

FINGRINGHOE CHURCH GREEN TRUST LIMITED

England & Wales · Charity number 279841

Details

Status Registered

Legal form Charitable company

Company number [01474655](#)

Registered 1980-04-02

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

Contact

Address The Trustees of Church Green Trust
Church Road
Fingringhoe
Colchester
CO5 7BN

Phone 07521136653

Activities

Objects: FOR THE BENEFIT OF THE RESIDENTS AND BONA FIDE FORMER RESIDENTS OF THE ANCIENT PARISH OF FINGRINGHOE AND SUCH OTHER CIVIL PARISHES AS SHALL BE COMPRISED WITHIN THE BOUNDARIES AS ON 1ST JANUARY 1981 OF COLCHESTER BOROUGH COUNCIL.

Activities: We provide warden assisted housing for the elderly.

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Arts/culture/heritage/science, Economic/community Development/employment
- **Who:** Elderly/old People, Other Defined Groups

Geography

- **Area of benefit:** FINGRINGHOE
- Essex

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£48,409	£38,101	-	-
2023-12-31	£36,710	£33,461	-	-
2022-12-31	£30,660	£29,396	-	-
2021-12-31	£32,000	£14,000	-	-
2020-12-31	£27,692	£22,716	-	-

Trustees

Name	Role	Appointed
Clare Louise Kelly		2025-09-09
RICHARD BAILEY		2018-08-14
Richard Ham		2020-12-08
Simon Levene		2019-11-12
Susan McNaught		2022-04-12
Vincent Everard McNaught		2022-04-12

FINGRINGHOE CHURCH GREEN TRUST LIMITED

England & Wales - Charity number 279841

Accounts

FINGRINGHOE CHURCH GREEN TRUST LIMITED

CHARITY NUMBER 279841

COMPANY NUMBER 01474655

FINANCIAL STATEMENTS & TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2024

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FINGRINGHOE CHURCH GREEN TRUST LIMITED

FOR THE YEAR ENDED 31 DECEMBER 2024

TRUSTEES:

Mr S Levene

Mr R Bailey

Mr R Ham

Mr V McNaught

Mrs S McNaught

Mr S Allsopp

Resigned 31 May 2024

Mrs K Allsopp

Resigned 8 June 2025

COMPANY SECRETARY:

Mrs K Allsopp

Resigned 8 June 2025

Mrs S McNaught

Appointed 8 June 2025

PRINCIPAL ADDRESS:

The Fingringhoe Church Green Trust

Church Road

Fingringhoe

Essex

CO5 7BN

INDEPENDENT EXAMINER:

Beaumont Seymour

47 Butt Road

Colchester

Essex

CO3 3BZ

BANKERS:

Barclays Bank plc

9 High Street

Colchester

Essex

CO1 1DA

FINGRINGHOE CHURCH GREEN TRUST LIMITED

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

INTRODUCTION

The Trustees present their annual report together with the financial statements of the charity for the year ended 31 December 2024.

The financial statements have been prepared in accordance with Accounting & 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).

REFERENCE AND ADMINISTRATIVE DETAILS

Principal address

The Fingringhoe Church Green Trust
Church Road
Fingringhoe
Essex
CO5 7BN

Trustees

The following trustees have served throughout the year:

Mr S Levene	
Mr R Bailey	
Mr R Ham	
Mr V McNaught	
Mrs S McNaught	
Mr S Allsopp	Resigned 31 May 2024
Mrs K Allsopp	Resigned 8 June 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

All Trustees are briefed on their responsibilities as trustees prior to their acceptance of the role. Trustees shall hold office until they resign.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

TRUSTEES' ANNUAL REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

Organisational structure

The Trustees hold meetings every three months at which decisions are made.

The Trustees have a duty 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. The Trustees have examined the major strategic, business and operational risks which the charity faces and confirm that systems have been established to ensure regular reports are produced for Trustees to ensure all necessary actions are taken to lessen the risks.

OBJECTIVES AND ACTIVITIES

The Trust was established by the gift of the old stable yard and buildings, and adjacent land of Fingringhoe Hall, by Mrs Claudia Lennon for the benefit of the residents of Fingringhoe and such other civil parishes as shall be comprised within the boundaries of Colchester Borough Council. In particular it is to provide housing for the elderly, to provide facilities for recreation, to preserve buildings of particular beauty or historical interest and advance education in the appreciation of the arts.

PUBLIC BENEFIT

The Trustees have complied with the duty in Section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charity Commission in respect of public benefit and in planning the activities for the year, have kept this in mind.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The 6 sheltered homes for the elderly, together with warden's house opened in 1985. In 1990 one of the derelict stables was restored, partly to provide a residents' common room, then in 2020 additional renovations were carried out to provide a community space. In 2023, the warden's unit was converted into 2 further homes so there are now 8 sheltered homes.

Performance

A good year, but one which required the refurbishment of an accommodation units and completion of conversion of the warden unit into 2 units. The Trust is in a sound financial position.

The Trustees have had a valuation of the site this year for insurance purposes which valued reinstatement of the buildings at £1,875,600. This value does not include land which would be difficult to value because of the planning constraints on it.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

TRUSTEES' ANNUAL REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

FINANCIAL REVIEW

The total incoming resources for the year amounted to £38,101 (2023 - £36,710). Expenditure for the year amounted to £38,101 (2023 - £33,461). Net gains on investments amounted to £595 (2023: £2,438) which brought a net gain for the year of £10,903 (2023: £5,687).

VOLUNTEERS

The Trust has no paid employees and is operated solely by 10 (2023:10) unpaid volunteers. The trustees express their thanks to them for their hard work and achievements during the year.

RESERVES POLICY

The reserves policy of the Trust is to hold sums sufficient to cover contingencies and provide for further development of the Trust.

Approved by order of the Board of Trustees on 19 June 2025 and signed on its behalf by:


[View Mr McNaught \(Jun 25, 2025 15:14 GMT+1\)](#)

Mr V McNaught

FINGRINGHOE CHURCH GREEN TRUST LIMITED

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2024**

Independent Examiner's report to the Trustees of Fingringhoe Church Green Trust Limited

We report on the accounts of the Trust for the year ended 31 December 2024, which are set on pages 6 to 15.

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act ("2006 Act").

Having satisfied ourselves that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, we report in respect of our examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination we have followed the Directions given by the Charity Commission under Section 145 (5) (b) of the 2011 Act.

Respective Responsibilities of the Trustees and Examiner

We have completed my examination. We confirm that no matters have come to our attention in connection with examination giving us cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 act: or
2. the financial statements do not accord with those records: or
- 3 the financial statements do not comply with section 396 of the Act 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: or
4. the financial statements have not been prepared in accordance with methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

We 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 financial statements to be reached.



Beaumont Seymour

Chartered Certified Accountants
47 Butt Road
Colchester
Essex
CO3 3BZ

Date: 19 June 2025

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

	Notes	2024		2023	
		£	£	£	£
INCOME RESOURCES					
Income from:					
Donations and legacies	3	854		1,351	
Charitable activities	3	46,354		33,097	
Investment income	4	<u>1,201</u>		<u>2,262</u>	
			48,409		36,710
RESOURCES EXPENDED					
Expenditure on:					
Charitable activities	5		<u>38,101</u>		<u>33,461</u>
NET INCOME			10,308		3,249
Net (losses)/ gains on investments			<u>595</u>		<u>2,438</u>
NET (EXPENDITURE)/ INCOME			10,903		5,687
RECONCILIATION OF FUNDS					
TOTAL FUNDS BROUGHT FORWARD			<u>134,251</u>		<u>128,564</u>
TOTAL FUNDS CARRIED FORWARD			<u><u>145,154</u></u>		<u><u>134,251</u></u>

All income and expenditure in the comparative and current Statement of Financial Activities were unrestricted and from continuing activities.

The Statement of Financial Activities includes all gains or losses recognised in the year

The notes on pages 8 to 15 form part of these financial statements.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

**BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Notes	2024		2023	
		£	£	£	£
FIXED ASSETS					
Tangible assets	6		109,566		99,144
Investments	7		26,942		26,347
			<u>136,508</u>		<u>125,491</u>
CURRENT ASSETS					
Debtors	8	783		1,065	
Cash at bank	9	<u>40,046</u>		<u>36,962</u>	
TOTAL CURRENT ASSETS		40,829		38,027	
CREDITORS:					
Amounts falling due within one year	10	<u>(8,564)</u>		<u>(5,488)</u>	
NET CURRENT ASSETS			32,265		32,539
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>168,773</u>		<u>158,030</u>
CREDITORS:					
Amounts falling due after one year	11		(23,619)		(23,779)
NET ASSETS			<u><u>145,154</u></u>		<u><u>134,251</u></u>
FUNDS OF THE CHARITY					
Unrestricted funds	12		<u><u>145,154</u></u>		<u><u>134,251</u></u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2023 in accordance with Section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for:

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006; and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

Approved by order of the Board of Trustees on 19 June 2025 and signed on its behalf by:

 (Jun 25, 2025 15:14 GMT+1)

Mr V McNaught

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

1. BASIS OF PREPARATION

Company information

Fingringhoe Church Green Trust Limited is a private charitable company which was incorporated in England and limited by guarantee and has no share capital.

