

CHARITIES FOR ECCLESIASTICAL AND OTHER PURPOSES

England & Wales · Charity number 238492

Details

Other names THE PICKERING FIELDS TRUST

Status Registered

Legal form Trust

Registered 1967-04-12

Register [View on the Charity Commission register](#)

Contact

Address 1717 High Street
Knowle
Solihull
B93 0LN

Phone 01564 779123

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: The principal activity is the provision of a house (49 Newton Road, Knowle) for the use of the parish of Knowle. This house is leased to a member of the clergy at a market rent. From the rental income received, the charity insures the building and carries out repairs and improvements to the property.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Other Finance, Provides Buildings/facilities/open Space, Other Charitable Activities
- **What:** Religious Activities
- **Who:** Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** PARISH OF KNOWLE
- Solihull

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£32,107	£53,032	-	-
2023-12-31	£30,741	£36,432	-	-
2022-12-31	£24,109	£16,261	-	-
2021-12-31	£8,163	£14,259	-	-
2020-12-31	£16,550	£965	-	-

Trustees

Name	Role	Appointed
Rev Geoffrey Peter Lanham	Chair	2019-09-09
Elizabeth Anne Welton		2021-02-07
Roderick Brian Street		2023-05-04

Linked charities

- THE TRENTHAM CHARITY FOR ECCLESIASTICAL AND OTHER PURPOSES (238492-1)
- THE PICKERING CHARITY FOR ECCLESIASTICAL AND OTHER PURPOSES (238492-2)

CHARITIES FOR ECCLESIASTICAL AND OTHER PURPOSES

England & Wales - Charity number 238492

Accounts

Charities for Ecclesiastical and Other Purposes

Also known as The Pickering Fields Trust

Registered Charity Number: 238492

Annual Report of the Trustees for the financial year 1st January 2023 to 31st December 2024

Trustees

Roderick Street
Elizabeth Welton
Rev'd Geoff Lanham

Principal Address

1717 High Street
Knowle
Solihull
West Midlands
B93 0LN

Solicitors

Fentimans
1623 Warwick Road
Knowle
Solihull
West Midlands
B93 9LF

Banks

HSBC Bank plc
Solihull

CCLA
Senator House
One Angel Lane
London
EC4R 3AB

Structure, Governance and Management

The charity comprises the following constituents:

- The Pickering Charity established by trust deed dated 18th October 1933 and originally registered with the Charity Commissioners on 14th July 1938.
- The Trentham Charity established by trust deed dated 22nd June 1956.

The charity is constituted as an unincorporated association.

The trustees are the vicar and churchwardens of the parish of St John the Baptist, St Laurence and St Anne, Knowle, who are trustees ex officio.

The Bishop of Birmingham possesses the power of appointment of the vicar of Knowle.

The two churchwardens have been elected as provided by the Churchwardens Measure 2001.

Objectives and Activities

Objectives

The objects of the charity are:

- Site for extension of churchyard (both constituents).
- Site for gardens or convenience (Pickering Charity constituent).
- For any ecclesiastical purpose (both constituents).
- For any charitable work or purpose which the vicar and churchwardens think proper (both constituents).

The area of benefit is prescribed by the governing document for each constituent and is defined as the parish of Knowle.

Activities

The principal activity and achievement of the charity is the provision of a house (49 Newton Road, Knowle) for the clergy of the parish of Knowle. The house was rented to Knowle PCC and was occupied by the Associate Minister throughout the year. From the rental income received, the charity insures the building and carries out repairs and improvements to the property.

Surplus funds and income are invested in collective investment media, which are available specifically for charities. Surplus funds are deposited in a common investment fund with CCLA rated AAA by Moodys Investors Services.

The trustees consider that the charity's main activities fall within the last two of its objects listed above.

Achievements and Performance

The trustees have continued to support the ministry of Knowle Parish Church by the management of 49 Newton Road.

The Trust made donations in the year to the Knowle Parish Church PCC towards the cost of the Curate and for children's work. It also made a donation towards the initial costs of Knowle Parish Church's 'For Future Generations' project

Financial Review

- The main investment of the charity is the dwelling house at 49 Newton Road, which forms an integral part of its charitable activity.
- There are no specific investment powers.

