

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021
FOR
THE PAROCHIAL CHARITIES
(KNOWN AS 'THE GREAT SHELFORD PAROCHIAL CHARITIES')**

Registered Charity Number 231486

Nicholas Cliffe & Co Limited
Chartered Accountants
Mill House
Mill Court
Great Shelford
CB22 5LD

**THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)
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FOR THE YEAR ENDED 31 DECEMBER 2021**

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Registered Charity Number 231486

Report of the Trustees
Statement of Financial Activities
Balance Sheet
Notes to the Financial Statements
Auditor's Report

**THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity Number	231486						
Principal address	18 High Street Great Shelford Cambridge CB22 5EH						
Trustees	<table><tr><td>Ex-officio</td><td>Currently vacant following the departure of Rev. Simon Talbott as Parish Priest</td></tr><tr><td>Nominative</td><td>Mr K Sugden Mr S R F White (Treasurer)</td></tr><tr><td>Co-optative</td><td>Mr B Connellan Mr M P H Pooles Dr S F Rann (Chair) Mrs J K Hill MBE</td></tr></table>	Ex-officio	Currently vacant following the departure of Rev. Simon Talbott as Parish Priest	Nominative	Mr K Sugden Mr S R F White (Treasurer)	Co-optative	Mr B Connellan Mr M P H Pooles Dr S F Rann (Chair) Mrs J K Hill MBE
Ex-officio	Currently vacant following the departure of Rev. Simon Talbott as Parish Priest						
Nominative	Mr K Sugden Mr S R F White (Treasurer)						
Co-optative	Mr B Connellan Mr M P H Pooles Dr S F Rann (Chair) Mrs J K Hill MBE						
Registered Auditor	Nicholas Cliffe & Co Limited Chartered Accountants Mill House Mill Court Great Shelford CB22 5LD						

STRUCTURE, GOVENANCE AND MANAGEMENT

Governing document

The charity is governed and regulated under the scheme established by the Charity Commissioners on 11 July 1973.

Recruitment and appointment of new trustees

The board of trustees is made up of seven trustees – the Priest in charge of St Mary the Virgin, Great Shelford taking up an *ex-officio* position, two nominative trustees and four co-optative trustees. Nominative trustees are appointed by the Parish Council of Great Shelford and serve for a term of four years. Co-optative trustees are required to be residing or carrying on business in or near Great Shelford and serve a term of five years. Trustees may be reappointed.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud or error.

THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)
REPORT OF THE TRUSTEES (cont.)
FOR THE YEAR ENDED 31 DECEMBER 2021

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objectives of the charity are to acquire and manage land and property in order to provide affordable rented accommodation for residents within the parish of Great Shelford on low incomes or at risk.

The charity manages 32 properties within Great Shelford that are rented at significantly less than market rates. This represents a considerable help to the tenants in an area where there is a lack of truly affordable housing for those on low incomes.

The Trustees confirm that in accordance with the Charities Act 2011, they have referred to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning their future activities.

ACHIEVEMENTS AND PERFORMANCE

Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

Investment performance

The majority of the charity's funds are invested in freehold property, which generated rent receivable of £186,893 (2020 - £154,969) during the year, and investments which generated income, including gains on sales of investments, of £18,335 (2020 - £34,513) during the year.

The share portfolios, formerly managed by CCLA Investment Management Limited and M&G Charities., were all sold in 2021.

Investment properties and other investments are stated at fair value.

FINANCIAL REVIEW

The surplus for the year, after costs of activities in furtherance of the charity's objectives and operational expenses was £593,826 (2020 - £227,796) but excludes the fair value adjustment to the investment properties. The net surplus for the year after those adjustments was £2,236,326 (2020 - £914,264).

Reserves and funds policy

The trustees maintain reserves at a level they deem sufficient for the future of the charity.

FUTURE DEVELOPMENTS

The trustees are satisfied that the investment strategy adopted will enable them to continue with the stated objects of the charity in the future, those being to continue to provide affordable housing to residents of the parish of Great Shelford and to look for opportunities to develop land in order to increase this provision, as well as to maintain its green spaces and to provide grants to those in need.

THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)

REPORT OF THE TRUSTEES (cont.) FOR THE YEAR ENDED 31 DECEMBER 2021

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees 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, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

Approved by the board of trustees on 7th September 2022 and signed on its behalf by:

S Rann

Dr S F Rann (Chair)

S R F White

Mr S R F White (Treasurer)

THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)

AUDITOR'S REPORT TO THE TRUSTEES OF THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)

We have audited the financial statements of The Parochial Charities (The Great Shelford Parochial Charities) (the "charity") for the year ended 31 December 2021 which comprise the Statement of Financial Activities, Balance Sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 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 identified material uncertainties relating to events or conditions that, individually or collectively, may cast doubt on the charity's ability to continue as a going concern for a period of at least twelve months from the date 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 other information comprises the information included in the annual report, including the trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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.

