



**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: Kitchings General Charity**

**Charity registration number: 219957**

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>The purposes of the charity as set out in the governing document are:</b> <b>1. Provision of a pension to the 'poor widows of Southrey',</b> <b>2. Advancement of Education &amp;</b> <b>3. Relief in Need (of the poor &amp; needy)</b> <b>This within the geographical area of Southrey, Bardney &amp; Bucknall.</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>The main activities undertaken for the public benefit &amp; as identified in the accounts are:</b> <b>1. The continuing provision to the eligible widows of Southrey; with the Trustees taking into account the public benefit requirement &amp; the guidance as stated in the governing Scheme</b> <b>2. The provision of grants to local schools, groups &amp; local students. All grant making decisions are made by the trustees after discussing the information given by applicants &amp; giving consideration to the public benefit aspect &amp; the guidance as stated in the governing Scheme.</b> <b>3. The provision of grants to individuals' who meet the relevant criteria as stated in the governing Scheme, &amp; using the guidance relating to public benefit. This is to make sure that the support awarded to the individual is of benefit &amp; relative to their need.</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>All trustees are aware of the Charity Commission guidance on public benefit, &amp; how to access this on-line. Discussions/decisions made by the trustees are made taking the public benefit guidance into account; be this a grant making decision or a KGC management decision which in turn could affect the running of the Charity.</b>

**Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	<p><b>Grant making policies are as shown in the governing Scheme, which states that:</b></p> <ul style="list-style-type: none"> <li>• All grant applications to be made either in writing or by email, and can only be considered if all relevant criteria are met.</li> </ul> <p><b>The Trustees are also in agreement that:</b></p> <ul style="list-style-type: none"> <li>• All grant applications be treated in the strictest confidence &amp; within the GDPR. A Privacy Statement is available to all applicants.</li> <li>• All grants awarded must meet the guidance criteria stated in the governing Scheme &amp; have taken into account the public benefit requirement.</li> </ul>
Policy on social investment including program related investment	Para 1.38	<p><b>The charity does not have a policy on social investment including program related investment as the trustees feel that the governing Scheme covers these aspects.</b></p>
Contribution made by volunteers	Para 1.38	<p><b>All KGC trustees are volunteers &amp; receive no remuneration for their services to this charity.</b></p> <p><b>There is no other area relating to this charity where volunteers would be involved</b></p>
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	<p><b>The main achievements &amp; performance vary year to year; depending on the charity's financial situation &amp; the type or number of grant applications received in that particular year.</b></p> <p><b>A summary of the main achievements/performance for 2024:</b></p> <ul style="list-style-type: none"> <li>• Payment of a 'pension' was made to eligible widows living in Southrey,</li> <li>• Provision of grants to local schools towards the cost of swimming lesson transport for pupils – giving all pupils (without discrimination) the opportunity to benefit from learning this vital skill. Grant pledged to support a local school project to enhance the pupils physical skills.</li> <li>• Financial support, as stated in the governing Scheme, to Kitchings Educational Charity. KEC provide</li> </ul>



		<p>eligible local college &amp; university students with an annual grant.</p> <ul style="list-style-type: none"> <li>• Provision of a grant to a local lady, towards the cost of a lightweight mobility scooter.</li> <li>• Provision of a grant to a local family who were experiencing hardship due to various family issues &amp; the cost of living.</li> <li>• Provision of a grant to a local group/organisation towards the cost of providing the children of this community with equipment, giving them the opportunity to socialise &amp; 'grow through play'.</li> <li>• Provision of 3 grants to support young people; 1 to further his sporting career &amp; 2 to young people towards the cost of an expedition through the scouting movement.</li> </ul>
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#### **Additional information (optional)**

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	<p><b>Achievements against objectives set always relate to the aims &amp; objectives as stated in the governing Scheme.</b></p> <p><b>For 2024 this is shown with the:</b></p> <ul style="list-style-type: none"> <li>• Provision of a widows' pension throughout the year; this achieves the widows pension objective,</li> <li>• Provision of grants to KEC &amp; local schools, this achieves the educational objective.</li> <li>• Provision of a grant made to a local community group; this benefits the wider community.</li> <li>• Provision of a hardship grants to a local resident; this achieves the 'relief in need' (of the poor &amp; needy) objective.</li> </ul>
Performance of fundraising activities against objectives set	Para 1.41	<p><b>This charity does not carry out any kind of fundraising.</b></p>
Investment performance against objectives	Para 1.41	<p><b>Investments, to date, have provided adequate funds to enable the trustees to provide funding/grants to cover all objectives as stated in the Scheme.</b></p>
Other		<p><b>Grants are awarded taking into consideration finances available at that time.</b></p>

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>Reviewing the charity's financial position at the end of 2024 shows a stable financial situation</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>Trustees have not felt the need to have a policy for holding reserves as the financial situation remains stable. This would be considered should the trustees feel that it would benefit this charity.</b>
Amount of reserves held	Para 1.22	<b>No reserves held.</b>
Reasons for holding zero reserves	Para 1.22	<b>The reason for holding zero reserves is that there is access to charity funds as/when needed/required; be this from a bank account or from investments. This is not a charity that would deal with daily emergency situations.</b>
Details of fund materially in deficit	Para 1.24	<b>There are no funds that are materially deficit.</b>
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>Currently there are no uncertainties about the charity continuing as a going concern.</b>

### 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	<p><b>The principal sources of funding are:</b></p> <ul style="list-style-type: none"> <li>• Farm rents</li> <li>• Interest from investments &amp; bank interest</li> <li>• Wayleave</li> </ul> <p><b>The charity owns 2 x farms (1 x 67 acres &amp; 1 x 77 acres) plus an 8-acre parcel of land.</b></p> <p><b>Latest investment valuation showed in excess of £250,000, invested in 2 accounts held with Black Rock.</b></p> <p><b>Wayleave income is from Western Power for 'poles &amp; stays' situated on charity land.</b></p> <p><b>There will be further funds to invest following the sale of a cottage; decision to sell made due to it becoming financially unviable. This investment decision will be made by the Trustees during 2025.</b></p>
Investment policy and objectives including any social investment policy adopted	Para 1.46	<b>Trustees have recently made changes to the governing Scheme which gives investment guidance, this outlines trustees' responsibility to ensure that any financial return will serve the interests &amp; objectives of this charity. This Charity does not have an adopted social investment policy.</b>
A description of the principal risks facing the charity	Para 1.46	<b>The principal risks facing the charity remains the same as 2023, with trustees</b>



		being updated regularly about investment risks by Black Rock.
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	<b>Charity Commission Scheme. The Scheme was sealed 11<sup>th</sup> November 1975 &amp; regulated by the 1902 Charity Commission Scheme. Trustees have made several updates/amendments to the Scheme over the last few years.</b>
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	<b>The charity is made up of 9 trustees. Of the 9, 1 shall be from Bucknall &amp; 1 from Southrey (areas of benefit), with elected trustees expected to have a good knowledge base relevant to their respective area of benefit. Due to the nature of the charity (as a land/farm owner) 3 of the 9 to have an agricultural background or some agricultural knowledge.</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>All trustees are Co-optative Trustees; with the election of trustees being carried out by existing trustees. No other person or organisation is involved in electing charity trustees. Chair &amp; Vice-chair being elected at the first meeting of the year,</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	<b>There is an 'introduction list', which is emailed to the newly elected trustee. This includes:</b> <ul style="list-style-type: none"> <li>• Copy of the KGC Scheme,</li> <li>• Copy of the latest accounts,</li> <li>• Copy of Minutes from the last meeting,</li> <li>• GDPR information,</li> <li>• Copy of current Privacy Statement,</li> <li>• Details re Charity Commission website for Trustee guidance.</li> </ul> <b>They are also invited to meet with the Chair &amp; clerk prior to their first meeting.</b>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<b>The administrative &amp; organisational structure is determined by the guidance shown in the governing Scheme. The clerk carries out administrative duties as instructed by the trustees. All management decisions relating to the charity are made by the trustees,</b>

		through discussion, at one of their meetings. There is no other wider network with which this charity works.
Relationship with any related parties	Para 1.51	This charity is committed to supporting Kitchings Educational Charity, as is directed in the governing Scheme. KGC supports KEC by providing an annual income which is calculated from the disposable income of KGC. Also making extra grants at the request of KEC.
Other		

## Reference and Administrative details

Charity name	Kitchings General Charity
Other name the charity uses	Thomas Kitching Charity Trust
Registered charity number	219957
Charity's principal address	42 Abbey Road, Bardney, Lincoln, LN3 5XA

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
Mr G Pacey	Chair		Co-opted
Mr J Armstrong	Vice-Chair		Co-opted
Mr B Percival			Co-opted
Mr K Hutchinson			Co-opted
Mr C Pacey			Co-opted
Mr D Wilkinson			Co-opted
Mrs C Lee			Co-opted
Mrs J Hayes			Co-opted
Mrs K Thomas		To May 2024	Co-opted

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



<b>Director name</b>		
<b>n/a</b>		

Name of trustees holding title to property belonging to the charity

<b>Trustee name</b>	<b>Dates acted if not for whole year</b>	
<b>n/a</b>		

### Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	n/a
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
<b>Farms</b>	<b>Willsons</b>	16 Alghitha Road, Skegness, Lincs, PE25 2AG
<b>Investment</b>	<b>Black Rock</b>	PO Box 545 Darlington, DL1 9TQ
<b>Insurance</b>	<b>NFU Mutual</b>	The Old Mill, Roughton Moor, Woodhall Spa, Lincs LN10 6YQ
<b>Indemnity Insurance</b>	<b>Access Insurance Services</b>	Selsdon House, 212 – 220 Addington Road, South Croydon, London, CR2 8LD
<b>Banking</b>	<b>HSBC</b>	High Street, Lincoln

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

n/a
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### Exemptions from disclosure

Reason for non-disclosure of key personnel details

n/a


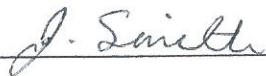
### Other optional information

- Following the decision to sell the cottage, owned by this Charity, the Trustees made the decision to purchase land, adjacent to Charity farm; this to improve the farm & which in turn adds income in the form of rent. The Trustees will decide where to invest the remainder of the proceeds.
- During 2024 all property owned by this Charity was registered with the Land Registry department.
- The Trustees are currently in the process of employing a new clerk due to the retirement of the present clerk.

### 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)	Mr Geoffrey Pacey	Mrs Janice Smith
Position (e.g., Secretary, Chair, etc)	Chair	SECRETARY
Date	22/5/25	



**Kitchings General Charity Trust**  
**Statement of Affairs as at 31<sup>st</sup> December 2024**

**Income**

**HSBC**

Charitable Bank Account Balance B/F	160.12 ✓	
Business Money Manager Account Balance B/F	<u>17726.00</u> ✓	17886.12
Bank Interest		322.46
Interest on Investments		10777.69
Farm Rents		18643.00
Cottage Rent		2100.00
Wayleave		180.74
Sale of Brookside Cottage		250000.00
		<hr/>
		<u>299910.01</u>

**Kitchings General Charity Trust**  
**Statement of Affairs as at 31<sup>st</sup> December 2024**

**Expenditure**

Widows Pensions	1120,00
Grants	17155,00
Willsons Agency Fees	1118,60
Room Hire	56,00
Liability Insurance	752,88
Farm and Farm Buildings Insurance	541,47
Trustee Indemnity Insurance	308,80
Clerks Wages and Expenses	1322,85
Educational Charity – 1/7 <sup>th</sup> of Net Income	3759,00
Cottage Maintenance	3225,72
Bank Charges	76,80
Professional Fees re. Land Registry	6070,59
Expenses on Farm Visit	432,00
Council Tax and Utilities re. Brookside Cottage	973,56
Professional Fees re. Sale of Brookside Cottage	7734,00

**HSBC**

Charitable Bank Account Balance C/F	333.45 ✓	
Business Money Manager Account Balance C/F	<u>254929.29</u> ✓	255262.74

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299910.01





# 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

KITCHINGS GENERAL CHARITY

On accounts for the year  
ended

2024

Charity no  
(if any)

219957

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD/MM/YYYY.

Responsibilities and  
basis of report

As the charity trustees of the Trust, 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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent  
examiner's statement

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

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn 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:

J. Kerry

Date:

17/5/25

Name:

JONATHAN KERRY

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

ICAEW

Address:

THE MEADOWS

CHETNUT AVENUE

BUCKNALL, WOODHALL SPA LN10 5DU

### Section B

### Disclosure

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