Plans for Future Periods

- Currently the charity is generating more income than is likely to be required for the obligations in respect of 49 Newton Road. The trustees are committed to increasing income reserves and the capital value of the charity and as a result the charity holds such unrestricted income reserves as the Trustees deem necessary to cover a number of anticipated medium term projects including:
 - fabric projects totalling up to £50,000;
 - Additional housing needs for future Knowle Parish Church clergy or staff £50,000; and
 - Major projects for charitable and ecclesiastical purposes including plans for the redesign of the interior of Knowle Parish Church (For Future Generations).

Funds held as Custodian Trustee

No assets are held by the charity or trustees that fall within this category.

Related Parties

By virtue of their office of vicar or churchwarden, all the trustees are also ex officio members of Knowle PCC. As Knowle PCC has approximately 20 members, however, there is no common control although there is significant cooperation as described above.

Trustees declare their interests at meetings of Knowle PCC when matters concerning the charity are referred to. Wherever possible, officers of Knowle PCC who are not trustees of the charity execute documents on behalf of Knowle PCC where these also concern the charity.

By virtue of their office of vicar or churchwarden, all the trustees are also ex officio trustees of Knowle Church Clock Trust (registered charity 514954). There are no transactions between Knowle Church Clock Trust and the charity.

The Trustees have approved the Trustees' report above.

Signed on behalf of the Trustees

Steven Wynde
Administrator

Charities For Ecclesiastical and Other Purposes
Registered Charity Number: 238492
31st December 2024

Statement of Financial Activities

	Year ended 31st December 2024			Year ended 31st December 2023		
	Note	Unrestricted Funds £	Total Funds £	Total Funds £	£	£
Incoming Resources						
<i>Incoming resources from generated funds</i>						
Rental Income		22,740	22,740	22,740		
Interest from Deposits		9,367	9,367	8,001		
Investment Income	5	<u>32,107</u>	<u>32,107</u>	<u>30,741</u>		
Total Incoming Resources		32,107	32,107	30,741		
Resources Expended						
<i>Costs of Generating Income</i>						
Insurance		701	701	797		
Bank Charges		62	62	62		
Maintenance and Repair		1,570	1,570	148		
Professional Fees		-	-	-		
Investment Management Costs		<u>2,332</u>	<u>2,332</u>	<u>1,007</u>		
Charitable Activities						
Donations		50,700	50,700	35,425		
Charitable Activities		<u>50,700</u>	<u>50,700</u>	<u>35,425</u>		
Total resources expended		53,032	53,032	36,432		
Net incoming/(outgoing) resources before transfers		<u>- 20,925</u>	<u>- 20,925</u>	<u>- 5,691</u>		
Gross transfers between funds						
Net incoming/(outgoing) resources before other recognised gains/(losses)		<u>- 20,925</u>	<u>- 20,925</u>	<u>- 5,691</u>		
Other recognised gains/(losses)						
Gains and losses on investment assets		-	-	-		
Net movement in funds		<u>- 20,925</u>	<u>- 20,925</u>	<u>- 5,691</u>		
Total funds brought forward		<u>779,965</u>	<u>779,965</u>	<u>785,656</u>		
Total funds carried forward		<u>759,040</u>	<u>759,040</u>	<u>779,965</u>		

Charities For Ecclesiastical and Other Purposes
Registered Charity Number: 238492
31st December 2024

Balance Sheet

Total & Unrestricted Funds

	Note	Year ended 31st December 2024	Year ended 31st December 2023
		£	£
Fixed Assets			
49 Newton Road Freehold property	6	572,750.00	572,750.00
Investments		572,750.00	572,750.00
Total Fixed Assets		572,750.00	572,750.00
Current Assets			
Prepayments and Accrued Income	8	-	-
Debtors		-	-
Scottish Widows Deposit Account		-	-
COIF Charities Deposit Fund		183,226.17	189,859.00
HSBC Bank Account		3,064.01	17,356.00
Cash at Bank and in Hand		186,290.18	207,215.00
Total Current Assets		186,290.18	207,215.00
Creditors due within one year		-	-
Net Current Assets		186,290.18	207,215.00
Net assets		759,040.18	779,965.00
Funds of the Charity			
Unrestricted Funds			
Unrestricted Income Funds		759,040.18	779,965.00
Total funds		759,040.18	779,965.00

Signed on behalf of all the trustees

Signature

Print Name

Date of Approval

Charities For Ecclesiastical and Other Purposes
Registered Charity Number: 238492
31st December 2024

5. Investment Income

This comprises the following:

	Year ended 31st December 2024	Year ended 31st December 2023
	£	£
Rental Income	22,740	22,740
Interest from Deposits	9,367	8,001
Investment Income	<u>32,107</u>	<u>30,741</u>

