



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

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)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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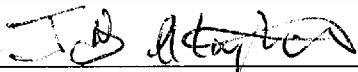
Other optional information

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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	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

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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

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 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

Responsibilities and
basis of report

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

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.