

CHURCH LANDS AND JOHN JOHNSON'S ESTATE CHARITIES

England & Wales · Charity number 272566

Details

Status Registered

Legal form Other

Registered 1977-01-06

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

Contact

Address VALE & WEST
26 Queen Victoria Street
Reading
RG1 1TG

Phone 01189573238

Email mail@valewest.com

Activities

Objects: THE ESTATE TRUSTEES SHALL DIVIDE THE INCOME OF THE CHURCH LANDS CHARITY INTO THREE EQUAL PARTS AND THE INCOME OF JOHN JOHNSON'S CHARITY INTO TWO PARTS. (A) TWO PARTS OF THE INCOME OF THE CHURCH LANDS CHARITY AND ONE PART OF THE INCOME OF JOHN JOHNSON'S CHARITY SHALL BE PAID TO THE ST LAURENCE ECCLESIASTICAL CHARITIES FOR ECCLESIASTICAL PURPOSES. (B) THE REMAINING PARTS OF THE INCOME OF BOTH CHARITIES SHALL BE PAID TO THE ST LAURENCE CHARITIES FOR THE POOR FOR THE BENEFIT OF THE POOR.

Activities: Income consists of Investment Income and Property Income which is distributed to the St. Laurence Ecclesiastical Charities and St. Laurence Relief in Need Trust.

Classification

- **How:** Acts As An Umbrella Or Resource Body
- **What:** General Charitable Purposes
- **Who:** The General Public/mankind

Geography

- Reading

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£174,787	£174,787	-	-
2023-12-31	£174,905	£174,905	-	-
2022-12-31	£161,529	£161,529	-	-
2021-12-31	£149,385	£149,385	-	-
2020-12-31	£145,583	£174,573	-	-

Trustees

Name	Role	Appointed
Christopher Richard Jones	Chair	2019-11-19
Lee Richard Smith		2021-07-04
MRS Ruth Elizabeth Pearce		2017-04-23
Nicholas Charles Burrows		2012-06-21
PATRICIA THOMAS		2015-01-01
ROSEMARY PHYLLIS WILLIAMS		

CHURCH LANDS AND JOHN JOHNSON'S ESTATE CHARITIES

England & Wales - Charity number 272566

Accounts

REGISTERED CHARITY NUMBER: 272566

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024
FOR
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 16

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objective of the charity is to maintain endowment funds to generate income for distribution to related charitable organisations of St. Laurence Ecclesiastical Charities and St. Laurence Relief In Need Trust. Income is distributed on a non-discretionary basis in accordance with the deed of trust.

The trustees have referred to guidance set out by the Charity Commissioner's and are satisfied that the charitable objectives of the charity and its related charities satisfy criteria for public benefit.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year the charity made distributions to related charitable organisations in accordance with its constitution, as follows:

	2024	2023
	£	£
St. Laurence Ecclesiastical Charities	71,064	77,180
St. Laurence Relief In Need Trust	60,525	63,485
	<u>131,589</u>	<u>140,665</u>

Investment performance

The endowment fund fixed assets comprise freehold investment properties and listed investments. The investment properties were fully let during the year at market rental values. The return on listed investments was in line with expectation for the investment strategy and risk profile of the charity.

FINANCIAL REVIEW

Investment policy and objectives

There are no restrictions on the trustees' power to invest the assets of the charity. Listed investments are low risk and held mainly in managed investment funds with a bias towards providing income. The investment properties are subject to full tenant repairing leases and held on a long term basis for rental yield.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

FINANCIAL REVIEW

Principal funding sources and reserves policy

The principal funding sources are non-distributable endowment funds held to secure the long term funding of the charitable objectives. All investment income less management and capital repair costs are distributed to related charities on an annual basis.

Capital repair costs to freehold property incurred for the purpose of securing good market rental value may be recovered from the general reserve over the duration of the relevant leasehold tenancy agreement. This policy preserves the investment pool for the long term legacy and benefit of the combined charities.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document and trusteeship

The Church Lands and John Johnson's Estate Charities is an unincorporated charity and controlled by its governing document, a deed of trust dated 1 January 1942.

The charity is under common trusteeship with two related charitable organisations of St. Laurence Ecclesiastical Charities (charity no. 203336) and St. Laurence Relief in Need Trust (charity no. 205043).

Recruitment, appointment and induction of new trustees

Trustees are carefully selected for their knowledge and experience of charitable organisations. New trustees are elected at the Annual General Meeting. Newly appointed trustees are inducted to the work of the charity by the chairman and provided with all information required to fulfil their role as trustees in accordance with the deed of trust and the Charities Act 2011. A trustee may retire voluntarily.

Organisational structure

The Chairman, Rev C R Jones, has overall responsibility for the charity and is assisted in this role by the Clerk. The Treasurer is responsible for the financial management of the charity. The charity engages a firm of chartered surveyors to manage property investments, stockbrokers to manage listed investments and lawyers to advise on legal matters.

Trustee meetings

Trustee meetings are held twice a year, one of which is the Annual General Meeting.

Risk management

The trustees acknowledge their responsibility to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

272566

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

Principal address

Victoria House
26 Queen Victoria Street
Reading
Berkshire
RG1 1TG

Trustees

Mrs P Thomas
Mrs R P Williams
Mr N C Burrows
Mrs R E Pearse
Rev C R Jones (Chairman)
Mr L R Smith

Independent Examiner

Graeme Hobbs FCCA
Hobbs Granger Roitt LLP
11 Eastheath Avenue
Wokingham
Berkshire
RG41 2PP

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

REFERENCE AND ADMINISTRATIVE DETAILS

Chairman

Rev C R Jones

Treasurer

J Pyke FCA

Clerk

W Sanders

Bankers

The Royal Bank of Scotland plc
Liverpool CSC
Stephenson Way
Wavertree
Liverpool
L13 1HE

Investment Managers

Redmayne-Bentley LLP
Market Place House
43 Market Place
Henley-on-Thames
RG9 2AA

Solicitors

Blandy & Blandy
1 Friar Street
Reading
Berkshire
RG1 1DA

Chartered Surveyors

Simmons & Sons
12 Wote Street
Basingstoke
Hampshire
RG21 7NW

30/10/2025

Approved by order of the board of trustees on and signed on its behalf by:



.....
Rev C R Jones - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

Independent examiner's report to the trustees of Church Lands and John Johnson's Estate Charities

I report to the charity trustees on my examination of the accounts of Church Lands and John Johnson's Estate Charities (the Trust) for the year ended 31 December 2024.

Responsibilities and basis of report

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 Act and in carrying out my examination I have followed all 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 Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Graeme Hobbs
Graeme Hobbs (Oct 30, 2025 09:35:14 GMT)

Graeme Hobbs FCCA

Hobbs Granger Roitt LLP
11 Eastheath Avenue
Wokingham
Berkshire
RG41 2PP

Date: 30/10/2025
Date:

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Notes	Unrestricted fund £	Endowment fund £	31.12.24 Total funds £	31.12.23 Total funds £
INCOME AND ENDOWMENTS FROM					
Investment income	3	-	174,787	174,787	174,905
EXPENDITURE ON					
Raising funds	4	-	35,695	35,695	26,715
Charitable activities	5				
Relief in Need		-	63,976	63,976	66,881
Ecclesiastical		-	75,116	75,116	81,309
Total		-	174,787	174,787	174,905
Net gains on investments		-	34,291	34,291	19,174
NET INCOME		-	34,291	34,291	19,174
RECONCILIATION OF FUNDS					
Total funds brought forward		-	2,626,708	2,626,708	2,607,534
TOTAL FUNDS CARRIED FORWARD		-	2,660,999	2,660,999	2,626,708

The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**BALANCE SHEET
31 DECEMBER 2024**

	Notes	Unrestricted fund £	Endowment fund £	31.12.24 Total funds £	31.12.23 Total funds £
FIXED ASSETS					
Investments					
Investments	8	-	854,197	854,197	836,277
Investment property	9	-	1,810,002	1,810,002	1,810,002
		-	2,664,199	2,664,199	2,646,279
CURRENT ASSETS					
Debtors	10	-	25,904	25,904	16,740
Cash at bank		-	71,386	71,386	24,793
		-	97,290	97,290	41,533
CREDITORS					
Amounts falling due within one year	11		(100,490)	(100,490)	(61,104)
NET CURRENT ASSETS					
		-	(3,200)	(3,200)	(19,571)
TOTAL ASSETS LESS CURRENT LIABILITIES					
		-	2,660,999	2,660,999	2,626,708
NET ASSETS					
		-	2,660,999	2,660,999	2,626,708
FUNDS					
Endowment funds	12			2,660,999	2,626,708
TOTAL FUNDS					
				2,660,999	2,626,708