Basis of accounting

The financial statements of the charitable company 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 financial statements 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 Companies Act 2006. 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.

Going concern

The Trustees have at the time of approving the financial statements a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

2. ACCOUNTING POLICIES

Income

Income is recognised in full in the Statement of Financial Activities ("SoFA") in the year once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Offsetting

There has been no offsetting of assets and liabilities, or income and expenses.

Grants and Donations

Grants and donations are only included in the SoFA when received.

In the case of performance related grants, income is only recognised to the extent that the charity has provided the specified goods or services as entitlement to the grant only occurs when the performance related conditions are met.

Income from interest

Interest income from cash deposits is recognised in the SoFA gross when receivable.

Legacies

Legacies are included in the SoFA when receipt is probable, that is, when there has been grant of probate, the executors have established that there are sufficient assets in the estate and any conditions attached to the legacy are either within the control of the charity or have been met before the income is received.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

2. ACCOUNTING POLICIES: INCOME (CONTINUED)

Government grants

Where the development has been financed wholly or partly by social housing grant, the cost of that development has been reduced by the amount of the grant received. The grant is repayable in certain circumstances.

Tax reclaims on donations and gifts

The charity is not registered for gift aid and there no gift aid receivable is included in income.

Contractual income and performance related grants

This is only included in the SoFA once the charity has provided the related goods or services or met the performance related conditions.

Donated services and facilities

Donated services and facilities are included in the SoFA when received at the value of the gift to the charity provided the value of the gift can be measured reliably.

Volunteer help

The value of any volunteer help received is not included in the financial statements but is described in the Trustee's Annual Report.

Settlement of insurance claims

Insurance claims are only included in the SoFA when the general income recognition criteria are met and are included as an item of other income in the SoFA.

EXPENDITURE AND LIABILITIES

Liability recognition

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

Grants with performance conditions

Where the charity gives a grant with conditions for payment being a specific level of service output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specified service or output.

Grants payable without performance conditions

Where there are no conditions attaching to the grant that enables the donor charity to realistically avoid commitment, a liability for the full funding obligation must be recognised.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

2. ACCOUNTING POLICIES: EXPENDITURE AND LIABILITIES (CONTINUED)

Redundancy Cost

The charity is operated purely by volunteer staff and therefore no redundancy payments were made during the reporting period.

Expenditure

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related 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.

Deferred income

No material item of deferred income has been included in the financial statements.

Creditors

The charity has creditors which are measured at settlement amounts less any trade discounts.

Provisions for liabilities

A liability is measured on recognition at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date.

Taxation

The charity is exempt from corporation tax on its charitable activities.

The charity is not registered for VAT, therefore expenditure in the SoFA includes the relevant VAT.

ASSETS

Tangible fixed assets for the use by charity

These are capitalised if they can be used for more than one year and cost at least £100. They are valued at cost.

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Housing Properties & Improvements	- 10% on cost
Plant & Machinery	- 25% on reducing balance

Tangible fixed assets, except housing land, are stated at cost less accumulated depreciation.

The Trustees consider that the residual value of the property is greater than the net book value in the accounts and no depreciation would be appropriate.

Debtors

Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently they are measured at the cash or other consideration expected to be received.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

2. ACCOUNTING POLICIES: ASSETS (CONTINUED)

Cash at bank and in hand

Cash at bank is held on a short term basis as working capital and to cover contingencies with surplus monies earning bank interest.

3. ANALYSIS OF INCOME

All income in the comparative and current Statement of Financial Activities were unrestricted.

	2024	2023
	£	£
Donations and legacies		
Donations and gifts	854	1,351
Charitable activities		
Rent	46,354	33,097
TOTAL INCOME	<u><u>47,208</u></u>	<u><u>34,448</u></u>

4. INVESTMENT INCOME

	2024	2023
	£	£
Dividend income	733	1,315
Bank interest	468	947
Total	<u><u>1,201</u></u>	<u><u>2,262</u></u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

5. ANALYSIS OF EXPENDITURE

All expenditure in the comparative and current Statement of Financial Activities were unrestricted.

	2024	2023
	£	£
Property running expenses and overheads	8,454	7,907
Property repairs and maintenance	15,311	15,969
Depreciation	9,375	5,823
Gifts	48	249
Loan interest	2,427	2,440
Independent examiner's remuneration	2,054	975
Legal & professional fees	433	45
Sundry	-	53
TOTAL EXPENDITURE	<u>38,101</u>	<u>33,461</u>

There were no staff employed by the charity (2023: no staff employed)

The Trustees received no remuneration or benefits from the charity during the year (2023: none)

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

6. TANGIBLE FIXED ASSETS

	Housing Properties	Property Improvements	Plant & Machinery	Total
	£	£	£	£
COST				
At 1 January 2024	48,218	55,353	1,971	105,542
Additions	-	18,972	825	19,797
Disposals	-	-	-	-
At 31 December 2024	<u>48,218</u>	<u>74,325</u>	<u>2,796</u>	<u>125,339</u>
DEPRECIATION				
At 1 January 2024	-	5,535	863	6,398
Charge for the year	-	8,953	422	9,375
Disposals	-	-	-	-
At 31 December 2024	<u>-</u>	<u>14,488</u>	<u>1,285</u>	<u>15,773</u>
NET BOOK VALUE				
At 31 December 2024	<u>48,218</u>	<u>59,837</u>	<u>1,511</u>	<u>109,566</u>
At 31 December 2023	<u>48,218</u>	<u>49,818</u>	<u>1,108</u>	<u>99,144</u>

The housing properties net book value is shown after netting off the social housing grant of £181,455.

The cost before deducting the social housing grant amounted to £229,673.

7. FIXED ASSET INVESTMENTS

	2024	2023
	£	£
MARKET VALUE		
At 31 December	<u>26,942</u>	<u>26,347</u>
NET BOOK VALUE		
At 1 January	26,347	43,908
Disposal	-	(19,999)
Revaluation	595	2,438
At 31 December	<u>26,942</u>	<u>26,347</u>

There are no investments outside the UK.

8. DEBTORS AND PREPAYMENTS

	2024	2023
	£	£
Prepayments	<u>783</u>	<u>1,065</u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2024

9. CASH AT BANK AND IN HAND

	Unrestricted funds	Restricted funds	2024	2023
	£	£	£	£
Cash at bank	32,046	8,000	<u>40,046</u>	<u>36,962</u>

10. CREDITORS AND ACCRUALS

	2024	2023
	£	£
Amounts falling due within one year		
Housing loan	148	276
Other creditors	6,881	4,267
Accruals	1,535	945
Total	<u>8,564</u>	<u>5,488</u>

11. CREDITORS AFTER ONE YEAR

Housing loan	<u>23,619</u>	<u>23,779</u>
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This loan is secured by a specific charge on the Trust's housing property. The loan is repayable by instalments.

Repayments during the year were £288 (2024: £274). £22,145 (2023: £22,385) is due for repayment by instalment after five years.

12. CHARITY FUNDS

	2024		2023	
	£	£	£	£
Unrestricted funds				
<i>General fund</i>				
At 1 January 2024		126,251		120,564
Incoming resources	48,409		36,710	
Resources expended	(38,101)		(33,461)	
Investment (losses)/gains	595		2,438	
Movement in funds for the year		10,903		5,687
General fund at 31 December 2024		<u>137,154</u>		<u>126,251</u>
Designated fund				
<i>Boiler reserve</i>		8,000		8,000
Total unrestricted funds		<u>145,154</u>		<u>134,251</u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

England & Wales - Charity number 279841

Accounts

FINGRINGHOE CHURCH GREEN TRUST LIMITED

CHARITY NUMBER 279841

COMPANY NUMBER 01474655

FINANCIAL STATEMENTS & TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2023

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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FINGRINGHOE CHURCH GREEN TRUST LIMITED

FOR THE YEAR ENDED 31 DECEMBER 2023

TRUSTEES:

Mrs A Taylor	Resigned 1 January 2024
Mrs E Cooper	Resigned 2 March 2023
Mr S Levene	
Mr R Bailey	
Mr R Ham	
Mr P Rushton	Resigned 19 September 2023
Mr V McNaught	
Mrs S McNaught	
Mr S Allsopp	
Mrs K Allsopp	Appointed 18 July 2023

COMPANY SECRETARY:

Mr P Rushton	Resigned 18 July 2023
Mrs K Allsopp	Appointed 18 July 2023

PRINCIPAL ADDRESS:

The Fingringhoe Church Green Trust
Church Road
Fingringhoe
Essex
CO5 7BN

INDEPENDENT EXAMINER:

Beaumont Seymour
47 Butt Road
Colchester
Essex
CO3 3BZ

BANKERS:

Barclays Bank plc
9 High Street
Colchester
Essex
CO1 1DA

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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Fingringhoe
Essex
CO5 7BN

Trustees

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Mrs A Taylor	Resigned 1 January 2024
Mrs E Cooper	Resigned 2 March 2023
Mr S Levene	
Mr R Bailey	
Mr R Ham	
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TRUSTEES' ANNUAL REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

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ACHIEVEMENT AND PERFORMANCE

Charitable activities

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Performance

A good year, but one which required the refurbishment of a number of accommodation units and conversion of the warden unit into 2 units. The Trust is in a sound financial position.