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 this gives rise to a material misstatement in the financial statements themselves. 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.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters to which the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the trustees' is inconsistent in any material respect with the financial statements; 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.

THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)

AUDITORS' REPORT ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021 (Cont/d)

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 3, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they 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 the Act and relevant regulations made or having effect thereunder.

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.

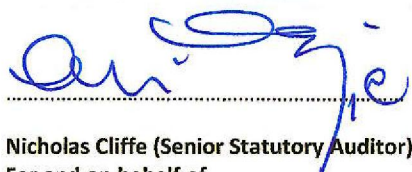
Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

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.

Nicholas Cliffe & Co. Limited is eligible for reappointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of that Act. Our work has been undertaken so that we might state to the charity's trustees those matters 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's trustees, as a body, for our audit work, for this report or for the opinions we have formed.



Nicholas Cliffe (Senior Statutory Auditor)
For and on behalf of
Nicholas Cliffe & Co. Limited, Statutory Auditor
Great Shelford, Cambridge CB22 5LD



Date

THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted funds (£)	Designated funds (£)	31 December 2021 total (£)	31 December 2020 Total (£) (as restated)
INCOMING RESOURCES					
Incoming resources from generated funds					
Investment income	2	205,228	-	205,228	189,483
Grants	3	507,671	-	507,671	154,797
Voluntary income: donations	3	53,473	-	53,473	205
Total incoming resources		766,372	-	766,372	344,485
RESOURCES EXPENDED					
Cost of generating funds					
Investment management costs	4	120,952	-	120,952	102,654
Charitable activities	4	6,810	-	6,810	4,782
Governance costs	4	3,700	-	3,700	6,270
Other resources expended	4	41,084	-	41,084	2,983
Total resources expended		172,546	-	172,546	116,689
Net incoming resources before transfers		593,826	-	593,826	227,796
Gross transfers between funds		(22,000)	22,000	-	-
Net movement in funds before gains and losses on investments		571,826	22,000	593,826	227,796
Gain/(Loss) on investments	6	-	-	-	(73,532)
Fair value adjustment to properties	5	1,642,500	-	1,642,500	760,000
Net movement in funds		2,214,326	22,000	2,236,326	914,264
RECONCILIATION OF FUNDS					
Total funds brought forward		10,955,811	1,612,470	12,568,281	11,654,017
TOTAL FUNDS CARRIED FORWARD		13,170,137	1,634,470	14,804,607	12,568,281

The notes on pages 8 to 11 form part of these financial statements


THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)

BALANCE SHEET

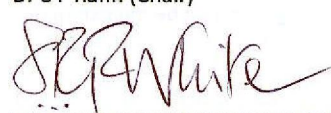
AS AT 31 DECEMBER 2021

	Notes	2021 (£)	2021 (£)	2020 (£)	2020 (£)
FIXED ASSETS					
Investment properties	5	13,534,661		10,559,711	
Other Investments	6	-		965,566	
			13,534,661		11,525,277
CURRENT ASSETS					
Debtors	7	-		8	
Cash at bank and in hand		1,273,646		1,049,453	
		1,273,646		1,049,461	
CURRENT LIABILITIES					
Creditors: Amounts falling due within one year	8	(3,700)		(6,457)	
Net current assets			1,269,946		1,043,004
Total net assets			14,804,607		12,568,281
Represented by:					
Unrestricted fund					
Income and general fund	9		13,170,137		10,955,811
Designated funds					
Capital fund	9	1,101,190		1,101,190	
Capital recoupment fund I	9	5,280		5,280	
Capital recoupment fund II	9	528,000		506,000	
			1,634,470		1,612,470
Total funds	9		14,804,607		12,568,281

The financial statements were approved by the trustees on 7/9/2022 and signed on their behalf by:



 Dr S F Rann (Chair)



 Mr S R F White (Treasurer)

The notes on pages 8 to 11 form part of these financial statements

THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1. ACCOUNTING POLICIES

Basis of preparation

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

Incoming resources

All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from tax on its charitable activities.

Investment properties

Investment properties are initially recognised at cost and subsequently measured at their fair value as at the balance sheet date. The SOFA includes the net gains and losses arising on revaluation and disposals throughout the year.

Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The SOFA includes the net gains and losses arising on revaluation and disposals throughout the year. The Trust does not acquire put options, derivatives or other complex financial instruments. The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

Debtors

Trade and other debtors are recognised at the net settlement value. Prepayments are valued at the net prepaid amount.