6. Fixed Asset Investments

Analysis of movement of investments

	£
Carrying (market) value at beginning of year	572,750
Add: additions to investments at cost	-
Less: disposals at carrying value	-
Add/(deduct): net gain/(loss) on revaluation	-
Carrying (market) value at end of year	<u>572,750</u>

Analysis of investments

	Market value at year end	Income from investments for the year
	£	£
Investment properties	572,750	22,740
Total	<u>572,750</u>	<u>22,740</u>

8. Debtors

This comprises the following:

	Year ended 31st December 2024	Year ended 31st December 2023
	£	£
Prepayments and Accrued Income	-	-
Debtors	<u>-</u>	<u>-</u>

9. Creditors due within one year

This comprises the following:

	Year ended 31st December 2024	Year ended 31st December 2023
	£	£
Accruals	-	-
Deferred Rental Income	-	-
Creditors due within one year	<u>-</u>	<u>-</u>

Charities For Ecclesiastical and Other Purposes
Registered Charity Number: 238492
As at 31st December 2022

Trial Balance

	Cash		Journals		P & L		Closing Balance
	Opening Balance	Debit	Credit	Debit	Credit	dr	
Rental Income	-	-	23,594.00	938.47	-	-	22,655.53
Interest from Deposits	-	-	-	-	-	-	-
Bank Interest	-	-	-	-	-	-	-
Bank Charges	-	61.20	-	-	-	61.20	-
Insurance	-	397.57	700.97	-	-	397.57	-
Maintenance and Repair	-	147.50	-	-	-	147.50	-
Capital Items <£1,000	-	-	-	-	-	-	-
Professional Fees	-	-	-	-	-	-	-
Donation - curate's expenses	-	15,000.00	-	-	-	15,000.00	-
Gains and losses on investment assets	-	-	-	-	-	-	-
Fixed Assets	572,750.00	-	-	-	-	-	572,750.00
Loan to Knowle PCC	-	-	-	-	-	-	-
Scottish Widows	23,069.11	-	31.43	-	-	31.43	23,100.54
COIF Charities Deposit Fund	145,680.61	-	1,421.35	-	-	1,421.35	147,101.96
HSBC Bank Account	35,370.46	23,594.00	16,260.54	-	-	-	42,703.92
Debtor	938.47	-	-	-	-	-	-
Creditor	-	-	-	938.47	-	-	-
Unrestricted Income Funds	-777,808.65	-	-	-	-	-	-777,808.65
Profit in the year	-	-	-	-	-	-	7,847.77
	-	39,200.27	42,008.29	938.47	938.47	15,606.27	24,108.31
						8,502.04	-785,656.42

Rent Calculation

Move in date:	Rent	Months	Totaletted by KPC	Accrual
23rd August 2021	1,895	4.290322581	8,130	7,200
Rent for 4 months 9 days				930

2022 Income

Rental Income	22,655.53
Interest from Deposits	-
Bank Interest	-
Scottish Widows interest	31.43
COIF Charities Deposit Fund - dividends	1,421.35
Total income	24,108.31
Expenditure	
Bank Charges	61.20
Insurance	397.57
Maintenance and Repair	147.50
Donation - curate's costs	15,000.00
Total expenditure	15,606.27
surplus for year	8,502.04
Unrestricted funds b/f 1.1.2022	777,808.65
Unrestricted funds b/f 31.12.2022	786,310.69
Represented by:	
Investment asset	572,750.00
Cash	23,100.54
Scottish Widows	147,101.96
CCLA	-
HSBC current account	42,703.92
785,656.42	
654.27	

as at 31/12/23

Trial Balance

	Cash		Journals		P & L		Closing Balance
	Opening Balance	Debit	Credit	Debit	Credit	dr	
Rental Income	-	-	22,740.00	-	-	-	22,740.00
Interest from Deposits	-	-	8,001.03	-	-	-	8,001.03
Bank Interest	-	-	-	-	-	-	-
Bank Charges	-	62.80	-	-	-	62.80	-
Insurance	-	801.99	4.89	-	-	797.10	-
Maintenance and Repair	-	147.50	-	-	-	147.50	-
Capital Items <£1,000	-	-	-	-	-	-	-
Professional Fees	-	-	-	-	-	-	-
Donation - curate's expenses & children's work	-	35,425.00	-	-	-	35,425.00	-
Gains and losses on investment assets	-	-	-	-	-	-	-
Fixed Assets	572,750.00	-	-	-	-	-	572,750.00
Loan to Knowle PCC	-	-	-	-	-	-	-
Scottish Widows	23,100.54	244.12	23,344.66	-	-	-	-
COIF Charities Deposit Fund	147,101.96	42,756.91	-	-	-	-	189,858.87
HSBC Bank Account	42,703.92	46,089.55	71,437.29	-	-	-	17,356.18
Debtor	-	-	-	-	-	-	-
Creditor	-	-	-	-	-	-	-
Unrestricted Income Funds	-785,656.42	-	-	-	-	-	-785,656.42
Profit in the year	-	-	-	-	-	-	5,691.37
	-	125,527.87	125,527.87	-	-	96,432.40	30,741.03
							5,691.37

