



CHARITY COMMISSION
FOR ENGLAND AND WALES

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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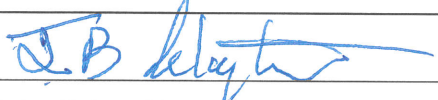
Other optional information

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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	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

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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 31.12.24 £	Market Value at 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.