

THE FEOFFEE CHARITY

England & Wales · Charity number 237233

Details

Other names	DOWNHAM FEOFFEES
Status	Registered
Legal form	Other
Registered	1964-11-09
Register	View on the Charity Commission register

Contact

Address	35 Fieldside Ely CB6 3AT
Phone	01353665774
Email	downhamfeoffeescharity@outlook.com

Activities

Objects: A) THE TRUSTEES SHALL PAY TO THE TRUSTEES OF THE CHARITY CALLED THE EDUCATIONAL CHARITY CONSTITUTED BY THE SCHEME DATED 26 JANUARY 1897 A SUM OF ú165. B) THE TRUSTEES SHALL PAY THE RESIDUE OF THE YEARLY INCOME FOR RELIEF IN NEED IN ACCORDANCE WITH THE SCHEME DATED 9 SEPTEMBER 1985. C) IF AND IN SO FAR AS INCOME IN ANY YEAR IS NOT REQUIRED FOR APPLICATION IN MANNER AFORESAID THE TRUSTEES MAY APPLY THE SAME AS THEY THINK FIT FOR THE GENERAL BENEFIT OF THE INHABITANTS OF THE AREA OF BENEFIT.

Activities: For relieving need, either generally or individually persons resident in the area of benefit (the ancient Parish of Downham), who are in need, hardship or distress by making grants of money or providing or paying for items, services and facilities calculated to reduce the need.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Education/training, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** ANCIENT PARISH OF DOWNHAM.
- Cambridgeshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£149,476	£60,841	-	-
2024-04-05	£142,046	£121,784	-	-
2023-04-05	£132,237	£294,253	-	-
2022-04-05	£131,467	£167,740	-	-
2021-04-05	£127,974	£88,136	-	-

Trustees

Name	Role	Appointed
MARILYN MAY OLDFIELD	Chair	2011-09-28
Andrew Butcher		2024-09-18
BRUCE FREDERICK GIBSON SMITH		
CAROLE ELIZABETH HALL		
Carl Moorhouse		2025-05-12
Debbie Adams-Payne		2018-01-01
Denice Maxey		2020-01-21
MRS PAT GOLDING		
Mark Robin Winters		2025-05-12
NEIL HOBBS		2012-04-11
Robin Pearl		2020-07-01

THE FEOFFEE CHARITY

England & Wales - Charity number 237233

Accounts

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

STATEMENT OF ACCOUNTS

for the year ended 5th April 2025

Registered Charity number – 237233

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity – 237233

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THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity number 237233

CHARITY PARTICULARS

FOR THE YEAR ENDED 5TH APRIL 2025

Trustees (Co-optative):	Mrs D Adams-Payne Mrs P Golding Mrs C E Hall Mr N Hobbs (Vice Chair) Mrs D Maxey Mrs M Oldfield (Chair) Mr R Pearl Mr B G F Smith
Trustees (PC Representatives):	Mr A Butcher (appointed 18 September 2024)
Clerk to the Trustees:	Ms J E Howard
Correspondence Address:	35 Fieldside Ely Cambridgeshire CB6 3AT
Principal bankers:	CAF Bank Ltd 25 Kings Hill Avenue West Malling Kent ME19 4JQ Cambridge Building Society 41 High Street ELY CB7 4LF
Solicitors:	HEY Bendalls 53 Market Street ELY Cambs CB7 4LR
Auditors:(Accounts kept by the Clerk and independently examined)	Mrs C Wallace ACA BSc 4 Cross Lane, Little Downham, Ely CB6 2TJ
Charity number:	237233

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity number 237233

REPORT OF THE TRUSTEES

The Trustees present their report and audited accounts for the year ended 5th April 2024

STATUS

The charity was regulated by a Scheme of the Charity Commissioners in 1872 and amended in 1897, 1916, 1939, 1966 and 1985.

OPERATIONAL REVIEW

Ongoing refurbishment of properties continues with works on 3 and 9 School Lane and new windows in 36 & 38 Main Street, Little Downham. We have one property unoccupied at the year end.

Financial support has continued to be given to students attending university and to others in pursuance of their education and training. Assistance has also been given to organisations which provide services and facilities of benefit to the parish, together with individuals experiencing hardship.

The allotment plots were in good order and as we finish the year most plots are occupied.

ORGANISATION

The Charity rents out its investment assets comprising mainly of agricultural land to earn income for the furtherance of its objectives. The residents in the houses at School Lane, Main Street and Eagles Lane, Little Downham and Main Street, Pymoor also make contributions, though, as the provision of such property is part of the objects of the charity, full market rent is not charged.

The trustees who served during the year are detailed on page 2. Including the Annual General Meeting, the Trustees meet five times each year plus on frequent occasions in relation to sub-committees or working parties. All expenditure is fully approved before being undertaken.

STRUCTURE, GOVERNANCE AND MANAGEMENT

a. Constitution

The Charity is registered with the Charity Commission for England and Wales and is governed by a standard Constitution. The day to day running of the Charity is undertaken by an elected Board of Trustees with the assistance of the Clerk.

b. Method of appointment or election of new trustees, induction and training

Trustees are appointed by the Trustees at the Annual General Meeting (AGM), if and when necessary.

New co-optative trustees are selected from applications from the local community, only if they have the relevant experience and skills to enable them to make a contribution to the administration of the charity. They are interviewed and, if they are willing to be appointed, they are formally proposed and seconded for appointment at a trustees' meeting. New Parish Council trustees are recommended by the Parish Council for approval and are appointed by being formally proposed and seconded at a trustees' meeting. No formal training is given to new trustees, but they are briefed thoroughly as to the charity's activities.

c. Organisational structure and decision making

Each year at the AGM, the Chair and Vice Chair will stand down and a re-election will be made by the Board of Trustees, one member will propose a candidate, and another will second them.

REVIEW OF PROGRESS AND ACHIEVEMENT

During the year the Charity has been able to successfully continue its running of its properties, and other charitable objectives.

FINANCIAL REVIEW

Details of income and expenditure together with balance sheet are set out in the attached accounts.

FUTURE DEVELOPMENTS

Interest rates paid on some investments generally remain low. However, balances remain healthy and are sufficient to meet the Charity's aims and obligations.

RESERVES POLICY

Normal recurring expenditure can be met by the expected income of the Charity, but the Charity's properties are in constant need of repair, renovations and modernisation. The trustees consider that reserves of at least £25,000 are appropriate for such contingencies, in any given year.

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees are responsible for preparing the Trustees' report 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 & Wales 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 of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting 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 operation.

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and 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. This report was approved by the Trustees, on and signed on their behalf by:

By order of the Trustees:

M M Oldfield

J E Howard

.....
Mrs M Oldfield (Chair)

.....
Ms J E Howard (Clerk)

Dated: 21 January 2026

The Accounts have been submitted to the Trustees and approved as a Statement of Accounts, adopted by Resolution 25/04 dated 22 April 2025.

M M Oldfield

J E Howard

.....
Mrs M Oldfield (Chair)

.....
Ms J E Howard (Clerk)

Dated: 21 January 2026

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity – 237233

INDEPENDENT EXAMINERS REPORT

Report to the trustees of The Feoffee Charity (Downham Feoffees)

On accounts for the year ended 5th April 2025

Charity number: 237233

Set out on pages 8-10

Respective responsibilities of trustees and examiner

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

The charity's trustees consider that an audit is not required for this year under section 144 of the 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 applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act, and
- to state whether any 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:

- accounting records were not kept in accordance with section 130 of the Charities Act; or the
- accounts do not accord with the accounting records.