as at 31/12/24

Trial Balance

	Cash		Journals		P & L		Closing Balance
	Opening Balance	Debit	Credit	Debit	Credit	dr	
Rental Income	-	-	22,740.00	-	-	-	22,740.00
Interest from Deposits	-	-	9,367.30	-	-	-	9,367.30
Bank Interest	-	-	-	-	-	-	-
Bank Charges	-	61.60	-	-	-	61.60	-
Insurance	-	700.97	700.97	-	-	700.97	-
Maintenance and Repair	-	1,569.60	-	-	-	1,569.60	-
Donation PCC re Professional Fees	-	30,000.00	-	-	-	30,000.00	-
Donation - curate's expenses & children's work	-	20,700.00	-	-	-	20,700.00	-
Fixed Assets	572,750.00	-	-	-	-	-	572,750.00
Loan to Knowle PCC	-	-	-	-	-	-	-
Scottish Widows	189,858.87	9,367.30	16,000.00	-	-	-	183,226.17
COIF Charities Deposit Fund	17,356.18	38,740.00	53,032.17	-	-	-	3,064.01
HSBC Bank Account	-	-	-	-	-	-	-
Debtor	-	-	-	-	-	-	-
Creditor	-	-	-	-	-	-	-
Unrestricted Income Funds	-779,965.05	-	-	-	-	-	-779,965.05
Profit in the year	-	-	-	-	-	20,924.87	759,040.18
	-	101,139.47	101,139.47	-	-	53,032.17	53,032.17
						759,040.18	759,040.18

Charities For Ecclesiastical and Other Purposes
Registered Charity Number: 238492

	7,756.91		
b/f 1 jan			189,858.87
1/3/2024 Income re-invested	831.01		190,689.88
2-Feb	832.06		191,521.94
4-Mar	778.17		192,300.11
14-Mar tfr HSBC		10,000.00	182,300.11
3-Apr	807.30		183,107.41
2-May	763.47		183,870.88
4-Jun	792.66		184,663.54
2-Jul	766.38		185,429.92
2-Aug	792.62		186,222.54
3-Sep	772.93		186,995.47
2-Oct	744.48		187,739.95
4-Nov	765.09		188,505.04
3-Dec	721.13		189,226.17
9-Dec		6,000.00	183,226.17
	9,367.30	16,000.00	

Charities For Ecclesiastical and Other Purposes
Registered Charity Number: 238492
As at 31st December 2022

Bank Account	Date	Description	Debit	Credit	Balance Allocation
HSBC					
	31-Dec-22	Opening Balance			35,370.46
	29-Jan-22	Bank Charges		5.00	35,365.46 Bank Charges
	14-Mar-22	Bank Charges		5.00	35,360.46 Bank Charges
	24-Mar-22	Chq 100234	397.57		34,962.89 Insurance
	29-Mar-22	Bank Charges		5.00	34,957.89 Bank Charges
	29-Apr-22	Bank Charges		5.40	34,952.49 Bank Charges
	29-May-22	Bank Charges		5.00	34,947.49 Bank Charges
	29-Jun-22	Bank Charges		5.00	34,942.49 Bank Charges
	19-Jun-22	chq 100235	526.35		34,416.14 M Baggott - Octopus
	29-Jul-22	Bank Charges		5.00	34,411.14 Bank Charges
	29-Aug-22	Bank Charges		5.40	34,405.74 Bank Charges
	29-Sep-22	Bank Charges		5.00	34,400.74 Bank Charges
	2-Oct-22	chq 100236	275.42		34,125.32 Gareth Hob
	29-Oct-22	Bank Charges		5.40	34,119.92 Bank Charges
	29-Nov-22	Bank Charges		5.00	34,114.92 Bank Charges
	7-Dec-22	chq 100237		15,000.00	19,114.92 PCC - curate's expenses
		BGC	23,594.00		42,708.92 PCC - o/s rent Newton Road
	29-Dec-22	Bank Charges		5.00	42,703.92 Bank Charges
					42,703.92
					42,703.92
			23,594.00	16,260.54	42,703.92 61.20

