

TOWN LANDS CHARITY

England & Wales · Charity number 235076

Details

Other names	CHEDDINGTON TOWN LANDS CHARITY
Status	Registered
Legal form	Other
Registered	1964-07-22
Register	View on the Charity Commission register

Contact

Address The Chase
Chaseside Close
Cheddington
Leighton Buzzard
LU7 0SA

Phone 01296662400

Email mcwatson@hotmail.co.uk

Activities

Objects: 1/3. OF INCOME, TO CONSTITUTE A SEPARATE CHARITY TO BE CALLED THE CHURCH CHARITY, AND USED FOR THE MAINTENANCE OF THE PARISH CHURCH; AND THE OTHER 2/3RDS TO ENDOW A SEPARATE CHARITY TO BE CALLED THE TOWN CHARITY; HALF OF THIS PORTION FOR THE GENERAL BENEFIT OF THE POOR, THE REMAINDER FOR PAYMENTS OF PUBLIC PURPOSES INCLUDING TREE PLANTING AND PUBLIC SEATS AND THE REPAIR OF THE PARISH CLOCK

Activities: The charity operates only in the parish of Cheddington. One-third of its income goes to the parish church to be used for maintenance. Grants are made from the remaining income to village organisations, students, volunteer drivers for hospital visits and individuals undergoing particular hardship.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** General Charitable Purposes, Education/training, The Prevention Or Relief Of Poverty, Religious Activities, Amateur Sport, Environment/conservation/heritage
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups

Geography

- **Area of benefit:** PARISH OF CHEDDINGTON
- Buckinghamshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£30,005	£33,006	-	-
2024-03-31	£28,594	£28,121	-	-
2023-03-31	£27,449	£29,304	-	-
2022-03-31	£25,517	£20,967	-	-
2021-03-31	£24,964	£20,673	-	-

Trustees

Name	Role	Appointed
CHRISTINE JANET FEE		2012-08-03
Michael Colin Watson		2018-10-25
PATRICIA BANISTER		

TOWN LANDS CHARITY

England & Wales - Charity number 235076

Accounts

**TOWN LANDS CHARITY
CHEDDINGTON**

Registered Charity No. 235076

**ANNUAL REPORT AND ACCOUNTS
for the year ended 31 March 2025**

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TOWN LANDS CHARITY, CHEDDINGTON

GENERAL INFORMATION

Charity Registration Number : 235076

Governing Instrument : Trust Deed dated 24 May 1895

Trustees : Ex-Officio : The Rector : Mr A Krauss
Churchwardens : Mr A Shephard
vacant

Representative : Mrs P Banister
Miss C Fee
Mr M Watson

Secretary : Miss C Fee

Treasurer : Mr M Watson

Address : The Chase, Chaseside Close
Cheddington
Leighton Buzzard
Beds LU7 0SA

Bankers : Barclays Bank plc
2 Market Square
Leighton Buzzard
Beds LU7 1EZ

Investment Advisors : Barclays Bank plc
Charities Investment Team
1 Churchill Place
London E14 5HP

Independent Examiner: Tracey Ells
Carns Barn' Elsage Court
Church Lane
Cheddington
Leighton Buzzard
Beds LU7 0RU

TOWN LANDS CHARITY, CHEDDINGTON

TRUSTEES' REPORT

OBJECTS

The Charity was set up by a Trust Deed dated 24 May 1895. One-third of its net income is designated as the Church Charity, to support the Parish Church of Cheddington; the other two-thirds are designated as the Town Charity, half of which is utilised for the assistance of the poor and needy of the Parish with the remainder being allocated for public purposes within the village.

REPORT FOR THE YEAR

- General** The Representative Trustees are appointed by the Parish Council for terms of four years. The Trustees who served during the year are shown on page 1 of this report. The Trustees met four times during the year.
- Responsibilities:** The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Acts. They are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities. When a new trustee is required, recommendations are sought and the potential trustee invited to a Trustee meeting. New trustees are made aware of their responsibilities under the Charities Acts by reference to material published by the Charity Commission. The Trustees have had due regard to guidance published by the Charity Commission on public benefit.
- Finance:** Barclays Bank plc continued as investment advisors and managers during the year to 31 March 2025. The Trustees continued to take an active interest in the performance of the portfolio of investments and a representative of the advisors attended a video call on November xxnd, 2024. Based on advice from Barclays the investments continue to be held in the Barclays Charity Fund which offers a higher return and lower fees. The Fund is categorised as moderate risk with a 10 year time horizon. Investment income for the year was £24,434 (2024 £24,434) and rental income of £1,800 (£1,800). The Trustees continued to meet valid grant requests during the year.
- Church Charity:** £6,500 (2024: £6,500) has been donated to St Giles Church to assist with the upkeep and operation of the Church.
- Public Purposes:** A total of £11,546 (2024 10,638) in grants has been made. Significant beneficiaries included contribution to restoration of Scout Hut (£xx), the Village Hall subsidy (£ xxx) to subsidise the use of the hall by local groups and the Methodist Church Windows repair (£xxx).
- General Benefit:** Grants totalling £7,837 (2024: £7,837) were made during the year. £xxx for educational assistance, £xxx being grants for hospital transport as approved by the Trustees.
- Reserves:** The Trustees have a policy of meeting requests for grants as far as reserves permit. They normally try to carry at least one year's average expenditure in reserves, both to meet unplanned calls on the charity's income and to cover normal requests when investment returns fall. As at 31 March 2025 cash reserves are 14.0 months' average expenditure (2024: 14.0 months).