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

Signed: *Caroline M Wallace*

Dated: 23.1.26

Mrs C Wallace

ACA, BSc

4 Cross Lane, Little Downham, Ely CB6 2TJ

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)
RECEIPTS & PAYMENTS - YEAR ENDED 5 APRIL 2025

RECEIPTS		PAYMENTS			
2024		2025	Residential Properties	2025	2024
<i>30,379.80</i>	Land rents	33,154.46	Repair/Maintenance	2,835.00	<i>615.00</i>
<i>86,904.39</i>	House rents (T)	93,070.04	Improvements	0.00	<i>0.00</i>
<i>20,019.96</i>	House rents (HB)	18,958.98	Annual Servicing	1,864.19	<i>1,749.05</i>
<i>460.00</i>	Allotment rents	500.00	Boiler Repair	1,052.02	<i>870.78</i>
<i>19.24</i>	Wayleaves	69.24	Electrical Repairs	81.60	<i>1,133.45</i>
<i>1,400.00</i>	House deposits	0.00	Fencing	5,301.62	<i>4,999.91</i>
<i>400.00</i>	Misc/Utility o/payment	0.00	Grounds Maintenance	654.30	<i>3,140.00</i>
<i>0.00</i>	Insurance Claim	0.00	Gutter Cleaning	0.00	<i>620.00</i>
<i>-71.10</i>	Unapplied Income	0.00	New Bathrooms	2,074.93	<i>598.13</i>
<i>139,512.99</i>		<i>145,752.72</i>	New Boilers	0.00	<i>0.00</i>
			New Kitchen	0.00	<i>10,626.14</i>
			Plumbing & Heating	1,236.74	<i>639.40</i>
			Tap Repairs	141.02	<i>200.00</i>
			Window Repairs	1,364.26	<i>10,993.34</i>
			Drains	3,625.00	<i>145.00</i>
			Fixtures & Fittings	90.59	<i>175.99</i>
			Other	0.00	<i>0.00</i>
			Utilities	88.53	<i>1,400.54</i>
			Decorating	0.00	<i>3,040.98</i>
			Cleaning	0.00	<i>213.00</i>
			New Flooring	212.45	<i>3,330.00</i>
			Co2 Alarm	0.00	<i>196.55</i>
			Electrical Testing	0.00	<i>670.00</i>
			Gas Fire Service	130.00	<i>125.00</i>
			Gas Hob Service	26.00	<i>25.00</i>
			Landlord Rental Certificate	132.00	<i>105.00</i>
			Driveways	375.00	<i>6,864.00</i>
			Energy Performance Cert	0.00	<i>225.00</i>
			Lock & Door Repairs	678.00	<i>310.00</i>
			New conservatories	0.00	<i>13,487.50</i>
			Pest Control	250.00	<i>0</i>
			Building Project		
			Building Project (Design)	0.00	<i>0.00</i>
			Building Project (ECDC)	0.00	<i>0.00</i>
			Building Project (Gen)	0.00	<i>371.88</i>
			Building Pro (Contract)	0.00	<i>7,986.90</i>
			Building Regs	0.00	<i>0.00</i>
			Grants		
			Book café	1,750.00	<i>0.00</i>
			Downham Feoffees School	0.00	<i>0.00</i>
			Hardship	375.00	<i>0.00</i>
			Higher Education	1,000.00	<i>2,500.00</i>
			Busy Fingers Pre-School	1,500.00	<i>0.00</i>
			FODA (formerly FDFPS)	0.00	<i>500.00</i>
			Village Hall	0.00	<i>0.00</i>
			Pymoor Archive & Camera	100.00	<i>100.00</i>

St Leonard's Church	0.00	5,000.00
1 st Lt Downham Rainbows	0.00	0.00
Further Education	800.00	500.00
Individuals	0.00	0.00
Other Local Organisations	2,290.00	0.00

Interest		
24.17	COIF INC DIV 1T	24.65
2,013.06	COIF INC DIV 2T	2,053.33
133.54	COIF DEP A/C	123.12
146.59	Cambs BS	234.12
96.66	Cambs BS Bond	513.24
120.06	CAF a/c	150.06
0.00	CAF Gold Account	625.07
2,534.08		3,723.59

Administration			
	Insurance	7,358.83	6,444.27
	Auditors' honorarium	0.00	300.00
	Travel Expense	0.00	0.00
	Allotment running costs	970.00	12.00
	Charity Admin Services	17,940.00	16,380.00
	Office supplies	0.00	5.50
	Postage/Delivery	0.00	0.00
	Computer/Printing	0.00	0.00
	Overpayment of rent	506.98	900.00
	Room Hire	104.00	0.00
	Misc/Rent Deposit	0.00	1,400.00
	CAF Monthly Bank Fee	60.00	60.00
	Quickbooks Accounting	252.00	492.00
	Professional Fees	50.00	750.00
	Interest Expense	0.00	0.00
	VAT	3,570.55	11,581.68

142,046.47 **149,476.32**

Other Income		
0.00	Land rents (not yet rec)	0.00
0.00	House rents (not rec)	0.00

Other expenditure			
	Reconciliation Discrep	0.00	0.00

20,262.38 **149,476.32** **60,840.59** **121,783.99**

88,635.72

**THE FEOFFEE CHARITY
(DOWNHAM FEOFFEES)**

**STATEMENT OF ASSETS
AND LIABILITIES**

2024		2025		2025	2024
6556.02	Permanent reserve	6556.02	<u>COIF shares</u>		
929.58	General reserve	929.58	Income at cost	6556.02	6556.02
			Accumulation	10929.58	10929.58
	<u>Revenue</u>		<u>Bank</u>		
89,264.66	Balance 5 April 2024	109,527.04	COIF deposit a/c (1C)	2,572.95	2,572.95
20,262.38	Plus: surplus 2024-25	88,635.72	CAF Bank	67,132.67	64,403.28
0.00	Less income not yet rec	0.00	Cambridge BS	12,002.38	7,891.36
0.00	Land rent	0.00	Cambridge BS (Bond)	27,119.57	15,973.50
0.00	House rent	0.00	CAF Bank (Gold Account)	70,635.07	0.00
0.00	Adjustment re rent	0.00	Less income rec in advance	0.00	0.00
0.00	COIF Transfer 1R	0.00	Grant Credit	0.00	1,275.00
109,527.04		198,162.76		196,948.24	108,326.69
	Valuation of shares at 31 March 2025				
	COIF Income shares GB0001877546 (1T)		44.37 @ 19.4806	864.35	906.59
	COIF Income shares GB0001877546 (2T)		3,695.03 @ 19.4806	71,981.40	75,499.07
	COIF Accumulation shares GB0001877652 (1R)		541.82 @ 251,9601	136,517.02	139,283.93
				209,362.77	215,689.59
	Valuation of assets				
	Agricultural land, 198 acres @ £8,000.00		<i>average value, source land agent</i>	1,584,000.00	1,485,000.00
	<i>The nature of some tenancies reduces their value by half</i>				
	Residential properties (insured value)			5,682,150.00	4,098,118.00
				<u>7,672,461.01</u>	<u>5,551,884.42</u>

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Notes to the Accounts

No trustees received any remuneration or benefits in this year.

No trustees received any expenses.

Related Parties

During the year the Charity made a grant of £1,750 to the Book Café (which is managed by Little Downham Parish Council). Mr A Butcher is a Little Downham Parish Councillor and Mrs C Hall and Mrs D Maxey are Book Café Volunteers.