The Trustees have had a valuation of the site this year for insurance purposes which valued reinstatement of the buildings at £1,836,000. This value does not include land which would be difficult to value because of the planning constraints on it.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

TRUSTEES' ANNUAL REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

FINANCIAL REVIEW

The total incoming resources for the year amounted to £36,710 (2022 - £30,662). Expenditure for the year amounted to £33,461 (2022 - £29,396). Net gains/(losses) on investments amounted to £2,438 (2022: loss (£5,778)) which brought a surplus/ (loss) for the year of £5,687 (2022- (£4,512)).

VOLUNTEERS

The Trust has no paid employees and is operated solely by 10 (2022:12) unpaid volunteers. The trustees express their thanks to them for their hard work and achievements during the year.

RESERVES POLICY

The reserves policy of the Trust is to hold sums sufficient to cover contingencies and provide for further development of the Trust.

Approved by order of the Board of Trustees on 19 June 2024 and signed on its behalf by:


K Allsopp (Jun 30, 2024 14:52 GMT+1)

Mrs K Allsopp

FINGRINGHOE CHURCH GREEN TRUST LIMITED

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

Independent Examiner's report to the Trustees of Fingringhoe Church Green Trust Limited

We report on the accounts of the Trust for the year ended 31 December 2023, which are set on pages 6 to 15.

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act ('2006 Act')

Having satisfied ourselves that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, we report in respect of our examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination we have followed the Directions given by the Charity Commission under Section 145 (5) (b) of the 2011 Act.

Respective Responsibilities of the Trustees and Examiner

We have completed my examination. We confirm that no matters have come to our attention in connection with examination giving us cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 act: or
2. the financial statements do not accord with those records: or
- 3 the financial statements do not comply with section 396 of the Act 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: or
4. the financial statements have not been prepared in accordance with methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

We 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 financial statements to be reached.

Beaumont Seymour

Chartered Certified Accountants
47 Butt Road
Colchester
Essex
CO3 3BZ

Date: 19 June 2024

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

	Notes	2023		2022	
		£	£	£	£
INCOME RESOURCES					
Income from:					
Donations and legacies	3	1,351		1,234	
Charitable activities	3	33,097		27,880	
Investment income	4	<u>2,262</u>		<u>1,549</u>	
			36,710		30,662
RESOURCES EXPENDED					
Expenditure on:					
Charitable activities	5		<u>33,461</u>		<u>29,396</u>
NET INCOME					
			3,249		1,266
Net (losses)/ gains on investments			<u>2,438</u>		<u>(5,778)</u>
NET (EXPENDITURE)/ INCOME					
			5,687		(4,512)
RECONCILIATION OF FUNDS					
TOTAL FUNDS BROUGHT FORWARD			<u>128,564</u>		<u>133,076</u>
TOTAL FUNDS CARRIED FORWARD			<u><u>134,251</u></u>		<u><u>128,564</u></u>

All income and expenditure in the comparative and current Statement of Financial Activities were unrestricted and

The Statement of Financial Activities includes all gains or losses recognised in the year

The notes on pages 8 to 15 form part of these financial statements.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

**BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Notes	2023		2022	
		£	£	£	£
FIXED ASSETS					
Tangible assets	6		99,144		59,996
Investments	7		26,347		43,908
			<u>125,491</u>		<u>103,904</u>
CURRENT ASSETS					
Debtors	8	1,064		554	
Cash at bank	9	<u>36,962</u>		<u>51,746</u>	
TOTAL CURRENT ASSETS		38,026		52,300	
CREDITORS:					
Amounts falling due within one year	10	<u>(5,488)</u>		<u>(3,565)</u>	
NET CURRENT ASSETS			32,539		48,735
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>158,030</u>		<u>152,639</u>
CREDITORS:					
Amounts falling due after one year	11		(23,779)		(24,075)
NET ASSETS			<u><u>134,251</u></u>		<u><u>128,564</u></u>
FUNDS OF THE CHARITY					
Unrestricted funds	12		<u><u>134,251</u></u>		<u><u>128,564</u></u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2023 in accordance with Section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for:

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006; and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

Approved by order of the Board of Trustees on 19 June 2024 and signed on its behalf by:

K Allsopp
K Allsopp (Jun 30, 2024 14:52 GMT+1)

Mrs K Allsopp

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

1. BASIS OF PREPARATION

Company information

Fingringhoe Church Green Trust Limited is a private charitable company which was incorporated in England and limited by guarantee and has no share capital.

Basis of accounting

The financial statements of the charitable company 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 financial statements 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 Companies Act 2006. 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.

Going concern

The Trustees have at the time of approving the financial statements a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

2. ACCOUNTING POLICIES

Income

Income is recognised in full in the Statement of Financial Activities ("SoFA") in the year once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured

Offsetting

There has been no offsetting of assets and liabilities, or income and expenses.

Grants and Donations

Grants and donations are only included in the SoFA when received.

In the case of performance related grants, income is only recognised to the extent that the charity has provided the specified goods or services as entitlement to the grant only occurs when the performance related conditions are met.

Income from interest

Interest income from cash deposits is recognised in the SoFA gross when receivable.

Legacies

Legacies are included in the SoFA when receipt is probable, that is, when there has been grant of probate, the executors have established that there are sufficient assets in the estate and any conditions attached to the legacy are either within the control of the charity or have been met before the income is received.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

2. ACCOUNTING POLICIES: INCOME (CONTINUED)

Government grants

Where the development has been financed wholly or partly by social housing grant, the cost of that development has been reduced by the amount of the grant received. The grant is repayable in certain circumstances.

Tax reclaims on donations and gifts

The charity is not registered for gift aid and there no gift aid receivable is included in income.

Contractual income and performance related grants

This is only included in the SoFA once the charity has provided the related goods or services or met the performance related conditions.

Donated services and facilities

Donated services and facilities are included in the SoFA when received at the value of the gift to the charity provided the value of the gift can be measured reliably.

Volunteer help

The value of any volunteer help received is not included in the financial statements but is described in the Trustee's Annual Report.

Settlement of insurance claims

Insurance claims are only included in the SoFA when the general income recognition criteria are met and are included as an item of other income in the SoFA.

EXPENDITURE AND LIABILITIES

Liability recognition

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

Grants with performance conditions

Where the charity gives a grant with conditions for payment being a specific level of service output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specified service or output.

Grants payable without performance conditions

Where there are no conditions attaching to the grant that enables the donor charity to realistically avoid commitment, a liability for the full funding obligation must be recognised.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

2. ACCOUNTING POLICIES: EXPENDITURE AND LIABILITIES (CONTINUED)

Redundancy Cost

The charity is operated purely by volunteer staff and therefore no redundancy payments were made during the reporting period.

Expenditure

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related 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.

Deferred income

No material item of deferred income has been included in the financial statements.

Creditors

The charity has creditors which are measured at settlement amounts less any trade discounts.

Provisions for liabilities

A liability is measured on recognition at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date.

Taxation

The charity is exempt from corporation tax on its charitable activities.

The charity is not registered for VAT, therefore expenditure in the SoFA includes the relevant VAT.

ASSETS

Tangible fixed assets for the use by charity

These are capitalised if they can be used for more than one year and cost at least £100. They are valued at cost. Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Housing Properties & Improvements	- 10% on cost
Plant & Machinery	- 25% on reducing balance

Tangible fixed assets, except housing land, are stated at cost less accumulated depreciation.

The Trustees consider that the residual value of the property is greater than the net book value in the accounts and no depreciation would be appropriate.

Debtors

Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently they are measured at the cash or other consideration expected to be received.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

2. ACCOUNTING POLICIES: ASSETS (CONTINUED)

Cash at bank and in hand

Cash at bank is held on a short term basis as working capital and to cover contingencies with surplus monies earning bank interest.

3. ANALYSIS OF INCOME

All income in the comparative and current Statement of Financial Activities were unrestricted.

	2023	2022
	£	£
Donations and legacies		
Donations and gifts	1,351	1,234
Charitable activities		
Rent	33,097	27,880
TOTAL INCOME	<u>34,448</u>	<u>29,113</u>

4. INVESTMENT INCOME

	2023	2022
	£	£
Dividend income	1,316	1,311
Bank interest	946	237
Total	<u>2,262</u>	<u>1,548</u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

5. ANALYSIS OF EXPENDITURE

All expenditure in the comparative and current Statement of Financial Activities were unrestricted.