Creditors

Creditors and provisions are recognised when the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their net settlement value.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. Restricted funds can only be used for particular restricted purposes within the objects of the charity.

THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)

NOTES TO THE FINANCIAL STATEMENTS (cont.) FOR THE YEAR ENDED 31 DECEMBER 2021

2. INVESTMENT INCOME

	2021 £	2020 £
Residential property rents	186,815	154,562
Allotment rents	78	407
Income from investment portfolios	15,250	32,838
Bond and bank interest	3,085	1,676
	<u>205,228</u>	<u>189,483</u>

3. OTHER INCOME

	2021 £	2020 £
Donations	53,473	205
Grants	507,671	154,797
	<u>561,144</u>	<u>155,005</u>

All incoming resources in the years ended 31 December 2021 and 31 December 2020 were unrestricted.

4. RESOURCES EXPENDED

	2021 £	2020 £
Investment management costs		
Property management fees	19,805	16,693
Property insurance	4,111	3,955
Property repairs and maintenance	97,036	82,006
	<u>120,952</u>	<u>102,654</u>

	2021 £	2020 £
Charitable activities		
Charitable aid and assistance	6,810	4,782
	<u>6,810</u>	<u>4,782</u>

	2021 £	2020 £
Governance costs		
Auditor's remuneration	3,600	3,600
Accountancy	100	2,670
	<u>3,700</u>	<u>6,270</u>

	2021 £	2020 £
Other resources expended		
Legal Fees	7,447	-
Finance Costs	26,171	-
Honoraria	1,200	1,250
Secretarial and sundry	6,266	1,733
	<u>41,084</u>	<u>2,983</u>

All resources expended in the years ended 31 December 2021 and 31 December 2020 were from unrestricted funds.

THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)

NOTES TO THE FINANCIAL STATEMENTS (cont.) FOR THE YEAR ENDED 31 DECEMBER 2021

4. TRUSTEES REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

During the year an honorarium of £1,200 (2020: £1,250) was paid to Mrs M. Lester, the clerk of the charity.

5. INVESTMENT PROPERTIES

	£
Cost or Valuation	
At 1 January 2021	10,559,711
Additions – development costs	1,332,450
Fair value adjustment	<u>1,642,500</u>
At 31 December 2021	<u>13,534,661</u>
Depreciation	
At 1 January and 31 December 2021	-
Net book value	
At 31 December 2021	<u><u>13,534,661</u></u>
At 31 December 2020	<u><u>10,559,711</u></u>

Investment properties were valued by an independent expert as at December 2021.

6. INVESTMENTS

Movement in fixed asset listed investments	2021	2020
	£	£
Market value brought forward at 1 January 2021	965,566	1,039,100
Additions to investment at cost	-	-
Disposals	(965,566)	-
Fair value adjustment	<u>-</u>	<u>(73,534)</u>
Market value at 31 December 2021	<u><u>-</u></u>	<u><u>965,566</u></u>

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Accrued income	-	8
Accrued bond and bank interest	<u>-</u>	<u>-</u>
	<u><u>-</u></u>	<u><u>8</u></u>

THE PAROCHIAL CHARITIES (THE GREAT SHELFORD PAROCHIAL CHARITIES)

**NOTES TO THE FINANCIAL STATEMENTS (cont.)
FOR THE YEAR ENDED 31 DECEMBER 2021**

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Accruals	3,700	3,600
Other creditors	-	2,857
	<u>3,700</u>	<u>6,457</u>

9. MOVEMENT IN FUNDS

	Brought forward 1 Jan 2021 £	Net movement in funds £	Gain/ on investments £	Transfers between funds £	Carried forward £
Income and general fund	10,955,811	593,826	1,642,500	(22,000)	13,170,137
Capital fund	1,101,190	-	-	-	1,101,190
Capital recoupment fund I	5,280	-	-	-	5,280
Capital recoupment fund II	506,000	-	-	22,000	528,000
Total funds	<u>12,568,281</u>	<u>593,826</u>	<u>1,642,500</u>	<u>-</u>	<u>14,804,607</u>

10. ANALYSIS OF FUNDS

	Investment properties £	Other investments £	Current assets £	Current liabilities £	Total £
Income and general fund	11,900,191	-	1,273,646	(3,700)	13,170,137
Capital fund	1,101,190	-	-	-	1,101,190
Capital recoupment fund I	5,280	-	-	-	5,280
Capital recoupment fund II	528,000	-	-	-	528,000
Total funds	<u>13,534,661</u>	<u>-</u>	<u>1,273,646</u>	<u>(3,700)</u>	<u>14,804,607</u>