C Fee
(on behalf of the Trustees)
Date: 31st March 2024



16th October 2025

**INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF THE
TOWN LANDS CHARITY, CHEDDINGTON**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2025 which are set out on pages 4 to 7.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



TRACY ELLIS

CAIRNS BARR, LISAGE COURT, CHEDDINGTON LU7 0RU

Date.....16/10/25.....

TOWN LANDS CHARITY, CHEDDINGTON

RECEIPTS AND PAYMENTS ACCOUNT


for the year ended 31 March 2025

	Note	2025				2024	
		General Fund	Church Charity	Town Charity Benefit	Public	Total Funds	Total Funds
RECEIPTS							
Income from investments	2	25,329	-	-	-	25,329	24,233
Deposit account interest		89	-	93	80	263	201
Grasskeep, wayleaves, etc		1,800	-	-	-	1,800	1,800
Other income: Tax refund		-	-	-	-	-	-
Interest received		-	-	-	-	-	-
		<u>27,218</u>	-	93	80	<u>27,391</u>	<u>26,234</u>
Investment Sales		2,613	-	-	-	2,613	2,360
		<u>29,831</u>	-	93	80	<u>30,005</u>	<u>28,594</u>
Less: PAYMENTS							
Charitable expenditure		-	10,000	5,938	11,546	27,483	24,976
Investment Management costs		2,480	-	-	-	2,480	2,340
Overheads	3	3,043	-	-	-	3,043	805
Fund prepayment		-	-	-	-	-	-
		<u>5,523</u>	10,000	5,938	11,546	<u>33,006</u>	<u>28,121</u>
Investment Purchases		-	-	-	-	-	-
		<u>5,523</u>	10,000	5,938	11,546	<u>33,006</u>	<u>28,121</u>
Net Receipts/(Payments) for year		24,309	(10,000)	(5,844)	(11,466)	(3,001)	473
Distribution of net receipts		(30,000)	10,000	10,000	10,000	-	-
Transfer between funds		-	-	-	-	-	-
Balance brought forward		10,708	-	4,001	7,868	22,578	22,104
Balance carried forward	6	<u>5,016</u>	-	8,157	6,403	<u>£ 19,576</u>	<u>£ 22,577</u>

TOWN LANDS CHARITY, CHEDDINGTON

**STATEMENT OF ASSETS AND LIABILITIES
for the year ended 31 March 2025**

	Notes	31/03/2025	31/03/2024
FIXED ASSETS			
Land	4	40,000	40,000
Investments	5	825,124	827,081
		<u>£865,124</u>	<u>£867,081</u>
CURRENT ASSETS			
Bank accounts:			
Trustees	6	5,033	10,708
General benefit	6	8,157	4,002
Public purposes	6	6,403	7,868
		<u>£19,593</u>	<u>£22,578</u>
CURRENT LIABILITIES			
Accrued charges	7	<u>£0</u>	<u>£0</u>
TOTAL NET ASSETS		<u>£884,717</u>	<u>£889,659</u>

M Watson )
)
 Pat Banister) Trustees
 P Banister)

Date: ~~31st March 2024~~ 16/10/25

TOWN LANDS CHARITY, CHEDDINGTON

NOTES TO THE ACCOUNTS
for the year ended 31 March 2025

1. ACCOUNTING POLICIES

The accounts are prepared on a Receipts and Payments basis, so that they are a record of money received and paid in the financial year, and amounts owing to or by the Charity are not included in the figures. Such amounts are shown separately in the Statement of Assets and Liabilities, which records significant possessions and outstanding liabilities at the end of the financial year. The Trustees confirm that these financial statements comply with the legal requirements appropriate to small charities.

2. INVESTMENT INCOME	2025	2024
Dividends and interest arising in year	25,591	24,434
	<u>£ 25,591</u>	<u>£ 24,434</u>

3. OVERHEADS	2025	2024
Investment account management fees	2,480	2,340
Insurance for field	-	320
Sundry Expenses	2,710	485
	<u>£ 5,190</u>	<u>£ 3,145</u>

4. LAND

The Charity owns 2.3 hectares of agricultural land, which is rented for agricultural use. The last professional valuation was in 1999. The Trustees reconsidered the value in October 2013 and decided that a revised existing use valuation of £40,000 should be used in the Statement of Assets and Liabilities.

5. INVESTMENTS

Investments are handled by Barclays Bank plc (Charities Investment Team) on behalf of the Trust.