The financial statements were approved by the Board of Trustees and authorised for issue on
30/10/2025..... and were signed on its behalf by:



.....
 Rev C R Jones - Trustee

The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

1. STATUTORY INFORMATION

The Church Lands and John Johnson's Estate Charities is registered with The Charity Commission (registration number 272566). The principal address is Victoria House, 26 Queen Victoria Street, Reading, Berkshire. The charity operates in Reading, Berkshire.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Cost of generating funds comprises those costs directly attributable to managing the investment portfolio, raising investment income and collecting rental income. Charitable activities expenditure comprises the distribution to the two beneficiary charitable organisations. Support costs comprise management and administration costs for the running of the charity itself as an organisation. Governance costs include those in the governance of its assets and are primarily associated with constitutional and statutory requirements.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use in accordance with the charitable objective.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

2. ACCOUNTING POLICIES - continued

Fund accounting

Endowment funds represent those assets which must be held permanently by the charity, principally investments. Income arising on the endowment funds can only be used in accordance with the objects of the charity. Any capital gains or losses arising on the investments form part of the fund.

The costs of administering and managing the general and endowment funds are charged against the appropriate fund. Investment income and gains are allocated to the appropriate fund.

Going concern

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

3. INVESTMENT INCOME

	31.12.24	31.12.23
	£	£
Rents received	137,820	140,382
Investment income	35,195	33,259
Deposit account interest	1,272	1,264
Bank compensation	500	-
	174,787	174,905
	174,787	174,905

4. RAISING FUNDS

Investment management costs

	31.12.24	31.12.23
	£	£
Stockbroker service charges	100	75
Professional fees	1,906	8,206
Rent collection fees	8,417	10,023
Other property expenses	23,628	8,411
Bad debts	1,644	-
	35,695	26,715
	35,695	26,715

Other property costs include expenses associated with property repairs, general maintenance and insurance.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

5. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities £	Support costs (see note 6) £	Totals £
Relief in Need	60,525	3,451	63,976
Ecclesiastical	71,064	4,052	75,116
	<u>131,589</u>	<u>7,503</u>	<u>139,092</u>

6. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Relief in Need	1,394	2,057	3,451
Ecclesiastical	1,636	2,416	4,052
	<u>3,030</u>	<u>4,473</u>	<u>7,503</u>

Support costs, included in the above, are as follows:

	Relief in Need £	Ecclesiastical £	31.12.24 Total activities £	31.12.23 Total activities £
Bank charges	32	37	69	73
Clerk's salary and expenses	1,362	1,599	2,961	2,961
Treasurer's fees	1,245	1,461	2,706	2,706
Trustees and officers liability insurance	323	380	703	689
Reporting accountants fees	489	575	1,064	1,096
	<u>3,451</u>	<u>4,052</u>	<u>7,503</u>	<u>7,525</u>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

8. FIXED ASSET INVESTMENTS

	31.12.24	31.12.23
	£	£
Listed investments	849,325	815,034
Stockbroking cash accounts	4,872	21,242
	854,197	836,277
	854,197	836,277

	Listed investments £	
MARKET VALUE		
At 1 January 2024	815,034	
Additions	-	
Disposals	-	
Market movement	34,291	
	849,325	
At 31 December 2024	849,325	
NET BOOK VALUE		
At 31 December 2024	849,325	
At 31 December 2023	815,034	

	31.12.24	31.12.23
	£	£
The listed investments comprise:		
UK Fixed interest securities	142,765	145,320
UK Investment trust and unit trust funds	706,560	669,714
	849,325	815,034
	849,325	815,034

The historical cost of listed investments is £505,638 (2023 - £505,638).

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2024	
and 31 December 2024	1,810,002
NET BOOK VALUE	
At 31 December 2024	1,810,002
At 31 December 2023	1,810,002

Cost or valuation at 31 December 2024 is represented by:

	£
Valuation	1,539,625
Historic cost	270,377
	1,810,002

Investment property was last externally valued on an open market basis at 31 December 2020 by Dunster and Morton, Chartered Surveyors, and the trustees consider this to be an appropriate estimation of the market value as at the Balance Sheet date.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.24	31.12.23
	£	£
Other debtors	14,416	9,599
Prepayments and accrued income	11,488	7,141
	25,904	16,740

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.12.24	31.12.23
	£	£
Other creditors	100,490	61,104
	<u> </u>	<u> </u>

12. MOVEMENT IN FUNDS		Net movement	At
	At 1.1.24	in funds	31.12.24
	£	£	£
Endowment funds			
Endowment Funds	2,626,708	34,291	2,660,999
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	2,626,708	34,291	2,660,999
	<u> </u>	<u> </u>	<u> </u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	174,787	(174,787)	34,291	34,291
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	174,787	(174,787)	34,291	34,291
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Comparatives for movement in funds

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
Endowment funds			
Endowment Funds	2,607,534	19,174	2,626,708
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	2,607,534	19,174	2,626,708
	<u> </u>	<u> </u>	<u> </u>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	174,905	(174,905)	19,174	19,174
	<u>174,905</u>	<u>(174,905)</u>	<u>19,174</u>	<u>19,174</u>
TOTAL FUNDS	<u>174,905</u>	<u>(174,905)</u>	<u>19,174</u>	<u>19,174</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.23 £	Net movement in funds £	At 31.12.24 £
Endowment funds			
Endowment Funds	2,607,534	53,465	2,660,999
	<u>2,607,534</u>	<u>53,465</u>	<u>2,660,999</u>
TOTAL FUNDS	<u>2,607,534</u>	<u>53,465</u>	<u>2,660,999</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	349,692	(349,692)	53,465	53,465
	<u>349,692</u>	<u>(349,692)</u>	<u>53,465</u>	<u>53,465</u>
TOTAL FUNDS	<u>349,692</u>	<u>(349,692)</u>	<u>53,465</u>	<u>53,465</u>

The general fund represents the annual investment income as generated by the endowment fund and the distribution of net income to related charitable organisations in accordance with the charitable objectives.

The endowment fund represents the non distributable investment of the charity held to secure the long term funding of the charitable objectives.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

13. RELATED PARTY DISCLOSURES

St. Laurence Ecclesiastical Charities

St. Laurence Ecclesiastical Charities share common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £71,064 (2023: £77,180) and at the year end the charity owed £54,778 to this related party (2023: £33,714 owed to the charity).

St. Laurence Relief in Need Trust

St. Laurence Relief in Need Trust shares common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £60,525 (2023: £63,485) and at the year end the charity owed £36,915 to this related party (2023: £26,390).

Vale & West

The treasurer, Mr Pyke is a partner with Vale & West Chartered Accountants. During the year the charity paid Vale & West £2,706 (2022: £2,706) for accountancy services.

Blandy & Blandy

Mr N C Burrows is a trustee and a partner with Blandy & Blandy. During the year the charity paid Blandy & Blandy £1,906 (2022: £6,634) for legal services.

CHURCH LANDS AND JOHN JOHNSON'S ESTATE CHARITIES

England & Wales - Charity number 272566

Accounts

REGISTERED CHARITY NUMBER: 272566

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023
FOR
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 15

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objective of the charity is to maintain endowment funds to generate income for distribution to related charitable organisations of St. Laurence Ecclesiastical Charities and St. Laurence Relief In Need Trust. Income is distributed on a non-discretionary basis in accordance with the deed of trust.

The trustees have referred to guidance set out by the Charity Commissioner's and are satisfied that the charitable objectives of the charity and its related charities satisfy criteria for public benefit.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year the charity made distributions to related charitable organisations in accordance with its constitution, as follows:

	2023	2022
	£	£
St. Laurence Ecclesiastical Charities	77,180	81,145
St. Laurence Relief In Need Trust	63,485	64,152
	<u>140,665</u>	<u>145,297</u>

Investment performance

The endowment fund fixed assets comprise freehold investment properties and listed investments. The investment properties were fully let during the year at market rental values. The return on listed investments was in line with expectation for the investment strategy and risk profile of the charity.

FINANCIAL REVIEW

Investment policy and objectives

There are no restrictions on the trustees' power to invest the assets of the charity. Listed investments are low risk and held mainly in managed investment funds with a bias towards providing income. The investment properties are subject to full tenant repairing leases and held on a long term basis for rental yield.

