

THE ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

England & Wales · Charity number 219333

Details

Other names	ST MARKS CHARITY
Status	Registered
Legal form	Other
Registered	1964-03-06
Register	View on the Charity Commission register

Contact

Address	3 St. Marks Close Ullenhall Henley-In-Arden B95 5PH
Phone	01564792338
Email	ullenhallchapellands@gmail.com

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: To provide income from net profit for the benefit of the local churchs and local inhabitants.

Classification

- **How:** Makes Grants To Organisations
- **What:** General Charitable Purposes, The Prevention Or Relief Of Poverty, Religious Activities, Environment/conservation/heritage
- **Who:** Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** ULLENHALL
- Warwickshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£79,756	£90,587	-	-
2023-12-31	£37,957	£59,635	-	-
2022-12-31	£42,951	£33,326	-	-
2021-12-31	£38,353	£18,103	-	-
2020-12-31	£52,351	£52,351	-	-

Trustees

Name	Role	Appointed
EAMON JEFFREY CONNOLLY		2024-01-09
IRENE MARY GRIMES		2016-03-23
JOAN BUCKNALL		
JOHN BRIAN CLAYTON		
Malcolm Robert Aldridge		2025-12-09
Meera Bushell		2025-09-09
PETER ROSS CORNFORD		2020-01-08
Rev CATHERINE RINDL		2025-04-15
Shirley Clayton		2016-03-23

Linked charities

- CHAPEL LANDS (OTHERWISE ST MARK'S) (219333-1)
- FRANCIS BRITTAIN (219333-2)
- BARBARA INGRAM (219333-3)

THE ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

England & Wales - Charity number 219333

Accounts



Trustees' Annual Report for the period

From 01/01/2024 Period start date To 31/12/2024 Period end date

Charity name: The Ullenhall Chapel Lands and Other Charities

Charity registration number: 219333

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide income from net profit for the benefit of the church and the local residents
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	8/11ths given to Ullenhall PCC 3/11ths given to Ullenhall Parish Council
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	

Additional information (optional)

You may choose to include further statements where relevant about:

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

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Income from the net profit has been available for distribution

Additional information (optional)

You may choose to include further statements where relevant about:

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

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	
Amount of reserves held	Para 1.22	
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

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

Additional information (optional)

You may choose to include further statements where relevant about:

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

Reference and Administrative details

Charity name	The Ullenhall Chapel Lands and Other Charities
Other name the charity uses	
Registered charity number	219333
Charity's principal address	3 St Marks Ullenhall Solihull B95 5PH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr Peter Cornford			
2	Mrs Shirley Clayton			
3	Mr John Brian Clayton			
4	Mrs Irene Grimes			
5	Mr Richard Burman		Resigned 31.12.24	
6	Mr Derek Jones			
7	Mr Andrew Jones			
8	Mrs Joan Bucknell			
9	Mr Eamon Connolly		Appointed 09.01.24	
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

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

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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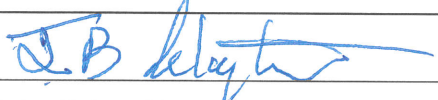
Other optional information

--

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	John Brian Clayton	
Position (eg Secretary, Chair, etc)	Trustee	
Date	14/10/25	

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

ACCOUNTS
(INCORPORATING THE REQUIREMENTS OF
THE CHARITY COMMISSION)

FOR THE YEAR ENDED

31 DECEMBER 2024

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

	Page
Accountant's Report	1
Balance Sheet	2
Income and Expenditure Account	3
Schedule of Fixed Assets	4
Schedule of Investments	5
Statement of Financial Activities	6

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

ACCOUNTANTS' REPORT TO

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

We have prepared the attached Balance Sheet and accompanying Income and Expenditure Account, as accountants, using the information contained within our client's business records for the year ended 31 December 2024.

Chamberlains (Accountancy and Taxation) Limited
Ground Floor, 5 The Pavilions
Cranmore Drive
Shirley
Solihull
B90 4SB

11 April 2025

CLIENT APPROVAL CERTIFICATE

I have approved these financial statements and authorise them for production to HM Revenue and Customs and the Charity Commission.

J Clayton

11 April 2025

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

BALANCE SHEET AS AT 31 DECEMBER 2024

	2024 £	2023 £
FIXED ASSETS		
Freehold Property	1,060,000	1,060,000
Investments	346,858	355,836
	<u>1,406,858</u>	<u>1,415,836</u>
CURRENT ASSETS		
Bank Current Account	-	18,466
No-Notice Deposit Account	-	875
Lloyds Treasurer Account	25,434	10,398
High Interest Deposit Account	-	2
	<u>25,434</u>	<u>29,741</u>
CURRENT LIABILITIES		
Creditors and Accruals	(960)	(1,360)
	<u>24,474</u>	<u>28,381</u>
NET ASSETS	<u>1,431,332</u>	<u>1,444,217</u>
FINANCED BY		
UNRESTRICTED FUNDS		
Capital Reserve	75,637	75,637
Contingency Reserve	500	500
Revaluation Reserve	1,341,241	1,343,295
Extraordinary Repair Fund	14,229	14,229
Accumulated Surplus (Available for Distribution)	(275)	10,556
	<u>1,431,332</u>	<u>1,444,217</u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