The investments held at the year-end are:

	2025		2024	
		Market		Market
	Cost	Value	Cost	Value
Barclays Charity Fund	675,147	825,124	677,253	827,081
	<u>£675,147</u>	<u>£825,124</u>	<u>£677,253</u>	<u>£827,081</u>

6. BANK ACCOUNTS				2025	2024
	Trustees	Benefit	Public	Total	Total
Current accounts	1,750	107	256	2,113	1,462
Deposit accounts	1,548	8,050	6,147	15,745	19,531
Dealing accounts	1,735	-	-	1,735	1,585
	<u>5,033</u>	<u>8,157</u>	<u>6,403</u>	<u>£ 19,593</u>	<u>£ 22,578</u>

TOWN LANDS CHARITY, CHEDDINGTON

NOTES TO THE ACCOUNTS
for the year ended 31 March 2025

	2025	2024
7. ACCRUED CHARGES		
Independent examination fee	-	-
	<u>£ -</u>	<u>£ -</u>

8. TRUSTEES' EXPENSES

None of the trustees received any income from the charity in the year (2023: none).



Section A

Independent Examiner's Report

Report to the trustees/ members of

TOWN LANDS TRUST, CHEDDINGTON

On accounts for the year ended

31st MARCH 2025

Charity no (if any)

235076

Set out on pages

1 TO 7

(Number) includes the page number of the annual report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st March 2025

Responsibilities and basis of report

As the charity trustees, you are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

~~The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]. Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below*~~) in connection with the examination which gives me cause to believe that in, any material respect,:

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

[Signature]

Date:

[Date]

Name:

TRACEY ELMS

Relevant professional qualification(s) or body (if any):

[Empty box]

Address: CAIRNS BARN, ELSAGE COURT, CHEDDINGTON LU7 0RU

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here details of any items that the examiner wishes to disclose.

TOWN LANDS CHARITY

England & Wales - Charity number 235076

Accounts

**TOWN LANDS CHARITY
CHEDDINGTON**

Registered Charity No. 235076

**ANNUAL REPORT AND ACCOUNTS
for the year ended 31 March 2024**

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TOWN LANDS CHARITY, CHEDDINGTON

GENERAL INFORMATION

Charity Registration Number : 235076

Governing Instrument : Trust Deed dated 24 May 1895

Trustees : Ex-Officio : The Rector : Mr A Krauss
Churchwardens : Mr A Shepheard
vacant

Representative : Mrs P Banister
Miss C Fee
Mr M Watson

Secretary : Miss C Fee

Treasurer : Mr M Watson

Address : The Chase, Chaseside Close
Cheddington
Leighton Buzzard
Beds LU7 0SA

Bankers : Barclays Bank plc
2 Market Square
Leighton Buzzard
Beds LU7 1EZ

Investment Advisors : Barclays Bank plc
Charities Investment Team
1 Churchill Place
London E14 5HP

Independent Examiner: Tracey Ells
Carns Barn' Elsage Court
Church Lane
Cheddington
Leighton Buzzard
Beds LU7 0RU

TOWN LANDS CHARITY, CHEDDINGTON

TRUSTEES' REPORT

OBJECTS

The Charity was set up by a Trust Deed dated 24 May 1895. One-third of its net income is designated as the Church Charity, to support the Parish Church of Cheddington; the other two-thirds are designated as the Town Charity, half of which is utilised for the assistance of the poor and needy of the Parish with the remainder being allocated for public purposes within the village.

REPORT FOR THE YEAR

General The Representative Trustees are appointed by the Parish Council for terms of four years. The Trustees who served during the year are shown on page 1 of this report. The Trustees met four times during the year.

Responsibilities: The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Acts. They are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities. When a new trustee is required, recommendations are sought and the potential trustee invited to a Trustee meeting. New trustees are made aware of their responsibilities under the Charities Acts by reference to material published by the Charity Commission. The Trustees have had due regard to guidance published by the Charity Commission on public benefit.

Finance: Barclays Bank plc continued as investment advisors and managers during the year to 31 March 2024. The Trustees continued to take an active interest in the performance of the portfolio of investments and a representative of the advisors attended a video call on November 22nd, 2023. Based on advice from Barclays the investments continue to be held in the Barclays Charity Fund which offers a higher return and lower fees. The Fund is categorised as moderate risk with a 10 year time horizon. Investment income for the year was £24,434 (2023 £23,621) and rental income of £1,800 (£1,700). The Trustees continued to meet valid grant requests during the year.

Church Charity: £6,500 (2023: £8,300) has been donated to St Giles Church to assist with the upkeep and operation of the Church.

Public Purposes: A total of £10,638 (2023 10,409) in grants has been made. Significant beneficiaries included contribution to restoration of Scout Hut (£5,000), the Village Hall subsidy (£ 3,873) to subsidise the use of the hall by local groups and the Methodist Church Windows repair (£1,430).

General Benefit: Grants totalling £7,837 (2023: £7,946) were made during the year. £7,050 for educational assistance, £787 being grants for hospital transport as approved by the Trustees.

Reserves: The Trustees have a policy of meeting requests for grants as far as reserves permit. They normally try to carry at least one year's average expenditure in reserves, both to meet unplanned calls on the charity's income and to cover normal requests when investment returns fall. As at 31 March 2024 cash reserves are 14.0 months' average expenditure (2023: 13.4 months).

