

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

Detailed Statement of Financial Activities	12
Notes to the Financial Statements	8 to 14
Balance Sheet	6 to 7
Statement of Financial Activities	5
Independent Examiner's Report	4
Report of the Trustees	1 to 3
	Page

229841

Registered Charity number

01474622 (England and Wales)  
Registered Company number

## REFERENCE AND ADMINISTRATIVE DETAILS

The trustees are elected by the members of the Trust at the Annual General Meeting.  
Recruitment and appointment of new trustees

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

## STRUCTURE, GOVERNANCE AND MANAGEMENT

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

The Trustees may invest the surplus moneys of the Trust as they see fit.  
Investment policy and objectives

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

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

## FINANCIAL REVIEW

out to provide a community space.  
stables was restored, partly to provide a residents common room, then in 2020 additional renovations were carried  
The 6 sheltered homes for the elderly, together with the warden's house opened in 1982. In 1990 one of the derelict  
Charitable activities

## ACHIEVEMENT AND PERFORMANCE

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

appreciation of the arts.

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

## OBJECTIVES AND ACTIVITIES

Ireland (FRS 102) (effective 1 January 2019).  
preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of  
provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities  
with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the  
The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report

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 Burnard (resigned 12/11/2021)  
R G Ham  
T D Bell (appointed 22/6/2021)  
P M Rushon (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 Alsop (appointed 12/4/2022)  
Mrs E Cooper (appointed 20/9/2021)

Company Secretary

P M Rushon

Independent Examiner

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

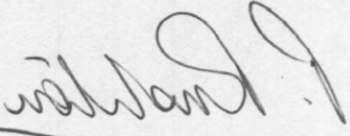
Bankers

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 .....  
17th August 22  
and signed on its behalf by:

  
.....  
P M Rushton - Secretary

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

FINGRINGHOE CHURCH GREEN TRUST LIMITED

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

	Notes	Unrestricted funds £	Restricted fund £	2021 Total funds £	2020 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	2	226	-	226	102
Charitable activities	4	30,310	-	30,310	26,299
Investment income	3	1,136	-	1,136	286
<b>Total</b>		<b>32,002</b>	<b>-</b>	<b>32,002</b>	<b>27,695</b>
<b>EXPENDITURE ON</b>					
Charitable activities		13,642	-	13,642	22,216
Net gains on investments		6,126	-	6,126	1,413
<b>NET INCOME</b>		<b>24,233</b>	<b>-</b>	<b>24,233</b>	<b>6,389</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		108,243	-	108,243	102,124
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>133,026</b>	<b>-</b>	<b>133,026</b>	<b>108,243</b>

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

The notes form part of these financial statements

Act 2006 relating to financial statements, so far as applicable to 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 and

(d) preparing financial statements which give a true and fair view of the state of affairs of the charitable company ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and

(a) The trustees acknowledge their responsibilities for

31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021.

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

TOTAL FUNDS					
Boiler reserve	108,243				
General fund	108,243				
Unrestricted funds:	122,076				
	8,000				
	122,076				
	100,243				
	108,243				
	108,243				

NET ASSETS					
	133,076				
	133,076				
	108,243				
	(24,261)				
	(24,261)				

TOTAL ASSETS LESS CURRENT LIABILITIES					
	122,076				
	122,076				
	133,076				
	133,076				
	108,243				
	(24,261)				
	(24,261)				

NET CURRENT ASSETS					
	47,923				
	47,923				
	60,831				
	(12,254)				
	(12,254)				

CREDITORS					
	21,732				
	20,939				
	796				
	20,939				
	20,939				
	796				
	21,732				

CURRENT ASSETS					
	108,102				
	49,687				
	29,412				
	49,687				
	29,412				
	108,102				

FIXED ASSETS					
	10				
	11				
	10				
	29,412				
	49,687				
	29,412				
	108,102				

S Levene - Trustee



The financial statements were approved by the Board of Trustees and authorised for issue on 17 August 2021 and were signed on its behalf by:  
These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

31 DECEMBER 2021  
BALANCE SHEET - continued

## 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.

Fininghoe 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

	2021	2020
Donations	<u>£ 226</u>	<u>£ 107</u>

3. INVESTMENT INCOME

	2021	2020
Dividends received	<u>£ 1,133</u>	<u>£ 677</u>
Deposit account interest	<u>3</u>	<u>109</u>
	<u>1,136</u>	<u>786</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	2021	2020
Rents received	<u>£ 30,130</u>	<u>£ 26,799</u>
Room hire	<u>180</u>	<u>-</u>
Charitable	<u>30,310</u>	<u>26,799</u>
Charitable		
Activity		

