



**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

## **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	<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			
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

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

## 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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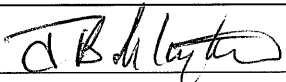
## Other optional information

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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





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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 2023

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# ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

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# FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

## ACCOUNTANTS' REPORT TO

# ULLENHALL CHAPEL LANDS AND OTHER CHARITIES

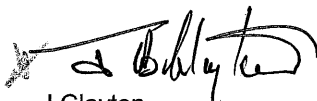
We have prepared the attached Balance Sheet and accompanying Income and Expenditure Account, as accountants, using the information contained within our client's business records for the year ended 31 December 2023.

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 £
<b>FIXED ASSETS</b>		
Freehold Property	1,060,000	1,060,000
Investments	355,836	320,088
	<u>1,415,836</u>	<u>1,380,088</u>
<b>CURRENT ASSETS</b>		
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>
<b>CURRENT LIABILITIES</b>		
Creditors and Accruals	(1,360)	(1,246)
	<u>28,381</u>	<u>68,837</u>
<b>NET ASSETS</b>	<u>1,444,217</u>	<u>1,448,925</u>
<b>FINANCED BY</b>		
<b>UNRESTRICTED FUNDS</b>		
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	
	£	£	£	£
<b>Income</b>				
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>
<b>Expenditure</b>				
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>5,559</u>
		(21,678)		37,392
<b>Transfer (to)/from Extraordinary Repair Fund</b>				
Income x 17.5%		-		(7,517)
		<u>(21,678)</u>		<u>29,875</u>
<b>Extraordinary Income</b>				
Transfer from Knights Charity		30,359		-
		<u>8,681</u>		
Charitable Donations		(28,000)		(20,250)
<b>Net Surplus/(Deficit)</b>		<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>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 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	
	£	£	£	£
<b>INCOMING RESOURCES</b>				
<b>Investment Income</b>				
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
<b>Bank Interest</b>				
No-Notice Deposit Account		1		1
Business No-Notice Account		12		
		12,883		12,335
<b>Trading Activities</b>				
Property Rents	25,054		30,597	
Wayleaves	19		19	
Other Income	30,360		-	
		55,433		30,616
		68,316		42,951
<b>RESOURCES EXPENDED</b>				
<b>Direct Charitable Expenditure</b>				
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
<b>Management and Administration</b>				
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
<b>Transfer to Extraordinary Repair Fund</b>		-		7,517
<b>Net Surplus/(Deficit)</b>		(19,319)		9,625
<b>Fund Balances Brought Forward</b>		1,448,925		1,475,541
<b>Adjustments to Reserves</b>		14,611		(36,241)
<b>Fund Balances Carried Forward</b>		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 Sept 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.**