C Fee
(on behalf of the Trustees)

Date: 31st March 2024

Signed: 9th October 2024



**Independent examiner's
report on the accounts**



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Section A Independent Examiner's Report

Report to the trustees/ members of	Town Lands Trust, Cheddington		
On accounts for the year ended	31 st March 2024	Charity no (if any)	235076
	Set out on pages 1 to 7		

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Respective responsibilities of trustees and 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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

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


Basis of independent examiner's statement My examination was carried out in accordance with 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 the 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 the statement below.

Independent examiner's statement In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect,:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:  **Date:** 9th August 2024
Name: Tracey Els

Formatted: Superscript

Relevant professional qualification(s) or body (if any):

--

Address:

Cairns Barn, Elsage Court, Church Lane, Cheddington. LU7 0RU

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

TOWN LANDS CHARITY, CHEDDINGTON

RECEIPTS AND PAYMENTS ACCOUNT

for the year ended 31 March 2024

	Note	2024				2023	
		General Fund	Church Charity	Town Charity Benefit	Public	Total Funds	
RECEIPTS							
Income from investments	2	24,233	-	-	-	24,233	23,581
Deposit account interest		55	-	55	91	201	40
Grasskeep, wayleaves, etc		1,800	-	-	-	1,800	1,800
Other income: Tax refund		-	-	-	-	-	-
Interest received		-	-	-	-	-	-
		<u>26,088</u>	<u>-</u>	<u>55</u>	<u>91</u>	<u>26,234</u>	<u>25,421</u>
Investment Sales		2,360	-	-	-	2,360	2,028
		<u>28,448</u>	<u>-</u>	<u>55</u>	<u>91</u>	<u>28,594</u>	<u>27,449</u>
Less: PAYMENTS							
Charitable expenditure		-	6,500	7,837	10,638	24,976	26,655
Investment Management costs		2,340	-	-	-	2,340	2,347
Overheads	3	805	-	-	-	805	301
Fund prepayment		-	-	-	-	-	-
		<u>3,145</u>	<u>6,500</u>	<u>7,837</u>	<u>10,638</u>	<u>28,121</u>	<u>29,304</u>
Investment Purchases		-	-	-	-	-	-
		<u>3,145</u>	<u>6,500</u>	<u>7,837</u>	<u>10,638</u>	<u>28,121</u>	<u>29,304</u>
Net Receipts/(Payments) for year		25,303	(6,500)	(7,782)	(10,547)	473	(1,855)
Distribution of net receipts		(19,500)	6,500	6,500	6,500	-	-
Transfer between funds		-	-	-	-	-	-
Balance brought forward		4,904	-	5,284	11,916	22,104	23,959
Balance carried forward	6	<u>10,707</u>	<u>-</u>	<u>4,001</u>	<u>7,868</u>	<u>£ 22,577</u>	<u>£ 22,104</u>

TOWN LANDS CHARITY, CHEDDINGTON

**STATEMENT OF ASSETS AND LIABILITIES
for the year ended 31 March 2024**

	Notes	31/03/2024	31/03/2023
FIXED ASSETS			
Land	4	40,000	40,000
Investments	5	827,081	775,751
		<u>£867,081</u>	<u>£815,751</u>
CURRENT ASSETS			
Bank accounts:			
Trustees	6	10,708	4,904
General benefit	6	4,002	5,284
Public purposes	6	7,868	11,916
		<u>£22,578</u>	<u>£22,104</u>
CURRENT LIABILITIES			
Accrued charges	7	<u>£0</u>	<u>£0</u>
TOTAL NET ASSETS		<u>£889,659</u>	<u>£837,855</u>

M Watson)	
)	
Pat Banister)	Trustees
P Banister)	

Date: 31st March 2024

Signd 9th October 2024

TOWN LANDS CHARITY, CHEDDINGTON

**NOTES TO THE ACCOUNTS
for the year ended 31 March 2024**

1. ACCOUNTING POLICIES

The accounts are prepared on a Receipts and Payments basis, so that they are a record of money received and paid in the financial year, and amounts owing to or by the Charity are not included in the figures. Such amounts are shown separately in the Statement of Assets and Liabilities, which records significant possessions and outstanding liabilities at the end of the financial year. The Trustees confirm that these financial statements comply with the legal requirements appropriate to small charities.

2. INVESTMENT INCOME

	2024	2023
Dividends and interest arising in year	24,434	23,621
	£ 24,434	£ 23,621

3. OVERHEADS

	2024	2023
Investment account management fees	2,340	2,347
Insurance for field	320	301
Sundry Expenses	485	-
	£ 3,145	£ 2,649

4. LAND

The Charity owns 2.3 hectares of agricultural land, which is rented for agricultural use. The last professional valuation was in 1999. The Trustees reconsidered the value in October 2013 and decided that a revised existing use valuation of £40,000 should be used in the Statement of Assets and Liabilities.

5. INVESTMENTS

Investments are handled by Barclays Bank plc (Charities Investment Team) on behalf of the Trust.