Following Year					
	31-Jan-23	chq 100238		35000.00	7,703.92 tfr COIF deposit /ac
	29-Jan-23	bank charges		5.40	7,698.52
	7-Feb-23	bgc	1895.00		9,593.52 jan rent - knowle pcc
	9-Feb-23	bgc	1895.00		11,488.52 feb rent - knowle pcc
	14-Feb-23	chq 100239		25.00	11,463.52 H Allen - rfd flowers for Kathy leaving present
	28-Feb-23	bank charges		5.40	11,458.12
	8-Mar-23	chq 100240		454.99	11,003.13 Broker Network - insurance renewal
	8-Mar-23	chq 100241		175.00	10,828.13 Broker Network - fee for desktop insurance valuation
	9-Mar-23	bgc	1895.00		12,723.13 mar rent - knowle pcc
	29-Mar-23	bank charges		5.00	12,718.13
	11-Apr-23	bgc	1895.00		14,613.13 march rent - knowle pcc
	23-Apr-23	chq 100242		172.00	14,441.13 Broker Network - addl insurance premium following revaluation
	29-Apr-23	bank charges		5.80	14,435.33 per bank 14435.33 8-May
	9-May-23	bgc	1895.00		16,330.33 apr rent
	19-May-23	chq 100243		147.50	16,182.83 rfd Steve Johnson - repair broken loft hatch
	29-May-23	bank charges		5.40	16,177.43
	9-Jun-23	bgc	1895.00		18,072.43
	29-Jun-23	bank charges		5.40	18,067.03
	10-Jul-23	bgc	1895.00		19,962.03 rent
	25-Jul-23	bgc	4.89		19,957.14 insurance adjustment
	29-Jul-23	bank charges		5.00	19,952.14
	9-Aug-23	bgc	1895.00		21,856.92 rent
	29-Aug-24	bank charges		5.00	21,851.92
	11-Sep-23	bgc	1895.00		23,746.92 rent
	29-Sep-23	bank charges		5.00	23,741.92
	9-Oct-23	bgc	1895.00		25,636.92 rent
	29-Oct-24	bank charges		5.00	25,631.92
	7-Nov-23	bgc	23344.66		48,976.58 tfr Sc Widows - close account
	9-Nov-23	bgc	1895.00		50,871.58 rent
	17-Nov-23	chq 100245		35400.00	15,471.58 KPC PCC - curate's costs £15,000, con'n to children's work £20,400
	29-Nov-23	bank charges		5.00	15,466.58
	9-Dec-23	bgc	1895.00		17,361.58 rent
	29-Dec-23	bank charges		5.40	17,356.18
			42,703.92	46,089.55	71,437.29 17,356.18 17356.18 -
		Rent		22,740.00	
		insurance	4.89	801.99	
		repairs		147.50	
		bank charges		62.80	
		Donations		35,425.00	
		tfr CCLA		35,000.00	
		tfr sc widows	23,344.66		
			46,089.55	71,437.29	

Date	Description	Debit	Credit	Balance Allocation
	1-Jan b/f			17,356.18
	29-Jan bank charges	5.00		17,351.18
	8-Jan-24 bgc		1,895.00	19,246.18
	9-Feb bgc		1,895.00	21,141.18
				21,141.18
	29-Feb bank charges	5.00		21,136.18
	chq 100240			21,136.18
	chq 100241			21,136.18
	11-Mar bgc		1,895.00	23,031.18
	bank charges			23,031.18
	18-Mar bgc		10,000.00	33,031.18 tfr CCLA
	18-Mar chq 100246	700.97		32,330.21 insurance
	29-Mar bank charges	5.00		32,325.21
	9-Apr bgc		1,895.00	34,220.21
	29-Apr chq 100247	30,000.00		4,220.21 PCC re architect's fees
	29-Apr bank charges	5.40		4,214.81
	9-May bgc		1,895.00	6,109.81
	29-May bank charges	5.40		6,104.41
	10-Jun bgc		1,895.00	7,999.41
	29-Jun bank charges	5.00		7,994.41
	3-Jul chq 100248	1,500.00		6,494.41 fence repair Newton Rd
	9-Jul bgc		1,895.00	8,389.41
	29-Jul bank charges	5.40		8,384.01
	9-Aug bgc		1,895.00	10,279.01
	29-Aug bank charges	5.00		10,274.01
	9-Sep bgc		1,895.00	12,169.01
	12-Sep chq 100249	69.60		12,099.41 boiler service Newton Rd.
	29-Sep bank charges	5.00		12,094.41
	9-Oct bgc		1,895.00	13,989.41
	29-Oct bank charges	5.40		13,984.01
	11-Nov bgc		1,895.00	15,879.01
	29-Nov bank charges	5.00		15,874.01
	11-Dec bgc		1,895.00	17,769.01
	11-Dec tfr CCLA		6,000.00	23,769.01
	17-Dec chq 100250	20,700.00		3,069.01 donation PCC - curate & children's work
	29-Dec bank charges	5.00		3,064.01
		53,032.17	38,740.00	
	rent		22,740.00	
	charges	61.60		

