

## THE WROXALL CHARITY

### Minutes of the Meeting held 19<sup>th</sup> November 2024

Wren Hall 7.30 pm

Present: Jimmy Millard (Chair) (JM)

Tom Linstead (TL)

Jane Williams (JW)

Gill Harris (Secretary)

Apologies Rob Evans (RE)

Rupert Parkin (RP)

#### 1. Minutes

The minutes of the last meeting (22<sup>nd</sup> May 2024) were agreed as correct.

#### 2. Matters arising

JM confirmed that sadly Tom Truelove had died . A mechanism had not been found prior to his death for payment of a grant from the Chairty from 2023. It was suggested and agreed that an offer would be made to the family of a contribution by the Charity of £500 towards a headstone. **JM to approach family**

#### 3. Property updates

##### Greenacres

GH reported that Margetts had indicated that the tenancy is due for renewal and the Charity has two options, either to allow it to roll over on current terms or to enter into a new agreement. The Trustees agreed that as the tenant had undergone a rent review last November, it should roll over for a year with a review in November 2025. **GH to confirm to Margetts**

*It subsequently transpired that as it is deemed to be a company let, the roll over option is not permitted. An error on Margetts' part. It was therefore agreed that a new agreement would be issued at the same rent, and a review in November 2025.*

**GH to check position with regard to the properties' EPCs.**

***Result: Greenacres runs to 2025, The Cottage expired in 2023.***

### **Insurances**

GH had renewed the insurances and invited the trustees to note that Mrs Binleys' cottage is not insured against subsidence in light of the previous claim. The Trustees accepted this as inevitable.

## **4. Financial overview**

- a. The Trustees were informed that the Charity has liquid assets of :

CCLA            £84,919.54

Lloyds           £43,089.55

Re CCLA – the last investment was in 2019. It was agreed that a transfer would be made from Lloyds to CCLA, perhaps £25k or if notice is more than 30 days, £15k. **JM to action.**

- b. GH reported that she had arranged the closure of the Coventry Building Society account and the transfer of the balance of £281 to the Lloyds account. Confirmation is awaited.
- c. TL suggested that in the light of the financial wellbeing of the Charity grants could be at a higher rate, for example Lavinia Ellis. The Chairman did not agree.

## **5. Christmas Grants**

It was agreed that the fuel grants should remain at the same level as last year, £1000. There are 9 eligible residents of Wroxall.

It was agreed that the shoe grant for children should be raised to £250 and the book voucher remain at £100.

There are two less children eligible this year as the residents of 6 School Cottages had left. The new residents at 4 and 6 School Cottages are not yet eligible. Thus there are 7 grants.

The Secretary's Honorarium was agreed at the same level as last year.

**6. AOB**

- a. Rob Evans had tendered his resignation with immediate effect. Another Trustee would need to be found to ensure that the meetings are quorate. JM suggested Chris Wilford, seconded by the two other Trustees present. **JM will invite him.**

**7. Next Meeting**

The date of the next meeting was suggested as 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 15<sup>th</sup> or 16<sup>th</sup> April 2025. **GH to book Wren Hall and advise.**

The meeting closed at 9.00 pm

**Trustees of the Poor's Estate and Apprenticing Charity**  
**Known as "The Wroxall Charity"**

**Receipts and Payments Account**  
**And**  
**Independent Examiners Report**

**Year ended: 31st December 2024**

**Charity no: 221149**

**Roger Edmonds FCA**  
**Chartered Accountant**  
**18 Bradley Croft**  
**Balsall Common**  
**Coventry**  
**CV7 7PZ**

The Poor's Estate and Apprenticing Charity  
Wroxall Charity  
Charity number 221149  
Receipts and Payments Account  
For the year ended 31 December 2024