The investments held at the year-end are:

	2024		2023	
	Cost	Market Value	Cost	Market Value
Barclays Charity Fund	677,253	827,081	679,292	775,751
	£677,253	£827,081	£679,292	£775,751

6. BANK ACCOUNTS

				2024	2023
	Trustees	Benefit	Public	Total	Total
Current accounts	993	215	254	1,462	1,122
Deposit accounts	8,130	3,787	7,614	19,531	19,417
Dealing accounts	1,585	-	-	1,585	1,565
	10,708	4,002	7,868	£ 22,578	£ 22,104

TOWN LANDS CHARITY, CHEDDINGTON

**NOTES TO THE ACCOUNTS
for the year ended 31 March 2024**

	2024	2023
7. ACCRUED CHARGES		
Independent examination fee	-	-
	<u>£ -</u>	<u>£ -</u>

- 8. TRUSTEES' EXPENSES**
None of the trustees received any income from the charity in the year (2023: none).

TOWN LANDS CHARITY

England & Wales - Charity number 235076

Accounts

**TOWN LANDS CHARITY
CHEDDINGTON**

Registered Charity No. 235076

**ANNUAL REPORT AND ACCOUNTS
for the year ended 31 March 2023**

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TOWN LANDS CHARITY, CHEDDINGTON

GENERAL INFORMATION

Charity Registration Number : 235076

Governing Instrument : Trust Deed dated 24 May 1895

Trustees : Ex-Officio : The Rector : Mr. A Krauss
Churchwardens : Alan Shephard
vacant

Representative : Mrs P Banister
Miss C Fee
Mr M Watson

Secretary : Miss C Fee

Treasurer : Mr M Watson

Address : The Chase, Chaseside Close
Cheddington
Leighton Buzzard
Beds LU7 0SA

Bankers : Barclays Bank plc
2 Market Square
Leighton Buzzard
Beds LU7 1EZ

Investment Advisors : Barclays Bank plc
Charities Investment Team
1 Churchill Place
London E14 5HP

Independent Examiner: Tracey Ells
Carns Barn' Elsage Court
Church Lane
Cheddington
Leighton Buzzard
Beds LU7 0RU

TOWN LANDS CHARITY, CHEDDINGTON

TRUSTEES' REPORT

OBJECTS

The Charity was set up by a Trust Deed dated 24 May 1895. One-third of its net income is designated as the Church Charity, to support the Parish Church of Cheddington; the other two-thirds are designated as the Town Charity, half of which is utilised for the assistance of the poor and needy of the Parish with the remainder being allocated for public purposes within the village.

REPORT FOR THE YEAR

General The Representative Trustees are appointed by the Parish Council for terms of four years. The Trustees who served during the year are shown on page 1 of this report. The Trustees met four times during the year.

Responsibilities: The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Acts. They are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities. When a new trustee is required, recommendations are sought and the potential trustee invited to a Trustee meeting. New trustees are made aware of their responsibilities under the Charities Acts by reference to material published by the Charity Commission. The Trustees have had due regard to guidance published by the Charity Commission on public benefit.

Finance: Barclays Bank plc continued as investment advisors and managers during the year to 31 March 2023. The Trustees continued to take an active interest in the performance of the portfolio of investments and a representative of the advisors attended a video call on October 25th, 2022. Based on advice from Barclays the investments continue to be held in the Barclays Charity Fund which offers a higher return and lower fees. The Fund is categorised as moderate risk with a 10 year time horizon. Investment income for the year was £23,621 (2022 £21,053) and rental income of £1,800 (£1,700). The Trustees continued to meet valid grant requests during the year.

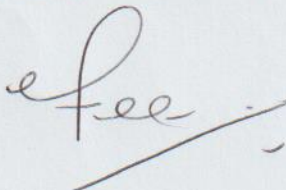
Church Charity: £8,300 (2022: £7,800) has been donated to St Giles Church to assist with the upkeep and operation of the Church.

Public Purposes: A total of £10,409 (2022: £3,019) in grants has been made. Significant beneficiaries included contribution to restoration of village green railings (£5,500), the Village Hall subsidy (£ 3,459) to subsidise the use of the hall by local groups and the Summer Playscheme (£1,300).

General Benefit: Grants totalling £7,946 (2022: £8,678) were made during the year. £5,700 for educational assistance, £1,640 grant for specific residents' benefits and £606 being grants for hospital transport as approved by the Trustees.

Reserves: The Trustees have a policy of meeting requests for grants as far as reserves permit. They normally try to carry at least one year's average expenditure in reserves, both to meet unplanned calls on the charity's income and to cover normal requests when investment returns fall. As at 31 March 2023 cash reserves are 13.4 months' average expenditure (2022: 25.6 months).

C Fee
(on behalf of the Trustees)
Date: 4th May 2023



**INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF THE
TOWN LANDS CHARITY, CHEDDINGTON**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2023 which are set out on pages 4 to 7.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Date.....28th June 2023.....

