

**BAINTON POOR'S ESTATE**

Registered No: 256238

**ANNUAL REPORT  
and  
STATEMENT OF ACCOUNTS**  
for the year ended 30<sup>th</sup> September 2021

Chattertons Solicitors  
9 Broad Street  
Stamford  
Lincolnshire  
PE9 1PY

REF:PR.SM

**BAINTON POOR'S ESTATE**  
Annual Report  
for the year ended 30<sup>th</sup> September 2021

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The Charity known as the POOR'S ESTATE in the Parish of Bainton in the County of Northampton is regulated by a Scheme of the Charity Commissioners of the 10<sup>th</sup> January 1911 and a Conveyance dated the 29<sup>th</sup> November 1923. The principal address is c/o 9 Broad Street Stamford Lincolnshire PE9 1PY and is registered with the Charity Commission No 256238.

The Charity Trustees during the period were:

Nigel Clough Chairman  
Antony Gowers  
Ian Abbott Donnelly

John Wreford  
Joanna Lucy Durrands  
Anne Elizabeth Mance

The objects of the Charity are:-

"The maintaining and repairing of the Reading Room ... the general benefit of the poor of the Parish of Bainton".


The Trustees shall be made up of three Representative Trustees appointed by the Bainton Parish Council and three Co-operative Trustees appointed by the existing Trustees. When new Trustees are appointed they are given an overview of the Charity and an outline of both its operational and financial activities. New Trustees are selected in order to gain benefit from their skills and experience, to complement the existing Trustees and to provide succession.

The Trustees can report that the management of the Charity was in their opinion completed on a satisfactory basis during the year. The Trustees having considered the guidelines issued by the Charity Commission on public benefit are of the opinion that the criteria are being met within the objections and activities of the Charity.

Review of the year:-

The Reading Room has been closed for renovation and refurbishment during the year – an official opening took place on 2<sup>nd</sup> October 2021. Individual grants for the renovation of £17,925 and grants from ACRE of £17,546 and from Grantscapes of £50,000 were received. In addition, grants of £19,190.93 were received from Peterborough City Council under the Covid recovery schemes.

The financial position of the Charity at 30<sup>th</sup> September 2021 is considered satisfactory and more than adequate to meet the objectives of the Charity.

  
.....  
Chairman on behalf of the Trustees

05-04-2022  
.....  
Date

# BAINTON POOR'S ESTATE

## INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30 SEPTEMBER 2021

### RECEIPTS

	£	£
Rent – Holwell/Martin/Hirst	3,442.00	3,442.00
COIF Dividend	533.00	522.53
EMEB Wayleave	58.23	58.23
Peterborough Council Grant	19,190.93	10,000.00
Grantscape – grant	50,000.00	0.00
ACRE – grant	17,546.00	0.00
Individual donations	17,925.00	0.00

### PAYMENTS

	£	£
Allied Westminster Insurance	1,351.02	544.98
Christmas Doles	100.00	100.00
Clerk's Salary	1,920.00	480.00
Anglian Water – Rates	191.88	151.59
Philip Hurst – wine gift	215.00	0.00
Welland Deeping IDB – drainage rates	15.95	15.63
Jeeves Catering - deposit	200.00	0.00
Messrs Richardsons – Agents fees	413.04	413.04
Re: insurance	90.00	0.00
CBA Asbestos survey	0.00	438.00
Orchard Building Co.	86,693.64	0.00
F.A.M. Building Contractor	0.00	168.00
Aegon Smith Ltd – grant	5,700.00	0.00
Eddisons – Reading room Refurbishment	4,200.00	3,000.00
Bainton Reading Room	4,000.00	0.00

**108,695.16      14,022.76**

**105,090.53      5,311.24**

Total receipts	108,695.16	14,022.76
Total payments	<u>(105,090.53)</u>	<u>(5,311.24)</u>
Net receipts	3,604.63	8,711.52
Bank balance b/f	<u>20,018.15</u>	<u>11,306.63</u>
Bank balance c/f	<u>23,622.78</u>	<u>20,018.15</u>

**BAINTON POOR'S ESTATE**  
Statement of Assets – 30 September 2021

1.	Land at Bainton (20.70 acres) let to Messrs Holwell & Son at £2,400 per annum rent (£115.94 per acre) and (6.62 acres) let to Messrs A F & F W Martin at £662 per annum rent (£100.00 per acre)	
2.	Allotment land (3.00 acres) let to P Hirst at £380 per annum rent (£126.66 per acre)	
3.	Bainton Reading Room – Buildings Insurance cover	£343,123.00
4.	– Contents Insurance cover	£5,106.00
5.	457.98 COIF Income Shares – value	£8,899.93
6.	559.98 COIF Income Shares – value	£10,882.09
7.	Bank balances:-	
	Barclays Bank plc	£23,622.78
8.	Liabilities:-	
	Retention with Orchard Building Contractors Ltd	£4,562.82

**Independent Examiner's Report  
To the Trustees of Bainton Poor's Estate**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 30 September 2021 which are set out on pages 2 to 3.

**Responsibilities and basis of report**

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

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

**Independent examiner's statement**

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

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

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



K M Hilliard ACA FCCA CTA  
Stephenson Smart & Co  
36 Tyndall Court  
Commerce Road  
Lynchwood  
Peterborough  
PE2 6LR

Date: 21 April 2022