	Unrestricted funds Year ended 31 12 2024 £	Unrestricted funds Year ended 31 12 2023 £
<b>Receipts</b>		
Rental income	26,835	22,557
COIF Investment Fund dividends	2,313	2,281
Interest Received	8	0
Compensation	0	130
<b>Total Receipts</b>	<b>29,156</b>	<b>24,968</b>
<b>Payments</b>		
Insurance	910	745
Agents fees	2,193	2,132
Property renovation & maintenance	215	680
Secretary's honorarium	900	900
Accountancy fees	0	500
Room hire	36	36
	<b>4,254</b>	<b>4,993</b>
<b>Donations</b>		
Shoe vouchers	1,350	1,800
Gifts and Donations		1,000
Fuel grants	10,000	9,000
Book tokens	700	900
Grant	1,500	0
	<b>13,550</b>	<b>12,700</b>
<b>Investment purchases</b>		
COIF Investment Fund Units	0	0
<b>Total Expenditure</b>	<b>17,804</b>	<b>17,693</b>
<b>Net Surplus / (Deficiency)</b>	<b>11,352</b>	<b>7,275</b>
Cash funds previous year end	24,143	16,868
<b>Cash funds this year end</b>	<b>35,495</b>	<b>24,143</b>
Lloyds Bank	35,217	23,873
Coventry B S	278	270
	<b>35,495</b>	<b>24,143</b>

Signed on behalf of the Trustees:

.....

.....

Date:

**The Poor's Estate and Apprenticing Charity**  
**Wroxall Charity**  
**Charity number 221149**  
**Balance Sheet**  
**As at 31 December 2024**

	31 12 2024	31 12 2023
	£	£
<b>Fixed Assets</b>		
Freehold Property	850,000	850,000
<b>Investments</b>		
COIF Investment Fund	84,966	83,089
<b>Current Assets</b>		
Coventry Building Society	278	270
Lloyds Bank	35,217	23,873
	<u>35,495</u>	<u>24,143</u>
<b>TOTAL ASSETS</b>	<u>970,461</u>	<u>957,232</u>
<b>Accumulated Fund</b>		
Balance brought forward	957,232	942,964
Revenue surplus (deficit) for the year	11,352	7,275
Increase (decrease) in investments	1,877	6,993
Increase in property valuation	<u>0</u>	<u>0</u>
	<u>970,461</u>	<u>957,232</u>

**The Poor's Estate and Apprenticing Charity**  
**Wroxall Charity**  
**Charity number 221149**  
**Notes to the accounts**  
**For the year ended 31 December 2024**

**1 Basis of preparation of financial statements.**

The financial statements have been prepared under the historical cost convention with the exception of freehold properties and investments which are at market value, and are in accordance with the Charities Accounting Statement of Recommended Practice (SORP): Accounting and Reporting by charities issued in March 2005.

The accounts have been prepared on a "cash" basis which means no provision has been made for accrued liabilities.

**2 Freehold properties**

The trustees are of the opinion that the market value of the freehold properties is £850,000.

**3 Investments**

The investments are valued at market value on  
31st December 2024

**Independent Examiner's Report to the  
Trustees of the Poors Estate and Apprenticing Charity  
Known as "The Wroxall Charity"**

This report on the financial statements of the "Wroxall Charity" for the year ended 31<sup>st</sup> December 2024 is in respect of an examination carried out in accordance with the Section 43 of the Charities Act 1993 ("the Act").

**Respective Responsibilities of Trustees and Examiner**

As Trustees you are responsible for the preparation of the financial statements. You consider that the audit requirement of the Regulations and Section 43(2) of the Act does not apply. It is my responsibility to issue this report on those financial statements in accordance with the terms of the Regulations.

**Basis of Independent Examiner's Report**

My examination was carried out in accordance with the General Directions given by the Charity Commission under Section 43(7)(b) of the Act. That examination includes a review of the accounting records kept by the Trustees and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the financial statements and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

**Independent Examiners' Statement**

In connection with my examination, no matter has come to my attention :

(1) which gives me reasonable cause to believe that in any material respect the requirements

(a) to keep accounting records in accordance with Section 41 of the Act; and

(b) to prepare financial statements, which accord with the accounting records and comply with the requirements of the Act and the Regulations have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Date:: 16 July 2025

Roger Edmonds FCA



**Trustees of the Poor's Estate and Apprenticing Charity**  
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**Receipts and Payments Account**  
**And**  
**Independent Examiners Report**

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