Principal funding sources and reserves policy

The principal funding sources are non-distributable endowment funds held to secure the long term funding of the charitable objectives. All investment income less management and capital repair costs are distributed to related charities on an annual basis.

Capital repair costs to freehold property incurred for the purpose of securing good market rental value may be recovered from the general reserve over the duration of the relevant leasehold tenancy agreement. This policy preserves the investment pool for the long term legacy and benefit of the combined charities.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document and trusteeship

The Church Lands and John Johnson's Estate Charities is an unincorporated charity and controlled by its governing document, a deed of trust dated 1 January 1942.

The charity is under common trusteeship with two related charitable organisations of St. Laurence Ecclesiastical Charities (charity no. 203336) and St. Laurence Relief in Need Trust (charity no. 205043).

Recruitment, appointment and induction of new trustees

Trustees are carefully selected for their knowledge and experience of charitable organisations. New trustees are elected at the Annual General Meeting. Newly appointed trustees are inducted to the work of the charity by the chairman and provided with all information required to fulfil their role as trustees in accordance with the deed of trust and the Charities Act 2011. A trustee may retire voluntarily.

Organisational structure

The Chairman, Rev C R Jones, has overall responsibility for the charity and is assisted in this role by the Clerk. The Treasurer is responsible for the financial management of the charity. The charity engages a firm of chartered surveyors to manage property investments, stockbrokers to manage listed investments and lawyers to advise on legal matters.

Trustee meetings

Trustee meetings are held twice a year, one of which is the Annual General Meeting.

Risk management

The trustees acknowledge their responsibility to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

272566

Principal address

Victoria House
26 Queen Victoria Street
Reading
Berkshire
RG1 1TG

Trustees

Mrs P Thomas
Mrs R P Williams
Mr N C Burrows
Mrs R E Pearse
Rev C R Jones (Chairman)
Dr N A Brown (resigned 2.8.23)
Mr L R Smith

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Graeme Hobbs FCCA
Hobbs Granger Roitt LLP
8g Millars Brook
Molly Millars Lane
Wokingham
Berkshire
RG41 2AD

Chairman

Rev C R Jones

Treasurer

J Pyke FCA

Clerk

W Sanders

Bankers

The Royal Bank of Scotland plc
Liverpool CSC
Stephenson Way
Wavertree
Liverpool
L13 1HE

Investment Managers

Redmayne-Bentley LLP
Market Place House
43 Market Place
Henley-on-Thames
RG9 2AA

Solicitors

Blandy & Blandy
1 Friar Street
Reading
Berkshire
RG1 1DA

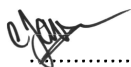
Chartered Surveyors

Simmons & Sons
12 Wote Street
Basingstoke
Hampshire
RG21 7NW

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023**

Approved by order of the board of trustees on05/09/2024..... and signed on its behalf by:



.....

Rev C R Jones - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

Independent examiner's report to the trustees of Church Lands and John Johnson's Estate Charities

I report to the charity trustees on my examination of the accounts of Church Lands and John Johnson's Estate Charities (the Trust) for the year ended 31 December 2023.

Responsibilities and basis of report

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 Act and in carrying out my examination I have followed all 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 Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Graeme Hobbs

Graeme Hobbs (Sep 9, 2024 14:44 GMT+1)

Graeme Hobbs FCCA

Hobbs Granger Roitt LLP
8g Millars Brook
Molly Millars Lane
Wokingham
Berkshire
RG41 2AD

Date: 09/09/2024.....

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Notes	Unrestricted fund £	Endowment fund £	31.12.23 Total funds £	31.12.22 Total funds £
INCOME AND ENDOWMENTS FROM					
Investment income	3	-	174,905	174,905	161,529
EXPENDITURE ON					
Raising funds	4	-	26,715	26,715	8,854
Charitable activities	5				
Relief in Need		-	66,881	66,881	67,385
Ecclesiastical		-	81,309	81,309	85,290
Total		-	174,905	174,905	161,529
Net gains/(losses) on investments		-	19,174	19,174	(65,829)
NET INCOME/(EXPENDITURE)		-	19,174	19,174	(65,829)
RECONCILIATION OF FUNDS					
Total funds brought forward		-	2,607,534	2,607,534	2,673,363
TOTAL FUNDS CARRIED FORWARD		-	2,626,708	2,626,708	2,607,534

The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**BALANCE SHEET
31 DECEMBER 2023**

	Notes	Unrestricted fund £	Endowment fund £	31.12.23 Total funds £	31.12.22 Total funds £
FIXED ASSETS					
Investments					
Investments	8	-	836,277	836,277	802,434
Investment property	9	-	1,810,002	1,810,002	1,810,002
		-	2,646,279	2,646,279	2,612,436
CURRENT ASSETS					
Debtors	10	-	16,740	16,740	14,577
Cash at bank		-	24,793	24,793	157,023
		-	41,533	41,533	171,600
CREDITORS					
Amounts falling due within one year	11	-	(61,104)	(61,104)	(176,502)
NET CURRENT ASSETS					
		-	(19,571)	(19,571)	(4,902)
TOTAL ASSETS LESS CURRENT LIABILITIES					
		-	2,626,708	2,626,708	2,607,534
NET ASSETS					
		-	2,626,708	2,626,708	2,607,534
FUNDS					
Endowment funds	12			2,626,708	2,607,534
TOTAL FUNDS					
				2,626,708	2,607,534

The financial statements were approved by the Board of Trustees and authorised for issue on 05/09/2024..... and were signed on its behalf by:


.....
Rev C R Jones - Trustee

The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

1. STATUTORY INFORMATION

The Church Lands and John Johnson's Estate Charities is registered with The Charity Commission (registration number 272566). The principal address is Victoria House, 26 Queen Victoria Street, Reading, Berkshire. The charity operates in Reading, Berkshire.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Cost of generating funds comprises those costs directly attributable to managing the investment portfolio, raising investment income and collecting rental income. Charitable activities expenditure comprises the distribution to the two beneficiary charitable organisations. Support costs comprise management and administration costs for the running of the charity itself as an organisation. Governance costs include those in the governance of its assets and are primarily associated with constitutional and statutory requirements.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use in accordance with the charitable objective.

Endowment funds represent those assets which must be held permanently by the charity, principally investments. Income arising on the endowment funds can only be used in accordance with the objects of the charity. Any capital gains or losses arising on the investments form part of the fund.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

2. ACCOUNTING POLICIES - continued

Fund accounting

The costs of administering and managing the general and endowment funds are charged against the appropriate fund. Investment income and gains are allocated to the appropriate fund.

Going concern

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

3. INVESTMENT INCOME

	31.12.23	31.12.22
	£	£
Rents received	140,382	130,091
Investment income	33,259	31,182
Deposit account interest	1,264	256
	174,905	161,529
	174,905	161,529

4. RAISING FUNDS

Investment management costs

	31.12.23	31.12.22
	£	£
Stockbroker service charges	75	40
Professional fees	8,206	2,636
Rent collection fees	10,023	6,218
Other property expenses	8,411	-
	26,715	8,894
	26,715	8,894

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

5. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities £	Support costs (see note 6) £	Totals £
Relief in Need	63,485	3,396	66,881
Ecclesiastical	77,180	4,129	81,309
	<u>140,665</u>	<u>7,525</u>	<u>148,190</u>

6. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Relief in Need	1,369	2,027	3,396
Ecclesiastical	1,665	2,464	4,129
	<u>3,034</u>	<u>4,491</u>	<u>7,525</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

8. FIXED ASSET INVESTMENTS

	31.12.23	31.12.22
	£	£
Listed investments	815,034	795,860
Stockbroking cash accounts	21,242	6,574
	836,277	802,434
	836,277	802,434

	Listed investments £
MARKET VALUE	
At 1 January 2023	795,860
Additions	-
Disposals	-
Market movement	19,174
	815,034
At 31 December 2023	815,034
NET BOOK VALUE	
At 31 December 2023	815,034
	815,034
At 31 December 2022	795,860

	31.12.23	31.12.22
	£	£
The listed investments comprise:		
UK Fixed interest securities	145,320	138,763
UK Investment trust and unit trust funds	669,714	657,097
	815,034	795,860
	815,034	795,860

The historical cost of listed investments is £505,638 (2022 - £505,638).