During the year the Charity paid costs for building works of £5,463.00 to Paul Barrow Builders Ltd, Mrs P Golding's daughter and son-in-law are directors.

During the year the Charity rented agricultural land to the son of Mr B Smith and property to the daughter and son-in-law of Mrs D Adams-Payne.

THE FEOFFEE CHARITY

England & Wales - Charity number 237233

Accounts

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

STATEMENT OF ACCOUNTS

for the year ended 5th April 2024

Registered Charity number – 237233

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity – 237233

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THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity number 237233

CHARITY PARTICULARS

FOR THE YEAR ENDED 5TH APRIL 2024

Trustees (Co-optative):	Mrs D Adams-Payne Mrs P Golding Mrs C E Hall Mr N Hobbs (Vice Chair) Mrs M Oldfield (Chair) Mr R Pearl Mr B G F Smith
Trustees (PC Representatives):	Mrs E Carter (resigned 13/10/2023) Mrs D Maxey Mr O Winters (resigned May 2023)
Clerk to the Trustees:	Ms J E Howard
Correspondence Address:	35 Fieldside Ely Cambridgeshire CB6 3AT
Principal bankers:	CAF Bank Ltd 25 Kings Hill Avenue West Malling Kent ME19 4JQ Cambridge Building Society 41 High Street ELY CB7 4LF
Solicitors:	HEY Bendalls 53 Market Street ELY Cambs CB7 4LR
Auditors:(Accounts kept by the Clerk and independently examined)	Mrs C Wallace ACA BSc 4 Cross Lane, Little Downham, Ely CB6 2TJ
Charity number:	237233

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity number 237233

REPORT OF THE TRUSTEES

The Trustees present their report and audited accounts for the year ended 5th April 2024

STATUS

The charity was regulated by a Scheme of the Charity Commissioners in 1872 and amended in 1897, 1916, 1939, 1966 and 1985.

OPERATIONAL REVIEW

Ongoing refurbishment of properties continues with works on 3 and 9 School Lane and new windows in 36 & 38 Main Street, Little Downham. All properties are currently occupied.

Financial support has continued to be given to students attending university and to others in pursuance of their education and training. Assistance has also been given to organisations which provide services and facilities of benefit to the parish, together with individuals experiencing hardship.

The allotment plots were in good order and as we finish the year most plots are occupied.

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The Charity rents out its investment assets comprising mainly of agricultural land to earn income for the furtherance of its objectives. The residents in the houses at School Lane, Main Street and Eagles Lane, Little Downham and Main Street, Pymoor also make contributions, though, as the provision of such property is part of the objects of the charity, full market rent is not charged.

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a. Constitution

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REVIEW OF PROGRESS AND ACHIEVEMENT

During the year the Charity has been able to successfully continue its running of its properties, and other charitable objectives.

FINANCIAL REVIEW

Details of income and expenditure together with balance sheet are set out in the attached accounts.

FUTURE DEVELOPMENTS

Interest rates paid on some investments generally remain low. However, balances remain healthy and are sufficient to meet the Charity's aims and obligations.

RESERVES POLICY

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TRUSTEES' RESPONSIBILITIES STATEMENT

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By order of the Trustees:

M Oldfield

J E Howard

.....

.....

Mrs M Oldfield (Chair)

Ms J E Howard (Clerk)

Dated: 17 April 2024

The Accounts have been submitted to the Trustees and approved as a Statement of Accounts, adopted by Resolution 24/04 dated 17 April 2024.

M Oldfield

J E Howard

.....

.....

Mrs M Oldfield (Chair)

Ms J E Howard (Clerk)

Dated: 17 April 2024

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity – 237233

INDEPENDENT EXAMINERS REPORT

Report to the trustees of The Feoffee Charity (Downham Feoffees)

On accounts for the year ended 5th April 2024

Charity number: 237233

Set out on pages 8-10

Respective responsibilities of trustees and examiner

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

The charity's trustees consider that an audit is not required for this year under section 144 of the 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 applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act, and
- to state whether any particular matters have come to my attention

Basis of independent examiner's statement

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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:

- accounting records were not kept in accordance with section 130 of the Charities Act; or the
- accounts do not accord with the accounting records.

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

Signed: *Caroline Wallace*

Dated: 21 June 2024

Mrs C Wallace

ACA, BSc

4 Cross Lane, Little Downham, Ely CB6 2TJ

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)
RECEIPTS & PAYMENTS - YEAR ENDED 5 APRIL 2024

RECEIPTS			PAYMENTS		
2023		2024	Residential Properties	2024	2023
28,716.68	Land rents	30,379.80	Repair/Maintenance	615.00	4,179.59
76,057.00	House rents (T)	86,904.39	Improvements	0.00	0.00
23,752.54	House rents (HB)	20,019.96	Annual Servicing	1,749.05	1,505.30
505.00	Allotment rents	460.00	Boiler Repair	870.78	892.26
169.24	Wayleaves	19.24	Electrical Repairs	1,133.45	239.20
420.00	House deposits	1,400.00	Fencing	4,999.91	180.00
356.47	Misc/Utility o/payment	400.00	Grounds Maintenance	3,140.00	846.67
0.00	Insurance Claim	0.00	Gutter Cleaning	620.00	0.00
94.06	Unapplied Income	-71.10	New Bathrooms	598.13	0.00
130,070.99		139,512.29	New Boilers	0.00	5,082.00
			New Kitchen	10,626.14	0.00
			Plumbing & Heating	639.40	993.23
			Tap Repairs	200.00	0.00
			Window Repairs	10,993.34	2,992.23
			Drains	145.00	237.50
			Fixtures & Fittings	176.99	150.00
			Other	0.00	0.00
			Utilities	1,400.54	4,650.82
			Decorating	3,040.98	0.00
			Cleaning	213.00	0.00
			New Flooring	3,330.00	0.00
			Co2 Alarm	196.55	508.00
			Electrical Testing	670.00	420.00
			Gas Fire Service	125.00	100.00
			Gas Hob Service	25.00	25.00
			Landlord Rental Certificate	105.00	100.00
			Driveways	6,864.00	0.00
			Energy Performance Cert	225.00	0.00
			Lock & Door Repairs	310.00	0.00
			New conservatories	13,487.50	0.00
			Building Project		
			Building Project (Design)		0.00
			Building Project (ECDC)		0.00
			Building Project (Gen)	371.88	2,554.00
			Building Pro (Contract)	7,986.90	198,911.45
			Building Regs		0.00
			Grants		
			Book café	0.00	0.00
			Downham Feoffees School	0.00	0.00
			Hardship	0.00	447.11
			Higher Education	2,500.00	2,000.00
			Busy Fingers Pre-School	0.00	3,000.00
			FODA (formerly FDFPS)	500.00	0.00
			Village Hall	0.00	0.00
			Pymoor Archive & Camera	100.00	100.00
			St Leonard's Church	5,000.00	0.00
			1 st Lt Downham Rainbows	0.00	500.00

