

SAINT MARTIN'S TRUST

England & Wales · Charity number 221040

Details

Status Registered

Legal form Other

Registered 1967-04-27

Register [View on the Charity Commission register](#)

Contact

Address Shakespeare Martineau
1 Colmore Square
Birmingham
B4 6AA

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Activities

Objects: 1. GRANTS, SUBJECT TO CONDITIONS IMPOSED BY TRUSTEES SUCH AS MAINTENANCE OF CURATES. 2. GIFT OR LOAN A) FOR OR TOWARDS SITE FOR OR HOUSE FOR RESIDENCE B) ENDOWMENT OR AUGMENTATION OF ENDOWMENT. FOR BENEFIT OF INCUMBENTS OF PARISHES LYING WITHIN THE BENEFICIAL AREA.

Activities: Support the Anglican Clergy and Anglican Church in Birmingham

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** General Charitable Purposes
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** ANCIENT PARISH OF ST.MARTIN,BIRMINGHAM
- Birmingham City

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£1,050,562	£916,854	£17,119,586	0
2023-12-31	£858,828	£790,214	£17,006,162	0
2022-12-31	£1,472,507	£788,044	£17,541,887	0
2021-12-31	£736,333	£691,969	£16,367,405	0
2020-12-31	£797,874	£749,393	£15,854,364	0

Trustees

Name	Role	Appointed
THE VENERABLE HAYWARD JOHN OSBORNE	Chair	
REV CANON ANGELA MARY Townshend		
Rev Andrew Arthur Gorham		2017-05-16
Rev Canon Dr James Woodward		2014-05-22
Rev DAVID QUENTIN WARBRICK		2012-07-12
Rev Rowena Fay Pailing		2019-09-16
Very Reverend Dr DAVID ROBERT MALVERN MONTIETH BSC		2012-07-12

SAINT MARTIN'S TRUST

England & Wales - Charity number 221040

Accounts

ST MARTIN'S TRUST
ANNUAL REPORT & FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2024
Registered charity No: 221040

ST MARTIN’S TRUST

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ST MARTIN'S TRUST**TRUSTEES' REPORT****For the year ended 31 December 2024**

The Trustees present their report and financial statements for the year ended 31 December 2024.

Reference and Administrative Information

Charity Name	Saint Martin's Trust
Charity Registration Number	221040
Trustees - appointed for life	The Venerable H J Osborne The Revd Canon A M Townshend The Very Revd D R M Monteith The Revd Canon Q D Warbrick The Revd Canon Dr J W Woodward
Trustees - Co-opted (appointed for four years)	The Revd Canon R F Pailing The Revd Canon A A Gorham
Clerk to the Trustees	Mrs L A Davis
Registered office	No.1 Colmore Square Birmingham B4 6AA
Bankers	Lloyds Bank Plc Colmore Row Birmingham B3 3SD
Auditors	Cooper Parry Group Limited Statutory Auditor Cubo Birmingham Office 401, 4 th Floor Two Chamberlain Square B3 3AX
Solicitors	Shakespeare Martineau LLP No.1 Colmore Square Birmingham B4 6AA
Investment managers	EFG Harris Allday (to August 2024) 33 Great Charles Street Birmingham B3 3JN Brewin Dolphin (from August 2024) The Chatwin Building, 6 th Floor 81 Colmore Row Birmingham B3 2BA
Property managers	Cushman & Wakefield No.1 Colmore Square Birmingham B4 6AJ

ST MARTIN'S TRUST

TRUSTEES' REPORT (continued)

For the year ended 31 December 2024

Structure, Governance and Management

The constitution and patronage

The governing instrument of the charity is the St Martin's Rectory (Birmingham) Act 1893 as amended by the Birmingham Churches Act 1897 ("the Act") and Statutory Instrument 1964, number 3, entitled the Churches (St Martin's Trust, Birmingham) Order 1964, as varied or effected by the Schemes of the Charity Commissioners sealed on 26 October 1993 and 2 November 2006.

By deed dated 8 August 1837 ("the 1837 deed"), the advowson of St Martin and of three other parishes, namely St George, St Thomas and All Saints, were settled upon five Trustees, the settlement requiring that the Trustees should always be ordained clergy of the Church of England. The Trustees are appointed for life. The Act provides that the trustees are to be the five Trustees of the 1837 deed, who may co-opt up to two further Trustees by virtue of clause 5 of a Scheme of the Charity Commission dated 2006. Co-opted Trustees are appointed for 4 years. On various dates the patronage of additional churches has been transferred to the Trustees. The patronage of the following parishes is at present held by the Trustees of the 1837 deed:

St Martin, St George, St Paul and St Mark, Bishop Latimer, St John and St Peter, and St Matthew (Perry Beeches); St Germain (Edgbaston) and St John (Perry Barr) (jointly with Bishop of Birmingham); and St Luke (jointly with St Luke's Trustees).

By established tradition the Trustees also support the parish of Christchurch Summerfield (the patron of which is the Rector of St Martin).

Section 2 of the Act vests the Five Ways Lands (formerly a portion of the Glebe Lands belonging to the rectory of St Martin's) in the same five Trustees and Section 4 gives them powers of sale, leasing, mortgaging and other necessary powers. Section 6 of the Act (as amended) provides for the use of income for the benefit of incumbents of parishes within the diocese of Birmingham.

The Scheme at 2 November 2006 inserts an appendix to the 1964 Order, which enables the Trustees to apply any remaining income of the charity in furtherance of the religious or charitable work of the Church of England in the Diocese of Birmingham.

Recruitment and appointment of Trustees

The Trustees of the charity who served during the year and up to the date of this report are set out below:

Appointed for life:

The Venerable H J Osborne
The Revd Canon A M Townshend
The Very Revd D R M Monteith
The Revd Canon Q D Warbrick
The Revd Canon Dr J W Woodward

Co-opted (appointed for four years):

The Revd Canon R F Pailing
The Revd Canon A A Gorham

ST MARTIN'S TRUST

TRUSTEES' REPORT (continued)

For the year ended 31 December 2024

Trustee induction and training

New Trustees are made aware of their responsibilities and are helped to familiarise themselves with the practical and financial operations. To assist them they are provided with a copy of the Trust's constitution, the latest published accounts and appropriate Charity Commission publications.

Risk management

The Trustees have reviewed the major strategic and operational risks to which the charity is exposed and are satisfied that management reporting systems are in place to minimise the effects of any such risks as may exist. The investment managers are EFG Harris Allday, the property managing agents are Cushman & Wakefield, both of whom provide regular reports from which the Trustees take appropriate action. The Trustees review the performance of the investments and of the investment adviser on a regular basis.

Organisational structure

The Trustees meet twice a year, with the Annual General Meeting held in May. A sub-committee of the Trustees meet as necessary to, for example, interview candidates for vacancies of benefices. The day to day management of the Trust is conducted by the clerk who liaises with the chairman as necessary.

Objectives and Activities

The overall objective of the charity is to support the Clergy of the Church of England within the Diocese of Birmingham and specifically within the Ancient Parish of St Martin and the other parishes of which the Trustees are patrons, or share the patronage.

The objectives are achieved by the making of grants, subject to conditions imposed by the Trustees (such as specifically for the maintenance of curates), and the making of gifts or loans for or towards activities within the Parishes lying within the beneficial area and the maintenance of the accommodation of the incumbents.

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's objectives and in planning for future activities. In particular, the Trustees have considered how planned activities will contribute to the aims and objectives set.

Review of Activities

The Trustees continue to provide support for the nine parishes of which they are Patrons and the parish of Christchurch Summerfield. This support is in the form of a contribution to the Birmingham Diocesan Board of Finance towards payment of stipends, pensions, national insurance and council tax, and payments to the Clergy for assistance with heating, gardening and secretarial expenses and to Parochial Church Councils for individual projects in the parishes. The Trustees also provide support to the Birmingham Diocesan Board of Finance by agreeing payments to support curates in training, clergy sabbaticals and the attendance of clergy in poorer parishes at diocesan conferences.

Financial Review

The principal funding of the charity is from the collection of rents received from the properties held. Rental income for the year was £720,018 (2023: £620,564). Investment income from its share portfolio yielded £201,972 (2023: £232,264) in the year. The trustees also received the sum of £128,572, inclusive of costs, as a result of a settlement agreed arising out of Court Proceedings.

Spending on charitable activities increased from £650,588 to £745,950. Note 3 to the financial statements provides details of the Stipend payments made during the year together with payments made for ministerial support.

ST MARTIN'S TRUST

TRUSTEES' REPORT (continued)

For the year ended 31 December 2024

Investment management costs comprise legal fees (in connection with the management of the charity and the property portfolio) and management charges from the charity's property managing agents. These fees have increased from £139,626 to £170,904 this year.

Support costs and governance costs are detailed at notes 4 and 6 to the financial statements respectively.

With respect to capital transactions, the trustees purchased a new investment property, at Stream Road, Kingswinford, Dudley, for £1,662,157. This addition is reflected in note 7 to the financial statements.

Investment policy

There are no restrictions on the Trustees' power to invest. The Trustees seek to maintain a consistent investment strategy based on their view of the medium-term economic situation, their desire to secure the capital value of the investment portfolio whilst maintaining the level of charity's income in real terms and the advice of their investment managers who produce regular reports for consideration by the Trustees.

The Charity's stock market investments are managed by RBC Brewin Dolphin on a discretionary basis. During the prior year the trustees reviewed the investment management services provided to the charity and decided to appoint RBC Brewin Dolphin in place of EFG Harris Allday. The change of provider came into effect during the current year.

Ethical Investments

The Trustees affirm their freedom of power to invest. However, they do have regard to the Church of England's statement of 'Ethical Investments Policy for the National Church Institutions', as that policy evolves under the advice of the Church of England's Ethical Investment Advisory Group, and as it may apply to the Trustees' particular circumstances. The statement is drawn to the attention of the investment managers in exercising their investment discretion on the Trustees' behalf, a discretion about which they consult from time to time.

Grant making policy

The sum of £348,408 (2023: £277,730) was paid out to cover payments of stipend to incumbents in support of their ministry, and the sum of £382,120 (2023: £357,327) was paid out for ministerial support.

The Act formerly restricted the Trustees' grant making to making payments to or for the benefit of incumbents of parishes within the Diocese of Birmingham. As well as contributing towards those incumbents' stipends the Trustees will also consider applications for financial assistance from those incumbents who seek administrative and other help in funding their pursuit of alternative purposes when income permits and for example payments are now made to assist with music in churches and employment of staff by some parishes to expand activities.

Reserves policy

It is the policy of the Trustees to maintain unrestricted funds, which are the general funds of the Charity, at a level which provides sufficient funds to cover management, administration and support costs and to meet their continuing obligations for at least two years.

Free reserves are defined as those unrestricted funds that are not invested in fixed assets (i.e. those reserves that are liquid and readily available to the Trustees).

The general funds of the charity equal the free reserves as none of these funds are tied up in non-liquid assets. Note 11 to the financial statements provides an analysis of the general fund. At the year-end general funds amounted to £3,885,746 of which £3,798,565 is represented by investments and bank deposits, the remaining funds of £87,181 relate to other current assets and current liabilities.

ST MARTIN'S TRUST

TRUSTEES' REPORT (continued)

For the year ended 31 December 2024

Reserves policy (continued)

As much of the Trustees' assets are invested in property it has been their policy to build up their reserves against the time when income may be reduced.

Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

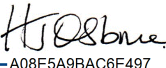
In so far as the trustees are aware:

- there is no relevant audit information of which the charity's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditors

Cooper Parry Group Limited have expressed their willingness to continue to act as the charity's auditor and a resolution for their re-appointment will be made at the Annual General Meeting.

Approved by the Board of Trustees on 15 October 2025 and signed on its behalf by:

DocuSigned by:

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The Venerable H J Osborne
Trustee

ST MARTIN'S TRUST**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF
ST MARTIN'S TRUST****Opinion**

We have audited the financial statements of St Martin's Trust (the "Charity") for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flow and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Trustees' Report and Financial Statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

ST MARTIN'S TRUST

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ST MARTIN'S TRUST

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' Report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Statement of Trustees' Responsibilities set out on page 5, the Trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

Our assessment focussed on key laws and regulations the Charity has to comply with and areas of the financial statements we assessed as being more susceptible to misstatement. These key laws and regulations included but were not limited to compliance with the Charities Act 2011, Charities (Accounts and Reports) Regulations 2008, Charities (Protection and Social Investment) Act 2016, taxation legislation, data protection, anti-bribery and employment legislation.

We are not responsible for preventing irregularities. Our approach to detecting irregularities included, but was not limited to, the following:

- obtaining an understanding of the legal and regulatory framework applicable to the Charity and how the Charity is complying with that framework, including agreement of financial statement disclosures to underlying documentation and other evidence;
- obtaining an understanding of the Charity's control environment and how the Charity has applied relevant control procedures, through discussions with management and by performing walkthrough testing over key areas;
- obtaining an understanding of the Charity's risk assessment process, including the risk of fraud;
- reviewing meeting minutes of those charged with governance throughout the year; and

ST MARTIN'S TRUST

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ST MARTIN'S TRUST

- performing audit testing to address the risk of management override of controls, including testing journal entries and other adjustments for appropriateness, evaluating the rationale of significant transactions outside the normal course of activities and reviewing accounting estimates for bias.

Whilst considering how our audit work addressed the detection of irregularities, we also considered the likelihood of detection based on our approach. Irregularities arising from fraud are inherently more difficult to detect than those arising from error.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Charity's Trustees, as a body in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Signed by:



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COOPER PARRY GROUP LIMITED

Statutory Auditor

Cubo Birmingham
Office 401, 4th Floor
Two Chamberlain Square
B3 3AX

Date: 20 October 2025

Cooper Parry Group Limited is eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006.

ST MARTIN'S TRUST

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 December 2024

	Note	2024 Endowment Funds £	2024 Unrestricted General Funds £	2024 Total Funds £	2023 Total Funds £
Income and endowments from:					
Investments	2	-	921,990	921,990	852,828
Other Income		-	128,572	128,572	6,000
Total income and endowments		-	1,050,562	1,050,562	858,828
Expenditure on:					
Investment management costs	5	-	170,904	170,904	139,626
Charitable activities	3	-	745,950	745,950	650,588
Total expenditure		-	916,854	916,854	790,214
Funds transfer	11	59,005	(59,005)	-	-
Net gains / (losses) on investments	8	101,872	267,844	369,716	9,661
Gain/(loss) on revaluation of investment Properties		(390,000)	-	(390,000)	(614,000)
Net movement in funds		(229,123)	342,547	113,424	(535,725)
Reconciliation of funds					
Fund balances at 1 January		13,462,963	3,543,199	17,006,162	17,541,887
Fund balances at 31 December		13,233,840	3,885,746	17,119,586	17,006,162

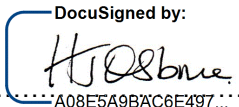
All incoming resources and resources expended are derived from continuing activities. There are no other gains and losses other than those recognised above and accordingly no separate statement of total recognised gains and losses has been prepared.

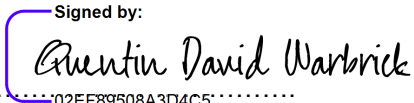
ST MARTIN'S TRUST**BALANCE SHEET****at 31 December 2024**

		2024	2023
		£	£
Fixed Assets	Note		
Investment properties	7	11,854,657	10,582,500
Investments	8	4,560,724	4,074,875
		16,415,381	14,657,375
Current Assets			
Debtors	9	342,702	314,867
Cash at bank		596,888	2,090,389
Cash held by investment manager		20,136	155,832
		959,726	2,561,088
Creditors: amounts falling due within one year	10	(255,521)	(212,301)
Net current assets		704,205	2,348,787
Net assets		17,119,586	17,006,162
Reserves			
Unrestricted general fund	11	3,885,746	3,543,199
Endowment fund	11	13,233,840	13,462,963
Total Charity funds		17,119,586	17,006,162

The notes on pages 12 to 21 form part of the financial statements.

Approved by the Board of Trustees on 15 October 2025 and signed on its behalf by:

DocuSigned by:

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The Venerable H J Osborne
 Trustee

Signed by:

 02EF89508A3D4C5...
The Revd Canon Q D Warbrick
 Trustee

ST MARTIN'S TRUST**STATEMENT OF CASH FLOW****For the year ended 31 December 2024**

	Note	2024	2023
		£	£
Cash flows from operating activities			
Net cash provided/(used) in operating activities	15	(772,897)	(816,311)
Cash flows from investing activities			
Dividends, interest and rents from investments		921,990	852,828
Proceeds from sale of investments		3,650,519	1,321,374
Proceeds from sale of investment property		-	-
Purchase of investments		(3,766,652)	(1,234,695)
Purchase of investment property		(1,662,157)	-
Net cash provided by investing activities		(856,300)	939,507
Change in cash and cash equivalents in the reporting period		(1,629,197)	123,196
Cash and cash equivalents at the beginning of the period		2,246,221	2,123,025
Cash and cash equivalents at the end of the period		617,024	2,246,221
Analysis of cash and cash equivalents			
Cash in hand		596,888	2,090,389
Cash held by investment manager		20,136	155,832
Total cash and cash equivalents		617,024	2,246,221

Analysis of changes in net debt

	At 1-Jan-24	Cashflows	At 31-Dec-24
	£	£	£
Cash at bank and in hand	2,246,221	(1,629,197)	617,024

ST MARTIN'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2024

1 Principal accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements.

Basis of preparation and general information

St Martin's Trust is a charity governed by the St Martin's Rectory (Birmingham) Act 1893 as amended by the Birmingham Churches Act 1897 ("the Act") in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Going concern

At the balance sheet date the charity had a significant investment holding. At the time of signing these financial statements, the Trustees consider that the charity will continue in operation for a period of at least 12 months from the date of signing these accounts, due to the close monitoring of its investments and already low risk approach to investment holding. On that basis, the Trustees have prepared these financial statements on a going concern basis.

Funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Endowment funds represent those assets which must be held permanently by the charity, principally property and investments. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income.

Incoming resources

All incoming resources are included in the Statement of Financial Activities when the Charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Investment income is earned through holding assets such as shares and properties. It includes dividends, interest and rent. Income is included when the amount can be measured reliably.

All income and expenditure is stated gross unless otherwise indicated.

Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included in unrestricted income.

ST MARTIN'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2024

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity comprise both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Investments

Listed investments are initially recognised at their transaction value and subsequently measured at their market value at the year end using the closing quoted market price. Any surplus or deficit on revaluation or sale being included in the Statement of Financial Activities.

Financial instruments

The charity only holds basic financial instruments as defined in FRS 102. The financial assets and financial liabilities of the charity and their measurement bases are as follows:

Financial assets - trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost as detailed in note 9. Cash at bank is classified as a basic financial instrument and is measured at face value. Listed investments are included in the financial statements at their market value as at the balance sheet date. Realised and unrealised gains (or losses) are credited (or debited) to the statement of financial activities in the year in which they arise.

Financial liabilities - accruals are financial instruments and are measured at amortised cost as detailed in note 10. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

Cash at bank

Cash at bank includes cash and short-term highly liquid investments with a short maturity of six months or less from the date of acquisition or opening of the deposit or similar account.

VAT

The charity is partially exempt for VAT. Value added tax which is not recoverable by the charity is written off as irrecoverable VAT within support costs.

Investment properties

Investment properties are included in the balance sheet at the Trustees' best estimate of market value after taking account of professional advice. They are regularly revalued and the resultant surpluses or deficits are taken to the Statement of Financial Activity as an investment gain or loss. In accordance with FRS 102, no depreciation is provided on investment properties.

Judgements in applying accounting policies and key sources of estimation uncertainty

The charity makes estimates and assumptions concerning the future. Management are also required to exercise judgement in the process of applying the charity's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

ST MARTIN'S TRUST**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2024**

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

In preparing these financial statements, the trustees have made the following estimates and judgements:

Impairment and valuation of investment property

The charity reviews the carrying value of the investment property for indications of impairment at each period end. If indicators of impairment exist, the carrying value of the asset is subject to further testing to determine whether its carrying value exceeds its recoverable amount. This process will usually involve the estimation of future cash flows which are likely to be generated by the asset.

The charity engaged independent valuation specialists to determine fair value at 31 December 2024. The valuation was made as at 31 December 2024. The valuation has been carried out in accordance with the RICS Valuation Global Standards. The valuation practice statement 4 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Further detail is disclosed at note 7.

2 Income from investments

	2024	2023
	£	£
Rents receivable		
Block B	117,156	129,751
Block C	70,167	74,551
City Tavern	2,316	2,316
Guildhall – Norwich	-	5,091
Trentham Lakes	270,545	230,851
Unit B, Cranmore Park	252,985	178,004
Stream Road	6,849	-
	720,018	620,564
Investment income	2024	2023
	£	£
Dividends – UK equities	109,088	129,861
Interest	92,884	102,403
	201,972	232,264
Total income from investments	921,990	852,828

Investment income was wholly attributable to unrestricted funds in the current and previous period.

ST MARTIN'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2024

3	Grants payable in furtherance of charitable objectives	2024	2023
		£	£
	Contributions to payments of incumbents stipends, pensions, council tax and national insurance		
	St George	40,835	12,718
	St Paul	39,356	38,378
	St John and St Peter, Ladywood	41,816	12,445
	St Matthew	42,266	40,874
	Bishop Latimer	41,944	45,954
	St John, Perry Barr	13,459	3,280
	St Luke	44,107	42,290
	St Martin	42,358	40,916
	St Germain	42,266	40,875
		348,408	277,730
	Payment of ministerial support		
	Secretarial, heating, and gardening	20,000	7,500
	St Martin	67,168	63,792
	St Luke	30,393	26,299
	Christ Church	33,441	31,502
	St Paul	33,500	30,765
	St Matthew	23,700	30,590
	St George	28,020	29,764
	St John and St Peter, Ladywood	28,000	28,000
	St John, Perry Barr	26,504	23,033
	St Germain	52,365	50,560
	Bishop Latimer	548	-
	Birmingham Diocese - Curates in Training	21,634	20,812
	Birmingham Diocese – Grants for Sabbatical Placements	7,200	5,400
	GAP Youth Project	3,397	9,310
	Pastoral Support Scheme	6,250	-
		382,120	357,327
	Total grants payable	730,528	635,037
	Support costs (note 4)	2,343	3,976
	Governance costs (note 6)	13,079	11,555
	Total expenditure on charitable activities	745,950	650,588

Expenditure on charitable activities was wholly attributable to unrestricted funds in the current and previous period.

ST MARTIN'S TRUST**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2024****4 Support costs**

	2024	2023
	£	£
Travelling and other expenses	2,343	3,976
	<u> </u>	<u> </u>

Trustees received no remuneration and four (2023: five) Trustees were reimbursed £2,343 (2023: £549) for their expenses in the year.

5. Investment management costs

	2024	2023
	£	£
General legal charges	60,915	54,709
Cushman & Wakefield management fees	41,690	30,785
Investment manager fees	17,499	17,188
Professional fees	50,800	36,944
	<u> </u>	<u> </u>
	170,904	139,626
	<u> </u>	<u> </u>

6. Governance costs

	2024	2023
	£	£
Auditor's fees	10,705	9,560
Other professional fees	2,374	1,995
	<u> </u>	<u> </u>
	13,079	11,555
	<u> </u>	<u> </u>

ST MARTIN'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2024

7. Investment properties	2024 £	2023 £
Value at 1 January	10,582,500	11,196,500
Revaluation in the year	(390,000)	(614,000)
Addition in the year	1,662,157	-
Disposal in the year	-	-
Value at 31 December	11,854,657	10,582,500

The closing value of properties is represented by:

	2024 £	2023 £
Freehold investment property		
Unit B Cranmore Park	3,350,000	3,350,000
Block B - Broad Street	1,900,000	2,000,000
Block C - 187 Broad Street	1,182,500	1,472,500
6/7 Guildhall Hill	-	-
Trentham Lakes	3,760,000	3,760,000
Stream Road	1,662,157	-
	11,854,657	10,582,500

The investment properties are held at the open market value at the balance sheet date. In ascertaining the open market value the Trustees have taken professional advice obtained from their property managing agents Cushman and Wakefield. The last valuation was undertaken at 31 December 2024. The only exception to the valuation was the purchase of Stream Road which was completed during the year. The cost for this property has been used to approximate the open market value as at 31 December 2024.

The properties were valued by an external valuer, Mr J Crawford MRICS of Cushman and Wakefield. The valuation has been made in accordance with the appropriate section of the current Practice Statement and Guidance Notes contained within the Appraisal and Valuation Manual issued by the Royal Institution of Chartered Surveyors ("RICS") and has been undertaken by valuers, acting as independent valuers, qualified for the purpose of valuation.

The value of the properties has been assessed in accordance with the relevant parts of the current RICS Appraisal and Valuation manual. The properties are stated at "market value" in accordance with Practice Statement 4.

ST MARTIN'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2024

8. Investments

	2024 Permanent Endowment £	2024 General Investments £	2024 Total £	2023 Total £
Market value at 1 January	1,636,208	2,438,667	4,074,875	4,151,893
Additions at cost	1,164,849	2,601,803	3,766,652	1,234,695
Disposal proceeds	(1,532,615)	(2,117,904)	(3,650,519)	(1,321,374)
Unrealised (loss)/gain	(5,265)	172,538	167,273	117,989
Realised (loss)/gain	107,137	95,306	202,443	(108,328)
Market value at 31 December	1,370,314	3,190,410	4,560,724	4,074,875
Historical Cost:				
Permanent Endowment			1,294,393	1,572,108
General Investments			3,038,166	2,368,643
			4,332,559	3,940,751

All investments are listed securities.

9. Debtors

	2024 £	2023 £
Rent	321,525	282,968
Accrued Income	15,177	31,899
Prepayments	6,000	-
	342,702	314,867

10. Creditors

	2024 £	2023 £
Accruals	120,696	105,030
Deferred income	125,741	97,465
VAT	9,084	9,806
	255,521	212,301

Deferred income relates to rental amounts invoiced in the current year (and included within debtors) which relate to the period 21 December 2024 to 24 March 2025 and which will be recognised in the subsequent year's financial statements.

ST MARTIN'S TRUST**NOTES TO THE FINANCIAL STATEMENTS****for year ended 31 December 2024****11. Statement of funds**

	Balance at 2023 £	Income £	Expenditure £	Transfers in/(out) £	Gains / (losses) £	Balance at 2024 £
Unrestricted Funds						
General fund	3,543,199	1,050,562	(916,854)	(59,005)	267,844	3,885,746
Endowment Funds						
Endowment fund	13,462,963	-	-	59,005	(288,128)	13,233,840
Total of funds	17,006,162	1,050,562	(916,854)	-	(20,284)	17,119,586

The unrestricted general fund comprises those funds which the Trustees are free to use in accordance with the charitable objects.

The endowment fund represents those assets which must be held permanently by the Charity, principally property and investments. Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included in unrestricted income.

Any capital gains or losses arising on the investment form part of the fund. Investment management charges and legal advice relating to the fund are charged against the general fund.

Statement of funds – prior year

	Balance at 2022 £	Income £	Expenditure £	Gains / (losses) £	Balance at 2023 £
Unrestricted Funds					
General fund	3,492,497	858,828	(790,214)	(17,912)	3,543,199
Endowment Funds					
Endowment fund	14,049,390	-	-	(586,427)	13,462,963
Total of funds	17,541,887	858,828	(790,214)	(604,339)	17,006,162

ST MARTIN'S TRUST**NOTES TO THE FINANCIAL STATEMENTS****for year ended 31 December 2024****12. Analysis of funds**

	General Fund £	Endowment Fund £	Total £
Investment properties	-	11,854,657	11,854,657
Investments	3,190,410	1,370,314	4,560,724
Debtors	342,702	-	342,702
Bank balances and investment manager cash balances	608,155	8,869	617,024
Creditors	(255,521)	-	(255,521)
	3,885,746	13,233,840	17,119,586

Analysis of funds – prior year

	General Fund £	Endowment Fund £	Total £
Investment properties	-	10,582,500	10,582,500
Investments	2,438,667	1,636,208	4,074,875
Debtors	314,867	-	314,867
Bank balances and investment manager cash balances	1,001,966	1,244,255	2,246,221
Creditors	(212,301)	-	(212,301)
	3,543,199	13,462,963	17,006,162

13. Taxation

As a charity, St Martin's Trust is exempt from tax on income and gains falling within sections 485 and 486 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen within the charity.

14. Related party transactions

During the year payments of £71,422 (2023: £54,709) were made to Shakespeare Martineau LLP for legal services provided to the charity. This included £15,584 incurred relating to legal services for the purchase of the Stream Road property which are directly attributable to the acquisition of the property. Mrs L A Davis, current clerk to the Trustees, is a partner in Shakespeare Martineau LLP.

Details of Trustees' expenses are given at note 4 to the financial statements.

ST MARTIN’S TRUST

NOTES TO THE FINANCIAL STATEMENTS

for year ended 31 December 2024

15. Reconciliation of net income to net cash flow from operating activities

	2024 £	2023 £
Net income for the reporting period	113,424	(535,725)
(Gains) / Losses on investments	20,284	604,339
Dividends, interest and rents from investments	(921,990)	(852,828)
Decrease / (increase) in debtors	(27,835)	(16,195)
Increase / (decrease) in creditors	43,220	(15,902)
Net cash used in operating activities	(772,897)	(816,311)

ST MARTIN'S TRUST**INCOME AND EXPENDITURE ACCOUNT
for year ended 31 December 2024**

		2024		2023
	£	£	£	£
INCOME				
Rents receivable		720,018		620,564
Net income from investments	Dividends	109,088		129,861
	Stock interest	92,884		102,403
Other income		128,572		6000
		<u>1,050,562</u>		<u>858,828</u>
EXPENSES				
Contributions to payments of stipends, council tax and national insurance:				
St George	40,835		12,718	
St Paul	39,356		38,378	
St John & St Peter Ladywood	41,816		12,445	
Bishop Latimer	41,944		45,954	
St Matthew	42,266		40,874	
St John, Perry Barr	13,459		3,280	
St Luke	44,107		42,290	
St Martin	42,358		40,916	
St Germain	42,266		40,875	
	<u>348,408</u>		<u>277,730</u>	
Birmingham Diocese – Curates in Training	21,634		20,812	
Swanwick grant	-		-	
Sabbatical Placements	7,200		5,400	
GAP Youth Project	3,397		9,310	
Pastoral Support Scheme	6,250		-	
Ministerial support	343,639		321,805	
	<u>(730,528)</u>		<u>(635,057)</u>	
Shakespeare Martineau LLP fees	60,915		54,709	
Auditors' fees	10,705		9,560	
Cushman & Wakefield management fees	41,690		30,785	
EFG Harris Allday and Brewin Dolphin fees	17,499		17,188	
Travelling and other expenses	2,343		3,976	
Professional fees	53,174		38,939	
	<u>(186,326)</u>		<u>(155,157)</u>	
SURPLUS FOR THE YEAR		133,708		68,614

This page is for the information of the Trustees only and does not form part of the statutory accounts.

ST MARTIN’S TRUST

INCOME AND EXPENDITURE ACCOUNT

For year ended 31 December 2024

	2024 £	2023 £
RENTS RECEIVABLE		
Block B	117,156	129,751
Block C	70,167	74,551
Guildhall	-	5,091
City Tavern	2,316	2,316
Trentham Lakes	270,545	230,851
Unit B, Cranmore Park	252,985	178,004
Stream Road	6,849	-
	720,018	620,564

This page is for the information of the Trustees only and does not form part of the statutory accounts.

SAINT MARTIN'S TRUST

England & Wales - Charity number 221040

Accounts

ST MARTIN'S TRUST
ANNUAL REPORT & FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2023
Registered charity No: 221040

ST MARTIN’S TRUST

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ST MARTIN'S TRUST**TRUSTEES' REPORT****For the year ended 31 December 2023**

The Trustees present their report and financial statements for the year ended 31 December 2023.

Reference and Administrative Information

Charity Name	Saint Martin's Trust
Charity Registration Number	221040
Trustees - appointed for life	The Venerable H J Osborne The Revd Canon A M Townshend The Very Revd D R M Monteith The Revd Canon Q D Warbrick The Revd Canon Dr J W Woodward
Trustees - Co-opted (appointed for four years)	The Revd Canon R F Pailing The Revd Canon A A Gorham
Clerk to the Trustees	Mrs L A Davis
Registered office	No.1 Colmore Square Birmingham B4 6AA
Bankers	Lloyds Bank Plc Colmore Row Birmingham B3 3SD
Auditors	Cooper Parry Group Limited Statutory Auditors Cubo Birmingham Office 401, 3 rd Floor Two Chamberlain Square B3 3AX
Solicitors	Shakespeare Martineau LLP No.1 Colmore Square Birmingham B4 6AA
Investment managers	EFG Harris Allday 33 Great Charles Street Birmingham B3 3JN
Property managers	Cushman & Wakefield No.1 Colmore Square Birmingham B4 6AA

ST MARTIN'S TRUST

TRUSTEES' REPORT (continued)

For the year ended 31 December 2023

Structure, Governance and Management

The constitution and patronage

The governing instrument of the charity is the St Martin's Rectory (Birmingham) Act 1893 as amended by the Birmingham Churches Act 1987 ("the Act") and Statutory Instrument 1964, number 3, entitled the Churches (St Martin's Trust, Birmingham) Order 1964, as varied or effected by the Schemes of the Charity Commissioners sealed on 26 October 1993 and 2 November 2006.

By deed dated 8 August 1837 ("the 1837 deed"), the advowson of St Martin and of three other parishes, namely St George, St Thomas and All Saints, were settled upon five Trustees, the settlement requiring that the Trustees should always be ordained clergy of the Church of England. The Trustees are appointed for life. The Act provides that the trustees are to be the five Trustees of the 1837 deed, who may co-opt up to two further Trustees by virtue of clause 5 of a Scheme of the Charity Commission dated 2006. Co-opted Trustees are appointed for 4 years. On various dates the patronage of additional churches has been transferred to the Trustees. The patronage of the following parishes is at present held by the Trustees of the 1837 deed:

St Martin, St George, St Paul and St Mark, Bishop Latimer, St John and St Peter, and St Matthew (Perry Beeches); St Germain (Edgbaston) and St John (Perry Barr) (jointly with Bishop of Birmingham); and St Luke (jointly with St Luke's Trustees).

By established tradition the Trustees also support the parish of Christchurch Summerfield (the patron of which is the Rector of St Martin).

Section 2 of the Act vests the Five Ways Lands (formerly a portion of the Glebe Lands belonging to the rectory of St Martin's) in the same five Trustees and Section 4 gives them powers of sale, leasing, mortgaging and other necessary powers. Section 6 of the Act (as amended) provides for the use of income for the benefit of incumbents of parishes within the diocese of Birmingham.

The Scheme at 2 November 2006 inserts an appendix to the 1964 Order, which enables the Trustees to apply any remaining income of the charity in furtherance of the religious or charitable work of the Church of England in the Diocese of Birmingham.