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2023	
and 31 December 2023	1,810,002
	<hr/>
NET BOOK VALUE	
At 31 December 2023	1,810,002
	<hr/> <hr/>
At 31 December 2022	1,810,002
	<hr/> <hr/>

Cost or valuation at 31 December 2023 is represented by:

	£
Valuation	1,539,625
Historic cost	270,377
	<hr/>
	1,810,002
	<hr/> <hr/>

Investment property was last externally valued on an open market basis at 31 December 2020 by Dunster and Morton, Chartered Surveyors, and the trustees consider this to be an appropriate estimation of the market value as at the Balance Sheet date.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.23	31.12.22
	£	£
Other debtors	9,599	6,829
Prepayments and accrued income	7,141	7,748
	<hr/>	<hr/>
	16,740	14,577
	<hr/> <hr/>	<hr/> <hr/>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.23	31.12.22
	£	£
Other creditors	61,104	176,502
	<u>61,104</u>	<u>176,502</u>

12. MOVEMENT IN FUNDS

	At 1.1.23	Net movement in funds	At
	£	£	31.12.23
			£
Endowment funds			
Endowment Funds	2,607,534	19,174	2,626,708
	<u>2,607,534</u>	<u>19,174</u>	<u>2,626,708</u>
TOTAL FUNDS	2,607,534	19,174	2,626,708
	<u>2,607,534</u>	<u>19,174</u>	<u>2,626,708</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Endowment funds				
Endowment Funds	174,905	(174,905)	19,174	19,174
	<u>174,905</u>	<u>(174,905)</u>	<u>19,174</u>	<u>19,174</u>
TOTAL FUNDS	174,905	(174,905)	19,174	19,174
	<u>174,905</u>	<u>(174,905)</u>	<u>19,174</u>	<u>19,174</u>

Comparatives for movement in funds

	At 1.1.22	Net movement in funds	At
	£	£	31.12.22
			£
Endowment funds			
Endowment Funds	2,673,363	(65,829)	2,607,534
	<u>2,673,363</u>	<u>(65,829)</u>	<u>2,607,534</u>
TOTAL FUNDS	2,673,363	(65,829)	2,607,534
	<u>2,673,363</u>	<u>(65,829)</u>	<u>2,607,534</u>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	161,529	(161,529)	(65,829)	(65,829)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>161,529</u>	<u>(161,529)</u>	<u>(65,829)</u>	<u>(65,829)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.22 £	Net movement in funds £	At 31.12.23 £
Endowment funds			
Endowment Funds	2,673,363	(46,655)	2,626,708
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>2,673,363</u>	<u>(46,655)</u>	<u>2,626,708</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	336,434	(336,434)	(46,655)	(46,655)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>336,434</u>	<u>(336,434)</u>	<u>(46,655)</u>	<u>(46,655)</u>

The general fund represents the annual investment income as generated by the endowment fund and the distribution of net income to related charitable organisations in accordance with the charitable objectives.

The endowment fund represents the non distributable investment of the charity held to secure the long term funding of the charitable objectives.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2023**

13. RELATED PARTY DISCLOSURES

St. Laurence Ecclesiastical Charities

St. Laurence Ecclesiastical Charities share common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £63,485 (2022: £81,145) and at the year end the charity owed £26,390 to this related party (2022: £76,534 owed to the charity).

St. Laurence Relief in Need Trust

St. Laurence Relief in Need Trust shares common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £77,180 (2022: £64,152) and at the year end the charity owed £33,714 to this related party (2022: £82,904).

Vale & West

The treasurer, Mr Pyke is a partner with Vale & West Chartered Accountants. During the year the charity paid Vale & West £2,706 (2022: £2,706) for accountancy services.

Blandy & Blandy

Mr N C Burrows is a trustee and a partner with Blandy & Blandy. During the year the charity paid Blandy & Blandy £6,634 (2022: £354) for legal services.

CHURCH LANDS AND JOHN JOHNSON'S ESTATE CHARITIES

England & Wales - Charity number 272566

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022
FOR
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 15

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objective of the charity is to maintain endowment funds to generate income for distribution to related charitable organisations of St. Laurence Ecclesiastical Charities and St. Laurence Relief In Need Trust. Income is distributed on a non-discretionary basis in accordance with the deed of trust.

The trustees have referred to guidance set out by the Charity Commissioner's and are satisfied that the charitable objectives of the charity and its related charities satisfy criteria for public benefit.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year the charity made distributions to related charitable organisations in accordance with its constitution, as follows:

	2022	2021
	£	£
St. Laurence Ecclesiastical Charities	81,145	71,647
St. Laurence Relief In Need Trust	64,152	56,880
	<u>145,297</u>	<u>128,527</u>

Investment performance

The endowment fund fixed assets comprise freehold investment properties and listed investments. The investment properties were fully let during the year at market rental values. The return on listed investments was in line with expectation for the investment strategy and risk profile of the charity.

FINANCIAL REVIEW

Investment policy and objectives

There are no restrictions on the trustees' power to invest the assets of the charity. Listed investments are low risk and held mainly in managed investment funds with a bias towards providing income. The investment properties are subject to full tenant repairing leases and held on a long term basis for rental yield.

Principal funding sources and reserves policy

The principal funding sources are non-distributable endowment funds held to secure the long term funding of the charitable objectives. All investment income less management and capital repair costs are distributed to related charities on an annual basis.

Capital repair costs to freehold property incurred for the purpose of securing good market rental value may be recovered from the general reserve over the duration of the relevant leasehold tenancy agreement. This policy preserves the investment pool for the long term legacy and benefit of the combined charities.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document and trusteeship

The Church Lands and John Johnson's Estate Charities is an unincorporated charity and controlled by its governing document, a deed of trust dated 1 January 1942.

The charity is under common trusteeship with two related charitable organisations of St. Laurence Ecclesiastical Charities (charity no. 203336) and St. Laurence Relief in Need Trust (charity no. 205043).

Recruitment, appointment and induction of new trustees

Trustees are carefully selected for their knowledge and experience of charitable organisations. New trustees are elected at the Annual General Meeting. Newly appointed trustees are inducted to the work of the charity by the chairman and provided with all information required to fulfil their role as trustees in accordance with the deed of trust and the Charities Act 2011. A trustee may retire voluntarily.

Organisational structure

The Chairman, Rev C R Jones, has overall responsibility for the charity and is assisted in this role by the Clerk. The Treasurer is responsible for the financial management of the charity. The charity engages a firm of chartered surveyors to manage property investments, stockbrokers to manage listed investments and lawyers to advise on legal matters.

Trustee meetings

Trustee meetings are held twice a year, one of which is the Annual General Meeting.

Risk management

The trustees acknowledge their responsibility to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

272566

Principal address

Victoria House
26 Queen Victoria Street
Reading
Berkshire
RG1 1TG

Trustees

Mrs P Thomas
Mrs R P Williams
Mr N C Burrows
Mrs R E Pearse
Rev C R Jones (Chairman)
Dr N A Brown
Mr L R Smith

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Graeme Hobbs FCCA
Hobbs Granger Roitt LLP
8g Millars Brook
Molly Millars Lane
Wokingham
Berkshire
RG41 2AD

Chairman

Rev C R Jones

Treasurer

J Pyke FCA

Clerk

W Sanders

Bankers

The Royal Bank of Scotland plc
17/27 Station Road
Reading
Berkshire
RG1 1LG

Investment Managers

Redmayne-Bentley LLP
Market Place House
43 Market Place
Henley-on-Thames
RG9 2AA

Solicitors

Blandy & Blandy
1 Friar Street
Reading
Berkshire
RG1 1DA

Chartered Surveyors

Simmons & Sons
12 Wote Street
Basingstoke
Hampshire
RG21 7NW

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022**

Approved by order of the board of trustees on 10/10/2023 and signed on its behalf by:



.....

Rev C R Jones - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

Independent examiner's report to the trustees of Church Lands and John Johnson's Estate Charities

I report to the charity trustees on my examination of the accounts of Church Lands and John Johnson's Estate Charities (the Trust) for the year ended 31 December 2022.