			Further Education	500.00	500.00
			Individuals	0.00	3,233.04
			Other Local Organisations	0.00	2,656.10
	Interest		Administration		
24.17	COIF INC DIV 1T	24.17	Insurance	6,444.27	6,280.33
2,013.06	COIF INC DIV 2T	2,013.06	Auditors' honorarium	300.00	275.00
67.33	COIF DEP A/C	133.54	Travel Expense	0.00	0.00
43.77	Cambs BS	146.59	Allotment running costs	12.00	10.00
18.81	Cambs BS Bond	96.66	Clerking Services	16,380.00	17,080.84
0.00	CAF a/c	120.06	Office supplies	5.50	0.00
0.00	COIF Misc	0.00	Postage/Delivery	0.00	20.52
			Computer/Printing	0.00	119.88
			Overpayment of rent	900.00	0.00
2,167.14		2,534.08	Room Hire	0.00	20.00
			Misc/Rent Deposit	1,400.00	420.00
			CAF Monthly Bank Fee	60.00	77.00
			Quickbooks Accounting	492.00	158.40
			Professional Fees	750.00	791.22
			Interest Expense	0.00	5.20
			VAT	11,581.68	31,981.32
132,238.13		142,046.47			294,253.21
(162,015.08)					
	Other Income		Other expenditure		
0.00	Land rents (not yet rec)	0.00	Reconciliation Discrep	0.00	0.00
0.00	House rents (not rec)	0.00			
(162,015.08)		20,262.38		121,783.99	294,253.21

**THE FEOFFEE CHARITY
(DOWNHAM FEOFFEES)**

**STATEMENT OF ASSETS
AND LIABILITIES**

2023		2024		2024	2023
6556.02	Permanent reserve	6556.02	<u>COIF shares</u>		
929.58	General reserve	929.58	Income at cost	6556.02	6556.02
			Accumulation	10929.58	10929.58
	<u>Revenue</u>		<u>Bank</u>		
166,279.74	Balance 5 April 2023	89,264.66	COIF deposit a/c (1C)	2,572.95	2,572.95
-162,015.08	Plus surplus 2023-24	20,262.38	CAF Bank	64,403.28	61,618.36
0.00	Less income not yet rec	0.00	Cambridge BS	7,891.36	4,698.77
0.00	Land rent	0.00	Cambridge BS (Bond)	15,973.50	1,688.74
0.00	House rent	0.00	less income rec in advance	0.00	0.00
0.00	Adjustment re rent	0.00	Grant Credit	0.00	1,275.00
85,000.00	COIF Transfer 1R	0.00			
89,264.66					
		109,527.04		108,326.69	89,339.42
 Valuation of shares at 31 March 2024					
	COIF Income shares (1T)		44.37 @ 20.4326	906.59	830.33
	COIF Income shares (2T)		3,695.03 @ 20.436	75,499.07	69,147.68
	COIF Accumulation shares (1R)		541.82 @ 257.0668	139,283.93	124,017.99
				215,689.59	193,996.00
 Valuation of assets					
	Agricultural land, 198 acres @ £7,500		<i>average value, source land agent</i>	1,485,000.00	1,485,000.00
	<i>The nature of some tenancies reduces their value by half</i>				
	Residential properties (insured value)			4,098,118.00	3,783,549.00
				<u>5,907,134.28</u>	<u>5,551,884.42</u>

THE FEOFFEE CHARITY

England & Wales - Charity number 237233

Accounts

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

STATEMENT OF ACCOUNTS

for the year ended 5th April 2023

Registered Charity number – 237233

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity – 237233

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THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity number 237233

CHARITY PARTICULARS

FOR THE YEAR ENDED 5TH APRIL 2023

Trustees (Co-optative):	Mrs D Adams-Payne Mrs P Golding Mrs C E Hall Mr N Hobbs (Vice Chair) Mrs M Oldfield (Chair) Mr R Pearl Mr B G F Smith
Trustees (PC Representatives):	Mrs E Butcher Mrs D Maxey Mr K O Winters
Clerk to the Trustees:	Ms J E Howard
Correspondence Address:	35 Fieldside Ely Cambridgeshire CB6 3AT
Principal bankers:	CAF Bank Ltd 25 Kings Hill Avenue West Malling Kent ME19 4JQ Cambridge Building Society 41 High Street ELY CB7 4LF
Solicitors:	HEY Bendalls 53 Market Street ELY Cambs CB7 4LR
Auditors:(Accounts kept by the Clerk and independently examined)	Mrs C Wallace ACA BSc 4 Cross Lane, Little Downham, Ely CB6 2TJ
Charity number:	237233

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity number 237233

REPORT OF THE TRUSTEES

The Trustees present their report and audited accounts for the year ended 5th April 2023

STATUS

The charity was regulated by a Scheme of the Charity Commissioners in 1872 and amended in 1897, 1916, 1939, 1966 and 1985.

OPERATIONAL REVIEW

The renovation project of 7 & 9 Main Street, Pymoor has been completed.

Financial support has continued to be given to students attending university and to others in pursuance of their education and training. Assistance has also been given to organisations which provide services and facilities of benefit to the parish.

The allotment plots were in good order and as we finish the year most plots are occupied.

ORGANISATION

The Charity rents out its investment assets comprising mainly of agricultural land to earn income for the furtherance of its objectives. The residents in the houses at School Lane, Main Street and Eagles Lane, Little Downham and Main Street, Pymoor also make contributions, though, as the provision of such property is part of the objects of the charity, full market rent is not charged.

The trustees who served during the year are detailed on page 2. Including the Annual General Meeting, the Trustees meet five times each year plus on frequent occasions in relation to sub-committees or working parties. All expenditure is fully approved before being undertaken.

STRUCTURE, GOVERNANCE AND MANAGEMENT

a. Constitution

The Charity is registered with the Charity Commission for England and Wales and is governed by a standard Constitution. The day to day running of the Charity is undertaken by an elected Board of Trustees with the assistance of the Clerk.

b. Method of appointment or election of new trustees, induction and training

Trustees are appointed by the Trustees at the Annual General Meeting (AGM), if and when necessary.

New co-optative trustees are selected from applications from the local community, only if they have the relevant experience and skills to enable them to make a contribution to the administration of the charity. They are interviewed and, if they are willing to be appointed, they are formally

proposed and seconded for appointment at a trustees' meeting. New Parish Council trustees are recommended by the Parish Council for approval and are appointed by being formally proposed and seconded at a trustees' meeting. No formal training is given to new trustees, but they are briefed thoroughly as to the charity's activities.

c. Organisational structure and decision making

Each year at the AGM, the Chair and Vice Chair will stand down and a re-election will be made by the Board of Trustees, one member will propose a candidate, and another will second them.

REVIEW OF PROGRESS AND ACHIEVEMENT

During the year the Charity has been able to successfully continue its running of its properties, and other charitable objectives.

FINANCIAL REVIEW

Details of income and expenditure together with balance sheet are set out in the attached accounts.

FUTURE DEVELOPMENTS

Interest rates paid on some investments generally remain low. However, balances remain healthy and are sufficient to meet the Charity's aims and obligations.

RESERVES POLICY

Normal recurring expenditure can be met by the expected income of the Charity, but the Charity's properties are in constant need of repair, renovations and modernisation. The trustees consider that reserves of at least £25,000 are appropriate for such contingencies, in any given year.

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees are responsible for preparing the Trustees' report 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 & Wales 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 of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting 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 operation.

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and 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. This report was approved by the Trustees, on and signed on their behalf by:

By order of the Trustees:


.....
Mrs M Oldfield (Chair)


.....
Ms J E Howard (Clerk)

Dated: 25 April 2023

The Accounts have been submitted to the Trustees and approved as a Statement of Accounts, adopted by Resolution 23/04 dated 25 April 2023.