From RightMove
Knowle
Sold in 2018/2019 year

Address	Date	Value	Bedrooms
116, Tilehouse Green Lane, Knowle, Solihull, West Midlands B93 9ER	10 May 2019	341,500	2 bedrooms
19, Fletcher Grove, Knowle, Solihull, West Midlands B93 0PG	07 Sep 2018	329,950	2 bedrooms
36, Willowbank Road, Knowle, Solihull, West Midlands B93 9QX	25 Oct 2018	405,000	2 bedrooms
1188, Warwick Road, Knowle, Solihull, West Midlands B93 9LL	12 Feb 2019	1,018,000	3 bedrooms
126, Purnells Way, Knowle, Solihull, West Midlands B93 9ED	04 Jun 2019	420,000	3 bedrooms
14, Copt Heath Drive, Knowle, Solihull, West Midlands B93 9PA	25 Apr 2019	430,000	3 bedrooms
1424, Warwick Road, Knowle, Solihull, West Midlands B93 9LG	11 Jan 2019	630,000	3 bedrooms
1469, Warwick Road, Knowle, Solihull, West Midlands B93 9LU	04 Oct 2018	600,000	3 bedrooms
162, Starbold Crescent, Knowle, Solihull, West Midlands B93 9LB	05 Oct 2018	474,950	3 bedrooms
19, Bridge Meadow Drive, Knowle, Solihull, West Midlands B93 9QG	31 May 2019	435,000	3 bedrooms
25, Queen Eleanors Drive, Knowle, Solihull, West Midlands B93 9LY	19 Oct 2018	717,500	3 bedrooms
27, Langfield Road, Knowle, Solihull, West Midlands B93 9PN	08 Apr 2019	549,950	3 bedrooms
31, Wychwood Avenue, Knowle, Solihull, West Midlands B93 9DF	12 Dec 2018	580,000	3 bedrooms
42, Copt Heath Drive, Knowle, Solihull, West Midlands B93 9PA	28 Feb 2019	405,000	3 bedrooms
6, Hertford Way, Knowle, Solihull, West Midlands B93 0PD	23 Nov 2018	390,000	3 bedrooms
63, Woodrow Crescent, Knowle, Solihull, West Midlands B93 9EQ	07 Sep 2018	470,000	3 bedrooms
9, Moorfield Avenue, Knowle, Solihull, West Midlands B93 9RE	01 Feb 2019	419,500	3 bedrooms
95, Hampton Road, Knowle, Solihull, West Midlands B93 0NU	14 Sep 2018	502,000	3 bedrooms
1, Bridge Meadow Drive, Knowle, Solihull, West Midlands B93 9QG	29 Apr 2019	530,000	4 bedrooms
102, Ullenhall Road, Knowle, Solihull, West Midlands B93 9JH	24 Oct 2018	485,000	4 bedrooms
106, Kenilworth Road, Knowle, Solihull, West Midlands B93 0JD	19 Sep 2018	940,000	4 bedrooms
108, Browns Lane, Knowle, Solihull, West Midlands B93 9BD	08 Feb 2019	550,000	4 bedrooms
12, Alveston Grove, Knowle, Solihull, West Midlands B93 9NX	02 Nov 2018	515,000	4 bedrooms
12, Starbold Crescent, Knowle, Solihull, West Midlands B93 9JX	05 Apr 2019	567,500	4 bedrooms
134, Starbold Crescent, Knowle, Solihull, West Midlands B93 9LB	16 Nov 2018	456,000	4 bedrooms
14, Lightwood Close, Knowle, Solihull, West Midlands B93 9LS	31 Oct 2018	560,000	4 bedrooms
142, Starbold Crescent, Knowle, Solihull, West Midlands B93 9LB	30 Nov 2018	525,000	4 bedrooms
163, Longdon Road, Knowle, Solihull, West Midlands B93 9HY	01 Mar 2019	615,000	4 bedrooms
17, Gilberry Close, Knowle, Solihull, West Midlands B93 9JZ	06 Sep 2018	480,000	4 bedrooms
2, Crabmill Close, Knowle, Solihull, West Midlands B93 0NW	31 Oct 2018	600,000	4 bedrooms