Responsibilities and basis of report

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 Act and in carrying out my examination I have followed all 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 Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Graeme Hobbs
Graeme Hobbs (Oct 11, 2023 08:46 GMT+1)

Graeme Hobbs FCCA

Hobbs Granger Roitt LLP
8g Millars Brook
Molly Millars Lane
Wokingham
Berkshire
RG41 2AD

Date: 11/10/2023

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Notes	Unrestricted fund £	Endowment fund £	31.12.22 Total funds £	31.12.21 Total funds £
INCOME AND ENDOWMENTS FROM					
Investment income	3	-	161,529	161,529	149,385
EXPENDITURE ON					
Raising funds	4	-	8,854	8,854	13,566
Charitable activities	5				
Relief in Need		-	67,385	67,385	60,108
Ecclesiastical		-	85,290	85,290	75,711
Total		-	161,529	161,529	149,385
Net gains/(losses) on investments		-	(65,829)	(65,829)	61,718
NET INCOME/(EXPENDITURE)		-	(65,829)	(65,829)	61,718
RECONCILIATION OF FUNDS					
Total funds brought forward		-	2,673,363	2,673,363	2,611,645
TOTAL FUNDS CARRIED FORWARD		-	2,607,534	2,607,534	2,673,363

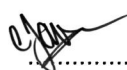
The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**BALANCE SHEET
31 DECEMBER 2022**

	Notes	Unrestricted fund £	Endowment fund £	31.12.22 Total funds £	31.12.21 Total funds £
FIXED ASSETS					
Investments					
Investments	8	-	802,434	802,434	863,361
Investment property	9	-	1,810,002	1,810,002	1,810,002
		-	2,612,436	2,612,436	2,673,363
CURRENT ASSETS					
Debtors	10	-	14,577	14,577	43,425
Cash at bank		-	157,023	157,023	25,800
		-	171,600	171,600	69,225
CREDITORS					
Amounts falling due within one year	11	-	(176,502)	(176,502)	(69,225)
NET CURRENT ASSETS					
		-	(4,902)	(4,902)	-
TOTAL ASSETS LESS CURRENT LIABILITIES					
		-	2,607,534	2,607,534	2,673,363
NET ASSETS					
		-	2,607,534	2,607,534	2,673,363
FUNDS					
Endowment funds	12			2,607,534	2,673,363
TOTAL FUNDS					
				2,607,534	2,673,363

The financial statements were approved by the Board of Trustees and authorised for issue on 10/10/2023 and were signed on its behalf by:


.....
Rev C R Jones - Trustee

The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

1. STATUTORY INFORMATION

The Church Lands and John Johnson's Estate Charities is registered with The Charity Commission (registration number 272566). The principal address is Victoria House, 26 Queen Victoria Street, Reading, Berkshire. The charity operates in Reading, Berkshire.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Cost of generating funds comprises those costs directly attributable to managing the investment portfolio, raising investment income and collecting rental income. Charitable activities expenditure comprises the distribution to the two beneficiary charitable organisations. Support costs comprise management and administration costs for the running of the charity itself as an organisation. Governance costs include those in the governance of its assets and are primarily associated with constitutional and statutory requirements.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use in accordance with the charitable objective.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

2. ACCOUNTING POLICIES - continued

Fund accounting

Endowment funds represent those assets which must be held permanently by the charity, principally investments. Income arising on the endowment funds can only be used in accordance with the objects of the charity. Any capital gains or losses arising on the investments form part of the fund.

The costs of administering and managing the general and endowment funds are charged against the appropriate fund. Investment income and gains are allocated to the appropriate fund.

Going concern

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

3. INVESTMENT INCOME

	31.12.22	31.12.21
	£	£
Rents received	130,091	120,003
Investment income	31,182	29,480
Deposit account interest	256	(98)
	<u>161,529</u>	<u>149,385</u>

4. RAISING FUNDS

Investment management costs

	31.12.22	31.12.21
	£	£
Professional fees	2,636	6,366
Rent collection fees	6,218	7,200
	<u>8,854</u>	<u>13,566</u>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

5. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities £	Support costs (see note 6) £	Totals £
Relief in Need	64,152	3,233	67,385
Ecclesiastical	81,144	4,146	85,290
	145,296	7,379	152,675
	145,296	7,379	152,675

6. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Relief in Need	1,368	1,865	3,233
Ecclesiastical	1,739	2,407	4,146
	3,107	4,272	7,379
	3,107	4,272	7,379

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

8. FIXED ASSET INVESTMENTS

	31.12.22	31.12.21
	£	£
Listed investments	795,860	861,689
Stockbroking cash accounts	6,574	1,672
	802,434	863,361
	802,434	863,361

	Listed investments £	
MARKET VALUE		
At 1 January 2022	861,689	
Additions	-	
Disposals	-	
Market movement	(65,829)	
	795,860	
At 31 December 2022	795,860	
NET BOOK VALUE		
At 31 December 2022	795,860	
At 31 December 2021	861,689	

	31.12.22	31.12.21
	£	£
The listed investments comprise:		
UK Fixed interest securities	138,763	172,179
UK Investment trust and unit trust funds	657,097	689,510
	795,860	861,689
	795,860	861,689

The historical cost of listed investments is £505,638 (2021 - £505,638).

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2022	
and 31 December 2022	1,810,002
NET BOOK VALUE	
At 31 December 2022	1,810,002
At 31 December 2021	1,810,002

Cost or valuation at 31 December 2022 is represented by:

	£
Valuation	1,539,625
Historic cost	270,377
	1,810,002

Investment property was last externally valued on an open market basis at 31 December 2020 by Dunster and Morton, Chartered Surveyors, and the trustees consider this to be an appropriate estimation of the market value as at the Balance Sheet date.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.22	31.12.21
	£	£
Other debtors	6,829	39,999
Prepayments and accrued income	7,748	3,426
	14,577	43,425

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.22	31.12.21
	£	£
Other creditors	176,502	69,225
	<u><u> </u></u>	<u><u> </u></u>

12. MOVEMENT IN FUNDS

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
Endowment funds			
Endowment Funds	2,673,363	(65,829)	2,607,534
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	2,673,363	(65,829)	2,607,534
	<u><u> </u></u>	<u><u> </u></u>	<u><u> </u></u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	161,529	(161,529)	(65,829)	(65,829)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	161,529	(161,529)	(65,829)	(65,829)
	<u><u> </u></u>	<u><u> </u></u>	<u><u> </u></u>	<u><u> </u></u>

Comparatives for movement in funds

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
Endowment funds			
Endowment Funds	2,611,645	61,718	2,673,363
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	2,611,645	61,718	2,673,363
	<u><u> </u></u>	<u><u> </u></u>	<u><u> </u></u>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	149,385	(149,385)	61,718	61,718
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>149,385</u>	<u>(149,385)</u>	<u>61,718</u>	<u>61,718</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.21 £	Net movement in funds £	At 31.12.22 £
Endowment funds			
Endowment Funds	2,611,645	(4,111)	2,607,534
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>2,611,645</u>	<u>(4,111)</u>	<u>2,607,534</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	310,914	(310,914)	(4,111)	(4,111)
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>310,914</u>	<u>(310,914)</u>	<u>(4,111)</u>	<u>(4,111)</u>

The general fund represents the annual investment income as generated by the endowment fund and the distribution of net income to related charitable organisations in accordance with the charitable objectives.

The endowment fund represents the non distributable investment of the charity held to secure the long term funding of the charitable objectives.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

13. RELATED PARTY DISCLOSURES

St. Laurence Ecclesiastical Charities

St. Laurence Ecclesiastical Charities share common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £81,145 (2021: £71,647) and at the year end the charity owed £76,534 to this related party (2021: £4,611 owed to the charity).

St. Laurence Relief in Need Trust

St. Laurence Relief in Need Trust shares common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £64,152 (2021: £56,880) and at the year end the charity owed £82,904 to this related party (2021: £18,752).

Vale & West

The treasurer, Mr Pyke is a partner with Vale & West Chartered Accountants. During the year the charity paid Vale & West £2,706 (2021: £2,580) for accountancy services.

Blandy & Blandy

Mr N C Burrows is a trustee and a partner with Blandy & Blandy. During the year the charity paid Blandy & Blandy £354 (2021: £1,206) for legal services.

CHURCH LANDS AND JOHN JOHNSON'S ESTATE CHARITIES

England & Wales - Charity number 272566

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
FOR
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 15

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objective of the charity is to maintain endowment funds to generate income for distribution to related charitable organisations of St. Laurence Ecclesiastical Charities and St. Laurence Relief In Need Trust. Income is distributed on a non-discretionary basis in accordance with the deed of trust.