.....
Mrs M Oldfield (Chair)


.....
Ms J E Howard (Clerk)

Dated: 25 April 2023

THE FEOFFEE CHARITY (DOWNHAM FEOFFEEES)

Registered Charity – 237233

INDEPENDENT EXAMINERS REPORT

Report to the trustees of The Feoffee Charity (Downham Feoffees)

On accounts for the year ended 5th April 2023

Charity number: 237233

Set out on pages 8-10

Respective responsibilities of trustees and examiner

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

The charity's trustees consider that an audit is not required for this year under section 144 of the 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 applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act, and
- to state whether any 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:

- accounting records were not kept in accordance with section 130 of the Charities Act; or the
- accounts do not accord with the accounting records

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

Signed:  Dated:  2023

Mrs C Wallace

ACA, BSc

4 Cross Lane, Little Downham, Ely CB6 2TJ

THE FEOFFEE CHARITY (DOWNHAM FEOFFEEES)
RECEIPTS & PAYMENTS - YEAR ENDED 5 APRIL 2023

RECEIPTS		PAYMENTS			
2022		2023	Residential Properties	2023	2022
31,362.68	Land rents	28,716.68	Repair/Maintenance	4,179.59	1,332.28
84,509.25	House rents (T)	76,057.00	Improvements	0.00	0.00
12,466.22	House rents (HB)	23,752.54	Annual Servicing	1,505.30	2,009.82
375.00	Allotment rents	505.00	Boiler Repair	892.26	428.60
19.24	Wayleaves	169.24	Electrical Repairs	249.20	705.12
0.00	House deposits	420.00	Fencing	180.00	0.00
1,000.00	Misc/Utility o/payment	356.47	Grounds Maintenance	846.67	11,922.96
0.00	Insurance Claim	0.00	Gutter Cleaning	0.00	620.00
-389.72	Unapplied Income	94.06	New Bathrooms	0.00	0.00
129,342.67		130,070.99	New Boilers	5,082.00	4,250.40
			New Kitchen	0.00	64.99
			Plumbing & Heating	993.23	737.03
			Tap Repairs	0.00	0.00
			Window Repairs	2,992.23	0.00
			Drains	237.50	0.00
			Fixtures & Fittings	150.00	46.00
			Other		0.00
			Utilities	4,650.82	5,218.06
			Decorating	0.00	1,720.00
			Cleaning	0.00	280.00
			Paint	0.00	0.00
			New Flooring	0.00	1,263.67
			TV Aerials	0.00	0.00
			Co2 Alarm	508.00	0.00
			Electrical Testing	420.00	0.00
			Gas Fire Service	100.00	0.00
			Gas Hob Service	25.00	0.00
			Landlord Rental Certificate	100.00	0.00
			Building Project		
			Building Project (Design)	0.00	2,235.00
			Building Project (ECDC)	0.00	1,267.00
			Building Project (Gen)	2,554.00	0.00
			Building Pro (Contract)	198,911.45	95,144.12
			Building Regs	0.00	566.00
			Grants		
			Book café	0.00	0.00
			Downham Feoffees School	0.00	0.00
			Hardship	447.11	400.00
			Higher Education	2,000.00	3,900.00
			Busy Fingers Pre-School	3,000.00	3,250.00
			FDFPS	0.00	325.00
			Village Hall	0.00	3,500.00
			Pymoor Archive & Camera	100.00	100.00
			St Leonard's Church	0.00	8,500.00
			1 st Lt Downham Rainbows	500.00	0.00
			Further Education	500.00	0.00
			Individuals	3,233.04	0.00

			Other Local Organisations	2,656.10	0.00
	Interest		Administration		
23.69	COIF INC DIV 1T	24.17	Insurance	6,280.33	5,720.55
1,973.51	COIF INC DIV 2T	2,013.06	Auditors' fee	275.00	450.00
17.67	COIF DEP A/C	67.33	Travel Expense	0.00	0.00
86.54	Cambs BS	43.77	Allotment running costs	10.00	341.00
22.65	Cambs BS Bond	18.81	Honorarium Liabilities	17,080.84	9,500.04
0.00	CAF a/c	0.00	Office supplies	0.00	10.00
0.00	COIF Misc	0.00	Postage/Delivery	20.52	32.49
			Computer/Printing	119.88	3.84
			Overpayment of rent	0.00	0.00
2,124.06		2,167.14	Room Hire	20.00	0.00
			Misc/Rent Deposit	420.00	0.00
			CAF Monthly Bank Fee	77.00	101.00
			Quickbooks Accounting	158.40	295.20
			Professional Fees	791.22	0.00
			Interest Expense	5.20	0.00
			VAT	31,981.32	-
131,466.73		132,238.13		294,253.21	167,740.17
<u>36,273.44</u>		<u>(162,015.08)</u>			
	Other Income		Other expenditure		
0.00	Land rents (not yet rec)	0.00	Reconciliation Discrep	0.00	0.00
0.00	House rents (not rec)	0.00			
<u>(36,273.44)</u>		<u>(162,015.08)</u>		294,253.21	167,740.17

THE FEOFFEE CHARITY
(DOWNHAM FEOFFEES)

STATEMENT OF ASSETS
AND LIABILITIES

2022		2023		2023	2022
6556.02	Permanent reserve	6556.02	<u>COIF shares</u>		
929.58	General reserve	929.58	Income at cost	6556.02	6556.02
			Accumulation	10929.58	10929.58
	<u>Revenue</u>		<u>Bank</u>		
202,553.18	Balance 5 April 2022	166,279.74	COIF deposit a/c (1C)	2,572.95	42,524.14
-36,273.44	Plus surplus 2022-23	-162,015.08	CAF Bank	61,618.36	43,423.53
0.00	Less income not yet rec	0.00	Cambridge BS	4,698.77	40,229.37
0.00	Land rent	0.00	Cambridge BS (Bond)	1,688.74	22,669.93
0.00	House rent	0.00	less income rec in advance	0.00	
0.00	Adjustment re rent	0.00	Grant Credit	1,275.00	
0.00	COIF Transfer 1R	85,000.00			
166,279.74		89,264.66		89,339.42	166,332.57
	Valuation of shares at 31 March 2023				
	COIF Income shares (1T)		44.37 @ 1871.37	830.33	862.66
	COIF Income shares (2T)		3,695.03 @ 1871.37	69,147.68	71,840.62
	COIF Accumulation shares (1R)		541.82 @ 22889.15	124,017.99	209,179.89
				193,996.00	281,847.17
	Valuation of assets				
	Agricultural land, 198 acres @ £7,500		<i>average value, source land agent</i>	1,485,000.00	1,485,000.00
	<i>The nature of some tenancies reduces their value by half</i>				
	Residential properties (insured value)			3,783,549.00	3,419,393.00
				<u>5,551,884.42</u>	<u>5,352,572.74</u>

THE FEOFFEE CHARITY

England & Wales - Charity number 237233

Accounts

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

STATEMENT OF ACCOUNTS

for the year ended 5th April 2022

Registered Charity number – 237233

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity – 237233

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THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity number 237233

CHARITY PARTICULARS

FOR THE YEAR ENDED 5TH APRIL 2022

Trustees (Co-optative):	Mrs D Adams-Payne Mrs P Golding Mrs C E Hall Mr N Hobbs (Vice Chair) Mrs M Oldfield (Chair) Mr R Pearl Mr B G F Smith
Trustees (PC Representatives):	Mrs E Butcher Mrs D Maxey Mrs C Webb (resigned 21 January 2022) Mr K O Winters
Clerk to the Trustees:	Ms J E Howard
Correspondence Address:	35 Fieldside Ely Cambridgeshire CB6 3AT
Principal bankers:	CAF Bank Ltd 25 Kings Hill Avenue West Malling Kent ME19 4JQ Cambridge Building Society 41 High Street ELY CB7 4LF
Solicitors:	HEY Bendalls 53 Market Street ELY Cambs CB7 4LR
Auditors:(Accounts kept by the Clerk and independently examined)	Mrs C Wallace ACA BSc 4 Cross Lane, Little Downham, Ely CB6 2TJ
Charity number:	237233

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity number 237233

REPORT OF THE TRUSTEES

The Trustees present their report and audited accounts for the year ended 5th April 2022

STATUS

The charity was regulated by a Scheme of the Charity Commissioners in 1872 and amended in 1897, 1916, 1939, 1966 and 1985.