TOWN LANDS CHARITY, CHEDDINGTON

RECEIPTS AND PAYMENTS ACCOUNT
for the year ended 31 March 2023

	Note	2023				2022	
		General Fund	Church Charity	Town Charity Benefit	Public	Total Funds	
RECEIPTS							
Income from investments	2	23,581	-	-	-	23,581	21,051
Deposit account interest		11	-	10	20	40	2
Grasskeep, wayleaves, etc		1,800	-	-	-	1,800	1,700
Other income: Tax refund		-	-	-	-	-	-
Interest received		-	-	-	-	-	-
		<u>25,392</u>	<u>-</u>	<u>10</u>	<u>20</u>	<u>25,421</u>	<u>22,753</u>
Investment Sales		2,028	-	-	-	2,028	2,764
		<u>27,420</u>	<u>-</u>	<u>10</u>	<u>20</u>	<u>27,449</u>	<u>25,517</u>
Less: PAYMENTS							
Charitable expenditure		-	8,300	7,946	10,409	26,655	18,120
Investment Management costs		2,347	-	-	-	2,347	2,487
Overheads	3	301	-	-	-	301	361
Fund prepayment		-	-	-	-	-	-
		<u>2,649</u>	<u>8,300</u>	<u>7,946</u>	<u>10,409</u>	<u>29,304</u>	<u>20,967</u>
Investment Purchases		-	-	-	-	-	-
		<u>2,649</u>	<u>8,300</u>	<u>7,946</u>	<u>10,409</u>	<u>29,304</u>	<u>20,967</u>
Net Receipts/(Payments) for year		24,771	(8,300)	(7,936)	(10,390)	(1,855)	4,550
Distribution of net receipts		(24,900)	8,300	8,300	8,300	-	-
Transfer between funds		-	-	-	-	-	-
Balance brought forward		5,033	-	4,920	14,005	23,959	19,409
Balance carried forward	6	<u>4,904</u>	<u>-</u>	<u>5,284</u>	<u>11,916</u>	<u>£ 22,104</u>	<u>£ 23,959</u>

TOWN LANDS CHARITY, CHEDDINGTON

STATEMENT OF ASSETS AND LIABILITIES
for the year ended 31 March 2023

	Notes	31/03/2023	31/03/2022
FIXED ASSETS			
Land	4	40,000	40,000
Investments	5	775,751	834,776
		<u>£815,751</u>	<u>£874,776</u>
CURRENT ASSETS			
Bank accounts:			
Trustees	6	4,904	5,033
General benefit	6	5,284	4,920
Public purposes	6	11,916	14,005
		<u>£22,104</u>	<u>£23,959</u>
CURRENT LIABILITIES			
Accrued charges	7	<u>£0</u>	<u>£0</u>
TOTAL NET ASSETS		<u>£837,855</u>	<u>£898,735</u>

M Watson

)
)

P Banister

Pat Banister)
)

Trustees

Date: 4th May 2023

TOWN LANDS CHARITY, CHEDDINGTON

**NOTES TO THE ACCOUNTS
for the year ended 31 March 2023**

1. ACCOUNTING POLICIES

The accounts are prepared on a Receipts and Payments basis, so that they are a record of money received and paid in the financial year, and amounts owing to or by the Charity are not included in the figures. Such amounts are shown separately in the Statement of Assets and Liabilities, which records significant possessions and outstanding liabilities at the end of the financial year. The Trustees confirm that these financial statements comply with the legal requirements appropriate to small charities.

2. INVESTMENT INCOME

	2023	2022
Dividends and interest arising in year	23,621	21,053
	£ 23,621	£ 21,053

3. OVERHEADS

	2023	2022
Investment account management fees	2,347	2,609
Insurance for field	301	239
Sundry Expenses	-	-
	£ 2,649	£ 2,848

4. LAND

The Charity owns 2.3 hectares of agricultural land, which is rented for agricultural use. The last professional valuation was in 1999. The Trustees reconsidered the value in October 2013 and decided that a revised existing use valuation of £40,000 should be used in the Statement of Assets and Liabilities.

5. INVESTMENTS

Investments are handled by Barclays Bank plc (Charities Investment Team) on behalf of the Trust. The investments held at the year-end are:

	2023		2022	
	Cost	Market Value	Cost	Market Value
Barclays Charity Fund	679,292	775,751	681,015	834,776
	£679,292	£775,751	£681,015	£834,776

6. BANK ACCOUNTS

	2023			2022	
	Trustees	Benefit	Public	Total	Total
Current accounts	698	82	343	1,122	1,779
Deposit accounts	2,642	5,202	11,573	19,417	20,296
Dealing accounts	1,565	-	-	1,565	1,884
	4,904	5,284	11,916	£ 22,104	£ 23,959

TOWN LANDS CHARITY, CHEDDINGTON

NOTES TO THE ACCOUNTS
for the year ended 31 March 2023

	2023	2022
7. ACCRUED CHARGES		
Independent examination fee	-	-
	<u>£ -</u>	<u>£ -</u>

8. **TRUSTEES' EXPENSES**

None of the trustees received any income from the charity in the year (2022: none).

Independent examiner's report on the accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Section A

Independent Examiner's Report

Report to the trustees/ members of	Town Lands Trust, Cheddington		
On accounts for the year ended	31 st March 2023	Charity no (if any)	235076
	Set out on pages 1 and 2 <small>(remember to include the page numbers of additional sheets)</small>		

Respective responsibilities of trustees and 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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

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

Basis of independent examiner's statement

My examination was carried out in accordance with 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 the 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 the statement below.

Independent examiner's statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect,:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:		Date:	28th June 2023
Name:	Tracey Els		

Relevant professional qualification(s) or body (if any):

--

Address:

Cairns Barn, Elsage Court, Church Lane, Cheddington. LU7 0RU
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Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here details of any items that the examiner wishes to disclose.

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TOWN LANDS CHARITY

England & Wales - Charity number 235076

Accounts

**TOWN LANDS CHARITY
CHEDDINGTON**

Registered Charity No. 235076

**ANNUAL REPORT AND ACCOUNTS
for the year ended 31 March 2022**

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Trustees' Report	2
Independent Examiner's Report	3
Receipts and Payments Account	4
Statement of Assets and Liabilities	5
Notes to the Accounts	6 - 7

TOWN LANDS CHARITY, CHEDDINGTON

GENERAL INFORMATION

Charity Registration Number : 235076

Governing Instrument : Trust Deed dated 24 May 1895

Trustees : Ex-Officio : The Rector : Mr. A Krauss
Churchwardens : Mrs L Knappitt (resigned January 2022)
vacant

Representative : Mrs P Banister
Miss C Fee
Mr M Watson

Secretary : Miss C Fee

Treasurer : Mr M Watson

Address : The Chase, Chaseside Close
Cheddington
Leighton Buzzard
Beds LU7 0SA

Bankers : Barclays Bank plc
2 Market Square
Leighton Buzzard
Beds LU7 1EZ

Investment Advisors : Barclays Bank plc
Charities Investment Team
1 Churchill Place
London E14 5HP

Independent Examiner: Tracey Ells
Carns Barn' Elsage Court
Church Lane
Cheddington
Leighton Buzzard
Beds LU7 0RU

TOWN LANDS CHARITY, CHEDDINGTON

TRUSTEES' REPORT

OBJECTS

The Charity was set up by a Trust Deed dated 24 May 1895. One-third of its net income is designated as the Church Charity, to support the Parish Church of Cheddington; the other two-thirds are designated as the Town Charity, half of which is utilised for the assistance of the poor and needy of the Parish with the remainder being allocated for public purposes within the village.

REPORT FOR THE YEAR

General The Representative Trustees are appointed by the Parish Council for terms of four years. The Trustees who served during the year are shown on page 1 of this report. The Trustees met four times during the year.

Responsibilities: The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Acts. They are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities. When a new trustee is required, recommendations are sought and the potential trustee invited to a Trustee meeting. New trustees are made aware of their responsibilities under the Charities Acts by reference to material published by the Charity Commission. The Trustees have had due regard to guidance published by the Charity Commission on public benefit.

Finance: Barclays Bank plc continued as investment advisors and managers during the year to 31 March 2022. The Trustees continued to take an active interest in the performance of the portfolio of investments and a representative of the advisors attended a video call on November 15th, 2021. Based on advice from Barclays the investments continue to be held in the Barclays Charity Fund which offers a higher return and lower fees. The Fund is categorised as moderate risk with a 10 year time horizon. Investment income for the year was £21,053 (2021 £23,151). The Trustees continued to meet valid grant requests during the year.

Church Charity: £7,800 (2021: £7,900) has been donated to St Giles Church to assist with the upkeep and operation of the Church.

Public Purposes: A total of £3,019 (2021: £1,844) in grants has been made. Significant beneficiaries included the Village Hall (£ 1,719) to subsidise the use of the hall by local groups and the Summer Playscheme (£1,300)

General Benefit: Grants totalling £7,302 (2021: £8,678) were made during the year. £6,800: 94% of the grants made (2021: £8,700: 93%) were for educational assistance, with the balance being grants for hospital transport as approved by the Trustees.

Reserves: The Trustees have a policy of meeting requests for grants as far as reserves permit. They normally try to carry at least one year's average expenditure in reserves, both to meet unplanned calls on the charity's income and to cover normal requests when investment returns fall. As at 31 March 2022 cash reserves are 15.6 months' average expenditure (2021: 12.5 months).

C Fee
(on behalf of the Trustees)
Date: 5th July 2022





Section A Independent Examiner's Report

Report to the trustees/ members of Town Lands Trust

On accounts for the year ended 31st July 2022 Charity no 235076 (if any) March

Set out on pages 1 and 2 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 02 / 2022.

Responsibilities and basis of report As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:
- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed: [Signature] Date: 5th July 2022

Name: Tracey Els

Relevant professional qualification(s) or body (if any):

Address: Cairns Barn, Elstage Court, Church Lane, Cheddington. LU7 0RU

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

TOWN LANDS CHARITY, CHEDDINGTON


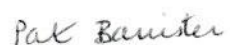
RECEIPTS AND PAYMENTS ACCOUNT
for the year ended 31 March 2022

	Note	2022				2021	
		General Fund	Church Charity	Town Charity Benefit	Charity Public	Total Funds	
RECEIPTS							
Income from investments	2	21,051	-	-	-	21,051	23,145
Deposit account interest		1	-	0	1	2	6
Grasskeep, wayleaves, etc		1,700	-	-	-	1,700	1,813
Other income: Tax refund		-	-	-	-	-	-
Interest received		-	-	-	-	-	-
		<u>22,751</u>	<u>-</u>	<u>0</u>	<u>1</u>	<u>22,753</u>	<u>24,964</u>
Investment Sales		2,764	-	-	-	2,764	-
		<u>25,516</u>	<u>-</u>	<u>0</u>	<u>1</u>	<u>25,517</u>	<u>24,964</u>
Less: PAYMENTS							
Charitable expenditure		-	7,800	7,301	3,019	18,120	10,561
Investment Management costs		2,487	-	-	-	2,487	2,168
Overheads	3	361	-	-	-	361	44
Fund prepayment		-	-	-	-	-	-
		<u>2,848</u>	<u>7,800</u>	<u>7,301</u>	<u>3,019</u>	<u>20,967</u>	<u>12,773</u>
Investment Purchases		-	-	-	-	-	-
		<u>2,848</u>	<u>7,800</u>	<u>7,301</u>	<u>3,019</u>	<u>20,967</u>	<u>12,773</u>
Net Receipts/(Payments) for year		22,668	(7,800)	(7,301)	(3,017)	4,550	12,191
Distribution of net receipts		(23,400)	7,800	7,800	7,800	-	-
Transfer between funds		-	-	2,000	(2,000)	-	-
Balance brought forward		5,765	-	2,421	11,223	19,409	13,512
Balance carried forward	6	<u>5,033</u>	<u>-</u>	<u>4,920</u>	<u>14,005</u>	<u>£ 23,959</u>	<u>£ 25,703</u>

TOWN LANDS CHARITY, CHEDDINGTON

STATEMENT OF ASSETS AND LIABILITIES
for the year ended 31 March 2022

	Notes	31/03/2022	31/03/2021
FIXED ASSETS			
Land	4	40,000	40,000
Investments	5	834,776	790,908
		<u>£874,776</u>	<u>£830,908</u>
CURRENT ASSETS			
Bank accounts:			
Trustees	6	5,033	5,765
General benefit	6	4,920	2,421
Public purposes	6	14,005	11,223
		<u>£23,959</u>	<u>£19,409</u>
CURRENT LIABILITIES			
Accrued charges	7	<u>£0</u>	<u>£0</u>
TOTAL NET ASSETS		<u>£898,735</u>	<u>£850,317</u>

M Watson )
)
) Trustees
 P Banister )

Date: 5th July 2022

TOWN LANDS CHARITY, CHEDDINGTON

**NOTES TO THE ACCOUNTS
for the year ended 31 March 2022**

1. ACCOUNTING POLICIES

The accounts are prepared on a Receipts and Payments basis, so that they are a record of money received and paid in the financial year, and amounts owing to or by the Charity are not included in the figures. Such amounts are shown separately in the Statement of Assets and Liabilities, which records significant possessions and outstanding liabilities at the end of the financial year. The Trustees confirm that these financial statements comply with the legal requirements appropriate to small charities.

2.	INVESTMENT INCOME	2022	2021
	Dividends and interest arising in year	21,053	23,151
		<u>£ 21,053</u>	<u>£ 23,151</u>

3.	OVERHEADS	2022	2021
	Independent examiner's remuneration	-	-
	Legal fees	-	-
	Sundry Expenses	2,848	2,212
		<u>£ 2,848</u>	<u>£ 2,212</u>

4. LAND
The Charity owns 2.3 hectares of agricultural land, which is rented for agricultural use. The last professional valuation was in 1999. The Trustees reconsidered the value in October 2013 and decided that a revised existing use valuation of £40,000 should be used in the Statement of Assets and Liabilities.

5. INVESTMENTS
Investments are handled by Barclays Bank plc (Charities Investment Team) on behalf of the Trust.
The investments held at the year-end are:

	2022		2021	
	Cost	Market Value	Cost	Market Value
Barclays Charity Fund	681,015	834,776	683,301	790,908
	<u>£681,015</u>	<u>£834,776</u>	<u>£683,301</u>	<u>£790,908</u>

6.	BANK ACCOUNTS			2022	2021
		Trustees	Benefit	Public	Total
	Current accounts	1,199	278	302	1,779
	Deposit accounts	1,951	4,642	13,703	20,296
	Dealing accounts	1,884	-	-	1,884
		<u>5,033</u>	<u>4,920</u>	<u>14,005</u>	<u>£ 23,959</u>
					<u>£ 19,409</u>

TOWN LANDS CHARITY, CHEDDINGTON

**NOTES TO THE ACCOUNTS
for the year ended 31 March 2022**

	2022	2021
7. ACCRUED CHARGES		
Independent examination fee	-	-
	<u>£ -</u>	<u>£ -</u>

- 8. TRUSTEES' EXPENSES**
None of the trustees received any income from the charity in the year (2021: none).