The trustees have referred to guidance set out by the Charity Commissioner's and are satisfied that the charitable objectives of the charity and its related charities satisfy criteria for public benefit.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year the charity made distributions to related charitable organisations in accordance with its constitution, as follows:

	2021	2020
	£	£
St. Laurence Ecclesiastical Charities	71,647	88,938
St. Laurence Relief In Need Trust	56,880	64,969
	<hr/>	<hr/>
	128,527	153,907
	<hr/> <hr/>	<hr/> <hr/>

Investment performance

The endowment fund fixed assets comprise freehold investment properties and listed investments. The investment properties were fully let during the year at market rental values. The return on listed investments was in line with expectation for the investment strategy and risk profile of the charity.

FINANCIAL REVIEW

Investment policy and objectives

There are no restrictions on the trustees' power to invest the assets of the charity. Listed investments are low risk and held mainly in managed investment funds with a bias towards providing income. The investment properties are subject to full tenant repairing leases and held on a long term basis for rental yield.

Principal funding sources and reserves policy

The principal funding sources are non-distributable endowment funds held to secure the long term funding of the charitable objectives. All investment income less management and capital repair costs are distributed to related charities on an annual basis.

Capital repair costs to freehold property incurred for the purpose of securing good market rental value may be recovered from the general reserve over the duration of the relevant leasehold tenancy agreement. This policy preserves the investment pool for the long term legacy and benefit of the combined charities.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document and trusteeship

The Church Lands and John Johnson's Estate Charities is an unincorporated charity and controlled by its governing document, a deed of trust dated 1 January 1942.

The charity is under common trusteeship with two related charitable organisations of St. Laurence Ecclesiastical Charities (charity no. 203336) and St. Laurence Relief in Need Trust (charity no. 205043).

Recruitment, appointment and induction of new trustees

Trustees are carefully selected for their knowledge and experience of charitable organisations. New trustees are elected at the Annual General Meeting. Newly appointed trustees are inducted to the work of the charity by the chairman and provided with all information required to fulfil their role as trustees in accordance with the deed of trust and the Charities Act 2011. A trustee may retire voluntarily.

Organisational structure

The Chairman, Rev C R Jones, has overall responsibility for the charity and is assisted in this role by the Clerk. The Treasurer is responsible for the financial management of the charity. The charity engages a firm of chartered surveyors to manage property investments, stockbrokers to manage listed investments and lawyers to advise on legal matters.

Trustee meetings

Trustee meetings are held twice a year, one of which is the Annual General Meeting.

Risk management

The trustees acknowledge their responsibility to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

272566

Principal address

Victoria House
26 Queen Victoria Street
Reading
Berkshire
RG1 1TG

Trustees

Mrs P Thomas
Mrs R P Williams
Mr N C Burrows
Dr R A L Macleod (resigned 18.5.21)
Mrs R E Pearse
Rev C R Jones
Dr N A Brown
Mr L R Smith (appointed 4.7.21)

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Graeme Hobbs FCCA
Chartered Certified Accountant
Hobbs Granger Roitt LLP
8f Millars Brook
Molly Millars Lane
Wokingham
Berkshire
RG41 2AD

Chairman

Rev C R Jones

Treasurer

J Pyke ACA

Clerk

C Hubbard

Bankers

The Royal Bank of Scotland plc
17/27 Station Road
Reading
Berkshire
RG1 1LG

Investment Managers

Redmayne-Bentley LLP
Market Place House
43 Market Place
Henley-on-Thames
RG9 2AA

Solicitors

Blandy & Blandy
1 Friar Street
Reading
Berkshire
RG1 1DA

Chartered Surveyors

Dunster and Morton
6 Southern Court
South Street
Reading
Berkshire
RG1 4QS

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021**

Approved by order of the board of trustees on 12 September 2022 and signed on its behalf by:

Rev C R Jones - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

Independent examiner's report to the trustees of Church Lands and John Johnson's Estate Charities

I report to the charity trustees on my examination of the accounts of Church Lands and John Johnson's Estate Charities (the Trust) for the year ended 31 December 2021.

Responsibilities and basis of report

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 Act and in carrying out my examination I have followed all 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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Graeme Hobbs FCCA
Chartered Certified Accountant
Hobbs Granger Roitt LLP
8f Millars Brook
Molly Millars Lane
Wokingham
Berkshire
RG41 2AD

15 September 2022

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Notes	Unrestricted fund £	Endowment fund £	31.12.21 Total funds £	31.12.20 Total funds £
INCOME AND ENDOWMENTS FROM					
Investment income	3	-	149,385	149,385	145,583
EXPENDITURE ON					
Raising funds	4	-	13,566	13,566	13,856
Charitable activities	5				
Relief in Need		-	60,108	60,108	67,849
Ecclesiastical		-	75,711	75,711	92,868
Total		-	149,385	149,385	174,573
Net gains/(losses) on investments		-	61,718	61,718	(565,622)
NET INCOME/(EXPENDITURE)		-	61,718	61,718	(594,612)
RECONCILIATION OF FUNDS					
Total funds brought forward		-	2,611,645	2,611,645	3,206,257
TOTAL FUNDS CARRIED FORWARD		-	2,673,363	2,673,363	2,611,645

The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**BALANCE SHEET
31 DECEMBER 2021**

	Notes	Unrestricted fund £	Endowment fund £	31.12.21 Total funds £	31.12.20 Total funds £
FIXED ASSETS					
Investments					
Investments	8	-	863,361	863,361	801,643
Investment property	9	-	1,810,002	1,810,002	1,810,002
		-	2,673,363	2,673,363	2,611,645
CURRENT ASSETS					
Debtors	10	-	43,425	43,425	6,005
Cash at bank		-	25,800	25,800	94,972
		-	69,225	69,225	100,977
CREDITORS					
Amounts falling due within one year	11	-	(69,225)	(69,225)	(100,977)
NET CURRENT ASSETS					
		-	-	-	-
TOTAL ASSETS LESS CURRENT LIABILITIES					
		-	2,673,363	2,673,363	2,611,645
NET ASSETS					
		-	2,673,363	2,673,363	2,611,645
FUNDS					
Endowment funds	12			2,673,363	2,611,645
TOTAL FUNDS					
				2,673,363	2,611,645

The financial statements were approved by the Board of Trustees and authorised for issue on 12 September 2022 and were signed on its behalf by:

Rev C R Jones - Trustee

The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

1. STATUTORY INFORMATION

The Church Lands and John Johnson's Estate Charities is registered with The Charity Commission (registration number 272566). The principal address is Victoria House, 26 Queen Victoria Street, Reading, Berkshire. The charity operates in Reading, Berkshire.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Cost of generating funds comprises those costs directly attributable to managing the investment portfolio, raising investment income and collecting rental income. Charitable activities expenditure comprises the distribution to the two beneficiary charitable organisations. Support costs comprise management and administration costs for the running of the charity itself as an organisation. Governance costs include those in the governance of its assets and are primarily associated with constitutional and statutory requirements.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use in accordance with the charitable objective.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

2. ACCOUNTING POLICIES - continued

Fund accounting

Endowment funds represent those assets which must be held permanently by the charity, principally investments. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

The costs of administering and managing the general and endowment funds are charged against the general fund. Investment income and gains are allocated to the appropriate fund.

Going concern

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

3. INVESTMENT INCOME

	31.12.21	31.12.20
	£	£
Rents received	120,003	117,964
Investment income	29,480	27,552
Deposit account interest	(98)	67
	<hr/>	<hr/>
	149,385	145,583
	<hr/> <hr/>	<hr/> <hr/>

4. RAISING FUNDS

Investment management costs

	31.12.21	31.12.20
	£	£
Professional fees	6,366	7,078
Rent collection fees	7,200	6,778
	<hr/>	<hr/>
	13,566	13,856
	<hr/> <hr/>	<hr/> <hr/>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

5. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities £	Support costs (see note 6) £	Totals £
Relief in Need	56,880	3,228	60,108
Ecclesiastical	71,647	4,064	75,711
	<u>128,527</u>	<u>7,292</u>	<u>135,819</u>

6. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Relief in Need	1,316	1,912	3,228
Ecclesiastical	1,657	2,407	4,064
	<u>2,973</u>	<u>4,319</u>	<u>7,292</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

8. FIXED ASSET INVESTMENTS

	31.12.21	31.12.20
	£	£
Listed investments	861,689	799,971
Stockbroking cash accounts	1,672	1,672
	863,361	801,643
	863,361	801,643

	Listed investments £
MARKET VALUE	
At 1 January 2020	799,971
Additions	-
Disposals	-
Market movement	61,718
	861,689
At 31 December 2021	861,689
NET BOOK VALUE	
At 31 December 2021	861,689
	861,689
At 31 December 2020	799,971

	31.12.21	31.12.20
	£	£
The listed investments comprise:		
UK Fixed interest securities	172,179	181,706
UK Investment trust and unit trust funds	689,510	618,265
	861,689	799,971
	861,689	799,971

The historical cost of listed investments is £505,638 (2020 - £505,638).

