279.25	4,279.25	3,240
	Total Income from Investments	£ 11,002.88	£ 15,282.13	£ 26,285.01	£ 25,239

		THE WEST KIRBY CHARITY		Charity No.	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
Note 4	Expenditure on Raising Funds	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
	Maintenance of Rake House Farmhouse:				
	Gas safety certificate & boiler service	58.50	58.50	117.00	119
	External security and bulkhead lights	216.00	216.00	432.00	-
	Replace defective fence	499.00	499.00	998.00	-
	Paint kitchen & dining area	192.00	192.00	384.00	-
	Repairs to electric hob	48.70	48.69	97.39	-
	Drain jetting	72.00	72.00	144.00	-
	Stain blocking and repaint of stairwell	192.00	192.00	384.00	-
	Roof works	336.00	336.00	672.00	-
	Electrical condition report			-	150
	Replace defective bath taps			-	210
		1,614.20	1,614.19	3,228.39	479
	Letting fees etc. re Rake House Farmhouse				
	Management fees @ 8% + VAT	734.40	734.40	1,468.80	1,469
		734.40	734.40	1,468.80	1,469
	Other investment property expenses:				
	Insurance	913.63	913.63	1,827.26	1,528
	New farm business tenancy - Rake House Farm			-	360
	Valuation report of land holdings			-	1,600
		913.63	913.63	1,827.26	3,487
	Investment management costs:				
	Evelyn Partners		833.33	833.33	1,072
		-	833.33	833.33	1,072
	Support Costs (Note 10)	125.00	125.00	250.00	875
	Total Expenditure on Raising Funds	£ 3,387.23	£ 4,220.55	£ 7,607.78	£ 7,382

		THE WEST KIRBY CHARITY		Charity No.	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
Note 5	Expenditure on Charitable Activities	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
	Pensions			-	240
	Christmas gifts to pensioners			-	125
	The Sequal Trust - contribution towards a speech aid for a local lady		2,495.00	2,495.00	-
	Heswall Disabled Children's Holiday Fund - support for two participants living in our District		2,000.00	2,000.00	2,000
	The Foresters' Horn Group, Riding for the Disabled Association - support for 3 local riders		500.00	500.00	-
	The Quirky Café, Hoylake - Christmas Donation		200.00	200.00	-
	The Bennett Trust - promoting education at Calday Grange Grammar School.	6,628.15		6,628.15	7,267
	Wirral Citizens Advice Bureau - West Wirral Older People's Advice Service			-	5,632
	Support Costs (Note 10)	93.75	93.75	187.50	63
	Total Expenditure on Charitable Activities	£6,721.90	£5,288.75	£12,010.65	£15,326

Note 6	Debtors and prepayments	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
	Tenants' deposit for Rake House Farmhouse held by Karl Tatler Estate Agents Ltd		1,350.00	1,350.00	1,350
	Evelyn Partners - outstanding dividends			-	29
	Advance payment for repairs - Rake House Farmhouse			-	1,000
	Total Debtors and Prepayments	£ -	£1,350.00	£1,350.00	£2,379

Note 7	Creditors and accruals	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
	Amounts falling due within one year				
	Accruals				
	Independent examination fees		850.00	850.00	780
	Valuation report of land holdings			-	1,600
	St Michael's & All Angels Church		125.00	125.00	-
	Amount due to The Bennett Trust - 2021		7,266.98	7,266.98	7,569
	Total amounts falling due within one year	£ -	£8,241.98	£8,241.98	£9,949
	Amounts falling due after one year				
	Amount due to The Bennett Trust - 2022		6,628.15	6,628.15	7,267
	Tenants' deposit for Rake House Farmhouse		1,350.00	1,350.00	1,350
	Total amounts falling due after one year	£ -	£7,978.15	£7,978.15	£8,617

Note 8	Fixed assets investments	THE WEST KIRBY CHARITY		Charity No.	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
			Endowment Funds	Unrestricted Funds	Total
			2022	2022	2021
			£	£	£
	Carrying (fair) value at beginning of year		1,320,000.00	104,879.38	1,424,879.38
	Add: additions to investments during period			97,562.34	97,562.34
	Less: disposals at selling or redemption value			-97,562.33	-14,764
	Add/(deduct): net gain/(loss) on revaluation			-8,866.99	300,608
	Carrying (fair) value at end of year		£1,320,000.00	£96,012.40	£1,416,012.40

Analysis of investments	Cost at year end	Fair value at year end	Fair value at year end	Total	Total
	2022	2022	2022	2022	2021
	£	£	£	£	£
Investment properties					
Rake House Farmhouse	130,275.98	650,000.00		650,000.00	650,000
Rake House Farm tenanted land - 52.21 acres	-	470,000.00		470,000.00	470,000
Allotments at Meols - 13.40 acres	-	150,000.00		150,000.00	150,000
Heron Road, Meols (4,5,6,7,8,9,11,12,13,14)					
Heron Road, Meols (2,3,10)					
Allotment at Newton - 1.77 acres	-	50,000.00		50,000.00	50,000
Little Heath, Newton					
Total investment properties	£130,275.98	£1,320,000.00	£ -	£1,320,000.00	£1,320,000
Investments listed on a recognised stock exchange or held in common investment funds, open ended investment companies, unit trusts or other collective investment schemes	Cost at year end	Fair value at year end	Fair value at year end	Total	Total
	2022	2022	2022	2022	2021
	£	£	£	£	£
Evelyn Income Portfolio - Clean GBP Dist - 102,080 units - purchased September 2022	96,688.50		95,138.56	95,138.56	-
Artemis Global Income I Inc - 8,000 units - sold August 2022				-	9,409
Blackrock Continental European Income D Inc - 5,000 units - sold August 2022				-	9,615
Civitas Social Housing PLC Ordinary 1p shares - 7,000 shares - sold August 2022				-	6,783
Greencoat UK Wind PLC Ordinary 1p shares - 7,000 shares - sold August 2022				-	9,842
Janus Henderson Strategic Bond I Inc - 7,000 units - sold August 2022				-	10,087
Invesco Fund Managers IP Corporate Bond Z Inc - 4,805 units - sold August 2022				-	10,384
Ishares II Plc. - USD TIPS 0.5 UCITS ETF USD - 1,200 units - sold August 2022				-	4,649
Link Fund Sol Ltd Capita - Trojan X Inc 4,850 shares - sold August 2022				-	6,244
Liontrust - Monthly Income Bond B Gross Inc - 8,499.156 units - sold August 2022				-	8,299
M&G Securities Ltd Equities Investment Fund for Charities (Charifund) - 1,900 units - sold September 2022				-	29,568
Cash			873.84	873.84	-
Total other investments	£96,688.50	£ -	£96,012.40	£96,012.40	£104,879
Total Fixed Assets Investments	£226,964.48	£1,320,000.00	£ 96,012.40	£1,416,012.40	£ 1,424,879

		THE WEST KIRBY CHARITY				Charity No.	218546
		Accounts for the year ended 31st December 2022					
		Notes to the accounts (continued)					
Note 9	Outline summary of fund movements	Fund balances brought forward 1 Jan 2022	Income	Expenditure	Gains and losses	Transfers	Fund balances carried forward 31 Dec 2022
	Fund name	£	£	£	£	£	£
	Permanent Endowment Funds						
	Property Fund	1,320,000.00					1,320,000.00
	Restricted Funds	-	11,002.88	-11,002.88			-
	Unrestricted Funds						
	Trustees' Accumulation Account	123,049.65	15,282.13	-10,403.05	-8,866.99		119,061.74
	Designated Funds						
	Repair Fund	5,000.00					5,000.00
		£1,448,049.65	£26,285.01	-£21,405.93	-£8,866.99	£0.00	£1,444,061.74

£0.00

	Fund balances brought forward 1 Jan 2021	Income	Expenditure	Gains and losses	Transfers	Fund balances carried forward 31 Dec 2021
Fund name	£	£	£	£	£	£
Permanent Endowment Funds						
Property Fund	1,024,040.00			295,960.00		1,320,000.00
Restricted Funds	-	10,999.34	-10,999.34			-
Unrestricted Funds						
Trustees' Accumulation Account	116,963.23	14,239.59	-12,801.35	4,648.18		123,049.65
Designated Funds						
Repair Fund	5,000.00					5,000.00
	£1,146,003.23	£25,238.93	-£23,800.69	£300,608.18	£0.00	£1,448,049.65

To support the refurbishment of Rake House Farmhouse in 2011-2012 the sum of £15,603.94 was transferred from the Trustees' Accumulation Account to the Property Fund. This would be repayable from the proceeds of any property sale.

Note 10	Analysis of support costs	Raising funds	Charitable activities	Governance	Total	
		2022	2022	2022	2022	
		£	£	£	£	
	Clerk's Time Jan - Sep	20.00%	20.00%	60.00%	£ 937.50	
	Clerk's Time Oct - Dec	20.00%	0.00%	80.00%	£ 312.50	
	Honorarium of Clerk	250.00	187.50	812.50	1,250.00	Allocated on time
	Donation for use of church for meetings			125.00	125.00	Governance
	Independent examination			850.00	850.00	Governance
		£250.00	£187.50	£1,787.50	£2,225.00	
		2021	2021	2021	2021	
		£	£	£	£	
	Clerk's Time Jan - Dec	70.00%	5.00%	25.00%	£ 1,250	
	Honorarium of Clerk	875	63	313	1,250	Allocated on time
	Donation for use of church for meetings			-	-	Governance
	Independent examination			780	780	Governance
		£875	£63	£1,093	£2,030	

	THE WEST KIRBY CHARITY	Charity No. 218546
	Accounts for the year ended 31st December 2022	
	Notes to the accounts (continued)	

Note 11	11.1 Trustee expenses	2022	2021
	Number of trustees who were paid expenses	None	None
	Nature of the expenses	N/a	N/a
	Total amount paid	Nil	Nil
	11.2 Fees for examination of the accounts	2022	2021
	Independent examiner's fees	£850.00	£780
	Other fees (for example: advice, consultancy, accountancy services) paid to the independent examiner	Nil	Nil

Note 12	Transactions with Trustees and related parties			
	12.1 Remuneration and benefits			
	Name of trustee or related party	Legal authority (e.g. order, governing document)	Amounts paid or benefit value	
			2022	2021
	NONE		Nil	Nil
	12.2 Loans			
	Name of trustee or related party	Legal authority	Amount owing	
			2022	2021
	Due to trustees and related parties	NONE	Nil	Nil
	Due from trustees and related parties	NONE	Nil	Nil
	12.3 Other transactions with trustees or related parties			
	Name of the trustee or related party	Relationship to charity	Description of the transactions	
			2022	2021
	NONE		Nil	Nil



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

THE WEST KIRBY CHARITY

**On accounts for the year
ended**

31ST DECEMBER 2022

**Charity no
(if any)**

218546

Set out on pages

5 to 13

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st DECEMBER 2022.

**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 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 the accounting records

I have no concerns and 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.

Signed:

Date:

7/6/23

Name:

MR MARK J LOUGHREY

**Relevant professional
qualification(s) or body
(if any):**

FCA
INSTITUTE OF CHARTERED ACCOUNTANTS IN ENGLAND AND WALES

Address:

38 MARKET STREET

HOYLAKE

WIRRAL CH47 2AF

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

THE WEST KIRBY CHARITY
Registered Number: 218546

TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31st DECEMBER 2022

Principal Office

C/o The Clerk to the Trustees,
37 Madeley Drive, West Kirby, CH48 3LB

Structure and Governance

The Charity is an unincorporated association governed by a Scheme dated 14th January 1975 approved by the Charity Commissioners for England and Wales.

Trustees

When complete, the body of Trustees consists of twelve persons who through residence, occupation or employment, or otherwise, have special knowledge of the area of the former Urban District of Hoylake i.e. Hoylake, Meols, Greasby, Frankby, Caldy, Grange, Newton and West Kirby. Eight Nominative Trustees are appointed by Wirral Metropolitan Borough Council on the advice of existing Trustees and four Co-optative Trustees are directly appointed by the existing Trustees. Prospective Trustees are chosen for their local knowledge and skills which complement the existing members' skill sets. Although no formal training is given, Trustees receive the Charity Commission Trustee Welcome Pack when they are appointed, and informal training takes place at trustee meetings.

The Trustees who served during the year were as follows:

Nominative Trustees:

Mr James Darwent	- Chair
Mrs Vicky Gawith	
Ms Deirdre O'Dwyer	
Mrs Nadine Smith	
Mr David Stevenson	
Mrs Johanna Wynne	

Co-optative Trustees:

Dr Lee Malpas	
Mrs Jane Boulton	– appointed 4 th October 2022
Rev Alex Williams	– appointed 4 th October 2022

Jane Boulton relinquished her post as Clerk to the Trustees and was warmly thanked for her very valuable services over some 13 years. We are pleased that she has accepted co-option as a Trustee of the Charity where her knowledge and

commitment will be very useful. We welcomed Jane Brereton as the new Clerk to the Trustees in her place.

We are also pleased to welcome the Rev Alex Williams, the Rector of St. Bridget's Church, West Kirby, as a Co-optative Trustee.

Objectives and activities

The objects of the Charity are to provide financial relief, either generally or to individual persons, in the area of benefit, and the provision of pensions to poor persons who have resided in the area of benefit for not less than 3 years.

The Charity carries out the following activities to further its purposes:

The Charity applies its yearly income:

- a) in paying pensions to pensioners who have resided in the area of the former Urban District of Hoylake for not less than three years next preceding the time of their appointment.
- b) for relief in need in relieving either generally or individually persons resident in the former Urban District of Hoylake who are in conditions of need, hardship or distress by making grants of money or providing or paying for items, services, or facilities calculated to reduce the need, hardship or distress of such persons.
- c) The income of the Charity shall not be applied in relief of rates, taxes or other public funds but may be applied in supplementing relief or assistance provided out of public funds.

subject to a requirement that one half of the net income derived from certain property and investments listed in a schedule to the Charity's Scheme shall be held for educational purposes. The Charity fulfils this particular requirement by paying the relevant proportion of its net income to The Bennett Trust, a charity established to promote the education at Calday Grange Grammar School.

The Trustees have had due regard to the Charity Commission's public benefit guidance in seeking to fulfil the Charity's objects.

Achievements and performance

Our last remaining pensioner, Joyce Smith, sadly died in January 2022 at the age of 93 and we have not been able to find other deserving pensioners who might be helped in this way.

As established by the Charity's Governing Scheme, half of the Charity's net income is passed to The Bennett Trust for use by the pupils of Calday Grange Grammar School. This amounted to £6,628.15 for 2022 (2021 - £7,266.98). The Trust can give assistance in cases of hardship to parents/carers of children from families of limited means, larger families or those with particular financial problems. Grants may be made in special cases of any kind not normally provided by the Local Authority and in some circumstances funds may be available for those students who have recently

left school to help them in their chosen careers or in Further or Higher Education, provided they are less than 25 years of age.

Other grants and payments were made to the following:

Heswall Disabled Children's Holiday Fund – £2,000 - support for two participants living in our District

The Sequal Trust – £2,495 - contribution towards a speech aid for a local disabled lady

The Foresters' Horn Group, Riding for the Disabled Association - £500 - support for 3 local riders

The Quirky Café, Hoylake - £200 - Christmas Donation

The Heswall Disabled Children's Holiday Fund gives disabled children the opportunity to attend summer camps, go on day trips and socialise with children their own age throughout the year and in particular the summer holidays. This means they have an opportunity to build lasting friendships and enjoy the same kind of experiences other children have regularly, and these really have a lasting impact.

The Sequal Trust is a national charity which is committed to bridging the communication gap for disabled people. By providing suitable assistive technology to people who need it most, they aim to increase the quality of life for those who are non-verbal, have incoherent speech, or who have learning and communication difficulties. They aim to achieve this by making sure each of their disabled members reach their full potential through the provision of suitable communication equipment such as speech aids, light writers and grid pads. The Trustees agreed to help support a lady living in Hoylake who needed a replacement voice recognition appliance, contributing £2,495 of the total £4,495 cost.

The Foresters' Horn Group aims to provide life changing experiences for children and adults with a range of disabilities at two sites on the Wirral. It offers riders weekly sessions in term time and summer outings, such as a picnic and ride, and a two - night stay at a riding centre in Wales. Riders sometimes require 2-3 volunteers with them to support their physical needs.

The Quirky Cafe is part of The Life Tree Wirral CIC, a community interest company based in Hoylake, established to carry on activities which benefit the community and in particular support people who are disadvantaged, suffer from mental and physical health issues and are isolated. Amongst other things the cafe provided Christmas hampers with West Wirral Round Table, a warm hub for families, and a Christmas Day dinner for older people who might otherwise be on their own or finding things a little hard. They also offered to deliver lunch to anyone who might struggle getting out or who doesn't have transport.

Financial position

The Charity's financial position at the year-end is stable with reserves of £124,061.74 (2021 - £128,050), including the designated Repair Fund of £5,000, of which £95,138.56 (2021 – £104,879) is in unit trusts or listed investments.


Sufficient funds are kept in cash to ensure that the Charity can meet its obligations at any one time and surplus funds are invested with the help of professional advisors to maximise available income. The levels of all funds are considered at the regular meetings of the Trustees.

The Trustees continually look for opportunities to extend the reach of the Charity and enter into appropriate commitments to further its objects.

Our investment portfolio has unfortunately decreased in value during the year, following the general stock market downturn.

The Charity keeps a Repair Fund as a Designated Fund to ensure that sufficient funds are available for the maintenance of its properties. The level of that fund is determined annually by the Trustees. The Fund has been maintained at £5,000, considered reasonable for normal repairs and maintenance.

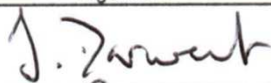
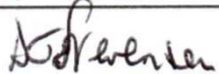
Signed:

Signature	
Name	Jim Darwent
Position	Chair
Date	6 th June 2023

		THE WEST KIRBY CHARITY			Charity No	218546
		Accounts for the year ended 31st December 2022				
		Statement of Financial Activities				
	Note	Endowment Funds	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2022	2021
		£	£	£	£	£
Incoming Resources						
Income from:						
Investments	3		11,002.88	15,282.13	26,285.01	25,239
Total		-	11,002.88	15,282.13	26,285.01	25,239
Resources expended						
Expenditure on:						
Raising funds	4		3,387.23	4,220.55	7,607.78	7,382
Charitable activities	5		6,721.90	5,288.75	12,010.65	15,326
Governance	10		893.75	893.75	1,787.50	1,093
Total		-	11,002.88	10,403.05	21,405.93	23,801
Net Income (Expenditure) before investment gains/(losses)						
		-	-	4,879.08	4,879.08	1,438
Net Gains (losses) on investments	8	-		-8,866.99	-8,866.99	300,608
Transfers between funds	9				-	-
Net movement in funds		-	-	-3,987.91	-3,987.91	302,046
Reconciliation of funds:						
Total funds brought forward	9	1,320,000.00	-	128,049.65	1,448,049.65	1,146,003
Total funds carried forward	9	£1,320,000.00	£ -	£124,061.74	£1,444,061.74	£1,448,050

		THE WEST KIRBY CHARITY		Charity No	218546
		Accounts for the year ended 31st December 2022			
		Balance Sheet			
	Note	Endowment Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
Fixed assets					
Investments	8	1,320,000.00	96,012.40	1,416,012.40	1,424,879
<i>Total fixed assets</i>		1,320,000.00	96,012.40	1,416,012.40	1,424,879
Current assets					
Debtors	6		1,350.00	1,350.00	2,379
Cash at bank and in hand			42,919.47	42,919.47	39,357
<i>Total current assets</i>		0.00	44,269.47	44,269.47	41,736
Creditors: Amounts falling due within one year	7		-8,241.98	-8,241.98	-9,949
<i>Net current assets (liabilities)</i>		0.00	36,027.49	36,027.49	31,787
<i>Total assets less current liabilities</i>		1,320,000.00	132,039.89	1,452,039.89	1,456,667
Creditors: Amounts falling due after one year	7		-7,978.15	-7,978.15	-8,617
<i>Total net assets</i>		£1,320,000.00	£124,061.74	£1,444,061.74	£1,448,050
Funds of the Charity:					
Endowment Funds	9	1,320,000.00		1,320,000.00	1,320,000
Unrestricted Funds	9		124,061.74	124,061.74	128,050
<i>Total funds</i>		£1,320,000.00	£124,061.74	£1,444,061.74	£1,448,050

Signed by two Trustees on behalf of all Trustees

Signature	Name	Date of approval
	Jim Darwent	6 th June 2023
	David Strevenson	6 th June 2023

	THE WEST KIRBY CHARITY	Charity No	218546
	Accounts for the year ended 31st December 2022		
	Notes to the accounts		

Note 1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with:

Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014

and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)

and with the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

Note 2 Accounting policies

INCOMING RESOURCES

Recognition of incoming resources

These are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources;
- the Trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Incoming resources with related expenditure

Where incoming resources have related expenditure (as with fundraising or contract income) the incoming resources and related expenditure are reported gross in the SoFA.

Investment income

This is included in the accounts when receivable.

Investment gains and losses

This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

EXPENDITURE AND LIABILITIES

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include finance and governance costs which support the Charity's activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities. The bases on which support costs have been allocated are set out in note 10.

ASSETS

Investments

Investments quoted on a recognised stock exchange are valued at market value at the year end.

Rake House Farmhouse was valued at 31st December 2021 by a qualified local Estate Agent on an open market basis in comparison with like properties on sale or recently sold in the area. The Rake House Farm tenanted land together with the Allotments at Meols and Newton were valued at 31st December 2021 by a RICS registered valuer at open market value, based on the comparable evidence obtained in their experience of valuing similar property in the locality. In arriving at their opinion, regard was had to locational and physical factors, occupier demand and redevelopment potential/alternative.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. Designated funds are unrestricted funds of the Charity which the Trustees have decided at their discretion to set aside to use for a specific purpose. Endowment funds are assets which are required to be invested, or retained for actual use, rather than spent. The Property Fund is regarded as Permanent Endowment under the Charity's Scheme and is subject to restrictions therefore as to how it may be transferred, sold or spent. Half the income from the Permanent Endowment must be held for educational purposes and is accordingly shown as a Restricted Fund in the Accounts.

		THE WEST KIRBY CHARITY		Charity No	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
Note 3	Income from investments	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
	Rental income	£	£	£	£
	Rake House Farm land	2,080.00	2,080.00	4,160.00	4,160
	Rake House Farmhouse	7,650.00	7,650.00	15,300.00	15,300
	Allotments				
	Heron Road, Meols (4,5,6,7,8,9,11,12,13,14)	617.00	617.00	1,234.00	1,234
	Heron Road, Meols (2,3,10)	242.50	242.50	485.00	485
	Little Heath, Newton	250.00	250.00	500.00	500
	Wayleaves	163.38	163.38	326.76	320
	Total rental income	11,002.88	11,002.88	22,005.76	21,999
	Investment Accumulations				
	Evelyn Income Portfolio - Clean GBP Dist - 102,080 units		515.40	515.40	-
	Artemis Global Income I Inc - 8,000 units		377.10	377.10	207
	Blackrock Continental European Income D Inc - 5,000 units		306.32	306.32	283
	Civitas Social Housing PLC Ordinary 1p shares - 7,000 shares		294.01	294.01	326
	Greencoat UK Wind PLC Ordinary 1p shares - 7,000 shares		395.85	395.85	501
	Janus Henderson Strategic Bond I Inc - 7,000 units		226.39	226.39	326
	Invesco Fund Managers IP Corporate Bond Z Inc - 4,805 units		277.14	277.14	137
	Ishares II Plc. - USD TIPS 0.5 UCITS ETF USD - 1,200 units		2.08	2.08	16
	Link Fund Sol Ltd Capita - Trojan X Inc 4,850 shares		6.18	6.18	-
	Liontrust - Monthly Income Bond B Gross Inc - 8,499.156 units		250.05	250.05	190
	M&G Securities Ltd Investment Fund for Charities(Charifund) - 1,900 units		1,501.00	1,501.00	969
	Invesco Fund Managers IP Global Targeted Income Z Inc - 3,500 units		-	-	89
	M&G Securities Ltd Corporate Bond I Income Fund - 21,400 units		-	-	117
	Tax reclaimed on investment income		38.32	38.32	75
	Cash & Bank deposit interest		89.41	89.41	4
	Total Investment Accumulations	-	4,279.25	4,279.25	3,240
	Total Income from Investments	£ 11,002.88	£ 15,282.13	£ 26,285.01	£ 25,239

		THE WEST KIRBY CHARITY		Charity No.	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
Note 4	Expenditure on Raising Funds	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
	Maintenance of Rake House Farmhouse:				
	Gas safety certificate & boiler service	58.50	58.50	117.00	119
	External security and bulkhead lights	216.00	216.00	432.00	-
	Replace defective fence	499.00	499.00	998.00	-
	Paint kitchen & dining area	192.00	192.00	384.00	-
	Repairs to electric hob	48.70	48.69	97.39	-
	Drain jetting	72.00	72.00	144.00	-
	Stain blocking and repaint of stairwell	192.00	192.00	384.00	-
	Roof works	336.00	336.00	672.00	-
	Electrical condition report			-	150
	Replace defective bath taps			-	210
		1,614.20	1,614.19	3,228.39	479
	Letting fees etc. re Rake House Farmhouse				
	Management fees @ 8% + VAT	734.40	734.40	1,468.80	1,469
		734.40	734.40	1,468.80	1,469
	Other investment property expenses:				
	Insurance	913.63	913.63	1,827.26	1,528
	New farm business tenancy - Rake House Farm			-	360
	Valuation report of land holdings			-	1,600
		913.63	913.63	1,827.26	3,487
	Investment management costs:				
	Evelyn Partners		833.33	833.33	1,072
		-	833.33	833.33	1,072
	Support Costs (Note 10)	125.00	125.00	250.00	875
	Total Expenditure on Raising Funds	£ 3,387.23	£ 4,220.55	£ 7,607.78	£ 7,382

		THE WEST KIRBY CHARITY		Charity No.	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
Note 5	Expenditure on Charitable Activities	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
	Pensions			-	240
	Christmas gifts to pensioners			-	125
	The Sequal Trust - contribution towards a speech aid for a local lady		2,495.00	2,495.00	-
	Heswall Disabled Children's Holiday Fund - support for two participants living in our District		2,000.00	2,000.00	2,000
	The Foresters' Horn Group, Riding for the Disabled Association - support for 3 local riders		500.00	500.00	-
	The Quirky Café, Hoylake - Christmas Donation		200.00	200.00	-
	The Bennett Trust - promoting education at Calday Grange Grammar School.	6,628.15		6,628.15	7,267
	Wirral Citizens Advice Bureau - West Wirral Older People's Advice Service			-	5,632
	Support Costs (Note 10)	93.75	93.75	187.50	63
	Total Expenditure on Charitable Activities	£6,721.90	£5,288.75	£12,010.65	£15,326

Note 6	Debtors and prepayments	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
	Tenants' deposit for Rake House Farmhouse held by Karl Tatler Estate Agents Ltd		1,350.00	1,350.00	1,350
	Evelyn Partners - outstanding dividends			-	29
	Advance payment for repairs - Rake House Farmhouse			-	1,000
	Total Debtors and Prepayments	£ -	£1,350.00	£1,350.00	£2,379

Note 7	Creditors and accruals	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
	Amounts falling due within one year				
	Accruals				
	Independent examination fees		850.00	850.00	780
	Valuation report of land holdings			-	1,600
	St Michael's & All Angels Church		125.00	125.00	-
	Amount due to The Bennett Trust - 2021		7,266.98	7,266.98	7,569
	Total amounts falling due within one year	£ -	£8,241.98	£8,241.98	£9,949
	Amounts falling due after one year				
	Amount due to The Bennett Trust - 2022		6,628.15	6,628.15	7,267
	Tenants' deposit for Rake House Farmhouse		1,350.00	1,350.00	1,350
	Total amounts falling due after one year	£ -	£7,978.15	£7,978.15	£8,617

Note 8	Fixed assets investments	THE WEST KIRBY CHARITY		Charity No.	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
			Endowment Funds	Unrestricted Funds	Total
			2022	2022	2021
			£	£	£
	Carrying (fair) value at beginning of year		1,320,000.00	104,879.38	1,424,879.38
	Add: additions to investments during period			97,562.34	97,562.34
	Less: disposals at selling or redemption value			-97,562.33	-97,562.33
	Add/(deduct): net gain/(loss) on revaluation			-8,866.99	-8,866.99
	Carrying (fair) value at end of year		£1,320,000.00	£96,012.40	£1,416,012.40

Analysis of investments	Cost at year end	Fair value at year end	Fair value at year end	Total	Total
	2022	2022	2022	2022	2021
	£	£	£	£	£
Investment properties					
Rake House Farmhouse	130,275.98	650,000.00		650,000.00	650,000
Rake House Farm tenanted land - 52.21 acres	-	470,000.00		470,000.00	470,000
Allotments at Meols - 13.40 acres	-	150,000.00		150,000.00	150,000
Heron Road, Meols (4,5,6,7,8,9,11,12,13,14)					
Heron Road, Meols (2,3,10)					
Allotment at Newton - 1.77 acres	-	50,000.00		50,000.00	50,000
Little Heath, Newton					
Total investment properties	£130,275.98	£1,320,000.00	£ -	£1,320,000.00	£1,320,000
Investments listed on a recognised stock exchange or held in common investment funds, open ended investment companies, unit trusts or other collective investment schemes	Cost at year end	Fair value at year end	Fair value at year end	Total	Total
	2022	2022	2022	2022	2021
	£	£	£	£	£
Evelyn Income Portfolio - Clean GBP Dist - 102,080 units - purchased September 2022	96,688.50		95,138.56	95,138.56	-
Artemis Global Income I Inc - 8,000 units - sold August 2022				-	9,409
Blackrock Continental European Income D Inc - 5,000 units - sold August 2022				-	9,615
Civitas Social Housing PLC Ordinary 1p shares - 7,000 shares - sold August 2022				-	6,783
Greencoat UK Wind PLC Ordinary 1p shares - 7,000 shares - sold August 2022				-	9,842
Janus Henderson Strategic Bond I Inc - 7,000 units - sold August 2022				-	10,087
Invesco Fund Managers IP Corporate Bond Z Inc - 4,805 units - sold August 2022				-	10,384
Ishares II Plc. - USD TIPS 0.5 UCITS ETF USD - 1,200 units - sold August 2022				-	4,649
Link Fund Sol Ltd Capita - Trojan X Inc 4,850 shares - sold August 2022				-	6,244
Liontrust - Monthly Income Bond B Gross Inc - 8,499.156 units - sold August 2022				-	8,299
M&G Securities Ltd Equities Investment Fund for Charities (Charifund) - 1,900 units - sold September 2022				-	29,568
Cash			873.84	873.84	-
Total other investments	£96,688.50	£ -	£96,012.40	£96,012.40	£104,879
Total Fixed Assets Investments	£226,964.48	£1,320,000.00	£ 96,012.40	£1,416,012.40	£ 1,424,879

		THE WEST KIRBY CHARITY				Charity No.	218546
		Accounts for the year ended 31st December 2022					
		Notes to the accounts (continued)					
Note 9	Outline summary of fund movements	Fund balances brought forward 1 Jan 2022	Income	Expenditure	Gains and losses	Transfers	Fund balances carried forward 31 Dec 2022
	Fund name	£	£	£	£	£	£
	Permanent Endowment Funds						
	Property Fund	1,320,000.00					1,320,000.00
	Restricted Funds	-	11,002.88	-11,002.88			-
	Unrestricted Funds						
	Trustees' Accumulation Account	123,049.65	15,282.13	-10,403.05	-8,866.99		119,061.74
	Designated Funds						
	Repair Fund	5,000.00					5,000.00
		£1,448,049.65	£26,285.01	-£21,405.93	-£8,866.99	£0.00	£1,444,061.74

£0.00

	Fund balances brought forward 1 Jan 2021	Income	Expenditure	Gains and losses	Transfers	Fund balances carried forward 31 Dec 2021
Fund name	£	£	£	£	£	£
Permanent Endowment Funds						
Property Fund	1,024,040.00			295,960.00		1,320,000.00
Restricted Funds	-	10,999.34	-10,999.34			-
Unrestricted Funds						
Trustees' Accumulation Account	116,963.23	14,239.59	-12,801.35	4,648.18		123,049.65
Designated Funds						
Repair Fund	5,000.00					5,000.00
	£1,146,003.23	£25,238.93	-£23,800.69	£300,608.18	£0.00	£1,448,049.65

To support the refurbishment of Rake House Farmhouse in 2011-2012 the sum of £15,603.94 was transferred from the Trustees' Accumulation Account to the Property Fund. This would be repayable from the proceeds of any property sale.

Note 10	Analysis of support costs	Raising funds	Charitable activities	Governance	Total	
		2022	2022	2022	2022	
		£	£	£	£	
	Clerk's Time Jan - Sep	20.00%	20.00%	60.00%	£ 937.50	
	Clerk's Time Oct - Dec	20.00%	0.00%	80.00%	£ 312.50	
	Honorarium of Clerk	250.00	187.50	812.50	1,250.00	Allocated on time
	Donation for use of church for meetings			125.00	125.00	Governance
	Independent examination			850.00	850.00	Governance
		£250.00	£187.50	£1,787.50	£2,225.00	
		2021	2021	2021	2021	
		£	£	£	£	
	Clerk's Time Jan - Dec	70.00%	5.00%	25.00%	£ 1,250	
	Honorarium of Clerk	875	63	313	1,250	Allocated on time
	Donation for use of church for meetings			-	-	Governance
	Independent examination			780	780	Governance
		£875	£63	£1,093	£2,030	

	THE WEST KIRBY CHARITY	Charity No. 218546
	Accounts for the year ended 31st December 2022	
	Notes to the accounts (continued)	

Note 11	11.1 Trustee expenses	2022	2021
	Number of trustees who were paid expenses	None	None
	Nature of the expenses	N/a	N/a
	Total amount paid	Nil	Nil
	11.2 Fees for examination of the accounts	2022	2021
	Independent examiner's fees	£850.00	£780
	Other fees (for example: advice, consultancy, accountancy services) paid to the independent examiner	Nil	Nil

Note 12	Transactions with Trustees and related parties			
	12.1 Remuneration and benefits			
	Name of trustee or related party	Legal authority (e.g. order, governing document)	Amounts paid or benefit value	
			2022	2021
	NONE		Nil	Nil
	12.2 Loans			
	Name of trustee or related party	Legal authority	Amount owing	
			2022	2021
	Due to trustees and related parties	NONE	Nil	Nil
	Due from trustees and related parties	NONE	Nil	Nil
	12.3 Other transactions with trustees or related parties			
	Name of the trustee or related party	Relationship to charity	Description of the transactions	
			2022	2021
	NONE		Nil	Nil



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

THE WEST KIRBY CHARITY

**On accounts for the year
ended**

31ST DECEMBER 2022

**Charity no
(if any)**

218546

Set out on pages

5 to 13

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st DECEMBER 2022.

**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 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 the accounting records

I have no concerns and 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.

Signed:

Date:

7/6/23

Name:

MR MARK J LOUGHREY

**Relevant professional
qualification(s) or body
(if any):**

FCA
INSTITUTE OF CHARTERED ACCOUNTANTS IN ENGLAND AND WALES

Address:

38 MARKET STREET

HOYLAKE

WIRRAL CH47 2AF

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

THE WEST KIRBY CHARITY
Registered Number: 218546

TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31st DECEMBER 2022

Principal Office

C/o The Clerk to the Trustees,
37 Madeley Drive, West Kirby, CH48 3LB

Structure and Governance

The Charity is an unincorporated association governed by a Scheme dated 14th January 1975 approved by the Charity Commissioners for England and Wales.

Trustees

When complete, the body of Trustees consists of twelve persons who through residence, occupation or employment, or otherwise, have special knowledge of the area of the former Urban District of Hoylake i.e. Hoylake, Meols, Greasby, Frankby, Caldy, Grange, Newton and West Kirby. Eight Nominative Trustees are appointed by Wirral Metropolitan Borough Council on the advice of existing Trustees and four Co-optative Trustees are directly appointed by the existing Trustees. Prospective Trustees are chosen for their local knowledge and skills which complement the existing members' skill sets. Although no formal training is given, Trustees receive the Charity Commission Trustee Welcome Pack when they are appointed, and informal training takes place at trustee meetings.

The Trustees who served during the year were as follows:

Nominative Trustees:

Mr James Darwent	- Chair
Mrs Vicky Gawith	
Ms Deirdre O'Dwyer	
Mrs Nadine Smith	
Mr David Stevenson	
Mrs Johanna Wynne	

Co-optative Trustees:

Dr Lee Malpas	
Mrs Jane Boulton	– appointed 4 th October 2022
Rev Alex Williams	– appointed 4 th October 2022

Jane Boulton relinquished her post as Clerk to the Trustees and was warmly thanked for her very valuable services over some 13 years. We are pleased that she has accepted co-option as a Trustee of the Charity where her knowledge and

commitment will be very useful. We welcomed Jane Brereton as the new Clerk to the Trustees in her place.

We are also pleased to welcome the Rev Alex Williams, the Rector of St. Bridget's Church, West Kirby, as a Co-optative Trustee.

Objectives and activities

The objects of the Charity are to provide financial relief, either generally or to individual persons, in the area of benefit, and the provision of pensions to poor persons who have resided in the area of benefit for not less than 3 years.

The Charity carries out the following activities to further its purposes:

The Charity applies its yearly income:

- a) in paying pensions to pensioners who have resided in the area of the former Urban District of Hoylake for not less than three years next preceding the time of their appointment.
- b) for relief in need in relieving either generally or individually persons resident in the former Urban District of Hoylake who are in conditions of need, hardship or distress by making grants of money or providing or paying for items, services, or facilities calculated to reduce the need, hardship or distress of such persons.
- c) The income of the Charity shall not be applied in relief of rates, taxes or other public funds but may be applied in supplementing relief or assistance provided out of public funds.

subject to a requirement that one half of the net income derived from certain property and investments listed in a schedule to the Charity's Scheme shall be held for educational purposes. The Charity fulfils this particular requirement by paying the relevant proportion of its net income to The Bennett Trust, a charity established to promote the education at Calday Grange Grammar School.

The Trustees have had due regard to the Charity Commission's public benefit guidance in seeking to fulfil the Charity's objects.

Achievements and performance

Our last remaining pensioner, Joyce Smith, sadly died in January 2022 at the age of 93 and we have not been able to find other deserving pensioners who might be helped in this way.

As established by the Charity's Governing Scheme, half of the Charity's net income is passed to The Bennett Trust for use by the pupils of Calday Grange Grammar School. This amounted to £6,628.15 for 2022 (2021 - £7,266.98). The Trust can give assistance in cases of hardship to parents/carers of children from families of limited means, larger families or those with particular financial problems. Grants may be made in special cases of any kind not normally provided by the Local Authority and in some circumstances funds may be available for those students who have recently

left school to help them in their chosen careers or in Further or Higher Education, provided they are less than 25 years of age.

Other grants and payments were made to the following:

Heswall Disabled Children's Holiday Fund – £2,000 - support for two participants living in our District

The Sequal Trust – £2,495 - contribution towards a speech aid for a local disabled lady

The Foresters' Horn Group, Riding for the Disabled Association - £500 - support for 3 local riders

The Quirky Café, Hoylake - £200 - Christmas Donation

The Heswall Disabled Children's Holiday Fund gives disabled children the opportunity to attend summer camps, go on day trips and socialise with children their own age throughout the year and in particular the summer holidays. This means they have an opportunity to build lasting friendships and enjoy the same kind of experiences other children have regularly, and these really have a lasting impact.

The Sequal Trust is a national charity which is committed to bridging the communication gap for disabled people. By providing suitable assistive technology to people who need it most, they aim to increase the quality of life for those who are non-verbal, have incoherent speech, or who have learning and communication difficulties. They aim to achieve this by making sure each of their disabled members reach their full potential through the provision of suitable communication equipment such as speech aids, light writers and grid pads. The Trustees agreed to help support a lady living in Hoylake who needed a replacement voice recognition appliance, contributing £2,495 of the total £4,495 cost.

The Foresters' Horn Group aims to provide life changing experiences for children and adults with a range of disabilities at two sites on the Wirral. It offers riders weekly sessions in term time and summer outings, such as a picnic and ride, and a two - night stay at a riding centre in Wales. Riders sometimes require 2-3 volunteers with them to support their physical needs.

The Quirky Cafe is part of The Life Tree Wirral CIC, a community interest company based in Hoylake, established to carry on activities which benefit the community and in particular support people who are disadvantaged, suffer from mental and physical health issues and are isolated. Amongst other things the cafe provided Christmas hampers with West Wirral Round Table, a warm hub for families, and a Christmas Day dinner for older people who might otherwise be on their own or finding things a little hard. They also offered to deliver lunch to anyone who might struggle getting out or who doesn't have transport.

Financial position

The Charity's financial position at the year-end is stable with reserves of £124,061.74 (2021 - £128,050), including the designated Repair Fund of £5,000, of which £95,138.56 (2021 – £104,879) is in unit trusts or listed investments.


Sufficient funds are kept in cash to ensure that the Charity can meet its obligations at any one time and surplus funds are invested with the help of professional advisors to maximise available income. The levels of all funds are considered at the regular meetings of the Trustees.

The Trustees continually look for opportunities to extend the reach of the Charity and enter into appropriate commitments to further its objects.

Our investment portfolio has unfortunately decreased in value during the year, following the general stock market downturn.

The Charity keeps a Repair Fund as a Designated Fund to ensure that sufficient funds are available for the maintenance of its properties. The level of that fund is determined annually by the Trustees. The Fund has been maintained at £5,000, considered reasonable for normal repairs and maintenance.

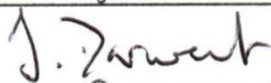
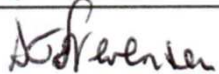
Signed:

Signature	
Name	Jim Darwent
Position	Chair
Date	6 th June 2023

		THE WEST KIRBY CHARITY			Charity No	218546
		Accounts for the year ended 31st December 2022				
		Statement of Financial Activities				
	Note	Endowment Funds	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2022	2021
		£	£	£	£	£
Incoming Resources						
Income from:						
Investments	3		11,002.88	15,282.13	26,285.01	25,239
Total		-	11,002.88	15,282.13	26,285.01	25,239
Resources expended						
Expenditure on:						
Raising funds	4		3,387.23	4,220.55	7,607.78	7,382
Charitable activities	5		6,721.90	5,288.75	12,010.65	15,326
Governance	10		893.75	893.75	1,787.50	1,093
Total		-	11,002.88	10,403.05	21,405.93	23,801
Net Income (Expenditure) before investment gains/(losses)						
		-	-	4,879.08	4,879.08	1,438
Net Gains (losses) on investments	8	-		-8,866.99	-8,866.99	300,608
Transfers between funds	9				-	-
Net movement in funds		-	-	-3,987.91	-3,987.91	302,046
Reconciliation of funds:						
Total funds brought forward	9	1,320,000.00	-	128,049.65	1,448,049.65	1,146,003
Total funds carried forward	9	£1,320,000.00	£ -	£124,061.74	£1,444,061.74	£1,448,050

		THE WEST KIRBY CHARITY		Charity No	218546
		Accounts for the year ended 31st December 2022			
		Balance Sheet			
	Note	Endowment Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
Fixed assets					
Investments	8	1,320,000.00	96,012.40	1,416,012.40	1,424,879
<i>Total fixed assets</i>		1,320,000.00	96,012.40	1,416,012.40	1,424,879
Current assets					
Debtors	6		1,350.00	1,350.00	2,379
Cash at bank and in hand			42,919.47	42,919.47	39,357
<i>Total current assets</i>		0.00	44,269.47	44,269.47	41,736
Creditors: Amounts falling due within one year	7		-8,241.98	-8,241.98	-9,949
<i>Net current assets (liabilities)</i>		0.00	36,027.49	36,027.49	31,787
<i>Total assets less current liabilities</i>		1,320,000.00	132,039.89	1,452,039.89	1,456,667
Creditors: Amounts falling due after one year	7		-7,978.15	-7,978.15	-8,617
<i>Total net assets</i>		£1,320,000.00	£124,061.74	£1,444,061.74	£1,448,050
Funds of the Charity:					
Endowment Funds	9	1,320,000.00		1,320,000.00	1,320,000
Unrestricted Funds	9		124,061.74	124,061.74	128,050
<i>Total funds</i>		£1,320,000.00	£124,061.74	£1,444,061.74	£1,448,050

Signed by two Trustees on behalf of all Trustees

Signature	Name	Date of approval
	Jim Darwent	6 th June 2023
	David Strevenson	6 th June 2023

	THE WEST KIRBY CHARITY	Charity No	218546
	Accounts for the year ended 31st December 2022		
	Notes to the accounts		

Note 1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with:

Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014

and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)

and with the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

Note 2 Accounting policies

INCOMING RESOURCES

Recognition of incoming resources

These are included in the Statement of Financial Activities (SoFA) when:

- the charity becomes entitled to the resources;
- the Trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Incoming resources with related expenditure

Where incoming resources have related expenditure (as with fundraising or contract income) the incoming resources and related expenditure are reported gross in the SoFA.

Investment income

This is included in the accounts when receivable.

Investment gains and losses

This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

EXPENDITURE AND LIABILITIES

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include finance and governance costs which support the Charity's activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities. The bases on which support costs have been allocated are set out in note 10.

ASSETS

Investments

Investments quoted on a recognised stock exchange are valued at market value at the year end.

Rake House Farmhouse was valued at 31st December 2021 by a qualified local Estate Agent on an open market basis in comparison with like properties on sale or recently sold in the area. The Rake House Farm tenanted land together with the Allotments at Meols and Newton were valued at 31st December 2021 by a RICS registered valuer at open market value, based on the comparable evidence obtained in their experience of valuing similar property in the locality. In arriving at their opinion, regard was had to locational and physical factors, occupier demand and redevelopment potential/alternative.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the Charity. Designated funds are unrestricted funds of the Charity which the Trustees have decided at their discretion to set aside to use for a specific purpose. Endowment funds are assets which are required to be invested, or retained for actual use, rather than spent. The Property Fund is regarded as Permanent Endowment under the Charity's Scheme and is subject to restrictions therefore as to how it may be transferred, sold or spent. Half the income from the Permanent Endowment must be held for educational purposes and is accordingly shown as a Restricted Fund in the Accounts.

		THE WEST KIRBY CHARITY		Charity No	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
Note 3	Income from investments	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
	Rental income	£	£	£	£
	Rake House Farm land	2,080.00	2,080.00	4,160.00	4,160
	Rake House Farmhouse	7,650.00	7,650.00	15,300.00	15,300
	Allotments				
	Heron Road, Meols (4,5,6,7,8,9,11,12,13,14)	617.00	617.00	1,234.00	1,234
	Heron Road, Meols (2,3,10)	242.50	242.50	485.00	485
	Little Heath, Newton	250.00	250.00	500.00	500
	Wayleaves	163.38	163.38	326.76	320
	Total rental income	11,002.88	11,002.88	22,005.76	21,999
	Investment Accumulations				
	Evelyn Income Portfolio - Clean GBP Dist - 102,080 units		515.40	515.40	-
	Artemis Global Income I Inc - 8,000 units		377.10	377.10	207
	Blackrock Continental European Income D Inc - 5,000 units		306.32	306.32	283
	Civitas Social Housing PLC Ordinary 1p shares - 7,000 shares		294.01	294.01	326
	Greencoat UK Wind PLC Ordinary 1p shares - 7,000 shares		395.85	395.85	501
	Janus Henderson Strategic Bond I Inc - 7,000 units		226.39	226.39	326
	Invesco Fund Managers IP Corporate Bond Z Inc - 4,805 units		277.14	277.14	137
	Ishares II Plc. - USD TIPS 0.5 UCITS ETF USD - 1,200 units		2.08	2.08	16
	Link Fund Sol Ltd Capita - Trojan X Inc 4,850 shares		6.18	6.18	-
	Liontrust - Monthly Income Bond B Gross Inc - 8,499.156 units		250.05	250.05	190
	M&G Securities Ltd Investment Fund for Charities(Charifund) - 1,900 units		1,501.00	1,501.00	969
	Invesco Fund Managers IP Global Targeted Income Z Inc - 3,500 units		-	-	89
	M&G Securities Ltd Corporate Bond I Income Fund - 21,400 units		-	-	117
	Tax reclaimed on investment income		38.32	38.32	75
	Cash & Bank deposit interest		89.41	89.41	4
	Total Investment Accumulations	-	4,279.25	4,279.25	3,240
	Total Income from Investments	£ 11,002.88	£ 15,282.13	£ 26,285.01	£ 25,239

		THE WEST KIRBY CHARITY		Charity No.	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
Note 4	Expenditure on Raising Funds	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
	Maintenance of Rake House Farmhouse:				
	Gas safety certificate & boiler service	58.50	58.50	117.00	119
	External security and bulkhead lights	216.00	216.00	432.00	-
	Replace defective fence	499.00	499.00	998.00	-
	Paint kitchen & dining area	192.00	192.00	384.00	-
	Repairs to electric hob	48.70	48.69	97.39	-
	Drain jetting	72.00	72.00	144.00	-
	Stain blocking and repaint of stairwell	192.00	192.00	384.00	-
	Roof works	336.00	336.00	672.00	-
	Electrical condition report			-	150
	Replace defective bath taps			-	210
		1,614.20	1,614.19	3,228.39	479
	Letting fees etc. re Rake House Farmhouse				
	Management fees @ 8% + VAT	734.40	734.40	1,468.80	1,469
		734.40	734.40	1,468.80	1,469
	Other investment property expenses:				
	Insurance	913.63	913.63	1,827.26	1,528
	New farm business tenancy - Rake House Farm			-	360
	Valuation report of land holdings			-	1,600
		913.63	913.63	1,827.26	3,487
	Investment management costs:				
	Evelyn Partners		833.33	833.33	1,072
		-	833.33	833.33	1,072
	Support Costs (Note 10)	125.00	125.00	250.00	875
	Total Expenditure on Raising Funds	£ 3,387.23	£ 4,220.55	£ 7,607.78	£ 7,382

		THE WEST KIRBY CHARITY		Charity No.	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
Note 5	Expenditure on Charitable Activities	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
				-	240
				-	125
	Pensions			-	240
	Christmas gifts to pensioners			-	125
	The Sequal Trust - contribution towards a speech aid for a local lady		2,495.00	2,495.00	-
	Heswall Disabled Children's Holiday Fund - support for two participants living in our District		2,000.00	2,000.00	2,000
	The Foresters' Horn Group, Riding for the Disabled Association - support for 3 local riders		500.00	500.00	-
	The Quirky Café, Hoylake - Christmas Donation		200.00	200.00	-
	The Bennett Trust - promoting education at Calday Grange Grammar School.	6,628.15		6,628.15	7,267
	Wirral Citizens Advice Bureau - West Wirral Older People's Advice Service			-	5,632
	Support Costs (Note 10)	93.75	93.75	187.50	63
	Total Expenditure on Charitable Activities	£6,721.90	£5,288.75	£12,010.65	£15,326

Note 6	Debtors and prepayments	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
	Tenants' deposit for Rake House Farmhouse held by Karl Tatler Estate Agents Ltd		1,350.00	1,350.00	1,350
	Evelyn Partners - outstanding dividends			-	29
	Advance payment for repairs - Rake House Farmhouse			-	1,000
	Total Debtors and Prepayments	£ -	£1,350.00	£1,350.00	£2,379

Note 7	Creditors and accruals	Restricted Funds	Unrestricted Funds	Total	Total
		2022	2022	2022	2021
		£	£	£	£
	Amounts falling due within one year				
	Accruals				
	Independent examination fees		850.00	850.00	780
	Valuation report of land holdings			-	1,600
	St Michael's & All Angels Church		125.00	125.00	-
	Amount due to The Bennett Trust - 2021		7,266.98	7,266.98	7,569
	Total amounts falling due within one year	£ -	£8,241.98	£8,241.98	£9,949
	Amounts falling due after one year				
	Amount due to The Bennett Trust - 2022		6,628.15	6,628.15	7,267
	Tenants' deposit for Rake House Farmhouse		1,350.00	1,350.00	1,350
	Total amounts falling due after one year	£ -	£7,978.15	£7,978.15	£8,617

Note 8		THE WEST KIRBY CHARITY		Charity No.	218546
		Accounts for the year ended 31st December 2022			
		Notes to the accounts (continued)			
	Fixed assets investments		Endowment Funds	Unrestricted Funds	Total
			2022	2022	2021
			£	£	£
	Carrying (fair) value at beginning of year	1,320,000.00	104,879.38	1,424,879.38	1,124,538
	Add: additions to investments during period		97,562.34	97,562.34	14,497
	Less: disposals at selling or redemption value		-97,562.33	-97,562.33	-14,764
	Add/(deduct): net gain/(loss) on revaluation		-8,866.99	-8,866.99	300,608
	Carrying (fair) value at end of year	£1,320,000.00	£96,012.40	£1,416,012.40	£1,424,879

Analysis of investments	Cost at year end	Fair value at year end	Fair value at year end	Total	Total
	2022	2022	2022	2022	2021
	£	£	£	£	£
Investment properties					
Rake House Farmhouse	130,275.98	650,000.00		650,000.00	650,000
Rake House Farm tenanted land - 52.21 acres	-	470,000.00		470,000.00	470,000
Allotments at Meols - 13.40 acres	-	150,000.00		150,000.00	150,000
Heron Road, Meols (4,5,6,7,8,9,11,12,13,14)					
Heron Road, Meols (2,3,10)					
Allotment at Newton - 1.77 acres	-	50,000.00		50,000.00	50,000
Little Heath, Newton					
Total investment properties	£130,275.98	£1,320,000.00	£ -	£1,320,000.00	£1,320,000
Investments listed on a recognised stock exchange or held in common investment funds, open ended investment companies, unit trusts or other collective investment schemes	Cost at year end	Fair value at year end	Fair value at year end	Total	Total
	2022	2022	2022	2022	2021
	£	£	£	£	£
Evelyn Income Portfolio - Clean GBP Dist - 102,080 units - purchased September 2022	96,688.50		95,138.56	95,138.56	-
Artemis Global Income I Inc - 8,000 units - sold August 2022				-	9,409
Blackrock Continental European Income D Inc - 5,000 units - sold August 2022				-	9,615
Civitas Social Housing PLC Ordinary 1p shares - 7,000 shares - sold August 2022				-	6,783
Greencoat UK Wind PLC Ordinary 1p shares - 7,000 shares - sold August 2022				-	9,842
Janus Henderson Strategic Bond I Inc - 7,000 units - sold August 2022				-	10,087
Invesco Fund Managers IP Corporate Bond Z Inc - 4,805 units - sold August 2022				-	10,384
Ishares II Plc. - USD TIPS 0.5 UCITS ETF USD - 1,200 units - sold August 2022				-	4,649
Link Fund Sol Ltd Capita - Trojan X Inc 4,850 shares - sold August 2022				-	6,244
Liontrust - Monthly Income Bond B Gross Inc - 8,499.156 units - sold August 2022				-	8,299
M&G Securities Ltd Equities Investment Fund for Charities (Charifund) - 1,900 units - sold September 2022				-	29,568
Cash			873.84	873.84	-
Total other investments	£96,688.50	£ -	£96,012.40	£96,012.40	£104,879
Total Fixed Assets Investments	£226,964.48	£1,320,000.00	£ 96,012.40	£1,416,012.40	£ 1,424,879

		THE WEST KIRBY CHARITY				Charity No.	218546
		Accounts for the year ended 31st December 2022					
		Notes to the accounts (continued)					
Note 9	Outline summary of fund movements	Fund balances brought forward 1 Jan 2022	Income	Expenditure	Gains and losses	Transfers	Fund balances carried forward 31 Dec 2022
	Fund name	£	£	£	£	£	£
	Permanent Endowment Funds						
	Property Fund	1,320,000.00					1,320,000.00
	Restricted Funds	-	11,002.88	-11,002.88			-
	Unrestricted Funds						
	Trustees' Accumulation Account	123,049.65	15,282.13	-10,403.05	-8,866.99		119,061.74
	Designated Funds						
	Repair Fund	5,000.00					5,000.00
		£1,448,049.65	£26,285.01	-£21,405.93	-£8,866.99	£0.00	£1,444,061.74

£0.00

	Fund balances brought forward 1 Jan 2021	Income	Expenditure	Gains and losses	Transfers	Fund balances carried forward 31 Dec 2021
Fund name	£	£	£	£	£	£
Permanent Endowment Funds						
Property Fund	1,024,040.00			295,960.00		1,320,000.00
Restricted Funds	-	10,999.34	-10,999.34			-
Unrestricted Funds						
Trustees' Accumulation Account	116,963.23	14,239.59	-12,801.35	4,648.18		123,049.65
Designated Funds						
Repair Fund	5,000.00					5,000.00
	£1,146,003.23	£25,238.93	-£23,800.69	£300,608.18	£0.00	£1,448,049.65

To support the refurbishment of Rake House Farmhouse in 2011-2012 the sum of £15,603.94 was transferred from the Trustees' Accumulation Account to the Property Fund. This would be repayable from the proceeds of any property sale.

Note 10	Analysis of support costs	Raising funds	Charitable activities	Governance	Total	
		2022	2022	2022	2022	
		£	£	£	£	
	Clerk's Time Jan - Sep	20.00%	20.00%	60.00%	£ 937.50	
	Clerk's Time Oct - Dec	20.00%	0.00%	80.00%	£ 312.50	
	Honorarium of Clerk	250.00	187.50	812.50	1,250.00	Allocated on time
	Donation for use of church for meetings			125.00	125.00	Governance
	Independent examination			850.00	850.00	Governance
		£250.00	£187.50	£1,787.50	£2,225.00	
		2021	2021	2021	2021	
		£	£	£	£	
	Clerk's Time Jan - Dec	70.00%	5.00%	25.00%	£ 1,250	
	Honorarium of Clerk	875	63	313	1,250	Allocated on time
	Donation for use of church for meetings			-	-	Governance
	Independent examination			780	780	Governance
		£875	£63	£1,093	£2,030	

	THE WEST KIRBY CHARITY	Charity No. 218546
	Accounts for the year ended 31st December 2022	
	Notes to the accounts (continued)	

Note 11	11.1 Trustee expenses	2022	2021
	Number of trustees who were paid expenses	None	None
	Nature of the expenses	N/a	N/a
	Total amount paid	Nil	Nil
	11.2 Fees for examination of the accounts	2022	2021
	Independent examiner's fees	£850.00	£780
	Other fees (for example: advice, consultancy, accountancy services) paid to the independent examiner	Nil	Nil

Note 12	Transactions with Trustees and related parties			
	12.1 Remuneration and benefits			
	Name of trustee or related party	Legal authority (e.g. order, governing document)	Amounts paid or benefit value	
			2022	2021
	NONE		Nil	Nil
	12.2 Loans			
	Name of trustee or related party	Legal authority	Amount owing	
			2022	2021
	Due to trustees and related parties	NONE	Nil	Nil
	Due from trustees and related parties	NONE	Nil	Nil
	12.3 Other transactions with trustees or related parties			
	Name of the trustee or related party	Relationship to charity	Description of the transactions	
			2022	2021
	NONE		Nil	Nil



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

THE WEST KIRBY CHARITY

**On accounts for the year
ended**

31ST DECEMBER 2022

**Charity no
(if any)**

218546

Set out on pages

5 to 13

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st DECEMBER 2022.

**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 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 the accounting records

I have no concerns and 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.

Signed:

Date:

7/6/23

Name:

MR MARK J LOUGHREY

**Relevant professional
qualification(s) or body
(if any):**

FCA
INSTITUTE OF CHARTERED ACCOUNTANTS IN ENGLAND AND WALES

Address:

38 MARKET STREET

HOYLAKE

WIRRAL CH47 2AF

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).