Recruitment and appointment of Trustees

The Trustees of the charity who served during the year and up to the date of this report are set out below:

Appointed for life:

The Venerable H J Osborne
The Revd Canon A M Townshend
The Very Revd D R M Monteith
The Revd Canon Q D Warbrick
The Revd Canon Dr J W Woodward

Co-opted (appointed for four years):

The Revd Canon R F Pailing
The Revd Canon A A Gorham

ST MARTIN'S TRUST

TRUSTEES' REPORT (continued)

For the year ended 31 December 2023

Trustee induction and training

New Trustees are made aware of their responsibilities and are helped to familiarise themselves with the practical and financial operations. To assist them they are provided with a copy of the Trust's constitution, the latest published accounts and appropriate Charity Commission publications.

Risk management

The Trustees have reviewed the major strategic and operational risks to which the charity is exposed and are satisfied that management reporting systems are in place to minimise the effects of any such risks as may exist. The investment managers are EFG Harris Allday, the property managing agents are Cushman & Wakefield, both of whom provide regular reports from which the Trustees take appropriate action. The Trustees review the performance of the investments and of the investment adviser on a regular basis.

Organisational structure

The Trustees meet twice a year, with the Annual General Meeting held in May. A sub-committee of the Trustees meet as necessary to, for example, interview candidates for vacancies of benefices. The day to day management of the Trust is conducted by the clerk who liaises with the chairman as necessary.

Objectives and Activities

The overall objective of the charity is to support the Clergy of the Church of England within the Diocese of Birmingham and specifically within the Ancient Parish of St Martin and the other parishes of which the Trustees are patrons, or share the patronage.

The objectives are achieved by the making of grants, subject to conditions imposed by the Trustees (such as specifically for the maintenance of curates), and the making of gifts or loans for or towards activities within the Parishes lying within the beneficial area and the maintenance of the accommodation of the incumbents.

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's objectives and in planning for future activities. In particular, the Trustees have considered how planned activities will contribute to the aims and objectives set.

Review of Activities

The Trustees continue to provide support for the nine parishes of which they are Patrons and the parish of Christchurch Summerfield. This support is in the form of a contribution to the Birmingham Diocesan Board of Finance towards payment of stipends, pensions, national insurance and council tax, and payments to the Clergy for assistance with heating, gardening and secretarial expenses and to Parochial Church Councils for individual projects in the parishes. The Trustees also provide support to the Birmingham Diocesan Board of Finance by agreeing payments to support curates in training, clergy sabbaticals and the attendance of clergy in poorer parishes at diocesan conferences.

Financial Review

The principal funding of the charity is from the collection of rents received from the properties held. Rental income for the year was £620,564 (2022: £643,028). Investment income from its share portfolio yielded £232,264 (2022: £144,479) in the year.

Spending on charitable activities increased from £581,097 to £650,588. Note 3 to the financial statements provides details of the Stipend payments made during the year together with payments made for ministerial support.

ST MARTIN'S TRUST

TRUSTEES' REPORT (continued)

For the year ended 31 December 2023

Investment management costs comprise legal fees (in connection with the management of the charity and the property portfolio) and management charges from the charity's property managing agents. These fees have decreased from £206,947 to £139,626 this year.

Support costs and governance costs are detailed at notes 4 and 6 to the financial statements respectively.

Investment policy

There are no restrictions on the Trustees' power to invest. The Trustees seek to maintain a consistent investment strategy based on their view of the medium term economic situation, their desire to secure the capital value of the investment portfolio whilst maintaining the level of charity's income in real terms and the advice of their investment managers who produce regular reports for consideration by the Trustees.

The Charity's stock market investments are managed by EFG Harris Allday on a discretionary basis. During the year the trustees reviewed the investment management services provided to the charity and decided to appoint RBC Brewin Dolphin in place of EFG Harris Allday. The change of provider will come into effect during 2024.

Ethical Investments

The Trustees affirm their freedom of power to invest. However, they do have regard to the Church of England's statement of 'Ethical Investments Policy for the National Church Institutions', as that policy evolves under the advice of the Church of England's Ethical Investment Advisory Group, and as it may apply to the Trustees' particular circumstances. The statement is drawn to the attention of the investment managers in exercising their investment discretion on the Trustees' behalf, a discretion about which they consult from time to time.

Grant making policy

The sum of £277,730 (2022: £245,229) was paid out to cover payments of stipend to incumbents in support of their ministry, and the sum of £357,327 (2022: £321,116) was paid out for ministerial support.

The Act formerly restricted the Trustees' grant making to making payments to or for the benefit of incumbents of parishes within the Diocese of Birmingham. As well as contributing towards those incumbents' stipends the Trustees will also consider applications for financial assistance from those incumbents who seek administrative and other help in funding their pursuit of alternative purposes when income permits and for example payments are now made to assist with music in churches and employment of staff by some parishes to expand activities.

Reserves policy

It is the policy of the Trustees to maintain unrestricted funds, which are the general funds of the Charity, at a level which provides sufficient funds to cover management, administration and support costs and to meet their continuing obligations for at least two years.

Free reserves are defined as those unrestricted funds that are not invested in fixed assets (i.e. those reserves that are liquid and readily available to the Trustees).

The general funds of the charity equal the free reserves as none of these funds are tied up in non-liquid assets. Note 11 to the financial statements provides an analysis of the general fund. At the year-end general funds amounted to £3,543,199 of which £3,440,633 is represented by investments and bank deposits, the remaining funds of £102,566 relate to other current assets and current liabilities.

As much of the Trustees' assets are invested in property it has been their policy to build up their reserves against the time when income may be reduced.

ST MARTIN'S TRUST**TRUSTEES' REPORT (continued)****For the year ended 31 December 2023****Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

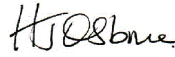
In so far as the trustees are aware:

- there is no relevant audit information of which the charity's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditors

Cooper Parry Group Limited have expressed their willingness to continue to act as the charity's auditors and a resolution for their re-appointment will be made at the Annual General Meeting.

Approved by the Board of Trustees on 10 May 2024 and signed on its behalf by:

DocuSigned by:

 A08E5A9BAC6E497...

The Venerable H J Osborne
Trustee

ST MARTIN'S TRUST**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF
ST MARTIN'S TRUST****Opinion**

We have audited the financial statements of St Martin's Trust (the "Charity") for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flow and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Trustees' Report and Financial Statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

ST MARTIN'S TRUST

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ST MARTIN'S TRUST

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' Report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Statement of Trustees' Responsibilities set out on page 5, the Trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

Our assessment focussed on key laws and regulations the Charity has to comply with and areas of the financial statements we assessed as being more susceptible to misstatement. These key laws and regulations included but were not limited to compliance with the Charities Act 2011, Charities (Accounts and Reports) Regulations 2008, Charities (Protection and Social Investment) Act 2016, taxation legislation, data protection, anti-bribery and employment legislation.

We are not responsible for preventing irregularities. Our approach to detecting irregularities included, but was not limited to, the following:

- obtaining an understanding of the legal and regulatory framework applicable to the Charity and how the Charity is complying with that framework, including agreement of financial statement disclosures to underlying documentation and other evidence;
- obtaining an understanding of the Charity's control environment and how the Charity has applied relevant control procedures, through discussions with management and by performing walkthrough testing over key areas;
- obtaining an understanding of the Charity's risk assessment process, including the risk of fraud;
- reviewing meeting minutes of those charged with governance throughout the year; and

ST MARTIN'S TRUST

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ST MARTIN'S TRUST

- performing audit testing to address the risk of management override of controls, including testing journal entries and other adjustments for appropriateness, evaluating the rationale of significant transactions outside the normal course of activities and reviewing accounting estimates for bias.

Whilst considering how our audit work addressed the detection of irregularities, we also considered the likelihood of detection based on our approach. Irregularities arising from fraud are inherently more difficult to detect than those arising from error.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Charity's Trustees, as a body in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.



COOPER PARRY GROUP LIMITED
Statutory Auditor

Cubo Birmingham
Office 401, 3rd Floor
Two Chamberlain Square
B3 3AX

Date: 08 July 2024

Cooper Parry Group Limited is eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006.

ST MARTIN'S TRUST

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 December 2023

	Note	2023 Endowment Funds £	2023 Unrestricted General Funds £	2023 Total Funds £	2022 Total Funds £
Income and endowments from:					
Investments	2	-	852,828	852,828	787,507
Other Income		-	6,000	6,000	685,000
Total income and endowments		-	858,828	858,828	1,472,507
Expenditure on:					
Investment management costs	5	-	139,626	139,626	206,947
Charitable activities	3	-	650,588	650,588	581,097
Total expenditure		-	790,214	790,214	788,044
Net gains / (losses) on investments	8	27,573	(17,912)	9,661	(510,240)
Gain on disposal of investment properties		-	-	-	78,759
(Loss) / gain on revaluation of investment Properties		(614,000)	-	(614,000)	921,500
Net movement in funds		(586,427)	50,702	(535,725)	1,174,482
Reconciliation of funds					
Fund balances at 1 January		14,049,390	3,492,497	17,541,887	16,367,405
Fund balances at 31 December		13,462,963	3,543,199	17,006,162	17,541,887

All incoming resources and resources expended are derived from continuing activities. There are no other gains and losses other than those recognised above and accordingly no separate statement of total recognised gains and losses has been prepared.

ST MARTIN'S TRUST

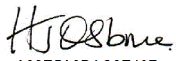
BALANCE SHEET

at 31 December 2023

		2023	2022
		£	£
Fixed Assets	Note		
Investment properties	7	10,582,500	11,196,500
Investments	8	4,074,875	4,151,893
		14,657,375	15,348,393
Current Assets			
Debtors	9	314,867	298,672
Cash at bank		2,090,389	2,031,637
Cash held by investment manager		155,832	91,388
		2,561,088	2,421,697
Creditors: amounts falling due within one year	10	(212,301)	(228,203)
Net current assets		2,348,787	2,193,494
Net assets		17,006,162	17,541,887
Reserves			
Unrestricted general fund	11	3,543,199	3,492,497
Endowment fund	11	13,462,963	14,049,390
Total Charity funds		17,006,162	17,541,887

The notes on pages 12 to 20 form part of the financial statements.

Approved by the Board of Trustees on 10 May 2024 and signed on its behalf by:

DocuSigned by:

A08E5A9BAC6E497...
Trustee: Hayward John Osborne

DocuSigned by:

93EF25396338434...
Trustee: James Welford Woodward

ST MARTIN'S TRUST**STATEMENT OF CASH FLOW****For the year ended 31 December 2023**

	Note	2023	2022
		£	£
Cash flows from operating activities			
Net cash provided/(used) in operating activities	15	(816,311)	123
Cash flows from investing activities			
Dividends, interest and rents from investments		852,828	787,507
Proceeds from sale of investments		1,321,374	816,820
Proceeds from sale of investment property		-	1,168,759
Purchase of investments		(1,234,695)	(1,114,332)
Net cash provided by investing activities		939,507	1,658,754
Change in cash and cash equivalents in the reporting period		123,196	1,658,877
Cash and cash equivalents at the beginning of the period		2,123,025	464,148
Cash and cash equivalents at the end of the period		2,246,221	2,123,025
Analysis of cash and cash equivalents			
Cash in hand		2,090,389	2,031,637
Cash held by investment manager		155,832	91,388
Total cash and cash equivalents		2,246,221	2,123,025

Analysis of changes in net debt

	At 1-Jan-23	Cashflows	At 31-Dec-23
	£	£	£
Cash at bank and in hand	2,123,025	123,196	2,246,221

ST MARTIN'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2023

1 Principal accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements.

Basis of preparation and general information

St Martin's Trust is a charity governed by the St Martin's Rectory (Birmingham) Act 1983 as amended by the Birmingham Churches Act 1987 ("the Act") in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Going concern

At the balance sheet date the charity had a significant investment holding. At the time of signing these financial statements, the Trustees consider that the charity will continue in operation for a period of at least 12 months from the date of signing these accounts, due to the close monitoring of its investments and already low risk approach to investment holding. On that basis, the Trustees have prepared these financial statements on a going concern basis.

Funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Endowment funds represent those assets which must be held permanently by the charity, principally property and investments. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income.

Incoming resources

All incoming resources are included in the Statement of Financial Activities when the Charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Investment income is earned through holding assets such as shares and properties. It includes dividends, interest and rent. Income is included when the amount can be measured reliably.

All income and expenditure is stated gross unless otherwise indicated.

Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included in unrestricted income.

ST MARTIN'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2023

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity comprise both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Investments

Listed investments are initially recognised at their transaction value and subsequently measured at their market value at the year end using the closing quoted market price. Any surplus or deficit on revaluation or sale being included in the Statement of Financial Activities.

Financial instruments

The charity only holds basic financial instruments as defined in FRS 102. The financial assets and financial liabilities of the charity and their measurement bases are as follows:

Financial assets - trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost as detailed in note 9. Cash at bank is classified as a basic financial instrument and is measured at face value. Listed investments are included in the financial statements at their market value as at the balance sheet date. Realised and unrealised gains (or losses) are credited (or debited) to the statement of financial activities in the year in which they arise.

Financial liabilities - accruals are financial instruments and are measured at amortised cost as detailed in note 10. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

Cash at bank

Cash at bank includes cash and short-term highly liquid investments with a short maturity of six months or less from the date of acquisition or opening of the deposit or similar account.

VAT

The charity is partially exempt for VAT. Value added tax which is not recoverable by the charity is written off as irrecoverable VAT within support costs.

Investment properties

Investment properties are included in the balance sheet at the Trustees' best estimate of market value after taking account of professional advice. They are regularly revalued and the resultant surpluses or deficits are taken to the Statement of Financial Activity as an investment gain or loss. In accordance with FRS 102, no depreciation is provided on investment properties.

Judgements in applying accounting policies and key sources of estimation uncertainty

The charity makes estimates and assumptions concerning the future. Management are also required to exercise judgement in the process of applying the charity's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

ST MARTIN'S TRUST**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2023**

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

In preparing these financial statements, the trustees have made the following estimates and judgements:

Impairment and valuation of investment property

The charity reviews the carrying value of the investment property for indications of impairment at each period end. If indicators of impairment exist, the carrying value of the asset is subject to further testing to determine whether its carrying value exceeds its recoverable amount. This process will usually involve the estimation of future cash flows which are likely to be generated by the asset.

The charity engaged independent valuation specialists to determine market value at 31 December 2023. The valuation was made as at 31 December 2023. The valuation has been carried out in accordance with the RICS Valuation - Global Standards. The valuation practice statement 4 defines market value as the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. Further detail is disclosed at note 7.

2 Income from investments

	2023	2022
	£	£
Rents receivable		
Block B	129,751	117,156
Block C	74,551	70,167
City Tavern	2,316	2,316
Guildhall – Norwich	5,091	76,974
Trentham Lakes	230,851	195,484
Unit B, Cranmore Park	178,004	180,931
	620,564	643,028
Investment income	2023	2022
	£	£
Dividends – UK equities	129,861	128,610
Interest	102,403	15,869
	232,264	144,479
Total income from investments	852,828	787,507

Investment income was wholly attributable to unrestricted funds in the current and previous period.

ST MARTIN'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2023

3	Grants payable in furtherance of charitable objectives	2023	2022
		£	£
	Contributions to payments of incumbents stipends, pensions, council tax and national insurance		
	St George	12,718	5,162
	St Paul	38,378	39,232
	St John and St Peter, Ladywood	12,445	-
	St Matthew	40,874	35,315
	Bishop Latimer	45,954	-
	St John, Perry Barr	3,280	41,380
	St Luke	42,290	41,380
	St Martin	40,916	41,380
	St Germain	40,875	41,380
		<u>277,730</u>	<u>245,229</u>
	Payment of ministerial support		
	Secretarial, heating, and gardening	7,500	9,000
	St Martin	63,792	60,352
	St Luke	26,299	26,299
	Christ Church	31,502	19,390
	St Paul	30,765	30,503
	St Matthew	30,590	30,749
	St George	29,764	33,820
	St John and St Peter, Ladywood	28,000	22,000
	St John, Perry Barr	23,033	13,068
	St Germain	50,560	47,200
	Bishop Latimer	-	5,720
	Birmingham Diocese - Curates in Training	20,812	10,215
	Birmingham Diocese – Grants for Sabbatical Placements	5,400	5,400
	Swanwick grant	-	7,400
	GAP Youth Project	9,310	-
		<u>357,327</u>	<u>321,116</u>
	Total grants payable	635,037	566,345
	Support costs (note 4)	3,976	1,839
	Governance costs (note 6)	11,555	12,913
		<u>650,588</u>	<u>581,097</u>
	Total expenditure on charitable activities	650,588	581,097

Expenditure on charitable activities was wholly attributable to unrestricted funds in the current and previous period.

ST MARTIN'S TRUST**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2023****4 Support costs**

	2023	2022
	£	£
Travelling and other expenses	3,976	1,839
	<u> </u>	<u> </u>

Trustees received no remuneration and six (2022: five) Trustees were reimbursed £1,600 (2022: £549) for their expenses in the year.

5. Investment management costs

	2023	2022
	£	£
General legal charges	54,709	151,279
Cushman & Wakefield management fees	30,785	18,385
Investment manager fees	17,188	18,194
Professional fees	36,944	19,089
	<u> </u>	<u> </u>
	139,626	206,947
	<u> </u>	<u> </u>

6. Governance costs

	2023	2022
	£	£
Auditors' fees	9,560	10,523
Other professional fees	1,995	2,390
	<u> </u>	<u> </u>
	11,555	12,913
	<u> </u>	<u> </u>

ST MARTIN'S TRUST**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2023**

7. Investment properties	2023 £	2022 £
Value at 1 January	11,196,500	11,365,000
Revaluation in the year	(614,000)	921,500
Disposal in the year	-	(1,090,000)
Value at 31 December	10,582,500	11,196,500

The closing value of properties is represented by:

	2023 £	2022 £
Freehold investment property		
Unit B Cranmore Park	3,350,000	3,400,000
Block B- Broad Street	2,000,000	2,450,000
Block C - 187 Broad Street	1,472,500	1,546,500
6/7 Guildhall Hill	-	-
Trentham Lakes	3,760,000	3,800,000
	10,582,500	11,196,500

The investment properties are held at the open market value at the balance sheet date. In ascertaining the open market value the Trustees have taken professional advice obtained from their property managing agents Cushman and Wakefield. The last valuation was undertaken at 31 December 2023.