Since the balance sheet date, the market value of the listed investments has, due to market movement fluctuations, decreased by £57,379 to £804,310.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2021	
and 31 December 2021	1,810,002
NET BOOK VALUE	
At 31 December 2021	1,810,002
At 31 December 2020	1,810,002

Cost or valuation at 31 December 2021 is represented by:

	£
Valuation	1,539,625
Historic cost	270,377
	<u>1,810,002</u>

Investment property was last externally valued on an open market basis at 31 December 2020 by Dunster and Morton, Chartered Surveyors, and the trustees consider this to be an appropriate estimation of the market value as at the Balance Sheet date.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.21	31.12.20
	£	£
Other debtors	39,999	2,158
Prepayments and accrued income	3,426	3,847
	<u>43,425</u>	<u>6,005</u>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.21	31.12.20
	£	£
Other creditors	69,225	100,977
	<u> </u>	<u> </u>

12. MOVEMENT IN FUNDS

	At 1.1.21	Net movement	At
	£	in funds	31.12.21
		£	£
Endowment funds			
Endowment Funds	2,611,645	61,718	2,673,363
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	2,611,645	61,718	2,673,363
	<u> </u>	<u> </u>	<u> </u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Endowment funds				
Endowment Funds	149,385	(149,385)	61,718	61,718
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	149,385	(149,385)	61,718	61,718
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Comparatives for movement in funds

	At 1.1.20	Net movement	At
	£	in funds	31.12.20
		£	£
Endowment funds			
Endowment Funds	3,206,257	(594,612)	2,611,645
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	3,206,257	(594,612)	2,611,645
	<u> </u>	<u> </u>	<u> </u>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	145,583	(174,573)	(565,622)	(594,612)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>145,583</u>	<u>(174,573)</u>	<u>(565,622)</u>	<u>(594,612)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.20 £	Net movement in funds £	At 31.12.21 £
Endowment funds			
Endowment Funds	3,206,257	(532,894)	2,673,363
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>3,206,257</u>	<u>(532,894)</u>	<u>2,673,363</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	294,968	(323,958)	(503,904)	(532,894)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>294,968</u>	<u>(323,958)</u>	<u>(503,904)</u>	<u>(532,894)</u>

The general fund represents the annual investment income as generated by the endowment fund and the distribution of net income to related charitable organisations in accordance with the charitable objectives.

The endowment fund represents the non distributable investment of the charity held to secure the long term funding of the charitable objectives.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021**

13. RELATED PARTY DISCLOSURES

St. Laurence Ecclesiastical Charities

St. Laurence Ecclesiastical Charities share common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £71,647 (2020: £88,938) and at the year end the charity was owed £4,611 from this related party (2020: £33,742 owed by the charity).

St. Laurence Relief in Need Trust

St. Laurence Relief in Need Trust shares common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £56,880 (2020: £64,969) and at the year end the charity owed £18,752 to this related party (2020: £18,872).

Vale & West

The treasurer, Mr Pyke is a partner with Vale & West Chartered Accountants. During the year the charity paid Vale & West £2,580 (2020: £2,580) for accountancy services.

Blandy & Blandy

Mr N C Burrows is a trustee and a partner with Blandy & Blandy. During the year the charity paid Blandy & Blandy £1,206 for legal services.

CHURCH LANDS AND JOHN JOHNSON'S ESTATE CHARITIES

England & Wales - Charity number 272566

Accounts

REGISTERED CHARITY NUMBER: 272566

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020
FOR
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 15

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objective of the charity is to maintain endowment funds to generate income for distribution to related charitable organisations of St. Laurence Ecclesiastical Charities and St. Laurence Relief In Need Trust. Income is distributed on a non-discretionary basis in accordance with the deed of trust.

The trustees have referred to guidance set out by the Charity Commissioner's and are satisfied that the charitable objectives of the charity and its related charities satisfy criteria for public benefit.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year the charity made distributions to related charitable organisations in accordance with its constitution, as follows:

	2020	2019
	£	£
St. Laurence Ecclesiastical Charities	88,938	71,805
St. Laurence Relief In Need Trust	64,969	58,404
	<hr/>	<hr/>
	153,907	130,209
	<hr/> <hr/>	<hr/> <hr/>

Investment performance

The endowment fund fixed assets comprise freehold investment properties and listed investments. The investment properties were fully let during the year at market rental values. The return on listed investments was in line with expectation for the investment strategy and risk profile of the charity.

FINANCIAL REVIEW

Investment policy and objectives

There are no restrictions on the trustees' power to invest the assets of the charity. Listed investments are low risk and held mainly in managed investment funds with a bias towards providing income. The investment properties are subject to full tenant repairing leases and held on a long term basis for rental yield.

Principal funding sources and reserves policy

The principal funding sources are non-distributable endowment funds held to secure the long term funding of the charitable objectives. All investment income less management and capital repair costs are distributed to related charities on an annual basis.

Capital repair costs to freehold property incurred for the purpose of securing good market rental value may be recovered from the general reserve over the duration of the relevant leasehold tenancy agreement. This policy preserves the investment pool for the long term legacy and benefit of the combined charities.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document and trusteeship

The Church Lands and John Johnson's Estate Charities is an unincorporated charity and controlled by its governing document, a deed of trust dated 1 January 1942.

The charity is under common trusteeship with two related charitable organisations of St. Laurence Ecclesiastical Charities (charity no. 203336) and St. Laurence Relief in Need Trust (charity no. 205043).

Recruitment, appointment and induction of new trustees

Trustees are carefully selected for their knowledge and experience of charitable organisations. New trustees are elected at the Annual General Meeting. Newly appointed trustees are inducted to the work of the charity by the chairman and provided with all information required to fulfil their role as trustees in accordance with the deed of trust and the Charities Act 2011. A trustee may retire voluntarily.

Organisational structure

The Chairman, Christopher Jones, has overall responsibility for the charity and is assisted in this role by the Clerk. The Treasurer is responsible for the financial management of the charity. The charity engages a firm of chartered surveyors to manage property investments, stockbrokers to manage listed investments and lawyers to advise on legal matters.

Trustee meetings

Trustee meetings are held twice a year, one of which is the Annual General Meeting.

Risk management

The trustees acknowledge their responsibility to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

272566

Principal address

Victoria House
26 Queen Victoria Street
Reading
Berkshire
RG1 1TG

Trustees

Mrs P Thomas
Mrs R P Williams
The Rev. Canon C I Russell (resigned 31.10.20)
N C Burrows
Dr R A L Macleod (resigned 18.5.21)
Mrs R E Pearse
Rev C R Jones
Dr N A Brown (appointed 27.9.20)

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Graeme Hobbs FCCA
Chartered Certified Accountant
Hobbs Granger Roitt LLP
8f Millars Brook
Molly Millars Lane
Wokingham
Berkshire
RG41 2AD

Chairman

Rev C R Jones

Treasurer

J Pyke ACA

Clerk

C Hubbard

Bankers

The Royal Bank of Scotland plc
17/27 Station Road
Reading
Berkshire
RG1 1LG

Investment Managers

Redmayne-Bentley LLP
Market Place House
43 Market Place
Henley-on-Thames
RG9 2AA

Solicitors

Blandy & Blandy
1 Friar Street
Reading
Berkshire
RG1 1DA

Chartered Surveyors

Dunster and Morton
6 Southern Court
South Street
Reading
Berkshire
RG1 4QS

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020**

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees 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 and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and 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 business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

Approved by order of the board of trustees on 18/10/2021..... and signed on its behalf by:

Chris Jones

Chris Jones (Oct 18, 2021 08:25 GMT+1)

.....
Rev C R Jones - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

Independent examiner's report to the trustees of Church Lands and John Johnson's Estate Charities

I report to the charity trustees on my examination of the accounts of Church Lands and John Johnson's Estate Charities (the Trust) for the year ended 31 December 2020.