	2024		2023	
	£	£	£	£
Income				
Investment Income		11,441		12,871
Bank Interest		6		13
Property Rents		34,300		25,054
Wayleaves		19		19
		<u>45,766</u>		<u>37,957</u>
Expenditure				
Administration Charges	2,120		674	
Heat, Light and Power	273		247	
Rent, Rates and Water Charges	77		371	
Property Maintenance	909		3,592	
Property Refurbishment	72,542		51,090	
Property Insurance	2,591		2,265	
Sundry Expenses	90		248	
Accountancy Charges	960		1,080	
Bank Charges	25		68	
(Profit)/Loss on Investments	(33,990)		-	
		<u>45,597</u>		<u>59,635</u>
		169		(21,678)
Transfer (to)/from Extraordinary Repair Fund				
Income x 17.5%		-		-
		<u>169</u>		<u>(21,678)</u>
Extraordinary Income				
Transfer from Knights Charity		-		30,359
		<u>169</u>		<u>8,681</u>
Charitable Donations		(11,000)		(28,000)
Net Surplus/(Deficit)		<u>(10,831)</u>		<u>(19,319)</u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF FIXED ASSETS 31 DECEMBER 2024

£

FREEHOLD PROPERTY

1 Crowleys Cottages
2 Crowleys Cottages
1 St Marks Cottages
2 St Marks Cottages
Land at rear of Crowleys Cottages
Land at Chapel Gate Lane

VALUE

Market Value as at 5 October 2021

1,060,000

The most recent valuation was carried out by Peter Cornford FRICS, FNAEA of John Earle and Son on 5th October 2021, when the property was valued at £1,060,000.

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF INVESTMENTS 31 DECEMBER 2024

	Cost	Market Value at	Market Value at
	£	31.12.24	31.12.23
	£	£	£
ST MARK'S CHARITY			
Charities Investment Managers Limited			
The Equities Investment Fund for Charities commonly known as "Charifund"			
2,909 Income Units	6,674	-	41,744
Invesco Fund Managers Limited			
Invesco Perpetual UK Strategic Income Fund			
246554.30 Income Units	17,500	248,970	218,102
CCLA Investment Management Limited			
Charities Official Investment Fund			
4,823.64 Income Shares	25,243	97,888	95,725
M & G Securities Limited			
Charibond Charities Fixed Interest Common Investment Fund			
237 Income Shares	250	-	265
	<u>49,667</u>	<u>346,858</u>	<u>355,836</u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2024

	2024		2023	
	£	£	£	£
INCOMING RESOURCES				
Investment Income				
Charities Official Investment Fund				
Francis Brittain Charity	30		29	
Undesignated	2,024		1,997	
Knights Charity	610		301	
Invesco Exempt Trust	8,382		8,047	
Charibond Income	395		2,496	
		11,441		12,870
Profit on Investment Disposals		33,990		-
Bank Interest				
No-Notice Deposit Account		-		1
Business No-Notice Account		6		12
		45,437		12,883
Trading Activities				
Property Rents	34,300		25,054	
Wayleaves	19		19	
Other Income	-		30,360	
		34,319		55,433
		79,756		68,316
RESOURCES EXPENDED				
Direct Charitable Expenditure				
Property Maintenance	909		3,592	
Property Refurbishment	72,542		51,090	
Property Insurance	2,591		2,265	
Heat, Light & Power	273		248	
Rent, Rates & Water Charges	77		371	
Charitable Distributions				
Ullenhall Parish Council	3,000		7,637	
Parochial Church Council	8,000		20,363	
		87,392		85,566
		(7,636)		(17,250)
Management and Administration				
Administration Charges	2,120		674	
Sundry Expenses	90		247	
Accountancy Charges	960		1,080	
Bank Charges	25		68	
		3,195		2,069
		(10,831)		(19,319)
Transfer to Extraordinary Repair Fund		-		-
Net Surplus/(Deficit)		(10,831)		(19,319)
Fund Balances Brought Forward		1,444,217		1,448,925
Adjustments to Reserves		(2,054)		14,611
Fund Balances Carried Forward		1,431,332		1,444,217



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

THE ULLENHALL CHAPEL LANDS & OTHER CHARITIES

On accounts for the year
ended

31 DECEMBER 2024

Charity no
(if any)

219333

Set out on pages

1 TO 6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2024.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. *Delete [] if not applicable.*

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

14 October 2025

Name:

PAUL SMITH

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

FCCA

Address:

CHAMBERLAINS (ACCOUNTANCY & TAXATION) LIMITED

GROUND FLOOR, 5 THE PAVILIONS, CRANMORE DRIVE

SHIRLEY, SOLIHULL, B90 4SB

Section B

Disclosure

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

Give here brief details of any items that the examiner wishes to disclose.

THE ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

England & Wales - Charity number 219333

Accounts



Trustees' Annual Report for the period

From 01/01/2023 Period start date To 31/12/23 Period end date

Charity name: The Ullenhall Chapel Lands and Other Charities

Charity registration number: 219333

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide income from net profit for the benefit of the church and the local residents
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	8/11ths given to Ullenhall PCC 3/11ths given to Ullenhall Parish Council
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	

Additional information (optional)

You may choose to include further statements where relevant about:

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

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Income from the net profit has been available for distribution

Additional information (optional)

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Investment performance against objectives	Para 1.41	
Other		

Financial Review

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Amount of reserves held	Para 1.22	
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

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Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

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

Additional information (optional)

You may choose to include further statements where relevant about:

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

Reference and Administrative details

Charity name	The Ullenhall Chapel Lands and Other Charities
Other name the charity uses	
Registered charity number	219333
Charity's principal address	3 St Marks Ullenhall Solihull B95 5PH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr Peter Cornford			
2	Mrs Shirley Clayton			
3	Mr John Brian Clayton			
4	Mrs Irene Grimes			
5	Mr Richard Burman			
6	Mr Derek Jones			
7	Mr Andrew Jones			
8	Mrs Joan Bucknell			
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

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

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

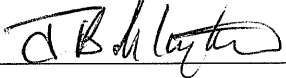
Other optional information

--

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	John Brian Clayton	
Position (eg Secretary, Chair, etc)	Trustee	
Date		

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

ACCOUNTS
(INCORPORATING THE REQUIREMENTS OF
THE CHARITY COMMISSION)

FOR THE YEAR ENDED

31 DECEMBER 2023

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ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

	Page
Accountant's Report	1
Balance Sheet	2
Income and Expenditure Account	3
Schedule of Fixed Assets	4
Schedule of Investments	5
Statement of Financial Activities	6

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

ACCOUNTANTS' REPORT TO

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

We have prepared the attached Balance Sheet and accompanying Income and Expenditure Account, as accountants, using the information contained within our client's business records for the year ended 31 December 2023.

Chamberlains (Accountancy and Taxation) Limited
Ground Floor, 5 The Pavilions
Cranmore Drive
Shirley
Solihull
B90 4SB

17 July 2024

CLIENT APPROVAL CERTIFICATE

I have approved these financial statements and authorise them for production to HM Revenue and Customs and the Charity Commission.


J Clayton

17 July 2024

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

BALANCE SHEET AS AT 31 DECEMBER 2023

	2023 £	2022 £
FIXED ASSETS		
Freehold Property	1,060,000	1,060,000
Investments	355,836	320,088
	<u>1,415,836</u>	<u>1,380,088</u>
CURRENT ASSETS		
Debtors and Prepayments	-	-
Bank Current Account	18,466	69,219
No-Notice Deposit Account	875	862
Lloyds Treasurer Account	10,398	-
High Interest Deposit Account	2	2
	<u>29,741</u>	<u>70,083</u>
CURRENT LIABILITIES		
Creditors and Accruals	(1,360)	(1,246)
	<u>28,381</u>	<u>68,837</u>
NET ASSETS	<u>1,444,217</u>	<u>1,448,925</u>
FINANCED BY		
UNRESTRICTED FUNDS		
Capital Reserve	75,637	75,637
Contingency Reserve	500	500
Revaluation Reserve	1,343,295	1,328,684
Extraordinary Repair Fund	14,229	14,229
Accumulated Surplus (Available for Distribution)	10,556	29,875
	<u>1,444,217</u>	<u>1,448,925</u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2023

	2023		2022	
	£	£	£	£
Income				
Investment Income		12,871		12,334
Bank Interest		13		1
Property Rents		25,054		30,597
Wayleaves		19		19
		<u>37,957</u>		<u>42,951</u>
Expenditure				
Administration Charges	674		550	
Heat, Light and Power	247		-	
Rent, Rates and Water Charges	371		-	
Property Maintenance	3,592		2,348	
Property Refurbishment	51,090		-	
Property Insurance	2,265		1,592	
Sundry Expenses	248		155	
Accountancy Charges	1,080		840	
Bank Charges	68		74	
		<u>59,635</u>	<u>550</u>	<u>5,559</u>
		(21,678)		37,392
Transfer (to)/from Extraordinary Repair Fund				
Income x 17.5%		-		(7,517)
		<u>(21,678)</u>		<u>29,875</u>
Extraordinary Income				
Transfer from Knights Charity		30,359		-
		<u>8,681</u>		<u>-</u>
Charitable Donations		(28,000)		(20,250)
Net Surplus/(Deficit)		<u>(19,319)</u>		<u>9,625</u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF FIXED ASSETS 31 DECEMBER 2023

	£
FREEHOLD PROPERTY	
1 Crowleys Cottages	
2 Crowleys Cottages	
1 St Marks Cottages	
2 St Marks Cottages	
Land at rear of Crowleys Cottages	
Land at Chapel Gate Lane	
VALUE	
Market Value as at 5 October 2021	<u><u>1,060,000</u></u>

The most recent valuation was carried out by Peter Cornford FRICS, FNAEA of John Earle and Son on 5th October 2021, when the property was valued at £1,060,000.

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF INVESTMENTS

31 DECEMBER 2023

	Cost	Market Value at	Market Value at
	£	31.12.23	31.12.22
	£	£	£
ST MARK'S CHARITY			
Charities Investment Managers Limited			
The Equities Investment Fund for Charities commonly known as "Charifund"			
2,909 Income Units	6,674	41,744	42,748
Invesco Fund Managers Limited			
Invesco Perpetual UK Strategic Income Fund			
246554.30 Income Units	17,500	218,102	209,497
CCLA Investment Management Limited			
Charities Official Investment Fund			
3,664.64 Income Shares	25,243	95,725	67,586
M & G Securities Limited			
Charibond Charities Fixed Interest Common Investment Fund			
237 Income Shares	250	265	257
	<u>49,667</u>	<u>355,836</u>	<u>320,088</u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

	2023		2022	
	£	£	£	£
INCOMING RESOURCES				
Investment Income				
Charities Official Investment Fund				
Francis Brittain Charity	29		29	
St Marks Charity	1,997		1,989	
Knights Charity	301		-	
Invesco Exempt Trust	8,047		7,897	
Charibond Income	2,496		2,419	
		12,870		12,334
Bank Interest				
No-Notice Deposit Account		1		1
Business No-Notice Account		12		
		12,883		12,335
Trading Activities				
Property Rents	25,054		30,597	
Wayleaves	19		19	
Other Income	30,360		-	
		55,433		30,616
		68,316		42,951
RESOURCES EXPENDED				
Direct Charitable Expenditure				
Property Maintenance	3,592		2,348	
Property Refurbishment	51,090			
Property Insurance	2,265		1,592	
Heat, Light & Power	248		-	
Rent, Rates & Water Charges	371		-	
Charitable Distributions				
Ullenhall Parish Council	7,637		5,523	
Parochial Church Council	20,363		14,727	
		85,566		24,190
		(17,250)		18,761
Management and Administration				
Administration Charges	674		550	
Sundry Expenses	247		155	
Accountancy Charges	1,080		840	
Bank Charges	68		74	
		2,069		1,619
		(19,319)		17,142
Transfer to Extraordinary Repair Fund		-		7,517
Net Surplus/(Deficit)		(19,319)		9,625
Fund Balances Brought Forward		1,448,925		1,475,541
Adjustments to Reserves		14,611		(36,241)
Fund Balances Carried Forward		1,444,217		1,448,925



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
THE ULLENHALL CHAPEL LANDS & OTHER CHARITIES

On accounts for the year
ended

31 DECEMBER 2023
Charity no
(if any) 219333

Set out on pages

1 TO 6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2020.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. *Delete [] if not applicable.*

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

30 SEP 2024

Name:

PAUL SMITH

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

FCCA

Address:

CHAMBERLAINS (ACCOUNTANCY & TAXATION) LIMITED

GROUND FLOOR, 5 THE PAVILIONS, CRANMORE DRIVE

SHIRLEY, SOLIHULL, B90 4SB

Section B

Disclosure

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

Give here brief details of any items that the examiner wishes to disclose.

[Empty box for disclosure details]

THE ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

England & Wales - Charity number 219333

Accounts



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Trustees' Annual Report for the period

From 01/01/2022 Period start date To 31/12/22 Period end date

Charity name: The Ullenhall Chapel Lands and Other Charities

Charity registration number: 219333

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide income from net profit for the benefit of the church and the local residents
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	8/11ths given to Ullenhall PCC 3/11ths given to Ullenhall Parish Council
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	

Additional information (optional)

You may choose to include further statements where relevant about:

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

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Income from the net profit has been available for distribution

Additional information (optional)

You may choose to include further statements where relevant about:

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

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	
Amount of reserves held	Para 1.22	
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional Information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

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

Additional information (optional)

You may choose to include further statements where relevant about:

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

Reference and Administrative details

Charity name	The Ullenhall Chapel Lands and Other Charities
Other name the charity uses	
Registered charity number	219333
Charity's principal address	3 St Marks Ullenhall Solihull B95 5PH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr Peter Cornford			
2	Mrs Shirley Clayton			
3	Mr John Brian Clayton			
4	Mrs Irene Grimes			
5	Mr Richard Burman			
6	Mr Derek Jones			
7	Mr Andrew Jones			
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

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

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

--


Other optional information

--

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	John Brian Clayton	
Position (eg Secretary, Chair, etc)	Trustee <i>Chairman</i>	
Date	50/10/23	

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

ACCOUNTS
(INCORPORATING THE REQUIREMENTS OF
THE CHARITY COMMISSION)

FOR THE YEAR ENDED

31 DECEMBER 2022

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

	Page
Accountant's Report	1
Balance Sheet	2
Income and Expenditure Account	3
Schedule of Fixed Assets	4
Schedule of Investments	5
Statement of Financial Activities	6

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

ACCOUNTANTS' REPORT TO

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

We have prepared the attached Balance Sheet and accompanying Income and Expenditure Account, as accountants, using the information contained within our client's business records for the year ended 31 December 2022.

Chamberlains (Accountancy and Taxation) Limited
Ground Floor, 5 The Pavilions
Cranmore Drive
Shirley
Solihull
B90 4SB

13 April 2023

CLIENT APPROVAL CERTIFICATE

I have approved these financial statements and authorise them for production to HM Revenue and Customs and the Charity Commission.

J Clayton

13 April 2023

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

BALANCE SHEET AS AT 31 DECEMBER 2022

	2022 £	2021 £
FIXED ASSETS		
Freehold Property	1,060,000	1,060,000
Investments	320,088	363,845
	<u>1,380,088</u>	<u>1,423,845</u>
CURRENT ASSETS		
Debtors and Prepayments	-	950
Bank Current Account	69,219	51,573
No-Notice Deposit Account	862	861
High Interest Deposit Account	2	2
	<u>70,083</u>	<u>53,386</u>
CURRENT LIABILITIES		
Creditors and Accruals	(1,246)	(1,691)
	<u>68,837</u>	<u>51,695</u>
NET ASSETS	<u><u>1,448,925</u></u>	<u><u>1,475,540</u></u>
FINANCED BY		
UNRESTRICTED FUNDS		
Capital Reserve	75,637	75,637
Contingency Reserve	500	500
Revaluation Reserve	1,328,684	1,372,441
Extraordinary Repair Fund	14,229	6,712
Accumulated Surplus (Available for Distribution)	29,875	20,250
	<u><u>1,448,925</u></u>	<u><u>1,475,540</u></u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2022

	2022		2021	
	£	£	£	£
Income				
Investment Income		12,334		10,682
Bank Interest		1		-
Property Rents		30,597		27,652
Wayleaves		19		19
		<u>42,951</u>		<u>38,353</u>
Expenditure				
Administration Charges	550		550	
Property Maintenance	2,348		1,535	
Property Insurance	1,592		1,562	
Sundry Expenses	155		22	
Accountancy Charges	840		840	
Bank Charges	74		7	
		<u>5,559</u>		<u>4,516</u>
		<u>37,392</u>		<u>33,837</u>
Transfer (to)/from Extraordinary Repair Fund				
Income x 17.5%		(7,517)		(6,712)
		<u>29,875</u>		<u>27,125</u>
Charitable Donations		(20,250)		(6,875)
Net Surplus/(Deficit)		<u><u>9,625</u></u>		<u><u>20,250</u></u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF FIXED ASSETS 31 DECEMBER 2022

£

FREEHOLD PROPERTY

1 Crowleys Cottages
2 Crowleys Cottages
1 St Marks Cottages
2 St Marks Cottages
Land at rear of Crowleys Cottages
Land at Chapel Gate Lane

MARKET VALUE

1,060,000

The most recent valuation was carried out by Peter Cornford FRICS, FNAEA of John Earle and Son on 5th October 2021, when the property was valued at £1,060,000.

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF INVESTMENTS 31 DECEMBER 2022

	Cost	Market Value at	Market Value at
	31.12.22	31.12.22	31.12.21
	£	£	£
ST MARK'S CHARITY			
Charities Investment Managers Limited			
The Equities Investment Fund for Charities commonly known as "Charifund"			
2,909 Income Units	6,674	42,748	44,726
Invesco Fund Managers Limited			
Invesco Perpetual UK Strategic Income Fund			
246554.30 Income Units	17,500	209,497	242,461
CCLA Investment Management Limited			
Charities Official Investment Fund			
3,664.64 Income Shares	4,106	67,586	76,369
M & G Securities Limited			
Charibond Charities Fixed Interest Common Investment Fund			
237 Income Shares	250	257	289
	<u>28,530</u>	<u>320,088</u>	<u>363,845</u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2022

	2022		2021	
	£	£	£	£
INCOMING RESOURCES				
Investment Income				
Charities Official Investment Fund				
Francis Brittain Charity	29		29	
St Marks Charity	1,989		1,938	
Invesco Exempt Trust	7,897		6,556	
Charibond Income	2,419		2,159	
		<u>12,334</u>	<u>10,681</u>	
Bank Interest				
No-Notice Deposit Account		1	-	
		<u>12,335</u>	<u>10,681</u>	
Trading Activities				
Property Rents	30,597		27,652	
Wayleaves	19		19	
		<u>30,616</u>	<u>27,671</u>	
		<u>42,951</u>	<u>38,352</u>	
RESOURCES EXPENDED				
Direct Charitable Expenditure				
Property Maintenance	2,348		1,535	
Property Insurance	1,592		1,562	
Charitable Distributions				
Ullenhall Parish Council	5,523		5,000	
Parochial Church Council	14,727		1,875	
		<u>24,190</u>	<u>9,972</u>	
		<u>18,761</u>	<u>28,381</u>	
Management and Administration				
Administration Charges	550		550	
Sundry Expenses	155		22	
Accountancy Charges	840		840	
Bank Charges	74		7	
		<u>1,619</u>	<u>1,418</u>	
		<u>17,142</u>	<u>26,962</u>	
Transfer to Extraordinary Repair Fund		7,517	6,712	
Net Surplus/(Deficit)		<u>9,625</u>	<u>20,251</u>	
Fund Balances Brought Forward		1,475,541	1,405,003	
Adjustments to Reserves		(36,241)	50,287	
Fund Balances Carried Forward		<u><u>1,448,925</u></u>	<u><u>1,475,541</u></u>	



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
THE ULLENHALL CHAPEL LANDS & OTHER CHARITIES

On accounts for the year
ended

31 DECEMBER 2022	Charity no (if any)	219333
------------------	------------------------	--------

Set out on pages

1 TO 6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2020.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. *Delete [] if not applicable.*

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

** Please delete the words in the brackets if they do not apply.*

Signed: 

Date:

Name: PAUL SMITH

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

FCCA

Address:

CHAMBERLAINS (ACCOUNTANCY & TAXATION) LIMITED

GROUND FLOOR, 5 THE PAVILIONS, CRANMORE DRIVE

SHIRLEY, SOLIHULL, B90 4SB

Section B

Disclosure

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

Give here brief details of any items that the examiner wishes to disclose.

[Empty box for disclosure details]

THE ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

England & Wales - Charity number 219333

Accounts



Trustees' Annual Report for the period

From 01/01/2021 Period start date To 31/12/21 Period end date

Charity name: The Ullenhall Chapel Lands and Other Charities

Charity registration number: 219333

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide income from net profit for the benefit of the church and the local residents
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	8/11ths given to Ullenhall PCC 3/11ths given to Ullenhall Parish Council
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	

Additional information (optional)

You may choose to include further statements where relevant about:

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

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Income from the net profit has been available for distribution

Additional information (optional)

You may choose to include further statements where relevant about:

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

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	
Amount of reserves held	Para 1.22	
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

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

Additional information (optional)

You may choose to include further statements where relevant about:

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

Reference and Administrative details

Charity name	The Ullenhall Chapel Lands and Other Charities
Other name the charity uses	
Registered charity number	219333
Charity's principal address	3 St Marks Ullenhall Solihull B95 5PH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted If not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr Peter Cornford			
2	Mrs Shirley Clayton			
3	Mr John Brian Clayton			
4	Mrs Irene Groves			
5	Rev John Farhan Ganjavi			
6	Mr Phillip John Gregory		01.01.2021 – 31.01.2021	
7	Mr Richard Samuel Davy		01.01.2021 – 31.01.2021	
8	Mrs Joan Bucknell			
9	Mr Richard Burman			
10	Mr Derek Jones			
11	Mr Edward Varden		31.01.2021 – 31.12.2021	
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted If not for whole year	

Funds held as custodian trustees on behalf of others

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

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

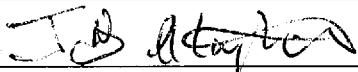
Other optional information

--

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	John Brian Clayton	
Position (eg Secretary, Chair, etc)	Trustee	
Date	25/10/22	

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

ACCOUNTS
(INCORPORATING THE REQUIREMENTS OF
THE CHARITY COMMISSION)

FOR THE YEAR ENDED

31 DECEMBER 2021

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

	Page
Accountant's Report	1
Balance Sheet	2
Income and Expenditure Account	3
Schedule of Fixed Assets	4
Schedule of Investments	5
Statement of Financial Activities	6

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

ACCOUNTANTS' REPORT TO

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

We have prepared the attached Balance Sheet and accompanying Income and Expenditure Account, as accountants, using the information contained within our client's business records for the year ended 31 December 2021.

Chamberlains (Accountancy and Taxation) Limited
8 Oakfield House
478 Station Road
Dorridge
Solihull
West Midlands
B93 8HE

30 May 2022

CLIENT APPROVAL CERTIFICATE

I have approved these financial statements and authorise them for production to HM Revenue and Customs and the Charity Commission.



J Clayton

30 May 2022

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

BALANCE SHEET AS AT 31 DECEMBER 2021

	2021 £	2020 £
FIXED ASSETS		
Freehold Property	1,060,000	1,060,000
Investments	363,845	320,270
	<u>1,423,845</u>	<u>1,380,270</u>
CURRENT ASSETS		
Debtors and Prepayments	950	950
Bank Current Account	51,573	31,919
No-Notice Deposit Account	861	861
High Interest Deposit Account	2	2
	<u>53,386</u>	<u>33,732</u>
CURRENT LIABILITIES		
Creditors and Accruals	<u>(1,691)</u>	<u>(8,999)</u>
	51,695	24,733
NET ASSETS	<u>1,475,540</u>	<u>1,405,003</u>
FINANCED BY		
UNRESTRICTED FUNDS		
Capital Reserve	75,637	75,637
Contingency Reserve	500	500
Revaluation Reserve	1,372,441	1,328,866
Extraordinary Repair Fund	6,712	-
Accumulated Surplus (Available for Distribution)	20,250	-
	<u>1,475,540</u>	<u>1,405,003</u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2021

	2021		2020	
	£	£	£	£
Income				
Investment Income		10,682		20,991
Bank Interest		-		18
Property Rents		27,652		21,814
Wayleaves		19		19
Profit on Disposal of Investments		-		9,509
		<u>38,353</u>		<u>52,351</u>
Expenditure				
Administration Charges	550		550	
Property Maintenance	1,535		260	
Property Insurance	1,562		1,323	
Sundry Expenses	22		93	
Accountancy Charges	840		840	
Legal and Professional	7		-	
Tenant Relocation Costs	-		9,130	
		<u>4,516</u>		<u>12,196</u>
		33,837		40,155
Transfer (to)/from Extraordinary Repair Fund				
Income x 17.5%		(6,712)		(7,027)
Extraordinary Transfer		-		(33,128)
		<u>27,125</u>		<u>-</u>
Charitable Donations		(6,875)		-
Net Surplus/(Deficit)		<u><u>20,250</u></u>		<u><u>-</u></u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF FIXED ASSETS 31 DECEMBER 2021

	£
FREEHOLD PROPERTY	
1 Crowleys Cottages	
2 Crowleys Cottages	
1 St Marks Cottages	
2 St Marks Cottages	
Land at rear of Crowleys Cottages	
Land at Chapel Gate Lane	
MARKET VALUE	<u>1,060,000</u>

The most recent valuation was carried out by Peter Cornford FRICS, FNAEA of John Earle and Son on 5th October 2021, when the property was valued at £1,060,000.

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF INVESTMENTS 31 DECEMBER 2021

	Cost £	Market Value at 31.12.21 £	Market Value at 31.12.20 £
FRANCIS BRITTAIN CHARITY			
CCLA Investment Management Limited			
Charities Official Investment Fund			
54 Income Shares	54	-	973
ST MARK'S CHARITY			
Charities Investment Managers Limited			
The Equities Investment Fund for Charities commonly known as "Charifund"			
2,909 Income Units	6,674	44,726	35,016
Invesco Fund Managers Limited			
Invesco Perpetual UK Strategic Income Fund			
246554.30 Income Units	17,500	242,461	217,979
CCLA Investment Management Limited			
Charities Official Investment Fund			
3,664.64 Income Shares	4,106	76,369	66,005
M & G Securities Limited			
Charibond Charities Fixed Interest Common Investment Fund			
237 Income Shares	250	289	297
BlackRock Fund Managers			
Charinco Common Investment Fund			
13,692.18 Income Shares	17,547	-	-
	<u>46,131</u>	<u>363,845</u>	<u>320,270</u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2021

	2021		2020	
	£	£	£	£
INCOMING RESOURCES				
Investment Income				
Charities Official Investment Fund				
Francis Brittain Charity	29		28	
St Marks Charity	1,938		1,900	
Invesco Exempt Trust	6,556		14,597	
Charibond Income	2,159		1,956	
Blackrock Charinco	-		2,510	
		10,681		20,991
Profit on Investment Disposals		-		9,509
Bank Interest				
No-Notice Deposit Account		-		18
		10,681		30,518
Trading Activities				
Property Rents	27,652		21,814	
Wayleaves	19		19	
		27,671		21,833
		38,352		52,351
RESOURCES EXPENDED				
Direct Charitable Expenditure				
Property Maintenance	1,535		260	
Property Insurance	1,562		1,323	
Tenant Relocation Costs	-		9,130	
Charitable Distributions				
Ullenhall Parish Council	5,000		-	
Parochial Church Council	1,875		-	
		9,972		10,713
		28,380		41,638
Management and Administration				
Administration Charges	550		550	
Sundry Expenses	22		93	
Accountancy Charges	840		840	
Bank Charges	7		-	
		1,418		1,483
		26,962		40,155
Transfer to Extraordinary Repair Fund		6,712		(40,155)
Net Surplus/(Deficit)		20,250		-
Fund Balances Brought Forward		1,405,003		1,212,969
Adjustments to Reserves		50,287		192,034
Fund Balances Carried Forward		1,475,540		1,405,003



Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name THE ULLENHALL CHAPEL LANDS & OTHER CHARITIES		
On accounts for the year ended	31 DECEMBER 2021	Charity no (if any)	219333
Set out on pages	1 TO 6		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2020.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement


[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

* Please delete the words in the brackets if they do not apply.

Signed:  Date: 25/10/22

Name: PAUL SMITH

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

FCCA

Address:

CHAMBERLAINS (ACCOUNTANCY & TAXATION) LIMITED

GROUND FLOOR, 5 THE PAVILIONS, CRANMORE DRIVE

SHIRLEY, SOLIHULL, B90 4SB

Section B

Disclosure

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

Give here brief details of any items that the examiner wishes to disclose.

[Empty box for disclosure details]

THE ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

England & Wales - Charity number 219333

Accounts



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Trustees' Annual Report for the period

From 01/01/2020 Period start date To 31/12/20 Period end date

Charity name: The Ullenhall Chapel Lands and Other Charities

Charity registration number: 219333

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide income from net profit for the benefit of the church and the local residents
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	8/11ths given to Ullenhall PCC 3/11ths given to Ullenhall Parish Council
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	

Additional information (optional)

You may choose to include further statements where relevant about:

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

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Income from the net profit has been available for distribution

Additional information (optional)

You may choose to include further statements where relevant about:

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

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	
Amount of reserves held	Para 1.22	
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

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

Additional information (optional)

You may choose to include further statements where relevant about:

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

Reference and Administrative details

Charity name	The Ullenhall Chapel Lands and Other Charities
Other name the charity uses	
Registered charity number	219333
Charity's principal address	3 St Marks Ullenhall Solihull B95 5PH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr Peter Cornford		01.02.2020 – 31.12.2020	
2	Mrs Shirley Clayton			
3	Mr John Brian Clayton			
4	Mrs Irene Groves			
5	Rev John Farhan Ganjavi			
6	Mr Phillip John Gregory			
7	Mr Richard Samuel Davy			
8	Mrs Joan Bucknell			
9	Mr Richard Burman			
10	Mr Derek Jones			
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

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

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
-----------------	------	---------

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

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

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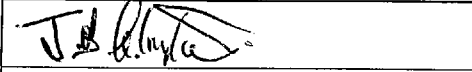
Other optional information

--

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	John Brian Clayton	
Position (eg Secretary, Chair, etc)	Trustee	
Date	28.10.2021	

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

ACCOUNTS
(INCORPORATING THE REQUIREMENTS OF
THE CHARITY COMMISSION)

FOR THE YEAR ENDED

31 DECEMBER 2020

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

	Page
Accountant's Report	1
Balance Sheet	2
Income and Expenditure Account	3
Schedule of Fixed Assets	4
Schedule of Investments	5
Statement of Financial Activities	6

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

ACCOUNTANTS' REPORT TO

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

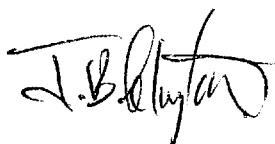
We have prepared the attached Balance Sheet and accompanying Income and Expenditure Account, as accountants, using the information contained within our client's business records for the year ended 31 December 2020.

Chamberlains (Accountancy and Taxation) Limited
8 Oakfield House
478 Station Road
Dorridge
Solihull
West Midlands
B93 8HE

28 October 2021

CLIENT APPROVAL CERTIFICATE

I have approved these financial statements and authorise them for production to HM Revenue and Customs and the Charity Commission.