	2023	2022
	£	£
Property running expenses and overheads	7,907	6,597
Property repairs and maintenance	15,969	18,678
Depreciation	5,823	385
Gifts	249	274
Loan interest	2,440	2,473
Independent examiner's remuneration	975	897
Legal & professional fees	45	13
Sundry	53	79
TOTAL EXPENDITURE	<u>33,461</u>	<u>29,396</u>

There were no staff employed by the charity (2022: no staff employed)

The Trustees received no remuneration or benefits from the charity during the year (2022: none)

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

6. TANGIBLE FIXED ASSETS

	Housing Properties	Property Improvements	Plant & Machinery	Total
	£	£	£	£
COST				
On 1 January 2023	48,218	10,382	1,971	60,571
Additions	-	44,971	-	44,971
Disposals	-	-	-	-
At 31 December 2023	<u>48,218</u>	<u>55,353</u>	<u>1,971</u>	<u>105,542</u>
DEPRECIATION				
On 1 January 2023	-	-	575	575
Charge for the year	-	5,535	288	5,823
Disposals	-	-	-	-
At 31 December 2023	<u>-</u>	<u>5,535</u>	<u>863</u>	<u>6,398</u>
NET BOOK VALUE				
At 31 December 2023	<u>48,218</u>	<u>49,818</u>	<u>1,108</u>	<u>99,144</u>
<i>At 31 December 2022</i>	<u>48,218</u>	<u>10,382</u>	<u>1,396</u>	<u>59,996</u>

The housing properties net book value is shown after netting off the social housing grant of £181,455.

The cost before deducting the social housing grant amounted to £229,673.

7. FIXED ASSET INVESTMENTS

	2023	2022
	£	£
MARKET VALUE		
At 31 December	<u>26,347</u>	<u>43,908</u>
NET BOOK VALUE		
At 1 January	43,908	49,687
Disposal	(19,999)	-
Revaluation	2,438	(5,778)
At 31 December	<u>26,347</u>	<u>43,908</u>

There are no investments outside the UK.

8. DEBTORS AND PREPAYMENTS

	2023	2022
	£	£
Prepayments	<u>1,064</u>	<u>554</u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2023

9. CASH AT BANK AND IN HAND

	Unrestricted funds £	Restricted funds £	2023 £	2022 £
Cash at bank	28,962	8,000	<u>36,962</u>	<u>51,746</u>

10. CREDITORS AND ACCRUALS

	2023 £	2022 £
Amounts falling due within one year		
Housing loan	276	253
Other creditors	4,267	2,412
Accruals	945	900
Total	<u>5,488</u>	<u>3,565</u>

11. CREDITORS AFTER ONE YEAR

Housing loan	<u>23,779</u>	<u>24,075</u>
--------------	---------------	---------------

This loan is secured by a specific charge on the Trust's housing property. The loan is repayable by instalments.

Repayments during the year were £274 (2022: £380). £22,385 (2022: £22,831) is due for repayment by instalment after five years.

12. CHARITY FUNDS

	2023		2022	
Unrestricted funds	£	£	£	£
General fund				
At 31 December 2022		120,564		125,076
Incoming resources	36,710		30,662	
Resources expended	(33,461)		(29,396)	
Investment (losses)/gains	<u>2,438</u>		<u>(5,778)</u>	
Movement in funds for the year		5,687	-	4,512
General fund at 31 December 2022		<u>126,251</u>		<u>120,564</u>
Designated fund				
Boiler reserve		<u>8,000</u>		<u>8,000</u>
Total unrestricted funds		<u>134,251</u>		<u>128,564</u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

England & Wales - Charity number 279841

Accounts

FINGRINGHOE CHURCH GREEN TRUST LIMITED

CHARITY NUMBER 279841

COMPANY NUMBER 01474655

FINANCIAL STATEMENTS & TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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FINGRINGHOE CHURCH GREEN TRUST LIMITED

FOR THE YEAR ENDED 31 DECEMBER 2022

TRUSTEES:

Mrs A Taylor

Mr S Levene

Mrs H Roxby Resigned 24 January 2022

Mr R Bailey

Mr R Ham

Mr T Bell Resigned 1 July 2022

Mr P Rushton

Mrs E Cooper Resigned 23 March 2023

Miss T Wilson Appointed 12 April 2022 and resigned 9 September 2022

Mr V McNaught Appointed 12 April 2022

Mrs S McNaught Appointed 12 April 2022

Mr S Allsopp Appointed 12 April 2022

COMPANY SECRETARY:

Mr P Rushton

PRINCIPAL ADDRESS:

The Fingringhoe Church Green Trust

Church Road

Fingringhoe

Essex

CO5 7BN

INDEPENDENT EXAMINER:

Beaumont Seymour

47 Butt Road

Colchester

Essex

CO3 3BZ

BANKERS:

Barclays Bank plc

9 High Street

Colchester

Essex

CO1 1DA

FINGRINGHOE CHURCH GREEN TRUST LIMITED

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

INTRODUCTION

The Trustees present their annual report together with the financial statements of the charity for the year ended 31 December 2022.

The financial statements have been prepared in accordance with Accounting & 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).

REFERENCE AND ADMINISTRATIVE DETAILS

Principal address

The Fingringhoe Church Green Trust
Church Road
Fingringhoe
Essex
CO5 7BN

Trustees

The following trustees have served throughout the year:

Mrs A Taylor	
Mr S Levene	
Mrs H Roxby	Resigned 24 January 2022
Mr R Bailey	
Mr R Ham	
Mr T Bell	Resigned 1 July 2022
Mr P Rushton	
Miss T Wilson	Appointed 12 April 2022 and resigned 9 September 2022
Mr V McNaught	Appointed 12 April 2022
Mrs S McNaught	Appointed 12 April 2022
Mr S Allsopp	Appointed 12 April 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

All Trustees are briefed on their responsibilities as trustees prior to their acceptance of the role. Trustees shall hold office until they resign.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

TRUSTEES' ANNUAL REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Organisational structure

The Trustees hold meetings every three months at which decisions are made.

The Trustees have a duty 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. The Trustees have examined the major strategic, business and operational risks which the charity faces and confirm that systems have been established to ensure regular reports are produced for Trustees to ensure all necessary actions are taken to lessen the risks.

OBJECTIVES AND ACTIVITIES

The Trust was established by the gift of the old stable yard and buildings, and adjacent land of Fingringhoe Hall, by Mrs Claudia Lennon for the benefit of the residents of Fingringhoe and such other civil parishes as shall be comprised within the boundaries of Colchester Borough Council. In particular it is to provide housing for the elderly, to provide facilities for recreation, to preserve buildings of particular beauty or historical interest and advance education in the appreciation of the arts.

PUBLIC BENEFIT

The Trustees have complied with the duty in Section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charity Commission in respect of public benefit and in planning the activities for the year, have kept this in mind.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The 6 sheltered homes for the elderly, together with warden's house opened in 1985. In 1990 one of the derelict stables was restored, partly to provide a residents' common room, then in 2020 additional renovations were carried out to provide a community space.

Performance

A good year, but one which required the refurbishment of a number of accommodation units. The Trust is in a sound financial position.

The Trustees have never had a valuation of the site, which would be difficult because of the planning constraints on it.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

TRUSTEES' ANNUAL REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

FINANCIAL REVIEW

The total incoming resources for the year amounted to £30,662 (2021 - £32,002). Expenditure for the year amounted to £29,396 (2021 - £13,645). Net (losses)/ gains on investments amounted to (£5,778) (2021: gain £6,176) which brought a (loss) surplus for the year of (£4,512) (2021 - £24,533).

VOLUNTEERS

The Trust has no paid employees and is operated solely by 12 (2021:12) unpaid volunteers. The trustees express their thanks to them for their hard work and achievements during the year.

RESERVES POLICY

The reserves policy of the Trust is to hold sums sufficient to cover contingencies and provide for further development of the Trust.

Approved by order of the Board of Trustees on 17 May 2023 and signed on its behalf by:

P Rushton

P Rushton (May 19, 2023 10:01 GMT+1)

Mr P Rushton

FINGRINGHOE CHURCH GREEN TRUST LIMITED

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

Independent Examiner's report to the Trustees of Fingringhoe Church Green Trust Limited

We report on the accounts of the Trust for the year ended 31 December 2022, which are set on pages 6 to 15.

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act ('2006 Act')

Having satisfied ourselves that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, we report in respect of our examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination we have followed the Directions given by the Charity Commission under Section 145 (5) (b) of the 2011 Act.

Respective Responsibilities of the Trustees and Examiner

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with section 396 of the 2006 Act 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; or
4. the financial statements have not been prepared in accordance with methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

We 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 financial statements to be reached.

