



**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	<b>To provide income from net profit for the benefit of the church and the local residents</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<b>8/11ths given to Ullenhall PCC 3/11ths given to Ullenhall Parish Council</b>
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	<b>Income from the net profit has been available for distribution</b>

### 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	<b>Constitution</b>
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	<b>Trust</b>
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>Appointed by</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

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

## Reference and Administrative details

Charity name	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)

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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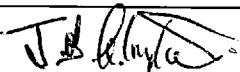
## Other optional information

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## Declarations

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

Signed on behalf of the charity's trustees

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





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# ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

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ACCOUNTS  
(INCORPORATING THE REQUIREMENTS OF  
THE CHARITY COMMISSION)

FOR THE YEAR ENDED

31 DECEMBER 2020



# ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

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# FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

## ACCOUNTANTS' REPORT TO

# ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

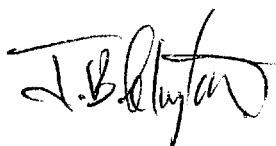
We have prepared the attached Balance Sheet and accompanying Income and Expenditure Account, as accountants, using the information contained within our client's business records for the year ended 31 December 2020.

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 £
<b>FIXED ASSETS</b>		
Freehold Property	1,060,000	576,370
Investments	320,270	423,003
	<u>1,380,270</u>	<u>999,373</u>
<b>CURRENT ASSETS</b>		
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>
<b>CURRENT LIABILITIES</b>		
Creditors and Accruals	(8,999)	(1,684)
	<u>24,733</u>	<u>213,596</u>
<b>NET ASSETS</b>	<u>1,405,003</u>	<u>1,212,969</u>
<b>FINANCED BY</b>		
<b>UNRESTRICTED FUNDS</b>		
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	
	£	£	£	£
<b>Income</b>				
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>
<b>Expenditure</b>				
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
<b>Transfer (to)/from Extraordinary Repair Fund</b>				
Income x 17.5%		(7,027)		(16,471)
Extraordinary Transfer		(33,128)		(77,651)
		<u>-</u>		<u>-</u>
Charitable Donations		-		(22,226)
<b>Net Surplus/(Deficit)</b>		<u>-</u>		<u>(22,226)</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	
	£	£	£	£
<b>INCOMING RESOURCES</b>				
<b>Investment Income</b>				
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
<b>Bank Interest</b>				
No-Notice Deposit Account		18		42
		30,518		83,012
<b>Trading Activities</b>				
Property Rents	21,814		20,127	
Wayleaves	19		19	
		21,833		20,146
		52,351		103,158
<b>RESOURCES EXPENDED</b>				
<b>Direct Charitable Expenditure</b>				
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
<b>Management and Administration</b>				
Administration Charges	550		550	
Sundry Expenses	93		121	
Accountancy Charges	840		840	
		1,483		1,511
		40,155		71,896
<b>Transfer to Extraordinary Repair Fund</b>		(40,155)		(94,122)
<b>Net Surplus/(Deficit)</b>		-		(22,226)
<b>Fund Balances Brought Forward</b>		1,212,969		1,164,872
<b>Adjustments to Reserves</b>		192,034		70,323
<b>Fund Balances Carried Forward</b>		1,405,003		1,212,969



CHARITY COMMISSION  
FOR ENGLAND AND WALES

## Independent examiner's report on the accounts

### 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.