OPERATIONAL REVIEW

The renovation project of 7 & 9 Main Street, Pymoor is ongoing.

Financial support has continued to be given to students attending university and to others in pursuance of their education and training. Assistance has also been given to organisations which provide services and facilities of benefit to the parish.

The allotment plots were in good order and as we finish the year most plots are occupied.

ORGANISATION

The Charity rents out its investment assets comprising mainly of agricultural land to earn income for the furtherance of its objectives. The residents in the houses at School Lane, Main Street and Eagles Lane, Little Downham and Main Street, Pymoor also make contributions, though, as the provision of such property is part of the objects of the charity, full market rent is not charged.

The trustees who served during the year are detailed on page 2. Including the Annual General Meeting, the Trustees meet five times each year plus on frequent occasions in relation to sub-committees or working parties. All expenditure is fully approved before being undertaken.

STRUCTURE, GOVERNANCE AND MANAGEMENT

a. Constitution

The Charity is registered with the Charity Commission for England and Wales and is governed by a standard Constitution. The day to day running of the Charity is undertaken by an elected Board of Trustees with the assistance of the Clerk.

b. Method of appointment or election of new trustees, induction and training

Trustees are appointed by the Trustees at the Annual General Meeting (AGM), if and when necessary.

New co-optative trustees are selected from applications from the local community, only if they have the relevant experience and skills to enable them to make a contribution to the administration of the charity. They are interviewed and, if they are willing to be appointed, they are formally

proposed and seconded for appointment at a trustees' meeting. New Parish Council trustees are recommended by the Parish Council for approval and are appointed by being formally proposed and seconded at a trustees' meeting. No formal training is given to new trustees, but they are briefed thoroughly as to the charity's activities.

c. Organisational structure and decision making

Each year at the AGM, the Chair and Vice Chair will stand down and a re-election will be made by the Board of Trustees, one member will propose a candidate, and another will second them.

REVIEW OF PROGRESS AND ACHIEVEMENT

During the year the Charity has been able to successfully continue its running of its properties, and other charitable objectives.

FINANCIAL REVIEW

Details of income and expenditure together with balance sheet are set out in the attached accounts.

FUTURE DEVELOPMENTS

Interest rates paid on some investments generally remain low. However, balances remain healthy and are sufficient to meet the Charity's aims and obligations.

RESERVES POLICY

Normal recurring expenditure can be met by the expected income of the Charity, but the Charity's properties are in constant need of repair, renovations and modernisation. The trustees consider that reserves of at least £25,000 are appropriate for such contingencies, in any given year.

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees are responsible for preparing the Trustees' report 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 & Wales 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 of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting 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 operation.

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and 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. This report was approved by the Trustees, on and signed on their behalf by:

By order of the Trustees:

M M Oldfield

J E Howard

.....
Mrs M Oldfield (Chair)

.....
Ms J E Howard (Clerk)

Dated: 19 April 2022

The Accounts have been submitted to the Trustees and approved as a Statement of Accounts, adopted by Resolution 22/04 dated 19 April 2022.

M M Oldfield

J E Howard

.....
Mrs M Oldfield (Chair)

.....
Ms J E Howard (Clerk)

Dated: 19 April 2022

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity – 237233

INDEPENDENT EXAMINERS REPORT

Report to the trustees of The Feoffee Charity (Downham Feoffees)

On accounts for the year ended 5th April 2022

Charity number: 237233

Set out on pages 8-10

Respective responsibilities of trustees and examiner

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

The charity's trustees consider that an audit is not required for this year under section 144 of the 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 applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act, and
- to state whether any 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:

- accounting records were not kept in accordance with section 130 of the Charities Act; or the
- accounts do not accord with the accounting records

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

Signed: *Caroline Wallace*

Dated: 26 August 2022

Mrs C Wallace

ACA, BSc

4 Cross Lane, Little Downham, Ely CB6 2TJ

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)
RECEIPTS & PAYMENTS - YEAR ENDED 5 APRIL 2022

RECEIPTS		PAYMENTS			
2021		2022	Residential Properties	2022	2021
<i>34,077.68</i>	Land rents	31,362.68	Repair/Maintenance	1,332.28	<i>370.00</i>
<i>77,103.51</i>	House rents (T)	84,509.25	Improvements	0.00	<i>0.00</i>
<i>13,629.22</i>	House rents (HB)	12,466.22	Annual Servicing	2,009.82	<i>2,132.88</i>
<i>435.00</i>	Allotment rents	375.00	Boiler Repair	428.60	<i>235.46</i>
<i>69.24</i>	Wayleaves	19.24	Electrical Repairs	705.12	<i>407.80</i>
<i>0.00</i>	House deposits	0.00	Fencing	0.00	<i>68.14</i>
<i>495.00</i>	Misc/Utility o/payment	1,000.00	Grounds Maintenance	11,922.96	<i>2,300.00</i>
<i>0.00</i>	Insurance Claim	0.00	Gutter Cleaning	620.00	<i>620.00</i>
<i>0.00</i>	Unapplied Income	-389.72	New Bathrooms	0.00	<i>354.00</i>
<i>125,822.57</i>		<i>129,342.67</i>	New Boilers	4,250.40	<i>0.00</i>
			New Kitchen	64.99	<i>0.00</i>
			Plumbing & Heating	737.03	<i>1,773.63</i>
			Tap Repairs	0.00	<i>197.82</i>
			Window Repairs	0.00	<i>2,506.74</i>
			Drains	0.00	<i>25.00</i>
			Fixtures & Fittings	46.00	<i>267.23</i>
			Other	0.00	<i>0.00</i>
			Utilities	5,218.06	<i>3,586.12</i>
			Decorating	1,720.00	<i>0.00</i>
			Cleaning	280.00	<i>0.00</i>
			Paint	0.00	<i>0.00</i>
			New Flooring	1,263.67	<i>0.00</i>
			TV Aerials	0.00	<i>315.00</i>
			Building Project		
			Building Project (Design)	2,235.00	<i>1,555.00</i>
			Building Project (ECDC)	1,267.00	<i>869.00</i>
			Building Project (Gen)	0.00	<i>3,796.50</i>
			Building Pro (Contract)	95,144.12	<i>173,656.19</i>
			Building Regs	566.00	<i>0.00</i>
			Grants		
			Book café	0.00	<i>0.00</i>
			Downham Feoffees School	0.00	<i>1,585.00</i>
			Hardship	400.00	<i>1,610.70</i>
			Higher Education	3,900.00	<i>3,000.00</i>
			Busy Fingers Pre-School	3,250.00	<i>0.00</i>
			FDFPS	325.00	<i>0.00</i>
			Village Hall	5,000.00	<i>0.00</i>
			Pymoor Archive & Camera	100.00	<i>100.00</i>
			St Leonard's Church	8,500.00	<i>0.00</i>
			Other Local Organisations	0.00	<i>15,936.00</i>
			Administration		
			Insurance	5,720.55	<i>4,774.82</i>
			Auditors' fee	450.00	<i>0.00</i>
			Travel Expense	0.00	<i>0.00</i>
			Allotment running costs	341.00	<i>9.00</i>
			Interest		
			COIF INC DIV 1T	23.69	
			COIF INC DIV 2T	1,973.51	
			COIF DEP A/C	17.67	
			Cambs BS	86.54	

31.79	Cambs BS Bond	22.65	Honorarium Liabilities	9,500.04	9,363.60
0.00	CAF a/c	0.00	Office supplies	10.00	0.00
0.00	COIF Misc	0.00	Postage/Delivery	32.49	7.80
			Computer/Printing	3.84	23.97
			Overpayment of rent	0.00	0.00
2,153.06		2,124.06	Room Hire: Community	0.00	0.00
			Misc/Rent Deposit	0.00	0.00
			CAF Monthly Bank Fee	101.00	69.00
			Quickbooks Accounting	295.20	288.00
127,974.48		131,466.73		167,740.17	231,804.40
<u>-103,828.77</u>		<u>36,273.44</u>			
	Other Income		Other expenditure		
0.00	Land rents (not yet rec)	0.00	Reconciliation Discrep	0.00	0.00
0.00	House rents (not rec)	0.00			0.00
				167,740.17	231,804.40
<u>-103,828.77</u>		<u>-36,273.44</u>			

**THE FEOFFEE CHARITY
(DOWNHAM FEOFFEES)**

**STATEMENT OF ASSETS
AND LIABILITIES**

2021		2022		2022	2021
6556.02	Permanent reserve	6556.02	<u>COIF shares</u>		
929.58	General reserve	929.58	Income at cost	6556.02	6556.02
			Accumulation	10929.58	10929.58
	<u>Revenue</u>		<u>Bank</u>		
306,381.95	Balance 5 April 2021	202,553.18	COIF deposit a/c (1C)	42,524.14	42,506.06
-103,828.77	Plus surplus 2021-22	-36,273.44	CAF Bank	43,423.53	34,921.04
0.00	Less income not yet rec	0.00	Cambridge BS	40,229.37	84,993.20
0.00	Land rent	0.00	Cambridge BS (Bond)	22,669.93	22,647.28
0.00	House rent	0.00	less income rec in advance	0.00	0.00
0.00	Adjustment re rent	0.00			
202,553.18		166,279.74		166,332.57	202,553.18
 Valuation of shares at 31 March 2022					
	COIF Income shares (1T)		44.37 @ 1944.25	862.66	793.85
	COIF Income shares (2T)		3,695.03 @ 1944.25	71,840.62	66,109.63
	COIF Accumulation shares (1R)		906.08 @ 23086.25	209,179.89	187,320.26
				281,847.17	254,223.74
 Valuation of assets					
	Agricultural land, 198 acres @ £7,500		<i>average value, source land agent</i>	1,485,000.00	1,485,000.00
	<i>The nature of some tenancies reduces their value by half</i>				
	Residential properties (insured value)			3,419,393.00	3,578,662.00
				<u>5,352,572.74</u>	<u>5,505,937.18,</u>

THE FEOFFEE CHARITY

England & Wales - Charity number 237233

Accounts

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

STATEMENT OF ACCOUNTS

for the year ended 5th April 2021

Registered Charity number – 237233

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity – 237233

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THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity number 237233

CHARITY PARTICULARS

FOR THE YEAR ENDED 5TH APRIL 2021

Trustees (Co-optative):	Mrs D Adams-Payne Mrs P Golding Mrs C E Hall Mr N Hobbs (Vice Chairman from 1 July 2020) Mrs M Oldfield (Vice Chairman to 1 July 2020) (Appointed Chairman on 1 July 2020) Mr R Pearl (from 16 September 2020) Mr B G F Smith (Chairman) (retired as Chairman on 1 July 2020)
Trustees (PC Representatives):	Mrs E Butcher Mrs D Maxey Mrs C Webb (from October 2020) Mr K O Winters
Trustees (Ex- Officio):	
Clerk to the Trustees:	Ms J E Howard
Correspondence Address:	35 Fieldside Ely Cambridgeshire CB6 3AT
Principal bankers:	CAF Bank Ltd 25 Kings Hill Avenue West Malling Kent ME19 4JQ Cambridge Building Society 41 High Street ELY CB7 4LF
Solicitors:	HEY Bendalls 53 Market Street ELY Cambs CB7 4LR
Auditors:(Accounts kept by the Clerk and independently examined)	Mrs C Wallace ACA BSc 4 Cross Lane, Little Downham, Ely CB6 2TJ
Charity number:	237233

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity number 237233

REPORT OF THE TRUSTEES

The Trustees present their report and audited accounts for the year ended 5th April 2021

STATUS

The charity was regulated by a Scheme of the Charity Commissioners in 1872 and amended in 1897, 1916, 1939, 1966 and 1985.

OPERATIONAL REVIEW

A renovation project of 24-26 Main Street, Little Downham was completed in September 2020 and the ongoing tenant of 26 Main Street moved back into the property. The tenant from 24 Main Street was re-housed in 2 School Lane in July 2019, following the remedial works carried out at that property.

A renovation project of 7 & 9 Main Street, Pymoor was agreed. This project is still in the planning stage and has moved slowly due to the impact of Covid-19. In preparation for the project the tenant of 9 Main Street has relocated to another property owned by the Charity for the duration of the works.

Financial support has continued to be given to students attending university and to others in pursuance of their education and training. Assistance has also been given to organisations which provide services and facilities of benefit to the parish.

The allotment plots were in good order and as we finish the year all plots are occupied.

ORGANISATION

The Charity rents out its investment assets comprising mainly of agricultural land to earn income for the furtherance of its objectives. The residents in the houses at School Lane, Main Street and Eagles Lane, Little Downham and Main Street, Pymoor also make contributions, though, as the provision of such property is part of the objects of the charity, full market rent is not charged.

The trustees who served during the year are detailed on page 2. Including the Annual General Meeting, the Trustees meet five times each year plus on frequent occasions in relation to sub-committees or working parties. All expenditure is fully approved before being undertaken.

STRUCTURE, GOVERNANCE AND MANAGEMENT

a. Constitution

The Charity is registered with the Charity Commission for England and Wales and is governed by a standard Constitution. The day to day running of the Charity is undertaken by an elected Board of Trustees with the assistance of the Clerk.

A Resolution to make the following amendments to the Charity Scheme/Constitution was approved by the trustees on 19 November 2019 and subsequently lodged with the Charity Commission:

- To make an administrative change to the Charity's Scheme under Section 2 (80) of the Charities Act to:
 - (i) increase the number of Co-optative Trustees from Five to Seven; and
 - (ii) remove the County Council representative;New total number of trustees is 13 members:

b. Method of appointment or election of new trustees, induction and training

Trustees are appointed by the Trustees at the Annual General Meeting (AGM), if and when necessary.

New co-optative trustees are selected from applications from the local community, only if they have the relevant experience and skills to enable them to make a contribution to the administration of the charity. They are interviewed and, if they are willing to be appointed, they are formally proposed and seconded for appointment at a trustees' meeting. New Parish Council trustees are recommended by the Parish Council for approval and are appointed by being formally proposed and seconded at a trustees' meeting. No formal training is given to new trustees, but they are briefed thoroughly as to the charity's activities.

c. Organisational structure and decision making

Each year at the AGM, the Chair and Vice Chair will stand down and a re-election will be made by the Board of Trustees, one member will propose a candidate, and another will second them.

