

**THE ALL SAINTS DERBY GENERAL CHARITY  
TRUSTEES' REPORT  
YEAR TO 31ST DECEMBER 2024**

1. The Trustees of the All Saints Derby General Charity are governed by the Charities Acts and a Scheme of the Charity Commissioners dated 17th March 2009, which superseded a previous Scheme of the Charity Commissioners dated the 22nd December 1890.

2. **TRUSTEES**

The body of Trustees consists of up to 9 competent persons namely the Dean of Derby and the churchwardens for the time being of the parish of All Saints (ex-officio Trustees), 3 nominated trustees appointed by the Vestry of the Parish of All Saints Derby for a term of 4 years, and up to 3 co-opted Trustees appointed by the Trustees.

Ex-officio Trustees: Dean of Derby; Very Revd Dr Peter Robinson.

Churchwardens; Karen Hair and Monica Hewitt.

Representative Trustees: Val Grahl, David MacAlister and Revd Maureen Priddin. The 3-year term of office of these trustees expires at the Parish AGM in April 2025.

Co-opted Trustee: Canon Mark Titterton.

Clerk to the Trustees: Peter Holdridge.

3. **THE YEAR'S ACTIVITIES**

The principal asset of the charity is 1 Queen Street, Derby. The refurbishment of the property had been completed in 2023, leaving it in a very good state of repair and ready to let. 2024 was to prove a frustrating year. The agent appointed by the charity sought to let the property. A tenant was found and a lease drafted, only for this tenant to back out on the point of signing the lease. However, a new tenant was found and a lease has been signed, which began on 6 January 2025.

In the absence of a tenant throughout the year, the charity has been obliged to pay for the insurance and utility costs of the property without being able to recover these.

In light of the expenditure incurred during the year and the absence of rental income, the trustees did not feel able to respond to any request for grants in 2024. Now that a new lease has been signed, the expectation is that grants will be paid in this year.

On 6 December, the Trust received a legacy from the estate of Richard Lees of £128,796.23. This is an interim distribution and it is expected that a modest further amount will follow when the estate is finally settled. Mr Lees was known to some of the trustees and he is remembered with fondness and with great gratitude for this bequest.

4. **DISTRIBUTION OF INCOME**

The Trust has always worked on the basis that income is applied for charitable purposes. In 2024 income was used to maintain the principal asset of the charity, in anticipation of this generating rental income in 2025. The legacy was received too late in the year to be available for distribution.

Dated: 7 January 2025

Signed on behalf of the Trustees.

# ALL SAINTS DERBY GENERAL CHARITY

## Statement of Financial Activities Year Ended 31st December 2024

Income & Expenditure Note	Unrestricted Funds	Restricted Funds	Endowment Funds	Total	2023
<b><u>Income</u></b>					
COIF Income Shares	1,705.20	-	-	1,705.20	3,312.54
COIF Deposit Fund	246.13	-	-	246.13	211.19
Legacy	128,796.23	-	-	128,796.23	-
1 Queen Street / 1A College Place	<u>0.00</u>	<u>-</u>	<u>-</u>	<u>0.00</u>	<u>4,300.00</u>
Total Income	<u>130,747.56</u>	<u>-</u>	<u>-</u>	<u>130,747.56</u>	<u>7,823.73</u>
<b><u>Expenditure</u></b>					
Direct charitable expenditure:					
Relief of persons in need, hardship or distress	-	-	-	-	-
Relief of persons who are sick, disabled or infirm	-	-	-	-	-
Promotion of Education	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b><u>Management and Administration of the Charity</u></b>					
Clerk's fees	431.90	-	-	431.90	587.35
Expenses connected to the lease	7,756.00	-	-	7,756.00	-
Legal fees	-	-	-	-	4,156.68
Property costs	2,552.71	-	-	2,552.71	74,745.05
Insurance	<u>1,354.57</u>	<u>-</u>	<u>-</u>	<u>1,354.57</u>	<u>1,673.05</u>
	<u>12,095.18</u>	<u>-</u>	<u>-</u>	<u>12,095.18</u>	<u>81,162.13</u>
Total Expenditure	<u>12,095.18</u>	<u>-</u>	<u>-</u>	<u>12,095.18</u>	<u>81,162.13</u>
Net income / (expenditure) for the year	118,652.38	-	-	118,652.38	(73,338.40)
Gains / (losses) on investment assets:					
Unrealised	<u>-</u>	<u>-</u>	<u>1,353.85</u>	<u>1,353.85</u>	<u>(7,541.62)</u>
	118,652.38	-	1,353.85	120,006.23	(65,796.78)
Fund balances brought forward					
At 1st January 2024	(21,220.80)	-	302,289.16	281,068.36	346,865.14
Transfers within funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>97,431.58</u>	<u>-</u>	<u>303,643.01</u>	<u>401,074.59</u>	<u>281,068.36</u>