Responsibilities and basis of report

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 Act and in carrying out my examination I have followed all 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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Graeme Hobbs
Graeme Hobbs (Oct 18, 2021 09:24 GMT+1)

Graeme Hobbs FCCA
Chartered Certified Accountant
Hobbs Granger Roitt LLP
8f Millars Brook
Molly Millars Lane
Wokingham
Berkshire
RG41 2AD

Date: 18/10/2021

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Notes	Unrestricted fund £	Endowment fund £	31.12.20 Total funds £	31.12.19 Total funds £
INCOME AND ENDOWMENTS FROM					
Investment income	3	-	145,583	145,583	172,735
EXPENDITURE ON					
Raising funds	4	-	13,856	13,856	17,207
Charitable activities					
Relief in Need	5	-	67,849	67,849	61,445
Ecclesiastical		-	92,868	92,868	75,546
Total		-	174,573	174,573	154,198
Net gains/(losses) on investments		-	(565,622)	(565,622)	94,055
NET INCOME/(EXPENDITURE)		-	(594,612)	(594,612)	112,592
RECONCILIATION OF FUNDS					
Total funds brought forward		-	3,206,257	3,206,257	3,093,665
TOTAL FUNDS CARRIED FORWARD		-	2,611,645	2,611,645	3,206,257

The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**BALANCE SHEET
31 DECEMBER 2020**

	Notes	Unrestricted fund £	Endowment fund £	31.12.20 Total funds £	31.12.19 Total funds £
FIXED ASSETS					
Investments					
Investments	8	-	801,643	801,643	867,265
Investment property	9	-	1,810,002	1,810,002	2,310,002
		-	2,611,645	2,611,645	3,177,267
CURRENT ASSETS					
Debtors	10	-	6,005	6,005	12,620
Cash at bank		-	94,972	94,972	68,383
		-	100,977	100,977	81,003
CREDITORS					
Amounts falling due within one year	11	-	(100,977)	(100,977)	(52,013)
NET CURRENT ASSETS					
		-	-	-	28,990
TOTAL ASSETS LESS CURRENT LIABILITIES					
		-	2,611,645	2,611,645	3,206,257
NET ASSETS					
		-	2,611,645	2,611,645	3,206,257
FUNDS					
Endowment funds	12			2,611,645	3,206,257
TOTAL FUNDS					
				2,611,645	3,206,257

The financial statements were approved by the Board of Trustees and authorised for issue on 18/10/2021..... and were signed on its behalf by:

Chris Jones

Chris Jones (Oct 18, 2021 08:25 GMT+1)

.....
C R Jones - Trustee

The notes form part of these financial statements

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

1. STATUTORY INFORMATION

The Church Lands and John Johnson's Estate Charities is registered with The Charity Commission (registration number 272566). The principal address is Victoria House, 26 Queen Victoria Street, Reading, Berkshire. The charity operates in Reading, Berkshire.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Cost of generating funds comprises those costs directly attributable to managing the investment portfolio, raising investment income and collecting rental income. Charitable activities expenditure comprises the distribution to the two beneficiary charitable organisations. Support costs comprise management and administration costs for the running of the charity itself as an organisation. Governance costs include those in the governance of its assets and are primarily associated with constitutional and statutory requirements.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Irrecoverable VAT is not separately analysed and is charged to the statement of financial activities when the expenditure to which it relates is incurred and is allocated as part of the expenditure to which it relates.

Fund accounting

General funds are unrestricted funds which are available for use in accordance with the charitable objective.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

2. ACCOUNTING POLICIES - continued

Fund accounting

Endowment funds represent those assets which must be held permanently by the charity, principally investments. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund.

The costs of administering and managing the general and endowment funds are charged against the general fund. Investment income and gains are allocated to the appropriate fund.

Going concern

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

3. INVESTMENT INCOME

	31.12.20	31.12.19
	£	£
Rents received	117,964	141,000
Investment income	27,552	31,511
Deposit account interest	67	224
	<u>145,583</u>	<u>172,735</u>

4. RAISING FUNDS

Investment management costs

	31.12.20	31.12.19
	£	£
Portfolio management	-	(138)
Professional fees	7,078	8,885
Rent collection fees	6,778	8,460
	<u>13,856</u>	<u>17,207</u>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

5. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities £	Support costs (see note 6) £	Totals £
Relief in Need	64,969	2,880	67,849
Ecclesiastical	88,938	3,930	92,868
	<u>153,907</u>	<u>6,810</u>	<u>160,717</u>

6. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Relief in Need	1,238	1,642	2,880
Ecclesiastical	1,691	2,239	3,930
	<u>2,929</u>	<u>3,881</u>	<u>6,810</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

8. FIXED ASSET INVESTMENTS

	31.12.20	31.12.19
	£	£
Listed investments	799,971	865,593
Stockbroking cash accounts	1,672	1,672
	<u>801,643</u>	<u>867,265</u>
	<u>801,643</u>	<u>867,265</u>

	Listed investments £	
MARKET VALUE		
At 1 January 2019	865,593	
Additions	-	
Disposals	-	
Market movement	(65,622)	
	<u>799,971</u>	
At 31 December 2019	799,971	
NET BOOK VALUE		
At 31 December 2020	<u>799,971</u>	
	<u>799,971</u>	
At 31 December 2019	<u>865,593</u>	
	<u>865,593</u>	

	31.12.20	31.12.19
	£	£
The listed investments comprise:		
UK Fixed interest securities	181,706	172,249
UK Investment trust and unit trust funds	618,265	693,344
	<u>799,971</u>	<u>865,593</u>
	<u>799,971</u>	<u>865,593</u>

The historical cost of listed investments is £505,638 (2019 - £505,638).

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2020	2,310,002
Revaluation	(500,000)
	1,810,002
NET BOOK VALUE	
At 31 December 2020	1,810,002
At 31 December 2019	2,310,002

Cost or valuation at 31 December 2019 is represented by:

	£
Valuation	1,539,625
Historic cost	270,377
	1,810,002

Investment property was valued on an open market basis at 31 December 2020 by Dunster and Morton, Chartered Surveyors.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20	31.12.19
	£	£
Other debtors	2,158	9,291
Prepayments and accrued income	3,847	3,329
	6,005	12,620

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20	31.12.19
	£	£
Other creditors	100,977	52,013
	<u> </u>	<u> </u>

12. MOVEMENT IN FUNDS

	At 1.1.20	Net movement in funds	At
	£	£	31.12.20
			£
Endowment funds			
Endowment Funds	3,206,257	(594,612)	2,611,645
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	3,206,257	(594,612)	2,611,645
	<u> </u>	<u> </u>	<u> </u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Endowment funds				
Endowment Funds	145,583	(174,573)	(565,622)	(594,612)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	145,583	(174,573)	(565,622)	(594,612)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Comparatives for movement in funds

	At 1.1.19	Net movement in funds	At
	£	£	31.12.19
			£
Endowment funds			
Endowment Funds	3,093,665	112,592	3,206,257
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	3,093,665	112,592	3,206,257
	<u> </u>	<u> </u>	<u> </u>

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	172,735	(154,198)	94,055	112,592
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>172,735</u>	<u>(154,198)</u>	<u>94,055</u>	<u>112,592</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.19 £	Net movement in funds £	At 31.12.20 £
Endowment funds			
Endowment Funds	3,093,665	(482,020)	2,611,645
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>3,093,665</u>	<u>(482,020)</u>	<u>2,611,645</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Endowment funds				
Endowment Funds	318,318	(328,771)	(471,567)	(482,020)
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>318,318</u>	<u>(328,771)</u>	<u>(471,567)</u>	<u>(482,020)</u>

The general fund represents the annual investment income as generated by the endowment fund and the distribution of net income to related charitable organisations in accordance with the charitable objectives.

The endowment fund represents the non distributable investment of the charity held to secure the long term funding of the charitable objectives.

**CHURCH LANDS AND JOHN JOHNSON'S ESTATE
CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

13. RELATED PARTY DISCLOSURES

St. Laurence Ecclesiastical Charities

St. Laurence Ecclesiastical Charities share common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £88,938 (2019: £71,805) and at the year end the charity owed £33,742 to this related party (2019: £5,195 due by this related party).

St. Laurence Relief in Need Trust

St. Laurence Relief in Need Trust shares common trusteeship with the charity and is a beneficiary of its distributable income. During the year the charity made distributions of £64,969 (2019: £58,404) and at the year end the charity owed £18,872 to this related party (2019: £4,096 due by this related party).

Vale & West

The treasurer, Mr Pyke is a partner with Vale & West Chartered Accountants. During the year the charity paid Vale & West £2,580 (2019: £2,585) for accountancy services.