J Clayton

28 October 2021

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

BALANCE SHEET AS AT 31 DECEMBER 2020

	2020 £	2019 £
FIXED ASSETS		
Freehold Property	1,060,000	576,370
Investments	320,270	423,003
	<u>1,380,270</u>	<u>999,373</u>
CURRENT ASSETS		
Debtors and Prepayments	950	5,077
Bank Current Account	31,919	189,357
No-Notice Deposit Account	861	20,844
High Interest Deposit Account	2	2
	<u>33,732</u>	<u>215,280</u>
CURRENT LIABILITIES		
Creditors and Accruals	<u>(8,999)</u>	<u>(1,684)</u>
	<u>24,733</u>	<u>213,596</u>
NET ASSETS	<u>1,405,003</u>	<u>1,212,969</u>
FINANCED BY		
UNRESTRICTED FUNDS		
Capital Reserve	75,637	75,637
Contingency Reserve	500	500
Revaluation Reserve	1,328,866	919,122
Extraordinary Repair Fund	-	217,710
Accumulated Surplus (Available for Distribution)	-	-
	<u>1,405,003</u>	<u>1,212,969</u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2020

	2020		2019	
	£	£	£	£
Income				
Investment Income		20,991		14,772
Bank Interest		18		42
Property Rents		21,814		20,127
Wayleaves		19		19
Profit on Disposal of Investments		9,509		68,198
		<u>52,351</u>		<u>103,158</u>
Expenditure				
Administration Charges	550		550	
Property Maintenance	260		678	
Property Insurance	1,323		1,125	
Sundry Expenses	93		121	
Accountancy Charges	840		840	
Legal and Professional	-		-	
Tenant Relocation Costs	9,130		5,722	
		<u>12,196</u>		<u>9,036</u>
		40,155		94,122
Transfer (to)/from Extraordinary Repair Fund				
Income x 17.5%		(7,027)		(16,471)
Extraordinary Transfer		(33,128)		(77,651)
		<u>-</u>		<u>-</u>
Charitable Donations		-		(22,226)
Net Surplus/(Deficit)		<u><u>-</u></u>		<u><u>(22,226)</u></u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF FIXED ASSETS 31 DECEMBER 2020

	£
FREEHOLD PROPERTY	
1 Crowleys Cottages	
2 Crowleys Cottages	
1 St Marks Cottages	
2 St Marks Cottages	
Land at rear of Crowleys Cottages	
Land at Chapel Gate Lane	
VALUE	
Value as at 1 January 2020	576,370
Property Improvement Expenditure in Year	246,564
Transfer from Extraordinary Repair Fund	(257,864)
Transfer to Revaluation Reserve	494,930
Value as at 31 December 2020	<u>1,060,000</u>

The most recent valuation was carried out by Peter Cornford FRICS, FNAEA of John Earle and Son on 5th October 2021, when the property was valued at £1,060,000.

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

SCHEDULE OF INVESTMENTS

31 DECEMBER 2020

	Cost £	Market Value at 31.12.20 £	Market Value at 31.12.19 £
FRANCIS BRITTAIN CHARITY			
CCLA Investment Management Limited			
Charities Official Investment Fund			
54 Income Shares	54	973	912
ST MARK'S CHARITY			
Charities Investment Managers Limited			
The Equities Investment Fund for Charities commonly known as "Charifund"			
2,909 Income Units	6,674	35,016	48,309
Invesco Fund Managers Limited			
Invesco Perpetual UK Strategic Income Fund			
246545.18 Income Units	17,500	217,979	285,425
CCLA Investment Management Limited			
Charities Official Investment Fund			
3,664.64 Income Shares	4,106	66,005	61,898
M & G Securities Limited			
Charibond Charities Fixed Interest Common Investment Fund			
237 Income Shares	250	297	294
BlackRock Fund Managers			
Charinco Common Investment Fund			
13,692.18 Income Shares	-	-	26,165
	<u>28,584</u>	<u>320,270</u>	<u>423,003</u>

ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2020

	2020		2019	
	£	£	£	£
INCOMING RESOURCES				
Investment Income				
Charities Official Investment Fund				
Francis Brittain Charity	28		27	
St Marks Charity	1,900		1,862	
Invesco Exempt Trust	14,597		10,462	
Charibond Income	1,956		2,421	
Blackrock Charinco	2,510		-	
		20,991		14,772
Profit on Investment Disposals		9,509		68,198
Bank Interest				
No-Notice Deposit Account		18		42
		30,518		83,012
Trading Activities				
Property Rents	21,814		20,127	
Wayleaves	19		19	
		21,833		20,146
		52,351		103,158
RESOURCES EXPENDED				
Direct Charitable Expenditure				
Property Maintenance	260		678	
Property Insurance	1,323		1,125	
Tenant Relocation Costs	9,130		5,722	
Charitable Distributions				
Ullenhall Parish Council	-		6,062	
Parochial Church Council	-		16,164	
		10,713		29,751
		41,638		73,407
Management and Administration				
Administration Charges	550		550	
Sundry Expenses	93		121	
Accountancy Charges	840		840	
		1,483		1,511
		40,155		71,896
Transfer to Extraordinary Repair Fund		(40,155)		(94,122)
Net Surplus/(Deficit)		-		(22,226)
Fund Balances Brought Forward		1,212,969		1,164,872
Adjustments to Reserves		192,034		70,323
Fund Balances Carried Forward		1,405,003		1,212,969



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
THE ULLENHALL CHAPEL LANDS & OTHER CHARITIES

On accounts for the year
ended

31 DECEMBER 2020

Charity no
(if any)

219333

Set out on pages

1 TO 6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2020.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. *Delete [] if not applicable.*

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

28.10.2021

Name:

PAUL SMITH

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

FCCA

Address:

CHAMBERLAINS (ACCOUNTANCY & TAXATION) LIMITED
8 OAKFIELD HOUSE, 478 STATION ROAD
DORRIDGE, SOLIHULL, B93 8HE

Section B

Disclosure

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

Give here brief details of any items that the examiner wishes to disclose.

[Empty box for disclosure details]