Beaumont Seymour

Chartered Certified Accountants
47 Butt Road
Colchester
Essex
CO3 3BZ

Date: 17 May 2023

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

	Notes	2022		2021	
		£	£	£	£
INCOME RESOURCES					
Income from:					
Donations and legacies	3	1,233		556	
Charitable activities	3	27,879		30,310	
Investment income	4	<u>1,548</u>		<u>1,136</u>	
			30,662		32,002
RESOURCES EXPENDED					
Expenditure on:					
Charitable activities	5		<u>29,396</u>		<u>13,645</u>
NET INCOME			1,266		18,357
Net (losses)/ gains on investments			<u>(5,778)</u>		<u>6,176</u>
NET (EXPENDITURE)/ INCOME			(4,512)		24,533
RECONCILIATION OF FUNDS					
TOTAL FUNDS BROUGHT FORWARD			<u>133,076</u>		<u>108,543</u>
TOTAL FUNDS CARRIED FORWARD			<u><u>128,564</u></u>		<u><u>133,076</u></u>

All income and expenditure in the comparative and current Statement of Financial Activities were unrestricted and

The Statement of Financial Activities includes all gains or losses recognised in the year

The notes on pages 8 to 15 form part of these financial statements.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

BALANCE SHEET FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	2022		2021	
		£	£	£	£
FIXED ASSETS					
Tangible assets	6		59,996		59,415
Investments	7		43,908		49,687
			<u>103,904</u>		<u>109,102</u>
CURRENT ASSETS					
Debtors	8	554		796	
Cash at bank	9	<u>51,746</u>		<u>50,939</u>	
TOTAL CURRENT ASSETS		52,300		51,735	
CREDITORS:					
Amounts falling due within one year	10	<u>(3,565)</u>		<u>(4,192)</u>	
NET CURRENT ASSETS			48,735		47,543
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>152,639</u>		<u>156,645</u>
CREDITORS:					
Amounts falling due after one year	11		(24,075)		(23,569)
NET ASSETS			<u><u>128,564</u></u>		<u><u>133,076</u></u>
FUNDS OF THE CHARITY					
Unrestricted funds	12		<u><u>128,564</u></u>		<u><u>133,076</u></u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2022 in accordance with Section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for:

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006; and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

Approved by order of the Board of Trustees on 17 May 2023 and signed on its behalf by:

P Rushton

P Rushton (May 19, 2023 10:01 GMT+1)

Mr P Rushton

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

1. BASIS OF PREPARATION

Company information

Fingringhoe Church Green Trust Limited is a private charitable company which was incorporated in England and limited by guarantee and has no share capital.

Basis of accounting

The financial statements of the charitable company 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 financial statements 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 Companies Act 2006. 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.

Going concern

The Trustees have at the time of approving the financial statements a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

2. ACCOUNTING POLICIES

Income

Income is recognised in full in the Statement of Financial Activities ("SoFA") in the year once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Offsetting

There has been no offsetting of assets and liabilities, or income and expenses.

Grants and Donations

Grants and donations are only included in the SoFA when received.

In the case of performance related grants, income is only recognised to the extent that the charity has provided the specified goods or services as entitlement to the grant only occurs when the performance related conditions are met.

Income from interest

Interest income from cash deposits is recognised in the SoFA gross when receivable.

Legacies

Legacies are included in the SoFA when receipt is probable, that is, when there has been grant of probate, the executors have established that there are sufficient assets in the estate and any conditions attached to the legacy are either within the control of the charity or have been met before the income is received.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

2. ACCOUNTING POLICIES: INCOME (CONTINUED)

Government grants

Where the development has been financed wholly or partly by social housing grant, the cost of that development has been reduced by the amount of the grant received. The grant is repayable in certain circumstances.

Tax reclaims on donations and gifts

The charity is not registered for gift aid and there no gift aid receivable is included in income.

Contractual income and performance related grants

This is only included in the SoFA once the charity has provided the related goods or services or met the performance related conditions.

Donated services and facilities

Donated services and facilities are included in the SoFA when received at the value of the gift to the charity provided the value of the gift can be measured reliably.

Volunteer help

The value of any volunteer help received is not included in the financial statements but is described in the Trustee's Annual Report.

Settlement of insurance claims

Insurance claims are only included in the SoFA when the general income recognition criteria are met and are included as an item of other income in the SoFA.

EXPENDITURE AND LIABILITIES

Liability recognition

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

Grants with performance conditions

Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specified service or output.

Grants payable without performance conditions

Where there are no conditions attaching to the grant that enables the donor charity to realistically avoid commitment, a liability for the full funding obligation must be recognised.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

2. ACCOUNTING POLICIES: EXPENDITURE AND LIABILITIES (CONTINUED)

Redundancy Cost

The charity is operated purely by volunteer staff and therefore no redundancy payments were made during the reporting period.

Expenditure

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related 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.

Deferred income

No material item of deferred income has been included in the financial statements.

Creditors

The charity has creditors which are measured at settlement amounts less any trade discounts.

Provisions for liabilities

A liability is measured on recognition at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date.

Taxation

The charity is exempt from corporation tax on its charitable activities.

The charity is not registered for VAT, therefore expenditure in the SoFA includes the relevant VAT.

ASSETS

Tangible fixed assets for the use by charity

These are capitalised if they can be used for more than one year and cost at least £100. They are valued at cost. Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Housing Properties & Improvements	- 10% on cost
Plant & Machinery	- 25% on reducing balance

Tangible fixed assets, except housing land, are stated at cost less accumulated depreciation.

The Trustees consider that the residual value of the property is greater than the net book value in the accounts and no depreciation would be appropriate.

Debtors

Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently they are measured at the cash or other consideration expected to be received.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

2. ACCOUNTING POLICIES: ASSETS (CONTINUED)

Cash at bank and in hand

Cash at bank is held on a short term basis as working capital and to cover contingencies with surplus monies earning bank interest.

3. ANALYSIS OF INCOME

All income in the comparative and current Statement of Financial Activities were unrestricted.

	2022	2021
	£	£
Donations and legacies		
Donations and gifts	1,233	556
Charitable activities		
Rent	27,879	30,310
TOTAL INCOME	<u>29,112</u>	<u>30,866</u>

4. INVESTMENT INCOME

	2022	2021
	£	£
Dividend income	1,311	1,133
Bank interest	237	3
Total	<u>1,548</u>	<u>1,136</u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

5. ANALYSIS OF EXPENDITURE

All expenditure in the comparative and current Statement of Financial Activities were unrestricted.

	2022	2021
	£	£
Property running expenses and overheads	6,597	5,203
Property repairs and maintenance	18,678	3,033
Depreciation	385	190
Gifts	274	-
Loan interest	2,473	2,395
Independent examiner's remuneration	897	1,995
Legal & professional fess	13	829
Sundry	79	-
TOTAL EXPENDITURE	<u>29,396</u>	<u>13,645</u>

There were no staff employed by the charity (2021: no staff employed)

The Trustees received no remuneration or benefits from the charity during the year (2021: none)

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

6. TANGIBLE FIXED ASSETS

	Housing Properties £	Property Improvements £	Plant & Machinery £	Total £
COST				
On 1 January 2022	48,218	10,382	1,005	59,605
Additions	-	-	966	966
Disposals	-	-	-	-
At 31 December 2022	<u>48,218</u>	<u>10,382</u>	<u>1,971</u>	<u>60,571</u>
DEPRECIATION				
On 1 January 2022	-	-	190	190
Charge for the year	-	-	385	385
Disposals	-	-	-	-
At 31 December 2022	<u>-</u>	<u>-</u>	<u>575</u>	<u>575</u>
NET BOOK VALUE				
At 31 December 2022	<u>48,218</u>	<u>10,382</u>	<u>1,396</u>	<u>59,996</u>
At 31 December 2021	<u>48,218</u>	<u>10,382</u>	<u>815</u>	<u>59,415</u>

The housing properties net book value is shown after netting off the social housing grant of £181,455.

The cost before deducting the social housing grant amounted to £229,673.

7. FIXED ASSET INVESTMENTS

	2022 £	2021 £
MARKET VALUE		
At 1 January 2021 and 31 December 2022	43,908	49,687
NET BOOK VALUE		
At 1 January 2021 and 31 December 2022	<u>43,908</u>	<u>49,687</u>

There are no investments outside the UK.

8. DEBTORS AND PREPAYMENTS

	2022 £	2021 £
Prepayments	<u>554</u>	<u>796</u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

9. CASH AT BANK AND IN HAND

	Unrestricted funds £	Restricted funds £	2022 £	2021 £
Cash at bank	43,746	8,000	<u>51,746</u>	<u>50,939</u>

10. CREDITORS AND ACCRUALS

	2022 £	2021 £
Amounts falling due within one year		
Housing loan	253	380
Other creditors	2,412	1,646
Accruals	900	2,166
Total	<u>3,565</u>	<u>4,192</u>

11. CREDITORS AFTER ONE YEAR

Housing loan	<u>24,075</u>	<u>23,569</u>
--------------	---------------	---------------

This loan is secured by a specific charge on the Trust's housing property. The loan is repayable by instalments.

Repayments during the year were £380 (2021: £312). £22,831 (2021: £22,389) is due for repayment by instalment after five years.

12. CHARITY FUNDS

	2022		2021	
	£	£	£	£
Unrestricted funds				
<i>General fund</i>				
At 31 December 2022		125,076		100,543
Incoming resources	30,662		32,002	
Resources expended	(29,396)		(13,645)	
Investment (losses)/gains	(5,778)		6,176	
Movement in funds for the year		(4,512)		24,533
General fund at 31 December 2022		<u>120,564</u>		<u>125,076</u>
Designated fund				
<i>Boiler reserve</i>		8,000		8,000
Total unrestricted funds		<u>128,564</u>		<u>133,076</u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

12. CHARITY FUNDS (CONTINUED)

The Trustees maintain large reserves, relative to their activities, which they consider is necessary for the future maintenance of the housing and non- housing properties owned by the Trust. They plan to use some of these reserves to convert the 3 bed warden's apartment into two 1 bed apartments in the future.