30, Woodrow Crescent, Knowle, Solihull, West Midlands B93 9EF	18 Sep 2018	490,000	4 bedrooms
31, Langfield Road, Knowle, Solihull, West Midlands B93 9PN	07 Sep 2018	505,000	4 bedrooms
32, Moorfield Avenue, Knowle, Solihull, West Midlands B93 9RA	05 Apr 2019	520,000	4 bedrooms
35, Newton Road, Knowle, Solihull, West Midlands B93 9HL	24 Aug 2018	685,000	4 bedrooms
40, Barcheston Road, Knowle, Solihull, West Midlands B93 9JU	25 Oct 2018	545,000	4 bedrooms
51, Alveston Grove, Knowle, Solihull, West Midlands B93 9NX	08 Feb 2019	575,000	4 bedrooms
51, Newton Road, Knowle, Solihull, West Midlands B93 9HN	18 Dec 2018	647,500	4 bedrooms
53, Chantry Heath Crescent, Knowle, Solihull, West Midlands B93 9NJ	07 Dec 2018	462,500	4 bedrooms
6, Rickard Close, Knowle, Solihull, West Midlands B93 9RD	31 May 2019	520,000	4 bedrooms
6, Shortland Close, Knowle, Solihull, West Midlands B93 9PG	30 Jan 2019	586,000	4 bedrooms
6, Stockton Close, Knowle, Solihull, West Midlands B93 0PF	16 Apr 2019	730,000	4 bedrooms
7, Landor Road, Knowle, Solihull, West Midlands B93 9HZ	02 Apr 2019	596,000	4 bedrooms
7, Willowbank Road, Knowle, Solihull, West Midlands B93 9QH	11 Oct 2018	570,000	4 bedrooms
72, Widney Road, Bentley Heath, Solihull, West Midlands B93 9AW	01 Mar 2019	815,000	4 bedrooms
73, Purnells Way, Knowle, Solihull, West Midlands B93 9JP	26 Apr 2019	520,000	4 bedrooms
8, Bridge Meadow Drive, Knowle, Solihull, West Midlands B93 9QG	17 Dec 2018	500,000	4 bedrooms
80, Chantry Heath Crescent, Knowle, Solihull, West Midlands B93 9NJ	18 Apr 2019	540,000	4 bedrooms
82, Woodrow Crescent, Knowle, Solihull, West Midlands B93 9EQ	01 May 2019	477,500	4 bedrooms
9, Barcheston Road, Knowle, Solihull, West Midlands B93 9JR	20 Sep 2018	655,000	4 bedrooms
9, Montsford Close, Knowle, Solihull, West Midlands B93 9QT	18 Dec 2018	565,000	4 bedrooms
1, Golden End Drive, Knowle, Solihull, West Midlands B93 0JP	05 Apr 2019	775,000	5 bedrooms
14, Starbold Crescent, Knowle, Solihull, West Midlands B93 9JX	01 Feb 2019	617,000	5 bedrooms
146, Tilehouse Green Lane, Knowle, Solihull, West Midlands B93 9ER	05 Oct 2018	675,000	5 bedrooms
17, Jacobean Lane, Knowle, Solihull, West Midlands B93 9LP	29 May 2019	1,135,000	5 bedrooms
84a, Widney Road, Bentley Heath, Solihull, West Midlands B93 9BN	08 Feb 2019	750,500	5 bedrooms
26, Langfield Road, Knowle, Solihull, West Midlands B93 9PN	18 Sep 2018	690,000	6 bedrooms
42, Widney Road, Knowle, Solihull, West Midlands B93 9DY	30 Jan 2019	1,225,000	6 bedrooms
Average 4 Bedroom		572,750	
Average Newton Road		666,250	



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name

Charities for Ecclesiastical and Other Purposes

On accounts for the year ended

31st December 2024

Charity no (if any)

238492

Set out on pages

(remember to include the page numbers of additional sheets)

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024.