**ALL SAINTS DERBY GENERAL CHARITY**  
**BALANCE SHEET**  
**AT 31ST DECEMBER 2024**

	Notes	2024	2023
Fixed Assets	5	<u>262,035.35</u>	<u>260,681.50</u>
Current Assets:			
Cash at Bank & on deposit	137,996.57	20,460.91	
Debtors	<u>1,474.57</u>	<u>118.70</u>	
		139,471.14	20,579.61
Current Liabilities			
Creditors: VAT	-	-	
Other Creditors	431.90	192.75	
Provision for Grants	<u>-</u>	<u>-</u>	
		<u>431.90</u>	<u>192.75</u>
Net Current Assets		<u>139,039.24</u>	<u>20,386.86</u>
Net Assets		<u>401,074.59</u>	<u>281,068.36</u>
Represented by:			
Endowment Funds		303,643.01	302,289.16
Unrestricted Funds		97,431.58	(21,220.80)
Restricted Funds		<u>-</u>	<u>-</u>
		<u>401,074.59</u>	<u>281,068.36</u>

**NOTES RELATING TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31ST DECEMBER 2024**

1. Accounting policies

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the accounts.

**Basis of accounting**

The accounts have been prepared under the historical cost convention, as modified by the revaluation of investments, and are in accordance with applicable accounting standards, and the Charities Accounting Statement of Recommended Practice (SORP 2005).

**Investment of income**

Investment income is accounted for in the period in which the Charity is entitled to receipt.

**Income and Expenditure from property**

Rents and recurring expenditure are accounted for on a daily accruals basis.

**Expenditure**

All other expenditure is accounted for gross and when incurred.

## Investments

All investments are stated at market value at the year-end. The freehold property is valued at acquisition cost and cost of refurbishment following acquisition.

The Trustees do not consider that it would be useful to incur the cost of re-valuing the property. Any gain or loss is taken to the Statement of Financial Activities and is allocated between the unrestricted and endowment funds in proportion to the value of these funds.

### 2. Insurance

Under the terms of the Lease the cost of insurance of the property is reimbursable by the Tenant.

### 3. Restricted funds

The Funds which belonged to the Charities of Francis Goodwin and an Unknown Donor, and administered by the Trustees pursuant to a Charity Commissioners Scheme made on 5th November 1954 were until 17th March 2009 restricted to the purposes declared by that Scheme. Following the Scheme of 17th March 2009 taking effect the previously Restricted Funds have been transferred to unrestricted and Endowment Funds as appropriate.

### 4. The Funds of the Charities merged into the Charity with effect from 17th March 2009 were as follows:

	Unrestricted	Endowment	Total
Dorothy Cundy's Charity	6,142.92	10,061.57	16,204.49
George Linacre's Charity	8,884.24	6,606.15	15,490.39
Isobel Moore & Samuel Ward's Charities	59,881.83	19,277.64	79,159.47
St Michael's Charities	<u>765.28</u>	<u>-</u>	<u>765.28</u>
	<u>£75,674.27</u>	<u>£35,945.36</u>	<u>£111,619.63</u>

### 5. Fixed assets

Fixed assets held for investment purposes consist of:

	2024	2023
3,086.88 COIF Income Shares	62,612.98	61,259.13
1 Queen Street/1A College Place, Derby (freehold)	<u>199,422.37</u>	<u>199,422.37</u>
	<u>£262,035.35</u>	<u>£260,681.50</u>

### 6. Summary of net assets by Fund

	Unrestricted Funds	Endowment Funds	Total
Fixed Assets	-	262,035.35	262,035.35
Net Current Assets	<u>97,431.58</u>	<u>41,607.66</u>	<u>139,039.24</u>
	<u>97,431.58</u>	<u>303,643.01</u>	<u>401,074.59</u>

### 7. Trustee's expenses, etc.

No Trustee of the Charity nor any person connected with them has received or is due to receive any remuneration or expense payment for the year.

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE ALL SAINTS DERBY GENERAL CHARITIES**

**Year Ended 31st December 2024**

I report on the accounts of the Trust for the year ended 31st December 2024 and which are set out on pages 2 to 4.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

Examine the accounts under section 145 of the Charities Act.

To follow the procedures laid down in the general directions given by the Charity Commission (under section 145(5) (b) of the Charities Act), and

To state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act;
  - to prepare accounts which accord with the accounting records and comply with the account requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:



Name:

STEPHEN LAMONT

Dated:

2025

Address:

13 Oct

Independent Examiner