



**THORPE LANGTON TOWN LAND CHARITY**  
**REGISTERED CHARITY NO: 222020**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 30 SEPTEMBER 2020**

**berry accountants ltd**

**Bowden House**  
**36 Northampton Road**  
**Market Harborough**  
**Leicestershire**  
**LE16 9HE**

**THORPE LANGTON TOWN LAND CHARITY**  
**REGISTERED CHARITY NO: 222020**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**YEAR ENDED 30 SEPTEMBER 2020**

	<b>Total 2020</b>	<b>Total 2019</b>
<b>INCOME</b>		
Property rents gross	26,640	22,130
COIF Charities Investment Fund Income Units	183	179
Interest	1,132	1,068
Sundry receipts	-	-
<b>Total Income</b>	<u>£ 27,955</u>	<u>£ 23,377</u>
<b>EXPENDITURE</b>		
Property repairs	11,122	7,346
Letting commissions	3,397	2,656
Insurance	1,367	1,377
Administration costs	108	150
Professional valuation fees	-	678
Other	-	-
<b>Total Expenditure</b>	<u>£ 15,994</u>	<u>£ 12,207</u>
<b>Surplus of Income over Expenditure</b>	11,961	11,170
<b>Other recognised gains and losses</b>		
Profit on investments unrealised	<u>213</u>	<u>356</u>
	12,174	11,526
<b>Net movements in funds</b>		
Balances brought forward as 1 October 2019	<u>928,680</u>	<u>917,154</u>
<b>Balances carried forward at 30 September 2020</b>	<u>£ 940,854</u>	<u>£ 928,680</u>

**THORPE LANGTON TOWN LAND CHARITY**  
**REGISTERED CHARITY NO: 222020**  
**BALANCE SHEET**  
**YEAR ENDED 30 SEPTEMBER 2020**

	Note	2020 £	2019 £
<b>FIXED ASSETS</b>			
Land	2	39,710	39,710
Property		765,000	765,000
Investments		<u>6,113</u>	<u>5,900</u>
		810,823	810,610
<b>CURRENT ASSETS</b>			
HSBC Current account		30,043	19,214
HSBC Deposit account		2	2
Market Harborough Building Society		<u>99,986</u>	<u>98,854</u>
		130,031	118,070
<b>NET ASSETS</b>		<u><u>£ 940,854</u></u>	<u><u>£ 928,680</u></u>
<b>Represented by:-</b>			
Accumulated Funds		<u><u>£ 940,854</u></u>	<u><u>£ 928,680</u></u>

Approved by the Trustees of Thorpe Langton Town Land Charity and signed on its behalf by

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Trustee

**THORPE LANGTON TOWN LAND CHARITY**  
**REGISTERED CHARITY NO: 222020**  
**NOTES TO THE ACCOUNTS**  
**YEAR ENDED 30 SEPTEMBER 2020**

**1) ACCOUNTING POLICIES**

- a) The accounts are prepared under the historical cost convention with the exception of fixed assets and investments which have been revalued and in accordance with Statement of Recommended Practice: Accounting and Reporting by Charities (as applicable to the smaller charity) and all applicable Accounting Standards.

- b) Transactions are accounted for on a receipts and payments basis.

- c) Fixed Assets

- Land is valued by the trustees based on local agricultural values
- Properties are valued by independent valuers at market value
- Investments are stated at bid market value

Gains or losses on fixed assets, whether realised or unrealised, are disclosed in the statements of fixed asset gains and movement on total funds in the year in which they arise. Realised gains or losses on fixed assets sold in the year are calculated as the difference between the amount at which the fixed assets were valued at the beginning of the year (or cost if purchased during the year) and sale proceeds.

**2) FIXED ASSETS**

	Investments	Land	Properties	Total	2019
Market Value - 1 October 2019	5,900	39,710	765,000	810,610	810,254
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Net Unrealised Profits	213	-	-	213	356
Market Value - 30 September 2020	<u>£ 6,113</u>	<u>£ 39,710</u>	<u>£ 765,000</u>	<u>£ 810,823</u>	<u>£ 810,610</u>

Properties were valued by independent surveyors in March 2011 at £765,000

**INDEPENDENT EXAMINER'S REPORT  
TO THE TRUSTEES AND MEMBERS OF  
THORPE LANGTON TOWN LAND CHARITY**

I report on the accounts of the Trust for the year ended 30 September 2020.

**Respective responsibilities of trustees and the examiner**

The charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- To state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, 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 no opinion is given as to whether the Accounts present a 'true and fair view' and the report is limited to those matters set out in statement below.

**Independent examiner's 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:-

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act.

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.

Signed: 

MRS R WALDEN FCCA  
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CHARTERED ACCOUNTANTS  
BOWDEN HOUSE  
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MARKET HARBOROUGH  
LEICESTERSHIRE  
LE16 9HE

Dated: 1 June 2021