As the charity trustees of the Trust, 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 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:

- accounting records were not kept in accordance with section 130 of the 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:

Date:

Name:

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

Address:

October 2018

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

CHARITIES FOR ECCLESIASTICAL AND OTHER PURPOSES

England & Wales - Charity number 238492

Accounts

Charities for Ecclesiastical and Other Purposes

Also known as The Pickering Fields Trust

Registered Charity Number: 238492

Annual Report of the Trustees for the financial year 1st January 2023 to 31st December 2023

Trustees

Roderick Street
Elizabeth Welton
Rev'd Geoff Lanham

Principal Address

1717 High Street
Knowle
Solihull
West Midlands
B93 0LN

Solicitors

Fentimans
1623 Warwick Road
Knowle
Solihull
West Midlands
B93 9LF

Banks

HSBC Bank plc
Solihull

CCLA
Senator House
One Angel Lane
London
EC4R 3AB

Structure, Governance and Management

The charity comprises the following constituents:

- The Pickering Charity established by trust deed dated 18th October 1933 and originally registered with the Charity Commissioners on 14th July 1938.
- The Trentham Charity established by trust deed dated 22nd June 1956.

The charity is constituted as an unincorporated association.

The trustees are the vicar and churchwardens of the parish of St John the Baptist, St Laurence and St Anne, Knowle, who are trustees ex officio.

The Bishop of Birmingham possesses the power of appointment of the vicar of Knowle.

The two churchwardens have been elected as provided by the Churchwardens Measure 2001.

Objectives and Activities

Objectives

The objects of the charity are:

- Site for extension of churchyard (both constituents).
- Site for gardens or convenience (Pickering Charity constituent).
- For any ecclesiastical purpose (both constituents).
- For any charitable work or purpose which the vicar and churchwardens think proper (both constituents).

The area of benefit is prescribed by the governing document for each constituent and is defined as the parish of Knowle.

Activities

The principal activity and achievement of the charity is the provision of a house (49 Newton Road, Knowle) for the clergy of the parish of Knowle. The house was rented to Knowle PCC and was occupied by the Associate Minister throughout the year. From the rental income received, the charity insures the building and carries out repairs and improvements to the property.

Surplus funds and income are invested in collective investment media, which are available specifically for charities. Surplus funds are deposited in a common investment fund with CCLA rated Aaa by Moodys Investors Services, The Scottish Widows savings account was closed during the year with the monies being transferred to CCLA.

The trustees consider that the charity's main activities fall within the last two of its objects listed above.

Achievements and Performance

The trustees have continued to support the ministry of Knowle Parish Church by the management of 49 Newton Road.

The Trust made one donation in the year to the Knowle Parish Church PCC towards the cost of the Curate.

Financial Review

- The main investment of the charity is the dwelling house at 49 Newton Road, which forms an integral part of its charitable activity.
- There are no specific investment powers.

Plans for Future Periods

- Currently the charity is generating more income than is likely to be required for the obligations in respect of 49 Newton Road. The trustees are committed to increasing income reserves and the capital value of the charity and as a result the charity holds such unrestricted income reserves as the Trustees deem necessary to cover a number of anticipated medium term projects including:
 - fabric projects totalling up to £50,000;
 - Additional housing needs for future Knowle Parish Church clergy or staff £50,000; and
 - Major projects for charitable and ecclesiastical purposes including plans for the redesign of the interior of Knowle Parish Church.

Funds held as Custodian Trustee

No assets are held by the charity or trustees that fall within this category.

Related Parties

By virtue of their office of vicar or churchwarden, all the trustees are also ex officio members of Knowle PCC. As Knowle PCC has approximately 20 members, however, there is no common control although there is significant cooperation as described above.

Trustees declare their interests at meetings of Knowle PCC when matters concerning the charity are referred to. Wherever possible, officers of Knowle PCC who are not trustees of the charity execute documents on behalf of Knowle PCC where these also concern the charity.

By virtue of their office of vicar or churchwarden, all the trustees are also ex officio trustees of Knowle Church Clock Trust (registered charity 514954). There are no transactions between Knowle Church Clock Trust and the charity.

The Trustees have approved the Trustees' report above.

Signed on behalf of the Trustees

Steven Wynde
Administrator



Section A Independent Examiner's Report

Report to the trustees Charity Name
Charities for Ecclesiastical & Other Purposes

On accounts for the year ended 31st December 2023 **Charity no** 514954

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2023.

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; 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: **Date:**

Name:

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

Address: