

**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)**

**CONTENTS**

Trustees' Report	1
Independent Auditors' Report	6
Statement of Financial Activities	9
Balance Sheet	10
Statement of Cash Flow	11
Notes to the Financial Statements	12
<b>The following pages are for information only and do not form part of the audited financial statements</b>	
Income and expenditure account	21

**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 <sup>th</sup> 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.

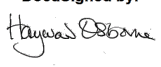
In so far as the trustees are aware:

- 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:  
  
 1A4D57DDC7FA44A...

**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](http://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, 4<sup>th</sup> 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**

	<b>Note</b>	<b>2022 Endowment Funds £</b>	<b>2022 Unrestricted General Funds £</b>	<b>2022 Total Funds £</b>	<b>2021 Total Funds £</b>
<b>Income and endowments from:</b>					
Investments	2	-	787,507	787,507	736,333
Other Income		-	685,000	685,000	-
<b>Total income and endowments</b>		-	1,472,507	1,472,507	736,333
<b>Expenditure on:</b>					
Investment management costs	5	-	206,947	206,947	91,102
Charitable activities	3	-	581,097	581,097	600,867
<b>Total expenditure</b>		-	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	-
<b>Net movement in funds</b>		812,285	362,197	1,174,482	513,041
<b>Reconciliation of funds</b>					
Fund balances at 1 January		13,237,105	3,130,300	16,367,405	15,854,364
<b>Fund balances at 31 December</b>		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

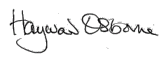
		2022	2021
		£	£
<b>Fixed Assets</b>	<b>Note</b>		
Investment properties	7	11,196,500	11,365,000
Investments	8	4,151,893	4,364,621
		<hr/>	<hr/>
		15,348,393	15,729,621
<b>Current Assets</b>			
Debtors	9	298,672	393,161
Cash at bank		2,031,637	56,990
Cash held by investment manager		91,388	407,158
		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

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:

DocuSigned by:  
  
 .....2963A857806B4C8.....  
**Trustee:**

02 October 2023

DocuSigned by:  
  
 .....1A4D57DDC7FA44A.....  
**Trustee:**

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

	Note	2022	2021
		£	£
<b>Cash flows from operating activities</b>			
Net cash provided/(used) in operating activities	15	123	(803,512)
<b>Cash flows from investing activities</b>			
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)
<b>Net cash provided by investing activities</b>		<b>1,658,754</b>	<b>1,094,226</b>
<b>Change in cash and cash equivalents in the reporting period</b>		<b>1,658,877</b>	<b>290,714</b>
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
<b>Analysis of cash and cash equivalents</b>			
Cash in hand		2,031,637	56,990
Cash held by investment manager		91,388	407,158
<b>Total cash and cash equivalents</b>		<b>2,123,025</b>	<b>464,148</b>

**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**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Rents receivable</b>		
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
	<hr/>	<hr/>
	643,028	596,590
	<hr/>	<hr/>
<b>Investment income</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Dividends – UK equities	128,610	126,841
Interest – UK fixed interest securities	15,869	12,902
	<hr/>	<hr/>
	144,479	139,743
	<hr/>	<hr/>
<b>Total income from investments</b>	<b>787,507</b>	<b>736,333</b>
	<hr/>	<hr/>

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**

<b>3</b>	<b>Grants payable in furtherance of charitable objectives</b>	<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
	<b>Contributions to payments of incumbents stipends, pensions, council tax and national insurance</b>		
	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>
	<b>Payment of ministerial support</b>		
	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>
	<b>Total expenditure on charitable activities</b>		

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**

	<b>2022</b> <b>£</b>	<b>2021</b> <b>£</b>
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**

	<b>2022</b> <b>£</b>	<b>2021</b> <b>£</b>
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**

	<b>2022</b> <b>£</b>	<b>2021</b> <b>£</b>
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**

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

The closing value of properties is represented by:

	<b>2022 £</b>	<b>2021 £</b>
<b>Freehold investment property</b>		
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
	<hr/>	<hr/>
	<b>11,196,500</b>	<b>11,365,000</b>
	<hr/> <hr/>	<hr/> <hr/>

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**

	<b>2022 Permanent Endowment £</b>	<b>2022 General Investments £</b>	<b>2022 Total £</b>	<b>2021 Total £</b>
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
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Market value at 31 December</b>	<b>1,645,471</b>	<b>2,506,422</b>	<b>4,151,893</b>	<b>4,364,621</b>
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Historical Cost:</b>				
Permanent Endowment			1,600,820	1,703,053
General Investments			2,473,956	2,275,962
			<hr/>	<hr/>
			4,074,776	3,979,015
			<hr/>	<hr/>

All investments are listed securities.

**9. Debtors**

	<b>2022 £</b>	<b>2021 £</b>
Rent	298,672	393,161
	<hr/>	<hr/>

**10. Creditors**

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

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**

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

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**

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

**12. Analysis of funds**

	<b>General Fund £</b>	<b>Endowment Fund £</b>	<b>Total £</b>
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)
	<hr/>	<hr/>	<hr/>
	3,492,497	14,049,390	17,541,887
	<hr/>	<hr/>	<hr/>

**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**

	<b>General Fund £</b>	<b>Endowment Fund £</b>	<b>Total £</b>
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)
	<hr/>	<hr/>	<hr/>
	3,130,300	13,237,105	16,367,405
	<hr/>	<hr/>	<hr/>

**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**

	<b>2022 £</b>	<b>2021 £</b>
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)
	<hr/>	<hr/>
<b>Net cash used in operating activities</b>	123	(803,512)
	<hr/>	<hr/>

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

		<b>2022</b>		<b>2021</b>
		<b>£</b>	<b>£</b>	<b>£</b>
<b>INCOME</b>				
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>
<b>EXPENSES</b>				
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>	
<b>SURPLUS FOR THE YEAR</b>		<b><u>684,463</u></b>		<b><u>44,364</u></b>

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**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>RENTS RECEIVABLE</b>		
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
	<hr/>	<hr/>
	643,028	596,590
	<hr/> <hr/>	<hr/> <hr/>

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