REVIEW OF PROGRESS AND ACHIEVEMENT

During the year the Charity has been able to successfully continue its running of its properties, and other charitable objectives.

FINANCIAL REVIEW

Details of income and expenditure together with balance sheet are set out in the attached accounts.

FUTURE DEVELOPMENTS

Interest rates paid on some investments generally remain low. However, balances remain healthy and are sufficient to meet the Charity's aims and obligations.

RESERVES POLICY

Normal recurring expenditure can be met by the expected income of the Charity, but the Charity's properties are in constant need of repair, renovations and modernisation. The trustees consider that reserves of at least £25,000 are appropriate for such contingencies, in any given year.

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees are responsible for preparing the Trustees' report 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 & Wales 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 of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting 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 operation.

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and 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. This report was approved by the Trustees, on and signed on their behalf by:

By order of the Trustees:

M Oldfield

.....
Mrs M Oldfield (Chairman)

J E Howard

.....
Ms J E Howard (Clerk)

Dated: 27 April 2021

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)

Registered Charity – 237233

INDEPENDENT EXAMINERS REPORT

Report to the trustees of The Feoffee Charity (Downham Feoffees)

On accounts for the year ended 5th April 2021

Charity number: 237233

Set out on pages 8-10

Respective responsibilities of trustees and examiner

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

The charity's trustees consider that an audit is not required for this year under section 144 of the 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 applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act, and
- to state whether any 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:

- accounting records were not kept in accordance with section 130 of the Charities Act; or the
- accounts do not accord with the accounting records

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

Signed: *C M Wallace*

Dated: 18 May 2021

Mrs C Wallace

ACA, BSc

4 Cross Lane, Little Downham, Ely CB6 2TJ

THE FEOFFEE CHARITY (DOWNHAM FEOFFEES)
RECEIPTS & PAYMENTS - YEAR ENDED 5 APRIL 2021

RECEIPTS		PAYMENTS			
2020		2021	Residential Properties	2021	2020
29,142.68	Land rents	34,077.68	Repair/Maintenance	370.00	4,824.74
71,675.00	House rents (T)	77,103.51	Improvements	0.00	0.00
18,539.84	House rents (HB)	13,629.22	Annual Servicing	2,132.88	2,425.71
430.00	Allotment rents	435.00	Boiler Repair	235.46	937.39
69.71	Wayleaves	69.24	Electrical Repairs	407.80	459.46
0.00	House deposits	0.00	Fencing	68.14	10,033.22
0.00	Misc/Utility o/payment	495.00	Grounds Maintenance	2,300.00	1,015.00
0.00	Insurance Claim	0.00	Gutter Cleaning	620.00	620.00
119,857.23		125,822.57	New Bathrooms	354.00	7,082.54
			New Boilers	0.00	0.00
			New Kitchen	0.00	0.00
			Plumbing & Heating	1,773.63	747.56
			Tap Repairs	197.82	60.86
			Window Repairs	2,506.74	0.00
			Drains	25.00	242.74
			Fixtures & Fittings	267.23	0.00
			Other	0.00	0.00
			Utilities	3,586.12	673.85
			Decorating	0.00	645.00
			Cleaning	0.00	329.00
			Paint	0.00	0.00
			New conservatories	0.00	0.00
			New Flooring	0.00	856.75
			Driveways	0.00	595.00
			Energy Performance Cert	0.00	0.00
			Legionnaires Check	0.00	0.00
			Professional Fees	0.00	3,096.88
			Works by IDB	0.00	0.00
			TV Aerials	315.00	0.00
			Building Project		
			Building Project (Plans)	1,555.00	1,995.00
			Building Project (E CDC)	869.00	0.00
			Building Project (Gen)	3,796.50	300.00
			Building Pro (Contract)	173,656.19	22,833.60
			Building Regs	0.00	570.00
			Grants		
			Book café	0.00	1,520.00
			Downham Feoffees School	1,585.00	0.00
			Hardship	1,610.70	592.00
			Higher Education	3,000.00	2,400.00
			Busy Fingers Pre-School	0.00	1,000.00
			FDFPS	0.00	0.00
			Village Hall	0.00	0.00
			Youth Club	0.00	320.00
			1 st Lt Downham Rainbows	0.00	0.00
			Brownies/Guides	0.00	0.00
			Pymoor Archive & Camera	100.00	100.00

			Church Clock Service	0.00	260.40		
			Other Local Organisations	15,936.00	7,190.00		
	Interest		Administration				
22.77	COIF INC DIV 1T	23.22	Insurance	4,774.82	4,545.66		
1,896.65	COIF INC DIV 2T	1,934.70	Auditors' fee	0.00	200.00		
250.85	COIF DEP A/C	34.77	Travel Expense	0.00	0.00		
230.11	Cambs BS	128.58	Allotment running costs	9.00	0.00		
56.40	Cambs BS Bond	31.79	Honorarium Liabilities	9,363.60	9,180.00		
0.00	CAF a/c	0.00	Office supplies	0.00	29.00		
0.00	COIF Misc	0.00	Postage/Delivery	7.80	108.65		
			Computer/Printing	23.97	259.20		
			Overpayment of rent	0.00	0.00		
2,456.78		2,153.06	Room Hire: Community	0.00	27.00		
			Misc/Rent Deposit	0.00	0.00		
			CAF Monthly Bank Fee	69.00	60.00		
			Quickbooks Accounting	288.00	0.00		
122,314.01		127,974.48		231,804.40	88,136.01		
<u>34,178.00</u>		<u>-103,828.77</u>					
	Other Income		Other expenditure				
1,440.00	Land rents (not yet rec)	0.00	Reconciliation Discrep	0.00	0.25		
0.00	House rents (not rec)	0.00					
1,440.00				0.00	0.25		
				231,804.40	88,136.26		
<u>35,617.75</u>		<u>-103,828.77</u>					

**THE FEOFFEE CHARITY
(DOWNHAM FEOFFEEES)**

**STATEMENT OF ASSETS
AND LIABILITIES**

<i>2020</i>		2021		2021	<i>2020</i>
6556.02	Permanent reserve	6556.02	<u>COIF shares</u>		
929.58	General reserve	929.58	Income at cost	6556.02	6556.02
			Accumulation	10929.58	10929.58
	<u>Revenue</u>		<u>Bank</u>		
272,180.77	Balance 5 April 2020	306,381.95	COIF deposit a/c (1C)	42,506.06	42,471.29
35,617.75	Plus surplus 2020-21	-103,828.77	CAF Bank	34,921.04	149,218.68
1,440.00	Less income not yet rec	0.00	Cambridge BS	84,993.20	74,590.89
0.00	Land rent	0.00	Cambridge BS (Bond)	22,647.28	22,615.49
0.00	House rent	0.00	less income rec in advance	0.00	0.00
0.00	Adjustment re rent	0.00			
306,358.52		202,553.18		202,553.18	306,381.95
	Valuation of shares at 31 March 2021				
	COIF Income shares (1T)		44.37 @ 1789.15	793.85	657.70
	COIF Income shares (2T)		3,695.03 @ 1789.15	66,109.63	54,771.43
	COIF Accumulation shares (1R)		906.08 @ 20673.70	187,320.26	150,628.10
				254,223.74	206,057.23
	Valuation of assets				
	Agricultural land, 198 acres @ £7,500		<i>average value, source land agent</i>	1,485,000.00	1,485,000.00
	<i>The nature of some tenancies reduces their value by half</i>				
	Residential properties (insured value)			3,578,662.00	3,508,498.00
				<u>5,520,438.92</u>	<u>5,505,937.18</u>