Unrestricted funds can be used in accordance with charitable objectives at the discretion of the Trustees. The Trustees have designated £8,000 for boiler replacement.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes

13. RELATED PARTIES

The charity is controlled by its Board of Trustees. No member of the Board of Trustees received any remuneration or any other financial benefit from the Charity and no expenses were reimbursed to them.

14. LEGAL STATUS OF CHARITY

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding- up is limited to £1.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

England & Wales - Charity number 279841

Accounts

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
FOR
FINGRINGHOE CHURCH GREEN TRUST LIMITED
(A COMPANY LIMITED BY GUARANTEE)

RE Group Accountants Limited
Chartered Certified Accountants
The Maltings
Rosemary Lane
Halstead
Essex
CO9 1HZ

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

Page	
1 to 3	Report of the Trustees
4	Independent Examiner's Report
5	Statement of Financial Activities
6 to 7	Balance Sheet
8 to 14	Notes to the Financial Statements
15	Detailed Statement of Financial Activities

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, 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 Standards applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Trust was established by the gift of the old stable yard and buildings, and adjacent land of Fingringhoe Hall, by Mrs Claudia Lennon for the benefit of the residents of Fingringhoe and such other civil parishes as shall be comprised within the boundaries of Colchester Borough Council. In particular it is to provide housing for the elderly, to provide facilities for recreation, to preserve buildings of particular beauty or historical interest and advance education in and appreciation of the arts.

Public benefit

The Trustees have had regard to Charity Commissioners guidance on public benefit. The charitable activities (detailed in the trustees report under achievement and performance) have been undertaken to further the charity's purposes for the public benefit.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The 6 sheltered homes for the elderly, together with the warden's house opened in 1985. In 1990 one of the derelict stables was restored, partly to provide a residents common room, then in 2020 additional renovations were carried out to provide a community space.

FINANCIAL REVIEW

Financial position

Another good year, costs are in control, and we are in a sound financial position.

We have never had a valuation of the site, which would be difficult because of the planning constraints on it.

Investment policy and objectives

The Trustees may invest the surplus moneys of the Trust as they see fit.

Reserves policy

The reserves policy of the Trustees is to hold sums sufficient to cover contingencies, and provide for further development of the Trust.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

The trustees are elected by the members of the Trust at the Annual General Meeting.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
01474622 (England and Wales)

Registered Charity number

279841

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021

Registered office

Fingringhoe Church Green Trust
Church Road
Fingringhoe
Essex
CO2 7BN

Trustees

Mrs C Smith (resigned 12\3\2021)
Mrs A F Taylor
Mrs H Roxby (resigned 24\1\2022)
Mrs E Messer (resigned 22\6\2021)
A J Butcher (resigned 20\9\2021)
S Levene
R J Bailey
A M Franks (resigned 20\9\2021)
D Burnand (resigned 12\11\2021)
R G Ham
T D Bell (appointed 22\6\2021)
P M Rushton (appointed 22\6\2021)
Miss T Wilson (appointed 12\4\2022)
V E McNaught (appointed 12\4\2022)
Mrs S McNaught (appointed 12\4\2022)
S I Allsop (appointed 12\4\2022)
Mrs E Cooper (appointed 20\9\2021)

Company Secretary

P M Rushton

Independent Examiner

Andrew Robert Graham Green
FCCA
RE Group Accountants Limited
Chartered Certified Accountants
The Maltings
Rosemary Lane
Halstead
Essex
CO9 1HZ

Bankers

Barclays Bank Plc
9 High Street
Colchester
Essex
CO1 1DA

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on
and signed on its behalf by: *17th August 21*

P. Rushton
.....
P M Rushton - Secretary

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
FINGRINGHOE CHURCH GREEN TRUST LIMITED (REGISTERED NUMBER: 01474622)**

Independent examiner's report to the trustees of Fingringhoe Church Green Trust Limited ('the Company')
I report to the charity trustees on my examination of the accounts of the Company for the year ended
31 December 2021.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible
for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act
and are eligible for independent examination, I report in respect of my examination of your charity's accounts as
carried out under section 142 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have
followed the Directions given by the Charity Commission under section 142(2) (b) of the 2011 Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of
Recommended Practice for accounting and reporting by charities (applicable to charities preparing their
accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland) (FRS
102)).

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.



Andrew Robert Graham Green
FCCA
RE Group Accountants Limited
Chartered Certified Accountants
The Maltings
Rosemary Lane
Halstead
Essex
CO9 1HZ

Date: 17/8/22

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2021

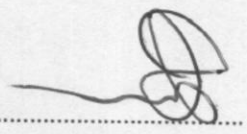
2020 Total funds £	2021 Total funds £	Restricted fund £	Unrestricted funds £	Notes	
107	226	-	226	2	INCOME AND ENDOWMENTS FROM Donations and legacies
26,799	30,310	-	30,310	4	Charitable activities Charitable
786	1,136	-	1,136	3	Investment income
<u>27,692</u>	<u>32,002</u>	-	<u>32,002</u>		Total
					EXPENDITURE ON
22,716	13,642	-	13,642		Charitable activities Charitable
1,413	6,176	-	6,176		Net gains on investments
<u>6,389</u>	<u>24,233</u>	-	<u>24,233</u>		NET INCOME
					RECONCILIATION OF FUNDS
102,124	108,243	-	108,243		Total funds brought forward
<u>108,243</u>	<u>133,076</u>	-	<u>133,076</u>		TOTAL FUNDS CARRIED FORWARD

CONTINUING OPERATIONS
All income and expenditure has arisen from continuing activities.

BALANCE SHEET - continued
31 DECEMBER 2021

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 17 August 2022 and were signed on its behalf by:



S Levene - Trustee

ACCOUNTING POLICIES

1.

Basis of preparing the financial statements

The financial statements of the charitable company, 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 Companies Act 2006. 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.

Fingringhoe Church Green Trust Limited is a private charitable company which was incorporated in England.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Income represents rental income receivable, income from the letting of other properties, interest and donations.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. 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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Housing properties	-	10% on cost
Plant and machinery	-	25% on reducing balance

Tangible fixed assets, except housing land, are stated at cost less accumulated depreciation.

The Trustees consider that the residual value of the property is greater than the net book value in the accounts and no depreciation would be appropriate.

Assets will be depreciated until they reach their estimated residual value.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

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

1.	ACCOUNTING POLICIES - continued	
	Social housing grant	
	Where developments have been financed wholly or partly by social housing grant, the cost of those developments has been reduced by the amount of the grant received. This grant is repayable in certain circumstances.	
2.	DONATIONS AND LEGACIES	
	Donations	
	2021	2020
	<u>£ 256</u>	<u>£ 107</u>
3.	INVESTMENT INCOME	
	Dividends received	
	Deposit account interest	
	2021	2020
	<u>£ 1,133</u>	<u>£ 677</u>
	3	109
	<u>1,136</u>	<u>786</u>
4.	INCOME FROM CHARITABLE ACTIVITIES	
	Rents received	
	Room hire	
	Charitable	
	Charitable	
	Activity	
	2021	2020
	<u>£ 30,130</u>	<u>£ 26,799</u>
	180	-
	<u>30,310</u>	<u>26,799</u>
5.	SUPPORT COSTS	
	Charitable	
	2021	2020
	<u>£ 2,270</u>	<u>£ 2,270</u>
	1,992	1,170
	338	132
	842	1,004
	<u>2,392</u>	<u>2,616</u>
	<u>2,270</u>	<u>4,922</u>
	Charitable	Total
	2021	2020
	<u>£ 1,992</u>	<u>£ 1,170</u>
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	842	1,004
	<u>2,392</u>	<u>2,616</u>
	<u>2,270</u>	<u>4,922</u>
	Charitable	Total
	2021	2020
	<u>£ 1,992</u>	<u>£ 1,170</u>
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	<u>2,392</u>	<u>2,616</u>
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	842	1,004
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	Charitable	Total
	2021	2020
	<u>£ 1,992</u>	<u>£ 1,170</u>
	338	132
	842	1,004
	<u>2,392</u>	<u>2,616</u>
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	Charitable	Total
	2021	2020
	<u>£ 1,992</u>	<u>£ 1,170</u>
	338	132
	842	1,004
	<u>2,392</u>	<u>2,616</u>
	<u>2,270</u>	<u>4,922</u>
	Charitable	Total
	2021	2020
	<u>£ 1,992</u>	<u>£ 1,170</u>
	338	132
	842	1,004
	<u>2,392</u>	<u>2,616</u>
	<u>2,270</u>	<u>4,922</u>
	Charitable	Total
	2021	2020
	<u>£ 1,992</u>	<u>£ 1,170</u>
	338	132
	842	1,004
	<u>2,392</u>	<u>2,616</u>
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	2021	2020
	<u>£ 1,992</u>	<u>£ 1,170</u>
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	<u>2,392</u>	<u>2,616</u>
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	2021	2020
	<u>£ 1,992</u>	<u>£ 1,170</u>
	338	132
	842	1,004
	<u>2,392</u>	<u>2,616</u>
	<u>2,270</u>	<u>4,922</u>
	Charitable	Total
	2021	