The properties were valued by an external valuer, Mr J Crawford MRICS of Cushman and Wakefield. The valuation has been made in accordance with the appropriate section of the current Practice Statement and Guidance Notes contained within the Appraisal and Valuation Manual issued by the Royal Institution of Chartered Surveyors ("RICS") and has been undertaken by valuers, acting as independent valuers, qualified for the purpose of valuation.

The value of the properties has been assessed in accordance with the relevant parts of the current RICS Appraisal and Valuation manual. The properties are stated at "market value" in accordance with Practice Statement 4.

ST MARTIN'S TRUST

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2023

8. Investments

	2023 Permanent Endowment £	2023 General Investments £	2023 Total £	2022 Total £
Market value at 1 January	1,645,471	2,506,422	4,151,893	4,364,621
Additions at cost	499,916	734,779	1,234,695	1,114,332
Disposal proceeds	(536,752)	(784,622)	(1,321,374)	(816,820)
Unrealised (loss)/gain	43,610	74,379	117,989	81,804
Realised (loss)/gain	(16,037)	(92,291)	(108,328)	(592,044)
Market value at 31 December	1,636,208	2,438,667	4,074,875	4,151,893
Historical Cost:				
Permanent Endowment			1,572,108	1,600,820
General Investments			2,368,643	2,473,956
			3,940,751	4,074,776

All investments are listed securities.

9. Debtors

	2023 £	2022 £
Rent	282,968	298,672
Accrued Income	31,899	-
	314,867	298,672

10. Creditors

	2023 £	2022 £
Accruals	105,030	102,127
Deferred income	97,465	97,931
VAT	9,806	28,145
	212,301	228,203

Deferred income relates to rental amounts invoiced in the current year (and included within debtors) which relate to the period 21 December 2023 to 24 March 2024 and which will be recognised in the subsequent year's financial statements.

ST MARTIN'S TRUST**NOTES TO THE FINANCIAL STATEMENTS****for year ended 31 December 2023****11. Statement of funds**

	Balance at 2022 £	Income £	Expenditure £	Gains / (losses) £	Balance at 2023 £
Unrestricted Funds					
General fund	3,492,497	858,828	(790,214)	(17,912)	3,543,199
Endowment Funds					
Endowment fund	14,049,390	-	-	(586,427)	13,462,963
Total of funds	17,541,887	858,828	(790,214)	(604,339)	17,006,162

The unrestricted general fund comprises those funds which the Trustees are free to use in accordance with the charitable objects.

The endowment fund represents those assets which must be held permanently by the Charity, principally property and investments. Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included in unrestricted income.

Any capital gains or losses arising on the investment form part of the fund. Investment management charges and legal advice relating to the fund are charged against the general fund.

Statement of funds – prior year

	Balance at 2021 £	Income £	Expenditure £	Gains / (losses) £	Balance at 2022 £
Unrestricted Funds					
General fund	3,130,300	1,472,507	(788,044)	(322,266)	3,492,497
Endowment Funds					
Endowment fund	13,237,105	-	-	812,285	14,049,390
Total of funds	16,367,405	1,472,507	(788,044)	490,019	17,541,887

12. Analysis of funds

	General Fund £	Endowment Fund £	Total £
Land and buildings	-	10,582,500	10,582,500
Investments	2,438,667	1,636,208	4,074,875
Debtors	314,867	-	314,867
Bank balances and investment manager cash balances	1,001,966	1,244,255	2,246,221
Creditors	(212,301)	-	(212,301)
	3,543,199	13,462,963	17,006,162

ST MARTIN'S TRUST**NOTES TO THE FINANCIAL STATEMENTS****for year ended 31 December 2023****12. Analysis of funds (continued) – prior year**

	General Fund £	Endowment Fund £	Total £
Investment properties	-	11,196,500	11,196,500
Investments	2,506,422	1,645,471	4,151,893
Debtors	298,672	-	298,672
Bank balances and investment manager cash balances	915,606	1,207,419	2,123,025
Creditors	(228,203)	-	(228,203)
	3,492,497	14,049,390	17,541,887

13. Taxation

As a charity, St Martin's Trust is exempt from tax on income and gains falling within sections 485 and 486 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen within the charity.

14. Related party transactions

During the year payments of £54,709 (2022: £151,279) were made to Shakespeare Martineau LLP for legal services provided to the charity. Mrs L A Davis, current clerk to the Trustees, is a partner in Shakespeare Martineau LLP.

Details of Trustees' expenses are given at note 4 to the financial statements.

15. Reconciliation of net movement in funds to net cash flow from operating activities

	2023 £	2022 £
Net movement in funds for the reporting period	(535,725)	1,174,482
Losses / (gains) on investments	604,339	(490,019)
Dividends, interest and rents from investments	(852,828)	(787,507)
Decrease / (increase) in debtors	(16,195)	94,489
Increase / (decrease) in creditors	(15,902)	8,678
Net cash used in operating activities	(816,311)	123

ST MARTIN'S TRUST**INCOME AND EXPENDITURE ACCOUNT****for year ended 31 December 2023**

		2023		2022
	£	£	£	£
INCOME				
Rents receivable		620,564		643,028
Net income from investments	Dividends	129,861		128,610
	Stock interest	102,403		15,869
Other income		6,000		685,000
		<u>858,828</u>		<u>1,472,507</u>
EXPENSES				
Contributions to payments of stipends, council tax and national insurance:				
St George	12,718		5,162	
St Paul	38,378		39,232	
St John & St Peter Ladywood	12,445		-	
Bishop Latimer	45,954		-	
St Matthew	40,874		35,315	
St John, Perry Barr	3,280		41,380	
St Luke	42,290		41,380	
St Martin	40,916		41,380	
St Germain	40,875		41,380	
	<u>277,730</u>		<u>245,229</u>	
Birmingham Diocese – Curates in Training	20,812		5,260	
Swanwick grant	-		7,400	
Sabbatical Placements	5,400		5,400	
GAP Youth Project	9,310		-	
Ministerial support	321,805		303,056	
	<u></u>	(635,057)	<u></u>	(566,345)
Shakespeare Martineau LLP fees	54,709		151,279	
Auditors' fees	9,560		10,523	
Cushman & Wakefield management fees	30,785		18,385	
EFG Harris Allday fees	17,188		18,194	
Travelling and other expenses	3,976		1,839	
Professional fees	38,939		21,479	
	<u></u>	(155,157)	<u></u>	(221,699)
SURPLUS FOR THE YEAR		68,614		684,463

This page is for the information of the Trustees only and does not form part of the statutory accounts.

ST MARTIN’S TRUST

INCOME AND EXPENDITURE ACCOUNT

For year ended 31 December 2023

	2023	2022
	£	£
RENTS RECEIVABLE		
Block B	129,751	117,156
Block C	74,551	70,167
Guildhall	5,091	76,974
City Tavern	2,316	2,316
Trentham Lakes	230,851	195,484
Unit B, Cranmore Park	178,004	180,931
	620,564	643,028

This page is for the information of the Trustees only and does not form part of the statutory accounts.

SAINT MARTIN'S TRUST

England & Wales - Charity number 221040

Accounts

ST MARTIN'S TRUST (FIVE WAYS LANDS)
ANNUAL REPORT & FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2022
Registered charity No: 221040

ST MARTIN'S TRUST (FIVE WAYS LANDS)

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ST MARTIN'S TRUST (FIVE WAYS LANDS)**TRUSTEES' REPORT****For the year ended 31 December 2022**

The Trustees present their report and financial statements for the year ended 31 December 2022.

Reference and Administrative Information

Charity Name	Saint Martin's Trust (Five Ways Lands)
Charity Registration Number	221040
Trustees - appointed for life	The Venerable H J Osborne The Revd Canon A M Townshend The Very Revd D R M Monteith The Revd Canon Q D Warbrick The Revd Canon Dr J W Woodward
Trustees - Co-opted (appointed for four years)	The Revd Canon R F Pailing The Revd Canon A A Gorham
Clerk to the Trustees	Mrs L A Davis
Registered office	No.1 Colmore Square Birmingham B4 6AA
Bankers	Lloyds Bank Plc Colmore Row Birmingham B3 3SD
Auditors	Cooper Parry Group Limited Statutory Auditors Cubo Birmingham Office 401, 4 th Floor Two Chamberlain Square B3 3AX
Solicitors	Shakespeare Martineau LLP No.1 Colmore Square Birmingham B4 6AA
Investment managers	EFG Harris Allday 33 Great Charles Street Birmingham B3 3JN
Property managers	Cushman & Wakefield No.1 Colmore Square Birmingham B4 6AA

ST MARTIN'S TRUST (FIVE WAYS LANDS)

TRUSTEES' REPORT (continued)

For the year ended 31 December 2022

Structure, Governance and Management

The constitution and patronage

The governing instrument of the charity is the St Martin's Rectory (Birmingham) Act 1893 as amended by the Birmingham Churches Act 1987 ("the Act") and Statutory Instrument 1964, number 3, entitled the Churches (St Martin's Trust, Birmingham) Order 1964, as varied or effected by the Schemes of the Charity Commissioners sealed on 26 October 1993 and 2 November 2006.

By deed dated 8 August 1837 ("the 1837 deed"), the advowson of St Martin and of three other parishes, namely St George, St Thomas and All Saints, upon five Trustees, the settlement requiring that the Trustees should always be ordained clergy of the Church of England. The Trustees are appointed for life. The Act provides that the trustees are to be the five Trustees of the 1837 deed, who may co-opt up to two further Trustees by virtue of clause 5 of a Scheme of the Charity Commission dated 2006. Co-opted Trustees are appointed for 4 years. On various dates the patronage of additional churches has been transferred to the Trustees. The patronage of the following parishes is at present held by the Trustees of the 1837 deed:

St Martin, St George, St Paul and St Mark, Bishop Latimer, St John and St Peter, and St Matthew (Perry Beeches): St Germain (Edgbaston) and St John (Perry Barr) (jointly with Bishop of Birmingham): and St Luke (jointly with St Luke's Trustees).

By established tradition the Trustees also support the parish of Christchurch Summerfield (the patron of which is the Rector of St Martin).

Section 2 of the Act vests the Five Ways Lands (formerly a portion of the Glebe Lands belonging to the rectory of St Martin's) in the same five Trustees and Section 4 gives them powers of sale, leasing, mortgaging and other necessary powers. Section 6 of the Act (as amended) provides for the use of income for the benefit of incumbents of parishes within the diocese of Birmingham.

The Scheme at 2 November 2006 inserts an appendix to the 1964 Order which enables the Trustees to apply any remaining income of the charity in furtherance of the religious or charitable work of the Church of England in the Diocese of Birmingham.

Recruitment and appointment of Trustees

The Trustees of the charity who served during the year and up to the date of this report are set out below:

Appointed for life:

The Venerable H J Osborne
The Revd Canon A M Townshend
The Very Revd D R M Monteith
The Revd Canon Q D Warbrick
The Revd Canon Dr J W Woodward

Co-opted (appointed for four years):

The Revd Canon R F Pailing
The Revd Canon A A Gorham

Trustee induction and training

New Trustees are made aware of their responsibilities and are helped to familiarise themselves with the practical and financial operations. To assist them they are provided with a copy of the Trust's constitution, the latest published accounts and appropriate Charity Commission publications.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

TRUSTEES' REPORT (continued)

For the year ended 31 December 2022

Risk management

The Trustees have reviewed the major strategic and operational risks to which the charity is exposed and are satisfied that management reporting systems are in place to minimise the effects of any such risks as may exist. The investment managers are EFG Harris Allday, the property managing agents are Cushman & Wakefield, both of whom provide regular reports from which the Trustees take appropriate action. The Trustees review the performance of the investments and of the investment adviser on a regular basis.

Organisational structure

The Trustees meet twice a year, with the Annual General Meeting held in May. A sub-committee of the Trustees meet as necessary to, for example, interview candidates for vacancies of benefices. The day to day management of the Trust is conducted by the clerk who liaises with the chairman as necessary.

Objectives and Activities

The overall objective of the charity is to support the Clergy of the Church of England within the Diocese of Birmingham and specifically within the Ancient Parish of St Martin and the other parishes of which the Trustees are patrons, or share the patronage.

The objectives are achieved by the making of grants, subject to conditions imposed by the Trustees (such as specifically for the maintenance of curates), and the making of gifts or loans for or towards activities within the Parishes lying within the beneficial area and the maintenance of the accommodation of the incumbents.

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's objectives and in planning for future activities. In particular, the Trustees have considered how planned activities will contribute to the aims and objectives set.

Review of Activities

The Trustees continue to provide support for the nine parishes of which they are Patrons and the parish of Christchurch Summerfield. This support is in the form of a contribution to the Birmingham Diocesan Board of Finance towards payment of stipends, pensions, national insurance and council tax, and payments to the Clergy for assistance with heating, gardening and secretarial expenses and individual projects in the parishes. The Trustees also provide support to the Birmingham Diocesan Board of Finance by agreeing payments to support curates in training, clergy sabbaticals and the attendance of clergy in poorer parishes at diocesan conferences.

Financial Review

The principal funding of the charity is from the collection of rents received from the properties held. Rental income for the year was £643,028 (2021: £596,590). Investment income from its share portfolio yielded £144,479 (2021: £139,743) in the year.

Spending on charitable activities decreased from £600,867 to £581,097. Note 3 to the financial statements provides details of the Stipend payments made during the year together with payments made for ministerial support.

Investment management costs comprise legal fees (in connection with the management of the charity and the property portfolio) and management charges from the charity's property managing agents. These fees have increased from £91,102 to £206,947 this year.

Support costs and governance costs are detailed at notes 4 and 6 to the financial statements respectively.

With respect to capital transactions, the trustees sold their interest in 6-7 Guildhall Hill, Norwich for £1.19m. A full valuation was obtained for the Investment properties increasing the value by £921,500. The trustees

ST MARTIN'S TRUST (FIVE WAYS LANDS)

TRUSTEES' REPORT (continued)

For the year ended 31 December 2022

also received the sum of £685,000, inclusive of costs, as a result of a settlement agreed arising out of Court Proceedings.

Investment policy

There are no restrictions on the Trustees' power to invest. The Trustees seek to maintain a consistent investment strategy based on their view of the medium term economic situation, their desire to secure the capital value of the investment portfolio whilst maintaining the level of charity's income in real terms and the advice of their investment managers who produce regular reports for consideration by the Trustees.

The Charity's stock market investments are managed by EFG Harris Allday on a discretionary basis.

Ethical Investments

The Trustees affirm their freedom of power to invest. However, they do have regard to the Church of England's statement of 'Ethical Investments Policy for the National Church Institutions', as that policy evolves under the advice of the Church of England's Ethical Investment Advisory Group, and as it may apply to the Trustees' particular circumstances. The statement is drawn to the attention of the investment managers in exercising their investment discretion on the Trustees' behalf, a discretion about which they consult from time to time.

Grant making policy

The sum of £245,229 (2021: £248,354) was paid out to cover payments of stipend to incumbents in support of their ministry, and the sum of £321,116 (2022: £341,758) was paid out for ministerial support.

The Act formerly restricted the Trustees' grant making to making payments to or for the benefit of incumbents of parishes within the Diocese of Birmingham. As well as contributing towards those incumbents' stipends the Trustees will also consider applications for financial assistance from those incumbents who seek administrative and other help in funding their pursuit of alternative purposes when income permits and for example payments are now made to assist with music in churches and employment of staff by some parishes to expand activities.

Reserves policy

It is the policy of the Trustees to maintain unrestricted funds, which are the general funds of the Charity, at a level which provides sufficient funds to cover management, administration and support costs and to meet their continuing obligations for at least two years.

Free reserves are defined as those unrestricted funds that are not invested in fixed assets (i.e. those reserves that are liquid and readily available to the Trustees).

The general funds of the charity equal the free reserves as none of these funds are tied up in non-liquid assets. Note 11 to the financial statements provides an analysis of the general fund. At the year-end general funds amounted to £3,492,497 of which £3,422,028 is represented by investments and bank deposits, the remaining funds of £70,469 relate to other current assets and current liabilities.

As much of the Trustees' assets are invested in property it has been their policy to build up their reserves against the time when income may be reduced.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**TRUSTEES' REPORT (continued)****For the year ended 31 December 2022****Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

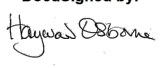
In so far as the trustees are aware:

- there is no relevant audit information of which the charity's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditors

Cooper Parry Group Limited have expressed their willingness to continue to act as the charity's auditors and a resolution for their re-appointment will be made at the Annual General Meeting.

Approved by the Board of Trustees on 01 October 2023 and signed on its behalf by:

DocuSigned by:

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The Venerable H J Osborne
Trustee

ST MARTIN'S TRUST (FIVE WAYS LANDS)**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF
ST MARTIN'S TRUST (FIVE WAYS LANDS)****Opinion**

We have audited the financial statements of St Martin's Trust (Five Ways Land) (the "Charity") for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flow and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Trustees' Report and Financial Statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ST MARTIN'S TRUST (FIVE WAYS LANDS)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' Report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Statement of Trustees' Responsibilities set out on page 5, the Trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

Our assessment focussed on key laws and regulations the Charity has to comply with and areas of the financial statements we assessed as being more susceptible to misstatement. These key laws and regulations included but were not limited to compliance with the Charities Act 2011, Charities (Accounts and Reports) Regulations 2008, Charities (Protection and Social Investment) Act 2016, taxation legislation, data protection, anti-bribery and employment legislation.

We are not responsible for preventing irregularities. Our approach to detecting irregularities included, but was not limited to, the following:

- obtaining an understanding of the legal and regulatory framework applicable to the Charity and how the Charity is complying with that framework, including agreement of financial statement disclosures to underlying documentation and other evidence;
- obtaining an understanding of the Charity's control environment and how the Charity has applied relevant control procedures, through discussions with management and by performing walkthrough testing over key areas;
- obtaining an understanding of the Charity's risk assessment process, including the risk of fraud;
- reviewing meeting minutes of those charged with governance throughout the year; and

ST MARTIN'S TRUST (FIVE WAYS LANDS)

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ST MARTIN'S TRUST (FIVE WAYS LANDS)

- performing audit testing to address the risk of management override of controls, including testing journal entries and other adjustments for appropriateness, evaluating the rationale of significant transactions outside the normal course of activities and reviewing accounting estimates for bias.

Whilst considering how our audit work addressed the detection of irregularities, we also considered the likelihood of detection based on our approach. Irregularities arising from fraud are inherently more difficult to detect than those arising from error.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Charity's Trustees, as a body in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.



COOPER PARRY GROUP LIMITED

Statutory Auditor

Cubo Birmingham
Office 401, 4th Floor
Two Chamberlain Square
B3 3AX

Date: 4 October 2023

Cooper Parry Group Limited is eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**STATEMENT OF FINANCIAL ACTIVITIES****For the year ended 31 December 2022**

	Note	2022 Endowment Funds £	2022 Unrestricted General Funds £	2022 Total Funds £	2021 Total Funds £
Income and endowments from:					
Investments	2	-	787,507	787,507	736,333
Other Income		-	685,000	685,000	-
Total income and endowments		-	1,472,507	1,472,507	736,333
Expenditure on:					
Investment management costs	5	-	206,947	206,947	91,102
Charitable activities	3	-	581,097	581,097	600,867
Total expenditure		-	788,044	788,044	691,969
Net (losses) / gains on investments	8	(187,974)	(322,266)	(510,240)	468,677
Gain on disposal of investment properties		78,759	-	78,759	-
Gain on revaluation of investment Properties		921,500	-	921,500	-
Net movement in funds		812,285	362,197	1,174,482	513,041
Reconciliation of funds					
Fund balances at 1 January		13,237,105	3,130,300	16,367,405	15,854,364
Fund balances at 31 December		14,049,390	3,492,497	17,541,887	16,367,405

All incoming resources and resources expended are derived from continuing activities. There are no other gains and losses other than those recognised above and accordingly no separate statement of total recognised gains and losses has been prepared.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

BALANCE SHEET

at 31 December 2022

		2022	2021
		£	£
Fixed Assets	Note		
Investment properties	7	11,196,500	11,365,000
Investments	8	4,151,893	4,364,621
		15,348,393	15,729,621
Current Assets			
Debtors	9	298,672	393,161
Cash at bank		2,031,637	56,990
Cash held by investment manager		91,388	407,158
		2,421,697	857,309
Creditors: amounts falling due within one year	10	(228,203)	(219,525)
Net current assets		2,193,494	637,784
Net assets		17,541,887	16,367,405
Reserves			
Unrestricted general fund	11	3,492,497	3,130,300
Endowment fund	11	14,049,390	13,237,105
Total Charity funds		17,541,887	16,367,405

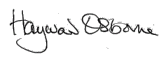
The notes on pages 12 to 20 form part of the financial statements.

Approved by the Board of Trustees on 01 October 2023 and signed on its behalf by:

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Trustee:

02 October 2023

DocuSigned by:

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Trustee:

ST MARTIN'S TRUST (FIVE WAYS LANDS)**STATEMENT OF CASH FLOW****For the year ended 31 December 2022**

	Note	2022	2021
		£	£
Cash flows from operating activities			
Net cash provided/(used) in operating activities	15	123	(803,512)
Cash flows from investing activities			
Dividends, interest and rents from investments		787,507	736,333
Proceeds from sale of investments		816,820	1,031,320
Proceeds from sale of investment property		1,168,759	-
Purchase of investments		(1,114,332)	(673,427)
Net cash provided by investing activities		1,658,754	1,094,226
Change in cash and cash equivalents in the reporting period		1,658,877	290,714
Cash and cash equivalents at the beginning of the period		464,148	173,434
Cash and cash equivalents at the end of the period		2,123,025	464,148
Analysis of cash and cash equivalents			
Cash in hand		2,031,637	56,990
Cash held by investment manager		91,388	407,158
Total cash and cash equivalents		2,123,025	464,148

Analysis of changes in net debt

	At 1-Jan-22	Cashflows	At 31-Dec-22
	£	£	£
Cash at bank and in hand	464,148	1,658,877	2,123,025

ST MARTIN'S TRUST (FIVE WAYS LANDS)

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2022

1 Principal accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements.

Basis of preparation and general information

St Martin's Trust (Five Ways Lands) is a charity governed by the St Martin's Rectory (Birmingham) Act 1983 as amended by the Birmingham Churches Act 1987 ("the Act") in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Going concern

At the balance sheet date the charity had a significant investment holding. At the time of signing these financial statements, the Trustees consider that the charity will continue in operation for a period of at least 12 months from the date of signing these accounts, due to the close monitoring of its investments and already low risk approach to investment holding. On that basis, the Trustees have prepared these financial statements on a going concern basis.

Funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Endowment funds represent those assets which must be held permanently by the charity, principally property and investments. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income.

Incoming resources

All incoming resources are included in the Statement of Financial Activities when the Charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Investment income is earned through holding assets such as shares and properties. It includes dividends, interest and rent. Income is included when the amount can be measured reliably.

All income and expenditure is stated gross unless otherwise indicated.

Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included in unrestricted income.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2022

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity comprise both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Investments

Listed investments are initially recognised at their transaction value and subsequently measured at their market value at the year end using the closing quoted market price. Any surplus or deficit on revaluation or sale being included in the Statement of Financial Activities.

VAT

The charity is partially exempt for VAT. Value added tax which is not recoverable by the charity is written off as irrecoverable VAT within support costs.

Investment properties

Investment properties are included in the balance sheet at the Trustees' best estimate of market value after taking account of professional advice. They are regularly revalued and the resultant surpluses or deficits are taken to the Statement of Financial Activity as an investment gain or loss. In accordance with FRS 102, no depreciation is provided on investment properties.

Judgements in applying accounting policies and key sources of estimation uncertainty

The charity makes estimates and assumptions concerning the future. Management are also required to exercise judgement in the process of applying the charity's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

In preparing these financial statements, the trustees have made the following estimates and judgements:

Impairment and valuation of investment property

The charity reviews the carrying value of the investment property for indications of impairment at each period end. If indicators of impairment exist, the carrying value of the asset is subject to further testing to determine whether its carrying value exceeds its recoverable amount. This process will usually involve the estimation of future cash flows which are likely to be generated by the asset.

The charity engaged independent valuation specialists to determine fair value at 31 December 2022. The valuation was made as at 31 December 2022. The valuation has been carried out in accordance with the RICS Valuation Global Standards. The valuation practice statement 4 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Further detail is disclosed at note 7.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2022****2 Income from investments**

	2022	2021
	£	£
Rents receivable		
Block B	117,156	114,235
Block C	70,167	68,262
City Tavern	2,316	2,316
Guildhall – Norwich	76,974	78,500
Trentham Lakes	195,484	181,819
Unit B, Cranmore Park	180,931	151,458
	643,028	596,590
Investment income	2022	2021
	£	£
Dividends – UK equities	128,610	126,841
Interest – UK fixed interest securities	15,869	12,902
	144,479	139,743
Total income from investments	787,507	736,333

Investment income was wholly attributable to unrestricted funds in the current and previous period.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2022**

3	Grants payable in furtherance of charitable objectives	2022	2021
		£	£
	Contributions to payments of incumbents stipends, pensions, council tax and national insurance		
	St George	5,162	40,956
	St Paul	39,232	38,846
	St John and St Peter, Ladywood	-	11,178
	St Matthew	35,315	-
	St John, Perry Barr	41,380	34,506
	St Luke	41,380	40,956
	St Martin	41,380	40,956
	St Germain	41,380	40,956
		<u>245,229</u>	<u>248,354</u>
	Payment of ministerial support		
	Secretarial, heating, and gardening	9,000	9,100
	St Martin	60,352	60,853
	St Luke	26,299	19,475
	Christ Church	19,390	20,844
	St Paul	30,503	20,935
	St Matthew	30,749	27,983
	St George	33,820	35,980
	St John and St Peter, Ladywood	22,000	34,000
	St John, Perry Barr	13,068	13,568
	St Germain	47,200	53,700
	Bishop Latimer	5,720	6,220
	Birmingham Diocese - Curates in Training	10,215	30,000
	Birmingham Diocese – Grants for Sabbatical Placements	5,400	4,500
	Swanwick grant	7,400	-
	GAP Youth Project	-	4,600
		<u>321,116</u>	<u>341,758</u>
	Total grants payable	566,345	590,112
	Support costs (note 4)	1,839	2,545
	Governance costs (note 6)	12,913	8,210
		<u>581,097</u>	<u>600,867</u>
	Total expenditure on charitable activities		

Expenditure on charitable activities was wholly attributable to unrestricted funds in the current and previous period.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2022****4 Support costs**

	2022 £	2021 £
Travelling and other expenses	1,839	2,545
	<u> </u>	<u> </u>

Trustees received no remuneration and five (2021: six) Trustees were reimbursed £549 (2021: £665) for their expenses in the year.

5. Investment management costs

	2022 £	2021 £
General legal charges	151,279	54,788
Cushman & Wakefield management fees	18,385	32,834
Investment manager fees	18,194	-
Professional fees	19,089	3,480
	<u> </u>	<u> </u>
	206,947	91,102
	<u> </u>	<u> </u>

6. Governance costs

	2022 £	2021 £
Auditors' fees	10,523	6,950
Other professional fees	2,390	1,260
	<u> </u>	<u> </u>
	12,913	8,210
	<u> </u>	<u> </u>

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2022**

7. Investment properties	2022 £	2021 £
Value at 1 January	11,365,000	11,365,000
Revaluation in the year	921,500	-
Disposal in the year	(1,090,000)	-
Value at 31 December	11,196,500	11,365,000

The closing value of properties is represented by:

	2022 £	2021 £
Freehold investment property		
Unit B Cranmore Park	3,400,000	3,000,000
Block B- Broad Street	2,450,000	2,430,000
Block C - 187 Broad Street	1,546,500	1,545,000
6/7 Guildhall Hill	-	1,090,000
Trentham Lakes	3,800,000	3,300,000
	11,196,500	11,365,000

The investment properties are held at the open market value at the balance sheet date. In ascertaining the open market value the Trustees have taken professional advice obtained from their property managing agents Cushman and Wakefield. The last valuation was undertaken at 31 December 2022.

The properties were valued by an external valuer, Mr J Crawford MRICS of Cushman and Wakefield. The valuation has been made in accordance with the appropriate section of the current Practice Statement and Guidance Notes contained within the Appraisal and Valuation Manual issued by the Royal Institution of Chartered Surveyors ("RICS") and has been undertaken by valuers, acting as independent valuers, qualified for the purpose of valuation.

The value of the properties has been assessed in accordance with the relevant parts of the current RICS Appraisal and Valuation manual. The properties are stated at "market value" in accordance with Practice Statement 4.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2022****8. Investments**

	2022 Permanent Endowment £	2022 General Investments £	2022 Total £	2021 Total £
Market value at 1 January	1,703,053	2,661,568	4,364,621	4,253,837
Additions at cost	499,582	614,750	1,114,332	673,427
Disposal proceeds	(369,190)	(447,630)	(816,820)	(1,031,320)
Unrealised (loss)/gain	42,797	39,007	81,804	141,046
Realised (loss)/gain	(230,771)	(361,273)	(592,044)	327,631
Market value at 31 December	1,645,471	2,506,422	4,151,893	4,364,621
Historical Cost:				
Permanent Endowment			1,600,820	1,703,053
General Investments			2,473,956	2,275,962
			4,074,776	3,979,015

All investments are listed securities.

9. Debtors

	2022 £	2021 £
Rent	298,672	393,161

10. Creditors

	2022 £	2021 £
Accruals	102,127	73,466
Deferred income	97,931	116,512
VAT	28,145	29,547
	228,203	219,525

Deferred income relates to rental amounts invoiced in the current year (and included within debtors) which relate to the period 25 December 2022 to 24 March 2023 and which will be recognised in the subsequent year's financial statements.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for year ended 31 December 2022****11. Statement of funds**

	Balance at 2021 £	Income £	Expenditure £	Gains / (losses) £	Balance at 2022 £
Unrestricted Funds					
General fund	3,130,300	1,472,507	(788,044)	(322,266)	3,492,497
Endowment Funds					
Endowment fund	13,237,105	-	-	812,285	14,049,390
Total of funds	16,367,405	1,472,507	(788,044)	490,019	17,541,887

The unrestricted general fund comprises those funds which the Trustees are free to use in accordance with the charitable objects.

The endowment fund represents those assets which must be held permanently by the Charity, principally property and investments. Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included in unrestricted income.

Any capital gains or losses arising on the investment form part of the fund. Investment management charges and legal advice relating to the fund are charged against the general fund.

Statement of funds – prior year

	Balance at 2020 £	Income £	Expenditure £	Gains / (losses) £	Balance at 2021 £
Unrestricted Funds					
General fund	2,800,754	736,333	(691,969)	285,182	3,130,300
Endowment Funds					
Endowment fund	13,053,610	-	-	183,495	13,237,105
Total of funds	15,854,364	736,333	(691,969)	468,677	16,367,405

12. Analysis of funds

	General Fund £	Endowment Fund £	Total £
Land and buildings	-	11,196,500	11,196,500
Investments	2,506,422	1,645,471	4,151,893
Debtors	298,672	-	298,672
Bank balances and investment manager cash balances	915,606	1,207,419	2,123,025
Creditors	(228,203)	-	(228,203)
	3,492,497	14,049,390	17,541,887

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for year ended 31 December 2022****12. Analysis of funds (continued) – prior year**

	General Fund £	Endowment Fund £	Total £
Investment properties	-	11,365,000	11,365,000
Investments	2,661,568	1,703,053	4,364,621
Debtors	393,161	-	393,161
Bank balances and investment manager cash balances	295,096	169,052	464,148
Creditors	(219,525)	-	(219,525)
	3,130,300	13,237,105	16,367,405

13. Taxation

As a charity, St Martin's Trust (Five Ways Land) is exempt from tax on income and gains falling within sections 485 and 486 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen within the charity.

14. Related party transactions

During the year payments of £151,279 (2021: £54,788) were made to Shakespeare Martineau LLP for legal services provided to the charity. Mrs L A Davis, current clerk to the Trustees, is a partner in Shakespeare Martineau LLP.

Details of Trustees' expenses are given at note 4 to the financial statements.

15. Reconciliation of net income to net cash flow from operating activities

	2022 £	2021 £
Net income for the reporting period	1,174,482	513,041
(Gains) / Losses on investments	(490,019)	(468,677)
Dividends, interest and rents from investments	(787,507)	(736,333)
Decrease / (increase) in debtors	94,489	(83,129)
Increase / (decrease) in creditors	8,678	(28,414)
Net cash used in operating activities	123	(803,512)

ST MARTIN'S TRUST (FIVE WAYS LANDS)**INCOME AND EXPENDITURE ACCOUNT
for year ended 31 December 2022**

		2022		2021
		£	£	£
INCOME				
Rents receivable		643,028		596,590
Net income from investments	Dividends	128,610		126,841
	Stock interest	15,869		12,902
Other income		685,000		-
		<u>1,472,507</u>		<u>736,333</u>
EXPENSES				
Contributions to payments of stipends, council tax and national insurance:				
St George	5,162		40,956	
St Paul	39,232		38,846	
St John & St Peter Ladywood	-		11,178	
St Matthew	35,315		-	
St John, Perry Barr	41,380		34,506	
St Luke	41,380		40,956	
St Martin	41,380		40,956	
St Germain	41,380		40,956	
	<u>245,229</u>		<u>248,354</u>	
Birmingham Diocese – Curates in Training	5,260		30,000	
Swanwick grant	7,400		-	
Sabbatical Placements	5,400		4,500	
GAP Youth Project	-		4,600	
Ministerial support	303,056		302,658	
	<u>(566,345)</u>		<u>(590,112)</u>	
Shakespeare Martineau LLP fees	151,279		54,788	
Auditors' fees	10,523		6,950	
Cushman & Wakefield management fees	18,385		32,834	
EFG Harris Allday fees	18,194		-	
Travelling and other expenses	1,839		2,545	
Professional fees	21,479		4,740	
	<u>(221,699)</u>		<u>(101,857)</u>	
SURPLUS FOR THE YEAR		<u>684,463</u>		<u>44,364</u>

This page is for the information of the Trustees only and does not form part of the statutory accounts.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**INCOME AND EXPENDITURE ACCOUNT****For year ended 31 December 2022**

	2022	2021
	£	£
RENTS RECEIVABLE		
Block B	117,156	114,235
Block C	70,167	68,262
Guildhall	76,974	78,500
City Tavern	2,316	2,316
Trentham Lakes	195,484	181,819
Unit B, Cranmore Park	180,931	151,458
	643,028	596,590

This page is for the information of the Trustees only and does not form part of the statutory accounts.

SAINT MARTIN'S TRUST

England & Wales - Charity number 221040

Accounts

ST MARTIN'S TRUST (FIVE WAYS LANDS)
ANNUAL REPORT & FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2021
Registered charity No: 221040

ST MARTIN'S TRUST (FIVE WAYS LANDS)

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ST MARTIN'S TRUST (FIVE WAYS LANDS)**TRUSTEES' REPORT****For the year ended 31 December 2021**

The Trustees present their report and financial statements for the year ended 31 December 2021.

Reference and Administrative Information

Charity Name	Saint Martin's Trust (Five Ways Lands)
Charity Registration Number	221040
Trustees - appointed for life	The Venerable H J Osborne The Revd Canon A M Townshend The Very Revd D R M Monteith The Revd Canon Q D Warbrick The Revd Canon Dr J W Woodward
Trustees - Co-opted (appointed for four years)	The Revd Canon R F Pailing The Revd Canon A A Gorham
Clerk to the Trustees	Mrs L A Davis
Registered office	No.1 Colmore Square Birmingham B4 6AA
Bankers	Lloyds Bank Plc Colmore Row Birmingham B3 3SD
Auditors	Cooper Parry Group Limited Cubo Birmingham Office 401, 4 th Floor Two Chamberlain Square B3 3AX
Solicitors	Shakespeare Martineau LLP No.1 Colmore Square Birmingham B4 6AA
Investment managers	EFG Harris Allday 33 Great Charles Street Birmingham B3 3JN
Property managers	Cushman & Wakefield No.1 Colmore Square Birmingham B4 6AA

ST MARTIN'S TRUST (FIVE WAYS LANDS)

TRUSTEES' REPORT (continued)

For the year ended 31 December 2021

Structure, Governance and Management

The constitution and patronage

The governing instrument of the charity is the St Martin's Rectory (Birmingham) Act 1893 as amended by the Birmingham Churches Act 1987 ("the Act") and Statutory Instrument 1964, number 3, entitled the Churches (St Martin's Trust, Birmingham) Order 1964, as varied or effected by the Schemes of the Charity Commissioners sealed on 26 October 1993 and 2 November 2006.

By deed dated 8 August 1837 ("the 1837 deed"), the advowson of St Martin and of three other parishes, namely St George, St Thomas and All Saints, upon five Trustees, the settlement requiring that the Trustees should always be ordained clergy of the Church of England. The Trustees are appointed for life. The Act provides that the trustees are to be the five Trustees of the 1837 deed, who may co-opt up to two further Trustees by virtue of clause 5 of a Scheme of the Charity Commission dated 2006. Co-opted Trustees are appointed for 4 years. On various dates the patronage of additional churches has been transferred to the Trustees. The patronage of the following parishes is at present held by the Trustees of the 1837 deed:

St Martin, St George, St Paul and St Mark, Bishop Latimer, St John and St Peter, and St Matthew (Perry Beeches): St Germain (Edgbaston) and St John (Perry Barr) (jointly with Bishop of Birmingham): and St Luke (jointly with St Luke's Trustees).

By established tradition the Trustees also support the parish of Christchurch Summerfield (the patron of which is the Rector of St Martin).

Section 2 of the Act vests the Five Ways Lands (formerly a portion of the Glebe Lands belonging to the rectory of St Martin's) in the same five Trustees and Section 4 gives them powers of sale, leasing, mortgaging and other necessary powers. Section 6 of the Act (as amended) provides for the use of income for the benefit of incumbents of parishes within the diocese of Birmingham.

The Scheme at 2 November 2006 inserts an appendix to the 1964 Order which enables the Trustees to apply any remaining income of the charity in furtherance of the religious or charitable work of the Church of England in the Diocese of Birmingham.

Recruitment and appointment of Trustees

The Trustees of the charity who served during the year and up to the date of this report are set out below:

Appointed for life:

The Venerable H J Osborne
The Revd Canon A M Townshend
The Very Revd D R M Monteith
The Revd Canon Q D Warbrick
The Revd Canon Dr J W Woodward

Co-opted (appointed for four years):

The Revd Canon R F Pailing
The Revd Canon A A Gorham

Trustee induction and training

New Trustees are made aware of their responsibilities and are helped to familiarise themselves with the practical and financial operations. To assist them they are provided with a copy of the Trust's constitution, the latest published accounts and appropriate Charity Commission publications.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

TRUSTEES' REPORT (continued)

For the year ended 31 December 2021

Risk management

The Trustees have reviewed the major strategic and operational risks to which the charity is exposed and are satisfied that management reporting systems are in place to minimise the effects of any such risks as may exist. The investment managers are EFG Harris Allday, the property managing agents are Cushman & Wakefield, both of whom provide regular reports from which the Trustees take appropriate action. The Trustees review the performance of the investments and of the investment adviser on a regular basis.

Organisational structure

The Trustees meet twice a year, with the Annual General Meeting held in May. A sub-committee of the Trustees meet as necessary to, for example, interview candidates for vacancies of benefices. The day to day management of the Trust is conducted by the clerk who liaises with the chairman as necessary.

Objectives and Activities

The overall objective of the charity is to support the Clergy of the Church of England within the Diocese of Birmingham and specifically within the Ancient Parish of St Martin and the other parishes of which the Trustees are patrons, or share the patronage.

The objectives are achieved by the making of grants, subject to conditions imposed by the Trustees (such as specifically for the maintenance of curates), and the making of gifts or loans for or towards activities within the Parishes lying within the beneficial area and the maintenance of the accommodation of the incumbents.

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's objectives and in planning for future activities. In particular, the Trustees have considered how planned activities will contribute to the aims and objectives set.

Review of Activities

The Trustees continue to provide support for the nine parishes of which they are Patrons and the parish of Christchurch Summerfield. This support is in the form of a contribution to the Birmingham Diocesan Board of Finance towards payment of stipends, pensions, national insurance and council tax, and payments to the Clergy for assistance with heating, gardening and secretarial expenses and individual projects in the parishes. The Trustees also provide support to the Birmingham Diocesan Board of Finance by agreeing payments of £30,000 for each of the three years 2019-2021 to the fund supporting Curates in Training.

Financial Review

The principal funding of the charity is from the collection of rents received from the properties held. Rental income for the year was £596,590 (2020: £664,156). Investment income from its share portfolio yielded £139,743 (2020: £133,718) in the year.

Spending on charitable activities decreased from £628,740 to £600,867. Note 3 to the financial statements provides details of the Stipend payments made during the year together with payments made for ministerial support.

Investment management costs comprise legal fees (in connection with the management of the charity and the property portfolio) and management charges from the charity's property managing agents. These fees have decreased from £120,653 to £91,102 this year.

Support costs and governance costs are detailed at notes 4 and 6 to the financial statements respectively.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

TRUSTEES' REPORT (continued)

For the year ended 31 December 2021

Investment policy

There are no restrictions on the Trustees' power to invest. The Trustees seek to maintain a consistent investment strategy based on their view of the medium term economic situation, their desire to secure the capital value of the investment portfolio whilst maintaining the level of charity's income in real terms and the advice of their investment managers who produce regular reports for consideration by the Trustees.

The Charity's stock market investments are managed by EFG Harris Allday on a discretionary basis.

Ethical Investments

The Trustees affirm their freedom of power to invest. However, they do have regard to the Church of England's statement of 'Ethical Investments Policy for the National Church Institutions', as that policy evolves under the advice of the Church of England's Ethical Investment Advisory Group, and as it may apply to the Trustees' particular circumstances. The statement is drawn to the attention of the investment managers in exercising their investment discretion on the Trustees' behalf, a discretion about which they consult from time to time.

Grant making policy

The sum of £248,354 (2020: £296,044) was paid out to cover payments of stipend to incumbents in support of their ministry, and the sum of £341,758 (2020: £325,588) was paid out for ministerial support.

The Act formerly restricted the Trustees grant making to making payments to or for the benefit of incumbents of parishes within the Diocese of Birmingham. As well as contributing towards those incumbents' stipends the Trustees will also consider applications for financial assistance from those incumbents who seek administrative and other help in funding their pursuit of alternative purposes when income permits and for example payments are now made to assist with music in churches and employment of staff by some parishes to expand activities.

Reserves policy

It is the policy of the Trustees to maintain unrestricted funds which are the general funds of the Charity at a level which provides sufficient funds to cover management, administration and support costs and to meet their continuing obligations for at least two years.

Free reserves are defined as those unrestricted funds that are not invested in fixed assets (i.e. those reserves which are liquid and readily available to the Trustees).

The general funds of the charity equal the free reserves as none of these funds are tied up in non-liquid assets. Note 11 to the financial statements provides an analysis of the general fund. At the year-end general funds amounted to £3,130,300 of which £2,956,664, is represented by investments and bank deposits, the remaining funds of £173,636 relate to other current assets and current liabilities.

As much of the Trustees' assets are invested in property it has been their policy to build up their reserves against the time when income may be reduced.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**TRUSTEES' REPORT (continued)****For the year ended 31 December 2021****Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

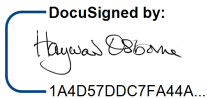
In so far as the trustees are aware:

- there is no relevant audit information of which the charity's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditors

Cooper Parry Group Limited have expressed their willingness to continue to act as the charity's auditors and a resolution for their re-appointment will be made at the Annual General Meeting.

Approved by the Board of Trustees on 19 May 2022 and signed on its behalf by:

DocuSigned by:

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The Venerable H J Osborne

Trustee

ST MARTIN'S TRUST (FIVE WAYS LANDS)

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ST MARTIN'S TRUST (FIVE WAYS LANDS)

Opinion

We have audited the financial statements of St Martin's Trust (Five Ways Land) (the "Charity") for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Trustees' Report and Financial Statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ST MARTIN'S TRUST (FIVE WAYS LANDS)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' Report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Trustees' Responsibilities Statement set out on page 5, the Trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

Our assessment focussed on key laws and regulations the Charity has to comply with and areas of the financial statements we assessed as being more susceptible to misstatement. These key laws and regulations included but were not limited to compliance with the Charities Act 2011, Charities (Accounts and Reports) Regulations 2008, Charities (Protection and Social Investment) Act 2016, taxation legislation, data protection, anti-bribery and employment legislation.

We are not responsible for preventing irregularities. Our approach to detecting irregularities included, but was not limited to, the following:

- obtaining an understanding of the legal and regulatory framework applicable to the Charity and how the Charity is complying with that framework, including agreement of financial statement disclosures to underlying documentation and other evidence;
- obtaining an understanding of the Charity's control environment and how the Charity has applied relevant control procedures, through discussions with Trustees and management and by performing walkthrough testing over key areas;
- obtaining an understanding of the Charity's risk assessment process, including the risk of fraud;
- reviewing meeting minutes of those charged with governance throughout the year; and

ST MARTIN'S TRUST (FIVE WAYS LANDS)

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ST MARTIN'S TRUST (FIVE WAYS LANDS)

- performing audit testing to address the risk of management override of controls, including testing journal entries and other adjustments for appropriateness, evaluating the rationale of significant transactions outside the normal course of activities and reviewing accounting estimates for bias.

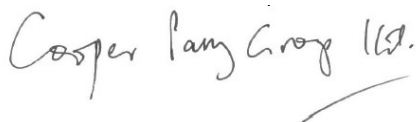
Whilst considering how our audit work addressed the detection of irregularities, we also considered the likelihood of detection based on our approach. Irregularities arising from fraud are inherently more difficult to detect than those arising from error.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Charity's Trustees, as a body in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.



COOPER PARRY GROUP LIMITED
Statutory Auditor

Cubo Birmingham
Office 401, 4th Floor
Two Chamberlain Square
B3 3AX
Statutory Auditor

Date: 1 July 2022

Cooper Parry Group Limited is eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**STATEMENT OF FINANCIAL ACTIVITIES****For the year ended 31 December 2021**

	Note	2021 Endowment Funds £	2021 Unrestricted General Funds £	2021 Total Funds £	2020 Total Funds £
Income and endowments from:					
Investments	2	-	736,333	736,333	797,874
Total income and endowments		-	736,333	736,333	797,874
Expenditure on:					
Investment management costs	5	-	91,102	91,102	120,653
Charitable activities	3	-	600,867	600,867	628,740
Total expenditure		-	691,969	691,969	749,393
Net gains / (losses) on investments	8	183,495	285,182	468,677	(228,430)
Net movement in funds		183,495	329,546	513,041	(179,949)
Reconciliation of funds					
Fund balances at 1 January 2021		13,053,610	2,800,754	15,854,364	16,034,313
Fund balances at 31 December 2021		13,237,105	3,130,300	16,367,405	15,854,364

All incoming resources and resources expended are derived from continuing activities. There are no other gains and losses other than those recognised above and accordingly no separate statement of total recognised gains and losses has been prepared.

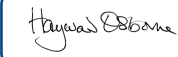
ST MARTIN'S TRUST (FIVE WAYS LANDS)**BALANCE SHEET****at 31 December 2021**

		2021	2020
		£	£
Fixed Assets	Note		
Investment properties	7	11,365,000	11,365,000
Investments	8	4,364,621	4,253,838
		15,729,621	15,618,838
Current Assets			
Debtors	9	393,161	310,032
Cash at bank		56,990	125,409
Cash held by investment manager		407,158	48,025
		857,309	483,466
Creditors: amounts falling due within one year	10	(219,525)	(247,940)
Net current assets		637,784	235,526
Net assets		16,367,405	15,854,364
Reserves			
Unrestricted general fund	11/12	3,130,300	2,800,754
Endowment fund	11/12	13,237,105	13,053,610
Total Charity funds		16,367,405	15,854,364

The notes on pages 12 to 20 form part of the financial statements.

Approved by the Board of Trustees on 19 May 2022 and signed on its behalf by:

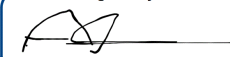
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Trustee: The Venerable H J Osborne

DocuSigned by:



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Trustee: The Reverend Canon A A Gorham

ST MARTIN'S TRUST (FIVE WAYS LANDS)**STATEMENT OF CASH FLOW****For the year ended 31 December 2021**

	Note	2021	2020
		£	£
Cash flows from operating activities			
Net cash used in operating activities	15	(803,512)	(892,881)
Cash flows from investing activities			
Dividends, interest and rents from investments		736,333	797,874
Proceeds from sale of investments		1,031,320	1,138,094
Purchase of investments		(673,427)	(1,347,771)
Net cash provided by investing activities		1,094,226	588,197
Change in cash and cash equivalents in the reporting period		290,714	(304,684)
Cash and cash equivalents at the beginning of the period		173,434	478,118
Cash and cash equivalents at the end of the period		464,148	173,434
Analysis of cash and cash equivalents			
Cash in hand		56,990	125,409
Cash held by investment manager		407,158	48,025
Total cash and cash equivalents		464,148	173,434

Analysis of changes in net debt

	At 1-Jan-21 £	Cashflows £	At 31-Dec-21 £
Cash at bank and in hand	173,434	290,714	464,148

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2021****1 Principal accounting policies**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements.

Basis of preparation and general information

St Martin's Trust (Five Ways Lands) is a charity governed by the St Martin's Rectory (Birmingham) Act 1983 as amended by the Birmingham Churches Act 1987 ("the Act") in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Going concern

At the balance sheet date the charity had a significant investment holding. At the time of signing these financial statements, the Trustees have considered the effect of the Covid-19 pandemic on the long-term investment holding and hence on the going concern position. The Trustees consider that this does not present a major risk and that the charity will continue in operation for a period of at least 12 months from the date of signing these accounts, due to the close monitoring of its investments and already low risk approach to investment holding.

On that basis, the Trustees have prepared these financial statements on a going concern basis.

Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Endowment funds represent those assets which must be held permanently by the charity, principally property and investments. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2021

Incoming resources

All incoming resources are included in the Statement of Financial Activities when the Charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Investment income is earned through holding assets such as shares and properties. It includes dividends, interest and rent. Income is included when the amount can be measured reliably.

All income and expenditure is stated gross unless otherwise indicated.

Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included in unrestricted income.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity comprise both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Investments

Investments are initially recognised at their transaction value and subsequently measured at their market value at the year end using the closing quoted market price. Any surplus or deficit on revaluation or sale being included in the Statement of Financial Activities.

VAT

The charity is partially exempt for VAT. Value added tax which is not recoverable by the charity is written off as irrecoverable VAT within support costs.

Investment properties

Investment properties are included in the balance sheet at the Trustees' best estimate of market value after taking account of professional advice. They are regularly revalued and the resultant surpluses or deficits are taken to the Statement of Financial Activity as an investment gain or loss. In accordance with FRS 102, no depreciation is provided on investment properties.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2021****2 Income from investments**

	2021	2020
	£	£
Rents receivable		
Block B	114,235	116,734
Block C	68,262	70,108
City Tavern	2,316	2,316
Guildhall – Norwich	78,500	78,500
Trentham Lakes	181,819	176,875
Unit B, Cranmore Park	151,458	219,623
	596,590	664,156
Investment income	2021	2020
	£	£
Dividends – UK equities	126,841	115,976
Interest – UK fixed interest securities	12,902	17,742
	139,743	133,718
Total income from investments	736,333	797,874

Investment income was wholly attributable to unrestricted funds in the current and previous period.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2021**

3	Grants payable in furtherance of charitable objectives	2021	2020
		£	£
	Contributions to payments of incumbents stipends, pensions, council tax and national insurance		
	St George	40,956	40,373
	St Paul	38,846	16,668
	St John and St Peter, Ladywood	11,178	40,373
	St Matthew	-	37,138
	St John, Perry Barr	34,506	40,373
	St Luke	40,956	40,373
	St Martin	40,956	40,373
	St Germain	40,956	40,373
		<u>248,354</u>	<u>296,044</u>
	Payment of ministerial support		
	Secretarial, heating, and gardening	9,100	9,100
	St Martin	60,853	79,912
	St Luke	19,475	18,975
	Christ Church	20,844	23,776
	St Paul	20,935	28,617
	St Matthew	27,983	14,583
	St George	35,980	21,200
	St John and St Peter, Ladywood	34,000	35,000
	St John, Perry Barr	13,568	15,916
	St Germain	53,700	38,289
	Bishop Latimer	6,220	5,720
	Birmingham Diocese - Curates in Training	30,000	30,000
	Birmingham Diocese – Grants for Sabbatical Placements	4,500	4,500
	GAP Youth Project	4,600	-
		<u>341,758</u>	<u>325,588</u>
	Total grants payable	590,112	621,632
	Support costs (note 4)	2,545	458
	Governance costs (note 6)	8,210	6,650
		<u>600,867</u>	<u>628,740</u>
	Total expenditure on charitable activities	600,867	628,740

Expenditure on charitable activities was wholly attributable to unrestricted funds in the current and previous period.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2021****4 Support costs**

	2021 £	2020 £
Travelling and other expenses	2,545	458
	<u> </u>	<u> </u>

Trustees received no remuneration and six (2019: five) Trustees were reimbursed £665 (2020: £458) for their expenses in the year.

5. Investment management costs

	2021 £	2020 £
General legal charges	54,788	81,004
Cushman & Wakefield management fees	32,834	29,977
Professional fees	3,480	9,672
	<u> </u>	<u> </u>
	91,102	120,653
	<u> </u>	<u> </u>

6. Governance costs

	2021 £	2020 £
Auditors' fees	6,950	6,650
Other professional fees	1,260	-
	<u> </u>	<u> </u>
	8,210	6,650
	<u> </u>	<u> </u>

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2021**

7. Investment properties	2021 £	2020 £
Value at 1 January 2021	11,365,000	11,365,000
Revaluation in the year	-	-
Value at 31 December 2021	11,365,000	11,365,000

The closing value of properties is represented by:

	2021 £	2020 £
Freehold investment property		
Unit B Cranmore Park	3,000,000	3,000,000
Block B- Broad Street	2,430,000	2,430,000
Block C - 187 Broad Street	1,545,000	1,545,000
6/7 Guildhall Hill	1,090,000	1,090,000
Trentham Lakes	3,300,000	3,300,000
	11,365,000	11,365,000

The investment properties are held at the open market value at the balance sheet date. In ascertaining the open market value the Trustees have taken professional advice obtained from their property managing agents Cushman and Wakefield. The last valuation was undertaken on 31 December 2019.

The properties were valued by an external valuer, Mr J Crawford MRICS of Cushman and Wakefield. The valuation has been made in accordance with the appropriate section of the current Practice Statement and Guidance Notes contained within the Appraisal and Valuation Manual issued by the Royal Institution of Chartered Surveyors ("RICS") and has been undertaken by valuers, acting as independent valuers, qualified for the purpose of valuation.

The value of the properties has been assessed in accordance with the relevant parts of the current RICS Appraisal and Valuation manual. The properties are stated at "market value" in accordance with Practice Statement 3.2.

The Trustees consider there has been no material variation in the value of the property portfolio during the year.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2021****8. Investments**

	2021 Permanent Endowment £	2021 General Investments £	2021 Total £	2020 Total £
Market value at 1 January 2021	1,666,661	2,587,176	4,253,837	4,272,589
Additions at cost	276,458	396,969	673,427	1,347,771
Disposal proceeds	(423,561)	(607,759)	(1,031,320)	(1,138,093)
Unrealised (loss)/gain	40,234	100,812	141,046	(129,162)
Realised (loss)/gain	143,261	184,370	327,631	(99,268)
Market value at 31 December 2021	1,703,053	2,661,568	4,364,621	4,253,837
Historical Cost:				
Permanent Endowment			1,703,053	1,509,661
General Investments			2,275,962	2,356,800
			3,979,015	3,866,461

All investments are listed securities.

9. Debtors

	2021 £	2020 £
Rent	393,161	310,032

10. Creditors

	2021 £	2020 £
Accruals	73,466	106,860
Deferred income	116,512	114,551
VAT	29,547	26,529
	219,525	219,045

Deferred income relates to rental amounts invoiced in the current year (and included within debtors) which relate to the period 25 December 2021 to 24 March 2022 and which will be recognised in the subsequent year's financial statements.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for year ended 31 December 2021****11. Statement of funds**

	Balance at 2020 £	Income £	Expenditure £	Gains / (losses) £	Balance at 2021 £
Unrestricted Funds					
General fund	2,800,754	736,333	(691,969)	285,182	3,130,300
Endowment Funds					
Endowment fund	13,053,610	-	-	183,495	13,237,105
Total of funds	15,854,364	736,333	(691,969)	468,677	16,367,405

The unrestricted general fund comprises those funds which the Trustees are free to use in accordance with the charitable objects.

The endowment fund represents those assets which must be held permanently by the Charity, principally property and investments. Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included in unrestricted income.

Any capital gains or losses arising on the investment form part of the fund. Investment management charges and legal advice relating to the fund are charged against the general fund.

Statement of funds – prior year

	Balance at 2019 £	Income £	Expenditure £	Gains / (losses) £	Balance at 2020 £
Unrestricted Funds					
General fund	2,853,985	797,874	(749,393)	(101,712)	2,800,754
Endowment Funds					
Endowment fund	13,180,328	-	-	(126,718)	13,053,610
Total of funds	16,034,313	797,874	(794,393)	(228,430)	15,854,364

12. Analysis of funds

	General Fund £	Endowment Fund £	Total £
Investment properties	-	11,365,000	11,365,000
Investments	2,661,568	1,703,053	4,364,621
Debtors	393,161	-	393,161
Bank balances and investment manager cash balances	295,096	169,052	464,148
Creditors	(219,525)	-	(219,525)
	3,130,300	13,237,105	16,367,405

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for year ended 31 December 2021****12. Analysis of funds (continued) – prior year**

	General Fund £	Endowment Fund £	Total £
Investment properties	-	11,365,000	11,365,000
Investments	2,587,176	1,666,662	4,253,838
Debtors	310,032	-	310,032
Bank balances and investment manager cash balances	151,486	21,948	173,434
Creditors	(247,940)	-	(247,940)
	2,800,754	13,053,610	15,854,364

13. Taxation

As a charity, St Martin's Trust (Five Ways Land) is exempt from tax on income and gains falling within sections 485 and 486 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen within the charity.

14. Related party transactions

During the year payments of £54,788 (2020: £81,004) were made to Shakespeare Martineau LLP for legal services provided to the charity. Mrs L A Davis, current clerk to the Trustees, is a partner in Shakespeare Martineau LLP.

Details of Trustees' expenses are given at note 4 to the financial statements.

15. Reconciliation of net income to net cash flow from operating activities

	2021 £	2020 £
Net income / (expenditure) for the reporting period	513,041	(179,949)
(Gains) / Losses on investments	(468,677)	228,430
Dividends, interest and rents from investments	(736,333)	(797,874)
Increase in debtors	(83,129)	(172,382)
Increase in creditors	(28,414)	28,894
Net cash used in operating activities	(803,512)	(892,881)

ST MARTIN'S TRUST (FIVE WAYS LANDS)**INCOME AND EXPENDITURE ACCOUNT
for year ended 31 December 2021**

		2021		2020
		£	£	£
INCOME				
Rents receivable		596,590		664,156
Net income from investments	Dividends	126,841		115,976
	Stock interest	12,902		17,742
		<u>736,333</u>		<u>797,874</u>
EXPENSES				
Contributions to payments of stipends, council tax and national insurance:				
St George	40,956		40,373	
St Paul	38,846		16,668	
St John & St Peter Ladywood	11,178		40,373	
St Matthew	-		37,138	
St John, Perry Bar	34,506		40,373	
St Luke	40,956		40,373	
St Martin	40,956		40,373	
St Germain	40,956		40,373	
	<u>248,354</u>		<u>296,044</u>	
Birmingham Diocese – Curates in Training	30,000		30,000	
Severance and wages	-		-	
Sabbatical Placements	4,500		-	
GAP Youth Project	4,600		-	
Ministerial support	302,658		295,588	
	<u>(590,112)</u>		<u>(621,632)</u>	
Shakespeare Martineau LLP fees	54,788		81,004	
Auditors' fees	6,950		6,650	
Cushman & Wakefield management fees	32,834		29,977	
Travelling and other expenses	2,545		458	
Professional fees	4,740		9,672	
	<u>(101,857)</u>		<u>(127,761)</u>	
SURPLUS FOR THE YEAR		<u>44,364</u>		<u>48,481</u>

This page is for the information of the Trustees only and does not form part of the statutory accounts.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**INCOME AND EXPENDITURE ACCOUNT****For year ended 31 December 2021**

	2021	2020
	£	£
RENTS RECEIVABLE		
Block B	114,235	116,734
Block C	68,262	70,108
Guildhall	78,500	78,500
City Tavern	2,316	2,316
Trentham Lakes	181,819	176,875
Unit B, Cranmore Park	151,458	219,623
	596,590	664,156

This page is for the information of the Trustees only and does not form part of the statutory accounts.

SAINT MARTIN'S TRUST

England & Wales - Charity number 221040

Accounts

ST MARTIN'S TRUST (FIVE WAYS LANDS)
ANNUAL REPORT & FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2020
Registered charity No: 221040

ST MARTIN'S TRUST (FIVE WAYS LANDS)

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ST MARTIN'S TRUST (FIVE WAYS LANDS)**TRUSTEES' REPORT****For the year ended 31 December 2020**

The Trustees present their report and financial statements for the year ended 31 December 2020.

Reference and Administrative Information

Charity Name	Saint Martin's Trust (Five Ways Lands)
Charity Registration Number	221040
Trustees - appointed for life	The Venerable H J Osborne The Revd Canon A M Weaver The Very Revd D R M Monteith The Revd Canon Q D Warbrick The Revd Canon Dr J W Woodward
Trustees - Co-opted (appointed for four years)	The Revd Canon R F Pailing The Revd Canon A A Gorham
Clerk to the Trustees	Mrs L A Davis
Registered office	No.1 Colmore Square Birmingham B4 6AA
Bankers	Lloyds Bank Plc Colmore Row Birmingham B3 3SD
Auditors	Cooper Parry Group Limited Park View One Central Boulevard Blythe Valley Park Solihull B90 8BG
Solicitors	Shakespeare Martineau LLP No.1 Colmore Square Birmingham B4 6AA
Investment managers	EFG Harris Allday 33 Great Charles Street Birmingham B3 3JN
Property managers	Cushman & Wakefield No.1 Colmore Square Birmingham B4 6AA

ST MARTIN'S TRUST (FIVE WAYS LANDS)

TRUSTEES' REPORT (continued)

For the year ended 31 December 2020

Structure, Governance and Management

The constitution and patronage

The governing instrument of the charity is the St Martin's Rectory (Birmingham) Act 1893 as amended by the Birmingham Churches Act 1987 ("the Act") and Statutory Instrument 1964, number 3, entitled the Churches (St Martin's Trust, Birmingham) Order 1964, as varied or effected by the Scheme of the Charity Commissioners sealed on 2 November 2006.

Before the Act in 1893, the then Rector of St Martin settled the advowson of St Martin and of three other parishes, namely St George, St Thomas and All Saints, upon five Trustees, the settlement requiring that the Trustees should always be ordained clergy of the Church of England. The Trustees are appointed for life. The five Trustees may co-opt up to two further Trustees by virtue of clause 5 of a Scheme of the Charity Commission dated 2006. Co-opted Trustees are appointed for 4 years. On various dates the patronage of additional churches has been transferred to the Trustees. The patronage of the following parishes is at present held by the Trustees:

St Martin, St George, St Paul and St Mark, Bishop Latimer, St John and St Peter, and St Matthew (Perry Beeches): St Germain (Edgbaston) and St John (Perry Barr) (jointly with Bishop of Birmingham): and St Luke (jointly with St Luke's Trustees).

By established tradition the Trustees also support the parish of Christchurch Summerfield (the patron of which is the Rector of St Martin).

Section 2 of the Act vests the Five Ways Lands (formerly a portion of the Glebe Lands belonging to the rectory of St Martin's) in the same five Trustees and Section 4 gives them powers of sale, leasing, mortgaging and other necessary powers. Section 6 of the Act (as amended) provides for the use of income for the benefit of incumbents of parishes within the diocese of Birmingham.

The Scheme at 2 November 2006 inserts an appendix to the 1964 Order which enables the Trustees to apply any remaining income of the charity in furtherance of the religious or charitable work of the Church of England in the Diocese of Birmingham.

Recruitment and appointment of Trustees

The Trustees of the charity who served during the year and up to the date of this report are set out below:

Appointed for life:

The Venerable H J Osborne
The Revd Canon A M Weaver
The Very Revd D R M Monteith
The Revd Canon Q D Warbrick
The Revd Canon Dr J W Woodward

Co-opted (appointed for four years):

The Revd Canon R F Pailing
The Revd Canon A A Gorham

Trustee induction and training

New Trustees are made aware of their responsibilities and are helped to familiarise themselves with the practical and financial operations. To assist them they are provided with a copy of the Trust's constitution, the latest published accounts and appropriate Charity Commission publications.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

TRUSTEES' REPORT (continued)

For the year ended 31 December 2020

Risk management

The Trustees have reviewed the major strategic and operational risks to which the charity is exposed and are satisfied that management reporting systems are in place to minimise the effects of any such risks as may exist. The investment managers are EFG Harris Allday, the property managing agents are Cushman & Wakefield, both of whom provide regular reports from which the Trustees take appropriate action. The Trustees review the performance of the investments and of the investment adviser on a regular basis.

Organisational structure

The Trustees meet twice a year, with the Annual General Meeting held in May. A sub-committee of the Trustees meet as necessary to, for example, interview candidates for vacancies of benefices. The day to day management of the Trust is conducted by the clerk who liaises with the chairman as necessary.

Objectives and Activities

The overall objective of the charity is to support the Clergy of the Church of England within the Diocese of Birmingham and specifically within the Ancient Parish of St Martin and the other parishes of which the Trustees are patrons, or share the patronage.

The objectives are achieved by the making of grants, subject to conditions imposed by the Trustees (such as specifically for the maintenance of curates), and the making of gifts or loans for or towards activities within the Parishes lying within the beneficial area and the maintenance of the accommodation of the incumbents.

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's objectives and in planning for future activities. In particular, the Trustees have considered how planned activities will contribute to the aims and objectives set.

Review of Activities

The Trustees continue to provide support for the nine parishes of which they are Patrons and the parish of Christchurch Summerfield. This support is in the form of a contribution to the Birmingham Diocesan Board of Finance towards payment of stipends, pensions, national insurance and council tax, and payments to the Clergy for assistance with heating, gardening and secretarial expenses and individual projects in the parishes. The Trustees also provide support to the Birmingham Diocesan Board of Finance by agreeing payments of £30,000 for each of the three years 2019-2021 to the fund supporting Curates in Training.

Financial Review

The principal funding of the charity is from the collection of rents received from the properties held. Rental income for the year was £664,156 (2019: £435,193). Investment income from its share portfolio yielded £133,718 (2019: £178,391) in the year.

Spending on charitable activities increased from £612,723 to £628,740. Note 3 to the financial statements provides details of the Stipend payments made during the year together with payments made for ministerial support.

Investment management costs comprise legal fees (in connection with the management of the charity and the property portfolio) and management charges from the charity's property managing agents. These fees have increased from £52,434 to £120,653 this year.

Support costs and governance costs are detailed at notes 4 and 6 to the financial statements respectively.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

TRUSTEES' REPORT (continued)

For the year ended 31 December 2020

Investment policy

There are no restrictions on the Trustees' power to invest. The Trustees seek to maintain a consistent investment strategy based on their view of the medium term economic situation, their desire to secure the capital value of the investment portfolio whilst maintaining the level of charity's income in real terms and the advice of their investment managers who produce regular reports for consideration by the Trustees.

The Charity's stock market investments are managed by EFG Harris Allday on a discretionary basis.

Ethical Investments

The Trustees affirm their freedom of power to invest. However, they do have regard to the Church of England's statement of 'Ethical Investments Policy for the National Church Institutions', as that policy evolves under the advice of the Church of England's Ethical Investment Advisory Group, and as it may apply to the Trustees' particular circumstances. The statement is drawn to the attention of the investment managers in exercising their investment discretion on the Trustees' behalf, a discretion about which they consult from time to time.

Grant making policy

The sum of £296,044 (2019: £265,048) was paid out to cover payments of stipend to incumbents in support of their ministry, and the sum of £325,588 (2019: £339,512) was paid out for ministerial support.

The Act formerly restricted the Trustees grant making to making payments to or for the benefit of incumbents of parishes within the Diocese of Birmingham. As well as contributing towards those incumbents' stipends the Trustees will also consider applications for financial assistance from those incumbents who seek administrative and other help in funding their pursuit of alternative purposes when income permits and for example payments are now made to assist with music in churches and employment of staff by some parishes to expand activities.

Reserves policy

It is the policy of the Trustees to maintain unrestricted funds which are the general funds of the Charity at a level which provides sufficient funds to cover management, administration and support costs and to meet their continuing obligations for at least two years.

Free reserves are defined as those unrestricted funds that are not invested in fixed assets (i.e. those reserves which are liquid and readily available to the Trustees).

The general funds of the charity equal the free reserves as none of these funds are tied up in non-liquid assets. Note 11 to the financial statements provides an analysis of the general fund. At the year-end general funds amounted to £2,800,754 of which £2,738,662 is represented by investments and bank deposits, the remaining funds of £62,092 relate to other current assets and current liabilities.

As much of the Trustees' assets are invested in property it has been their policy to build up their reserves against the time when income may be reduced.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**TRUSTEES' REPORT (continued)****For the year ended 31 December 2020****Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

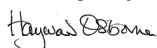
- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditors

Cooper Parry Group Limited have expressed their willingness to continue to act as the charity's auditors and a resolution for their re-appointment will be made at the Annual General Meeting.

Approved by the Board of Trustees on 20 May 2021 and signed on its behalf by:

DocuSigned by:



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Venerable H J Osborne

Trustee

ST MARTIN'S TRUST (FIVE WAYS LANDS)**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF
ST MARTIN'S TRUST (FIVE WAYS LANDS)****Opinion**

We have audited the financial statements of St Martin's Trust (Five Ways Land) (the "Charity") for the year ended 31st December 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31st December 2020 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Trustees' Report and Financial Statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ST MARTIN'S TRUST (FIVE WAYS LANDS)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' Report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Trustees' Responsibilities Statement set out on page 5, the Trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

Our assessment focussed on key laws and regulations the Charity has to comply with and areas of the financial statements we assessed as being more susceptible to misstatement. These key laws and regulations included but were not limited to compliance with the Charities Act 2011, Charities (Accounts and Reports) Regulations 2008, Charities (Protection and Social Investment) Act 2016, taxation legislation, data protection, anti-bribery and employment legislation.

We are not responsible for preventing irregularities. Our approach to detecting irregularities included, but was not limited to, the following:

- obtaining an understanding of the legal and regulatory framework applicable to the Charity and how the Charity is complying with that framework, including agreement of financial statement disclosures to underlying documentation and other evidence;
- obtaining an understanding of the Charity's control environment and how the Charity has applied relevant control procedures, through discussions with Trustees and management and by performing walkthrough testing over key areas;
- obtaining an understanding of the Charity's risk assessment process, including the risk of fraud;
- reviewing meeting minutes of those charged with governance throughout the year; and

ST MARTIN'S TRUST (FIVE WAYS LANDS)

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ST MARTIN'S TRUST (FIVE WAYS LANDS)

- performing audit testing to address the risk of management override of controls, including testing journal entries and other adjustments for appropriateness, evaluating the rationale of significant transactions outside the normal course of activities and reviewing accounting estimates for bias.

Whilst considering how our audit work addressed the detection of irregularities, we also considered the likelihood of detection based on our approach. Irregularities arising from fraud are inherently more difficult to detect than those arising from error.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Charity's Trustees, as a body in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.



COOPER PARRY GROUP LIMITED

Statutory Auditor

One Central Boulevard, Blythe Valley Business Park
Solihull, West Midlands, B90 8BG
Statutory Auditor

Date: 21 October 2021

Cooper Parry Group Limited is eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**STATEMENT OF FINANCIAL ACTIVITIES****For the year ended 31 December 2020**

	Note	2020 Endowment Funds £	2020 Unrestricted General Funds £	2020 Total Funds £	2019 Total Funds £
Income and endowments from:					
Investments	2	-	797,874	797,874	613,584
Total income and endowments		-	797,874	797,874	613,584
Expenditure on:					
Investment management costs	5	-	120,653	120,653	52,434
Charitable activities	3	-	628,740	628,740	612,723
Total expenditure		-	749,393	749,393	665,157
Net (losses) / gains on investments	8	(126,718)	(101,712)	(228,430)	584,539
Net gain on investment properties	7	-	-	-	2,355,000
Net movement in funds		(126,718)	(53,231)	(179,949)	2,887,966
Reconciliation of funds					
Fund balances at 1 January 2020		13,180,328	2,853,985	16,034,313	13,146,347
Fund balances at 31 December 2020		13,053,610	2,800,754	15,854,364	16,034,313

All incoming resources and resources expended are derived from continuing activities. There are no other gains and losses other than those recognised above and accordingly no separate statement of total recognised gains and losses has been prepared.

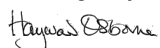
ST MARTIN'S TRUST (FIVE WAYS LANDS)**BALANCE SHEET****at 31 December 2020**

		2020	2019
		£	£
Fixed Assets	Note		
Investment properties	7	11,365,000	11,365,000
Investments	8	4,253,838	4,272,590
		15,618,838	15,637,590
Current Assets			
Debtors	9	310,032	137,650
Cash at bank		125,409	212,599
Cash held by investment manager		48,025	265,519
		483,466	615,768
Creditors: amounts falling due within one year	10	(247,940)	(219,045)
Net current assets		235,526	396,723
Net assets		15,854,364	16,034,313
Reserves			
Unrestricted general fund	11/12	2,800,754	2,853,985
Endowment fund	11/12	13,053,610	13,180,328
Total Charity funds		15,854,364	16,034,313

The notes on pages 12 to 20 form part of the financial statements.

Approved by the Board of Trustees on 20 May 2021 and signed on its behalf by:

DocuSigned by:



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Trustee: Venerable H J Osborne

DocuSigned by:



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Trustee: Reverend Canaon A A Gorham

ST MARTIN'S TRUST (FIVE WAYS LANDS)**STATEMENT OF CASH FLOWS****For the year ended 31 December 2020**

	Note	2020	2019
		£	£
Cash flows from operating activities			
Net cash used in operating activities	15	(892,881)	(666,711)
Cash flows from investing activities			
Dividends, interest and rents from investments		797,874	613,584
Proceeds from sale of investments		1,138,094	1,415,495
Purchase of investments		(1,347,771)	(1,174,977)
Net cash provided by investing activities		588,197	854,102
Change in cash and cash equivalents in the reporting period		(304,684)	187,391
Cash and cash equivalents at the beginning of the period		478,118	290,727
Cash and cash equivalents at the end of the period		173,434	478,118
Analysis of cash and cash equivalents			
Cash in hand		125,409	212,599
Cash held by investment manager		48,025	265,519
Total cash and cash equivalents		173,434	478,118

Analysis of changes in net debt

	At 1-Jan-20 £	Cashflows £	At 31-Dec-20 £
Cash at bank and in hand	478,118	(304,684)	173,434

ST MARTIN'S TRUST (FIVE WAYS LANDS)

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2020

1 Principal accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements.

Basis of preparation and general information

St Martin's Trust (Five Ways Lands) is a charity governed by the St Martin's Rectory (Birmingham) Act 1983 as amended by the Birmingham Churches Act 1987 ("the Act") in England. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

Going concern

At the balance sheet date the charity had a significant investment holding. At the time of signing these financial statements, the Trustees have considered the effect of the Covid-19 pandemic on the long-term investment holding and hence on the going concern position. The Trustees consider that this does not present a major risk and that the charity will continue in operation for a period of at least 12 months from the date of signing these accounts, due to the close monitoring of its investments and already low risk approach to investment holding.

On that basis, the Trustees have prepared these financial statements on a going concern basis.

Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Endowment funds represent those assets which must be held permanently by the charity, principally property and investments. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income.

ST MARTIN'S TRUST (FIVE WAYS LANDS)

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2020

Incoming resources

All incoming resources are included in the Statement of Financial Activities when the Charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Investment income is earned through holding assets such as shares and properties. It includes dividends, interest and rent. Income is included when the amount can be measured reliably.

All income and expenditure is stated gross unless otherwise indicated.

Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included in unrestricted income.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity comprise both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Investments

Investments are initially recognised at their transaction value and subsequently measured at their market value at the year end using the closing quoted market price. Any surplus or deficit on revaluation or sale being included in the Statement of Financial Activities.

VAT

The charity is partially exempt for VAT. Value added tax which is not recoverable by the charity is written off as irrecoverable VAT within support costs.

Investment properties

Investment properties are included in the balance sheet at the Trustees' best estimate of market value after taking account of professional advice. They are regularly revalued and the resultant surpluses or deficits are taken to the Statement of Financial Activity as an investment gain or loss. In accordance with FRS 102, no depreciation is provided on investment properties.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2020****2 Income from investments**

	2020	2019
	£	£
Rents receivable		
Block B	116,734	116,734
Block C	70,108	69,858
City Tavern	2,316	2,566
Guildhall – Norwich	78,500	78,500
Trentham Lakes	176,875	-
Unit B, Cranmore Park	219,623	167,535
	664,156	435,193
Investment income	2020	2019
	£	£
Dividends – UK equities	115,976	158,068
Interest – UK fixed interest securities	17,742	20,323
	133,718	178,391
Total income from investments	797,874	613,584

Investment income was wholly attributable to unrestricted funds in the current and previous period.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2020**

3	Grants payable in furtherance of charitable objectives	2020	2019
		£	£
	Contributions to payments of incumbents stipends, pensions, council tax and national insurance		
	St George	40,373	38,240
	St Paul	16,668	-
	St John and St Peter, Ladywood	40,373	38,240
	Christ Church	-	6,376
	St Matthew	37,138	38,240
	St John, Perry Barr	40,373	38,240
	St Luke	40,373	38,240
	St Martin	40,373	38,240
	St Germain	40,373	29,232
		<u>296,044</u>	<u>265,048</u>
	Payment of ministerial support		
	Secretarial, heating, and gardening	9,100	7,800
	St Martin	79,912	84,360
	St Luke	18,975	18,604
	Christ Church	23,776	16,274
	St Paul	28,617	22,508
	St Matthew	14,583	15,184
	St George	21,200	20,500
	St John and St Peter, Ladywood	35,000	28,000
	St John, Perry Barr	15,916	9,124
	St Germain	38,289	53,909
	Bishop Latimer	5,720	10,149
	Birmingham Diocese - Curates in Training	30,000	30,000
	Birmingham Diocese – Grants for Sabbatical Placements	4,500	
	General Grant to Birmingham Diocese	-	10,000
	Swanwick grant	-	5,100
	GAP Youth Project	-	8,000
		<u>325,588</u>	<u>339,512</u>
	Total grants payable	621,632	604,560
	Support costs (note 4)	458	636
	Governance costs (note 6)	6,650	7,527
		<u>628,740</u>	<u>612,723</u>
	Total expenditure on charitable activities		

Expenditure on charitable activities was wholly attributable to unrestricted funds in the current and previous period.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2020****4 Support costs**

	2020 £	2019 £
Travelling and other expenses	458	636
	<u> </u>	<u> </u>

Trustees received no remuneration and four (2019: five) Trustees were reimbursed £458 (2019: £636) for their expenses in the year.

5. Investment management costs

	2020 £	2019 £
General legal charges	81,004	26,378
Cushman & Wakefield management fees	29,977	23,356
Professional fees	9,672	2,700
	<u> </u>	<u> </u>
	120,653	52,434
	<u> </u>	<u> </u>

6. Governance costs

	2020 £	2019 £
Auditors' fees	6,650	6,170
AGM costs	-	1,357
	<u> </u>	<u> </u>
	6,650	7,527
	<u> </u>	<u> </u>

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2020**

7. Investment properties	2020 £	2019 £
Value at 1 January 2020	11,365,000	9,010,000
Revaluation in the year	-	2,355,000
Value at 31 December 2020	11,365,000	11,365,000

The closing value of properties is represented by:

	2020 £	2019 £
Freehold investment property		
Unit B Cranmore Park	3,000,000	3,000,000
Block B- Broad Street	2,430,000	2,430,000
Block C - 187 Broad Street	1,545,000	1,545,000
6/7 Guildhall Hill	1,090,000	1,090,000
Trentham Lakes	3,300,000	3,300,000
	11,365,000	11,365,000

The investment properties are held at the open market value at the balance sheet date. In ascertaining the open market value the Trustees have taken professional advice obtained from their property managing agents Cushman and Wakefield. The last valuation was undertaken on 31 December 2019.

The properties were valued by an external valuer, Mr J Crawford MRICS of Cushman and Wakefield. The valuation has been made in accordance with the appropriate section of the current Practice Statement and Guidance Notes contained within the Appraisal and Valuation Manual issued by the Royal Institution of Chartered Surveyors ("RICS") and has been undertaken by valuers, acting as independent valuers, qualified for the purpose of valuation.

The value of the properties has been assessed in accordance with the relevant parts of the current RICS Appraisal and Valuation manual. The properties are stated at "market value" in accordance with Practice Statement 3.2.

The Trustees consider there has been no material variation in the value of the property portfolio during the year.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for the year ended 31 December 2020****8. Investments**

	2020 Permanent Endowment £	2020 General Investments £	2020 Total £	2019 Total £
Market value at 1 January 2020	1,745,433	2,527,157	4,272,590	3,928,569
Additions at cost	502,413	845,358	1,347,771	1,174,977
Disposal proceeds	(454,466)	(683,627)	(1,138,093)	(1,415,495)
Unrealised (loss)/gain	(76,078)	(53,084)	(129,162)	440,643
Realised (loss)/gain	(50,640)	(48,628)	(99,268)	143,896
Market value at 31 December 2020	1,666,662	2,587,176	4,253,838	4,272,590
Historical Cost:				
Permanent Endowment			1,509,661	1,485,855
General Investments			2,356,800	2,130,944
			3,866,461	3,596,799

All investments are listed securities.

9. Debtors

	2020 £	2019 £
Rent	310,032	137,650

10. Creditors

	2020 £	2019 £
Accruals	106,860	80,954
Deferred income	114,551	126,226
VAT	26,529	11,865
	247,940	219,045

Deferred income relates to rental amounts invoiced in the current year (and included within debtors) which relate to the period 25 December 2020 to 24 March 2021 and which will be recognised in the subsequent year's financial statements.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for year ended 31 December 2020****11. Statement of funds**

	Balance at 2019 £	Income £	Expenditure £	Gains / (losses) £	Balance at 2020 £
Unrestricted Funds					
General fund	2,853,985	797,874	(749,393)	(101,712)	2,800,754
Endowment Funds					
Endowment fund	13,180,328	-	-	(126,718)	13,053,610
Total of funds	16,034,313	797,874	(749,393)	(228,430)	15,854,364

The unrestricted general fund comprises those funds which the Trustees are free to use in accordance with the charitable objects.

The endowment fund represents those assets which must be held permanently by the Charity, principally property and investments. Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included in unrestricted income.

Any capital gains or losses arising on the investment form part of the fund. Investment management charges and legal advice relating to the fund are charged against the general fund.

Statement of funds – prior year

	Balance at 2018 £	Income £	Expenditure £	Gains / (losses) £	Balance at 2019 £
Unrestricted Funds					
General fund	2,567,043	613,584	(665,157)	338,515	2,853,985
Endowment Funds					
Endowment fund	10,579,304	-	-	2,601,024	13,180,328
Total of funds	13,146,347	613,584	(665,157)	2,939,539	16,034,313

12. Analysis of funds

	General Fund £	Endowment Fund £	Total £
Investment properties	-	11,365,000	11,365,000
Investments	2,587,176	1,666,662	4,253,838
Debtors	310,032	-	310,032
Bank balances and investment manager cash balances	151,486	21,948	173,434
Creditors	(247,940)	-	(247,940)
	2,800,754	13,053,610	15,854,364

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for year ended 31 December 2020****12. Analysis of funds (continued) – prior year**

	General Fund £	Endowment Fund £	Total £
Investment properties	-	11,365,000	11,365,000
Investments	2,527,157	1,745,433	4,272,590
Debtors	137,650	-	137,650
Bank balances and investment manager cash balances	408,223	69,895	478,118
Creditors	(219,045)	-	(219,045)
	2,853,985	13,180,328	16,034,313

13. Taxation

As a charity, St Martin's Trust (Five Ways Land) is exempt from tax on income and gains falling within sections 485 and 486 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen within the charity.

14. Related party transactions

During the year payments of £81,004 (2019: £26,378) were made to Shakespeare Martineau LLP for legal services provided to the charity. Mrs L A Davis, current clerk to the Trustees, is a partner in Shakespeare Martineau LLP.

Details of Trustees' expenses are given at note 4 to the financial statements.

15. Reconciliation of net income to net cash flow from operating activities

	2020 £	2019 £
Net (expenditure) / income for the reporting period	(179,949)	2,887,966
Losses / (gains) on investments	228,430	(2,939,539)
Dividends, interest and rents from investments	(797,874)	(613,584)
Increase in debtors	(172,382)	(20,366)
Increase in creditors	28,894	18,812
Net cash used in operating activities	(892,881)	(666,711)

ST MARTIN'S TRUST (FIVE WAYS LANDS)**NOTES TO THE FINANCIAL STATEMENTS****for year ended 31 December 2020
INCOME AND EXPENDITURE ACCOUNT**

		2020		2019
	£	£	£	£
INCOME				
Rents receivable		664,156		435,193
Net income from investments	Dividends	115,976		158,068
	Stock interest	17,742		20,323
		<u>797,874</u>		<u>613,584</u>
EXPENSES				
Contributions to payments of stipends, council tax and national insurance:				
St George	40,373		38,240	
St Paul	16,668		-	
St John & St Peter Ladywood	40,373		38,240	
Christ Church	-		6,376	
St Matthew	37,138		38,240	
St John, Perry Bar	40,373		38,240	
St Luke	40,373		38,240	
St Martin	40,373		38,240	
St Germain	40,373		29,232	
	<u>296,044</u>		<u>265,048</u>	
Birmingham Diocese – Curates in Training	30,000		30,000	
Severance and wages	-		10,000	
Swanwick grant	-		8,983	
GAP Youth Project	-		8,000	
Ministerial support	295,588		282,089	
	<u></u>	(621,632)	<u></u>	(604,560)
Shakespeare Martineau LLP fees	81,004		26,378	
Auditors' fees	6,650		8,170	
Cushman & Wakefield management fees	29,977		23,356	
Travelling and other expenses	458		636	
AGM expenses	-		1,357	
Professional fees	9,672		2,700	
	<u></u>	(127,761)	<u></u>	(60,597)
SURPLUS / (DEFICIT) FOR YEAR		<u>48,481</u>		<u>(51,573)</u>

This page is for the information of the Trustees only and does not form part of the statutory accounts.

ST MARTIN'S TRUST (FIVE WAYS LANDS)**INCOME AND EXPENDITURE ACCOUNT****For year ended 31 December 2020**

	2020	2019
	£	£
RENTS RECEIVABLE		
Block B	116,734	116,734
Block C	70,108	69,858
Guildhall	78,500	78,500
City Tavern	2,316	2,566
Trentham Lakes	176,875	-
Unit B, Cranmore Park	219,623	167,535
	664,156	435,193

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