

THORPE LANGTON TOWN LAND CHARITY
REGISTERED CHARITY NO: 222020
FINANCIAL STATEMENTS
YEAR ENDED 30 SEPTEMBER 2022

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 2022

	Total 2022	Total 2021
INCOME		
Property rents gross	24,724	23,410
COIF Charities Investment Fund Income Units	192	186
Interest	462	912
Total Income	<u>£ 25,378</u>	<u>£ 24,508</u>
EXPENDITURE		
Property repairs and maintenance	30,733	16,586
Letting commissions	2,938	2,873
Insurance	1,464	1,391
Administration costs	114	258
Educational grant scheme	666	-
Bank charges	51	-
Legal fees	1,255	2,455
Rates and utilities	437	670
Total Expenditure	<u>£ 37,658</u>	<u>£ 24,233</u>
Surplus of Income over Expenditure	(12,280)	275
Other recognised gains and losses		
Profit on investments unrealised	(414)	793
	(12,694)	1,068
Net movements in funds		
Balances brought forward as 1 October 2021	941,922	940,854
Revaluation reserve	770,000	-
Balances carried forward at 30 September 2022	<u>£ 1,699,228</u>	<u>£ 941,922</u>

THORPE LANGTON TOWN LAND CHARITY
REGISTERED CHARITY NO: 222020
BALANCE SHEET
YEAR ENDED 30 SEPTEMBER 2022

	Note	2022 £	2021 £
FIXED ASSETS			
Land	2	39,710	39,710
Property		1,535,000	765,000
Investments		<u>6,492</u>	<u>6,906</u>
		1,581,202	811,616
CURRENT ASSETS			
HSBC Current account		16,663	29,405
HSBC Deposit account		2	2
Market Harborough Building Society		<u>101,361</u>	<u>100,899</u>
		118,026	130,306
NET ASSETS		<u>£ 1,699,228</u>	<u>£ 941,922</u>
Represented by:-			
Accumulated Funds		<u>£ 1,699,228</u>	<u>£ 941,922</u>

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

Trustee

THORPE LANGTON TOWN LAND CHARITY
REGISTERED CHARITY NO: 222020
NOTES TO THE ACCOUNTS
YEAR ENDED 30 SEPTEMBER 2022

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	2021
Market Value - 1 October 2021	6,906	39,710	765,000	811,616	810,823
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Revaluation	-	-	770,000	770,000	-
Net Unrealised Profits	(414)	-	-	(414)	793
Market Value - 30 September 2022	<u>£ 6,492</u>	<u>£ 39,710</u>	<u>£ 1,535,000</u>	<u>£ 1,581,202</u>	<u>£ 811,616</u>

Properties were valued by independent surveyors in March 2022 at £1,535,000.

**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 2022.

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
BERRY ACCOUNTANTS LTD
CHARTERED ACCOUNTANTS
BOWDEN HOUSE
36 NORTHAMPTON ROAD
MARKET HARBOROUGH
LEICESTERSHIRE
LE16 9HE

Dated: 26 May 2023.