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

6. NET INCOME (EXPENDITURE)

Net income (expenditure) is stated after charging (crediting):

	2021	2020
	£	£
Depreciation - owned assets	190	-
Independent examiners remuneration	1,992	1,170
	<u>2,182</u>	<u>1,170</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.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
TOTAL FUNDS CARRIED FORWARD	<u>108,243</u>	<u>-</u>	<u>108,243</u>
Total funds brought forward	102,124	-	102,124
RECONCILIATION OF FUNDS			
NET INCOME	6,389	-	6,389
Net gains on investments	1,413	-	1,413
EXPENDITURE ON			
Charitable	22,716	-	22,716
Charitable activities	-	-	-
INCOME AND ENDOWMENTS FROM			
Total	27,692	-	27,692
Investment income	786	-	786
Charitable	26,799	-	26,799
Charitable activities	-	-	-
Donations and legacies	107	-	107

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

9. ROUNDING

The level of rounding within the accounts is to the nearest £1.

10. TANGIBLE FIXED ASSETS

	Housing Properties	Improvements to property	Plant and machinery	Totals
	£	£	£	£
COST				
At 1 January 2021	48,218	-	1,002	49,220
Additions	-	10,382	-	10,382
At 31 December 2021	<u>48,218</u>	<u>10,382</u>	<u>1,002</u>	<u>59,602</u>
DEPRECIATION				
Charge for year	-	-	190	190
NET BOOK VALUE				
At 31 December 2021	<u>48,218</u>	<u>10,382</u>	<u>812</u>	<u>59,412</u>
At 31 December 2020	<u>48,218</u>	-	<u>1,002</u>	<u>49,220</u>

The housing properties net book value is shown after netting off the social housing grant of £181,422.

The cost before deducting the social housing grant amounted to £259,673.

11. FIXED ASSET INVESTMENTS

	MARKET VALUE
	At 1 January 2021 and 31 December 2021
NET BOOK VALUE	
At 31 December 2021	<u>49,687</u>
At 31 December 2020	<u>49,687</u>
Unlisted investments	<u>49,687</u>

There were no investment assets outside the UK.

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

16. MOVEMENT IN FUNDS - continued

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

Unrestricted funds General fund	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
32,002	(13,642)	6,176	24,233	
<u>32,002</u>	<u>(13,642)</u>	<u>6,176</u>	<u>24,233</u>	
TOTAL FUNDS				

Comparatives for movement in funds

Unrestricted funds General fund Boiler reserve	At 1/1/20 £	Net movement in funds £	At 31/12/20 £
8,000	8,000	-	8,000
102,124	102,124	6,389	108,243
<u>102,124</u>	<u>102,124</u>	<u>6,389</u>	<u>108,243</u>
TOTAL FUNDS			

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

Unrestricted funds General fund	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
27,692	(22,716)	1,413	6,389	
<u>27,692</u>	<u>(22,716)</u>	<u>1,413</u>	<u>6,389</u>	
TOTAL FUNDS				

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

Unrestricted funds General fund Boiler reserve	At 1/1/20 £	Net movement in funds £	At 31/12/21 £
8,000	8,000	-	8,000
102,124	102,124	30,926	133,076
<u>102,124</u>	<u>102,124</u>	<u>30,926</u>	<u>133,076</u>
TOTAL FUNDS			

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

16. MOVEMENT IN FUNDS - continued

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

Unrestricted funds General fund	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
29,694	29,694	(36,361)	7,289	30,922
<u>29,694</u>	<u>29,694</u>	<u>(36,361)</u>	<u>7,289</u>	<u>30,922</u>

The Trustees maintain large reserves relative to their activities, which they consider is necessary for the future maintenance of the housing and non-housing properties owned by the Trust. Also, they plan to use some of these reserves to convert outbuildings into flats in the future.

17. RELATED PARTY DISCLOSURES

There are no emoluments or expenses paid to the Trustees.

18. LEGAL STATUS OF THE CHARITY

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding-up is limited to £1.

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

	2021	2020
	£	£
Net income	<u>18,327</u>	<u>4,276</u>
Total resources expended	13,642	22,716
	<u>2,270</u>	<u>4,252</u>
Bank interest	2,322	2,616
Legal and professional fees	842	1,004
Sundries	338	132
Independent examiners remuneration	1,022	1,120
Support costs	8,022	12,204
Plant and machinery	120	-
CBC helpline	827	827
Warden's minor expenses	-	221
Gardening	-	232
Property repairs	3,033	12,369
Light and heat	1,323	1,009
Insurance	1,259	1,242
Rates and water	733	828
EXPENDITURE	32,002	52,692
	<u>30,310</u>	<u>26,299</u>
Room hire	180	-
Rents received	30,130	26,299
Charitable activities	1,136	286
Deposit account interest	3	109
Dividends received	1,133	677
Investment income	226	102
Donations	226	102
Donations and legacies		
INCOME AND ENDOWMENTS	32,002	52,692

This page does not form part of the statutory financial statements

FINGRINGHOE CHURCH GREEN TRUST LIMITED

England & Wales - Charity number 279841

Accounts

REGISTERED COMPANY NUMBER: 01474655 (England and Wales)
REGISTERED CHARITY NUMBER: 279841

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020
FOR
FINGRINGHOE CHURCH GREEN TRUST LIMITED
(A COMPANY LIMITED BY GUARANTEE)**

RE Group Accountants Limited
Chartered Certified Accountants
The Maltings
Rosemary Lane
Halstead
Essex
CO9 1HZ

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

	Page
Report of the Trustees	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5 to 6
Notes to the Financial Statements	7 to 13

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

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, 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 Trust was established by the gift of the old stable yard and buildings, and adjacent land of Fingringhoe hall, by Mrs Claudia Lennon for the benefit of the residents of Fingringhoe and such other civil parishes as shall be comprised within the boundaries of Colchester Borough Council. In particular it is to provide housing for the elderly, to provide facilities for recreation, to preserve buildings of particular beauty or historical interest and advance education in and appreciation of the arts.

Public benefit

The Trustees have had regard to Charity Commissions guidance on public benefit.

The charitable activities, (detailed in the trustees report under achievement and performance), have been undertaken to further the charity's purposes for the public benefit.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The 6 sheltered homes for the elderly, together with the warden's house opened in 1985. In 1990 one of the derelict stables was restored, partly for the use of the residents and the rest to create two studios. In 2020 the trustees renovated some of the existing out-buildings to provide more community facilities and are investigating the possibility of providing more community facilities in the future.

FINANCIAL REVIEW

Financial position

Another good year, costs are in control, and we are in a sound financial position.

We have never had a valuation of the site, which would be difficult because of the planning constraints on it.

Investment policy and objectives

The Trustees may invest the surplus moneys of the Trust as they see fit.

Reserves policy

The reserves policy of the Trustees is to hold sums sufficient to cover contingencies, and provide for further development of the Trust.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

The trustees are elected by the members of the Trust at the Annual General Meeting.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

01474655 (England and Wales)

Registered Charity number

279841

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020

Registered office

Braiswood
Abberton Road
Fingringhoe
Nr Colchester
Essex

Trustees

C Bellinger Honorary treasurer (resigned 1/5/2020)
D Bishop (resigned 29/7/2020)
Mrs C Smith
Mrs A F Taylor Chair
Mrs H Roxby
Mrs E Messer Honorary Secretary
A J Butcher Trustee
S Levene Trustee
R J Bailey Vice Chair
A M Franks Trustee
D Burnand Trustee (appointed 8/12/2020)
R G Ham Trustee (appointed 8/12/2020)

Company Secretary

Mrs E Messer

Independent Examiner

Andrew Robert Graham Green
FCCA
RE Group Accountants Limited
Chartered Certified Accountants
The Maltings
Rosemary Lane
Halstead
Essex
CO9 1HZ

Bankers

Barclays Bank Plc
9 High Street
Colchester
Essex
CO5 7AL

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 11 May 2021 and signed on its behalf by:


.....
Mrs E Messer - Secretary

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
FINGRINGHOE CHURCH GREEN TRUST LIMITED (REGISTERED NUMBER: 01474655)**

Independent examiner's report to the trustees of Fingringhoe Church Green Trust Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2020.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.



Andrew Robert Graham Green
FCCA
RE Group Accountants Limited
Chartered Certified Accountants
The Maltings
Rosemary Lane
Halstead
Essex
CO9 1HZ

Date:*11/5/21*.....

FINGRINGHOE CHURCH GREEN TRUST LIMITED

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Notes	Unrestricted funds £	Restricted fund £	2020 Total funds £	2019 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	107	-	107	1,618
Charitable activities					
Charitable	4	26,799	-	26,799	27,994
Investment income	3	786	-	786	897
Total		<u>27,692</u>	-	<u>27,692</u>	<u>30,509</u>
EXPENDITURE ON					
Charitable activities					
Charitable		22,716	-	22,716	19,208
Net gains on investments		1,413	-	1,413	3,352
NET INCOME		<u>6,389</u>	-	<u>6,389</u>	<u>14,653</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		102,154	-	102,154	87,501
TOTAL FUNDS CARRIED FORWARD		<u><u>108,543</u></u>	<u><u>-</u></u>	<u><u>108,543</u></u>	<u><u>102,154</u></u>

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

FINGRINGHOE CHURCH GREEN TRUST LIMITED (REGISTERED NUMBER: 01474655)

**BALANCE SHEET
31 DECEMBER 2020**

	Notes	Unrestricted funds £	Restricted fund £	2020 Total funds £	2019 Total funds £
FIXED ASSETS					
Tangible assets	10	48,463	-	48,463	48,218
Investments	11	23,510	-	23,510	22,097
		<u>71,973</u>	<u>-</u>	<u>71,973</u>	<u>70,315</u>
CURRENT ASSETS					
Debtors	12	580	-	580	640
Cash at bank and in hand	13	62,805	-	62,805	57,285
		<u>63,385</u>	<u>-</u>	<u>63,385</u>	<u>57,925</u>
CREDITORS					
Amounts falling due within one year	14	(2,554)	-	(2,554)	(1,731)
		<u>60,831</u>	<u>-</u>	<u>60,831</u>	<u>56,194</u>
NET CURRENT ASSETS					
		<u>132,804</u>	<u>-</u>	<u>132,804</u>	<u>126,509</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
CREDITORS					
Amounts falling due after more than one year	15	(24,261)	-	(24,261)	(24,355)
		<u>108,543</u>	<u>-</u>	<u>108,543</u>	<u>102,154</u>
NET ASSETS					
FUNDS					
Unrestricted funds:	16				
General fund				100,543	94,154
Boiler reserve				8,000	8,000
				<u>108,543</u>	<u>102,154</u>
TOTAL FUNDS					
				<u>108,543</u>	<u>102,154</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2020 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

FINGRINGHOE CHURCH GREEN TRUST LIMITED (REGISTERED NUMBER: 01474655)

BALANCE SHEET - continued
31 DECEMBER 2020

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on11.01.2021..... and were signed on its behalf by:

..........

E Messer - Trustee

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, 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 Companies Act 2006. 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.

Finringhoe Church Green Trust Limited is a private charitable company which was incorporated in England.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Income represents rental income receivable, income from the letting of other properties, interest and donations.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. 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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Housing Properties	- 10% on cost
Plant and machinery	- 25% on reducing balance

Tangible fixed assets, except housing land, are stated at cost less accumulated depreciation.

The Trustees consider that the residual value of the property is greater than the net book value in the accounts and no depreciation would be appropriate.

Assets will be depreciated until they reach their estimated residual value.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

1. ACCOUNTING POLICIES - continued

Social housing grant

Where developments have been financed wholly or partly by social housing grant, the cost of those developments has been reduced by the amount of the grant received. This grant is repayable in certain circumstances.

2. DONATIONS AND LEGACIES

	2020	2019
	£	£
Donations	107	1,618
	<u>107</u>	<u>1,618</u>

3. INVESTMENT INCOME

	2020	2019
	£	£
Dividends received	677	663
Deposit account interest	109	234
	<u>786</u>	<u>897</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2020	2019
		£	£
Rents received	Charitable	26,799	27,944
Room hire	Charitable	-	50
		<u>26,799</u>	<u>27,994</u>

5. SUPPORT COSTS

	Governance costs
	£
Charitable	4,922
	<u>4,922</u>

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

Governance costs

	2020	2019
	Charitable	Total activities
	£	£
Independent examiners remuneration	1,170	900
Sundries	132	102
Legal and professional fees	1,004	644
Bank interest	2,616	2,536
	<u>4,922</u>	<u>4,182</u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

6. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2020	2019
	£	£
Independent examiners remuneration	<u>1,170</u>	<u>900</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.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	1,618	-	1,618
Charitable activities			
Charitable	27,994	-	27,994
Investment income	<u>897</u>	-	<u>897</u>
Total	30,509	-	30,509
EXPENDITURE ON			
Charitable activities			
Charitable	19,208	-	19,208
Net gains on investments	<u>3,352</u>	-	<u>3,352</u>
NET INCOME	14,653	-	14,653
RECONCILIATION OF FUNDS			
Total funds brought forward	87,501	-	87,501
TOTAL FUNDS CARRIED FORWARD	<u>102,154</u>	<u>-</u>	<u>102,154</u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

9. ROUNDING

The level of rounding within the accounts is to the nearest £1.

10. TANGIBLE FIXED ASSETS

	Housing Properties £	Plant and machinery £	Totals £
COST			
At 1 January 2020	48,218	-	48,218
Additions	-	245	245
	<u>48,218</u>	<u>245</u>	<u>48,463</u>
At 31 December 2020	48,218	245	48,463
	<u>48,218</u>	<u>245</u>	<u>48,463</u>
NET BOOK VALUE			
At 31 December 2020	48,218	245	48,463
	<u>48,218</u>	<u>245</u>	<u>48,463</u>
At 31 December 2019	48,218	-	48,218
	<u>48,218</u>	<u>-</u>	<u>48,218</u>

The housing properties net book value is shown after netting off the social housing grant of £181,455.

The cost before deducting the social housing grant amounted to £229,673.

11. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2020	23,352
Revaluations	1,413
	<u>24,765</u>
At 31 December 2020	24,765
	<u>24,765</u>
PROVISIONS	
At 1 January 2020 and 31 December 2020	1,255
	<u>1,255</u>
NET BOOK VALUE	
At 31 December 2020	23,510
	<u>23,510</u>
At 31 December 2019	22,097
	<u>22,097</u>

There were no investment assets outside the UK.

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Prepayments	580	640

13. CASH AT BANK AND IN HAND

	General fund	Boiler reserve	2020 Total funds	2019 Total funds
	£	£	£	£
Cash in hand	-	-	-	18
Bank account no. 1	20,384	-	20,384	15,632
Bank deposit account	34,421	8,000	42,421	41,635
Total	54,805	8,000	62,805	57,285

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other creditors	800	104
Accrued expenses	1,754	1,627
	<u>2,554</u>	<u>1,731</u>

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2020	2019
	£	£
Housing loan	24,261	24,355

This loan is secured by a specific charge on the Trust's housing property. The loan is repayable by installments.

Annual repayments have been approximately £94 and £23,791 is therefore expected to be repaid by instalments after 5 years.

16. MOVEMENT IN FUNDS

	At 1/1/20	Net movement in funds	At 31/12/20
	£	£	£
Unrestricted funds			
General fund	94,154	6,389	100,543
Boiler reserve	8,000	-	8,000
	<u>102,154</u>	<u>6,389</u>	<u>108,543</u>
TOTAL FUNDS	102,154	6,389	108,543

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

16. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	27,692	(22,716)	1,413	6,389
TOTAL FUNDS	<u>27,692</u>	<u>(22,716)</u>	<u>1,413</u>	<u>6,389</u>

Comparatives for movement in funds

	At 1/1/19 £	Net movement in funds £	Transfers between funds £	At 31/12/19 £
Unrestricted funds				
General fund	80,501	14,653	(1,000)	94,154
Boiler reserve	7,000	-	1,000	8,000
	<u>87,501</u>	<u>14,653</u>	<u>-</u>	<u>102,154</u>
TOTAL FUNDS	<u>87,501</u>	<u>14,653</u>	<u>-</u>	<u>102,154</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	30,509	(19,208)	3,352	14,653
TOTAL FUNDS	<u>30,509</u>	<u>(19,208)</u>	<u>3,352</u>	<u>14,653</u>

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

	At 1/1/19 £	Net movement in funds £	Transfers between funds £	At 31/12/20 £
Unrestricted funds				
General fund	80,501	21,042	(1,000)	100,543
Boiler reserve	7,000	-	1,000	8,000
	<u>87,501</u>	<u>21,042</u>	<u>-</u>	<u>108,543</u>
TOTAL FUNDS	<u>87,501</u>	<u>21,042</u>	<u>-</u>	<u>108,543</u>

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

16. MOVEMENT IN FUNDS - continued

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 £
Unrestricted funds				
General fund	58,201	(41,924)	4,765	21,042
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>58,201</u>	<u>(41,924)</u>	<u>4,765</u>	<u>21,042</u>

The Trustees maintain large reserves, relative to their activities, which they consider is necessary for the future maintenance of the housing and non-housing properties owned by the Trust. Also, they plan to use some of these reserves to convert outbuildings into flats in the future.

17. RELATED PARTY DISCLOSURES

There are no emoluments or expenses paid to the Trustees.

18. LEGAL STATUS OF THE CHARITY

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding-up is limited to £1.