5. SUPPORT COSTS

	2021	2020
Charitable	<u>£ 2,270</u>	<u>£ 2,270</u>
Governance costs		

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

Governance costs

	2021	2020
Bank interest	<u>£ 2,270</u>	<u>£ 4,922</u>
Legal and professional fees	<u>2,392</u>	<u>2,616</u>
Grants	<u>842</u>	<u>1,004</u>
Independent examiners remuneration	<u>338</u>	<u>132</u>
	<u>1,992</u>	<u>1,170</u>
Charitable activities	<u>£ 1,170</u>	<u>£ 1,170</u>
Total	<u>4,922</u>	<u>4,922</u>

6. NET INCOME/(EXPENDITURE)

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

	2021	2020
Depreciation - owned assets	190	£
Independent examiners remuneration	1,995	1,170
	<u>2,185</u>	<u>-</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
	£	£	£
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	107	-	107
Charitable activities	26,799	-	26,799
Charitable	786	-	786
Investment income	27,692	-	27,692
<b>Total</b>	<u>54,584</u>	<u>-</u>	<u>54,584</u>
<b>EXPENDITURE ON</b>			
Charitable activities	22,716	-	22,716
Charitable	1,413	-	1,413
Net gains on investments	6,389	-	6,389
<b>NET INCOME</b>	<u>36,255</u>	<u>-</u>	<u>36,255</u>
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	102,124	-	102,124
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>138,379</u>	<u>-</u>	<u>138,379</u>

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

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

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	49,687
At 31 December 2020	49,687
Unlisted investments	49,687

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 2021

12.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR				
	Prepayments				
		2021	2020		
		£	£		
		<u>280</u>	<u>280</u>		
13.	CASH AT BANK				
	Bank deposit account				
	Bank account no. 1				
		2021	2020		
		£	£		
		23,227	19,382		
	General fund				
		8,000			
	Boiler reserve				
		-			
		<u>20,939</u>	<u>20,939</u>		
	Total				
		<u>42,939</u>	<u>62,802</u>		
14.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR				
	Accrued expenses				
	Other creditors				
		2021	2020		
		£	£		
		2,166	1,254		
		<u>3,812</u>	<u>2,224</u>		
15.	CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR				
	Housing loan				
		2021	2020		
		£	£		
		<u>23,949</u>	<u>24,261</u>		

This loan is secured by a specific charge on the Trust's housing property. The loan is repayable by instalments. Annual repayments have been approximately £312 and £22,389 is therefore expected to be repaid by instalments after 2 years.

16.	MOVEMENT IN FUNDS				
	Unrestricted funds				
	General fund				
	Boiler reserve				
		At 1/1/21	Net movement in funds	At 31/12/21	
		£	£	£	
		100,243	24,233	122,076	
		<u>8,000</u>	-	<u>8,000</u>	
		108,243	24,233	133,076	
		<u>108,243</u>	<u>24,233</u>	<u>133,076</u>	
	TOTAL FUNDS				

FINGRINGHOE CHURCH GREEN TRUST LIMITED  
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:

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

Comparatives for movement in funds

	At 1/1/20	At 1/1/20	Net movement in funds	At 31/12/20
Unrestricted funds				
General fund	8,000	94,124	6,389	100,243
Boiler reserve			-	8,000
<b>TOTAL FUNDS</b>	<b>102,124</b>	<b>102,124</b>	<b>6,389</b>	<b>108,243</b>

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	22,692	(22,176)	1,413	6,389
<b>TOTAL FUNDS</b>	<b>22,692</b>	<b>(22,176)</b>	<b>1,413</b>	<b>6,389</b>

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

	At 1/1/20	At 1/1/20	Net movement in funds	At 31/12/21
Unrestricted funds				
General fund	8,000	94,124	30,922	125,026
Boiler reserve			-	8,000
<b>TOTAL FUNDS</b>	<b>102,124</b>	<b>102,124</b>	<b>30,922</b>	<b>133,026</b>

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
	£	£	£	£
20,694	(36,361)	7,289	30,922	
<u>20,694</u>	<u>(36,361)</u>	<u>7,289</u>	<u>30,922</u>	
<u>20,694</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.

Net income		Total resources expended	
18,327		13,642	
<u>4,276</u>		<u>25,716</u>	
<u>4,276</u>		<u>4,276</u>	
2,302		2,302	
5,302		5,302	
1,004		1,004	
135		135	
1,120		1,120	
Bank interest		Bank interest	
Legal and professional fees		Legal and professional fees	
Sundries		Sundries	
Independent examiners remuneration		Independent examiners remuneration	
Governance costs		Governance costs	
Support costs		Support costs	
Plant and machinery		Plant and machinery	
CBC helpline		CBC helpline	
Warden's minor expenses		Warden's minor expenses	
Gardening		Gardening	
Property repairs		Property repairs	
Light and heat		Light and heat	
Insurance		Insurance	
Rates and water		Rates and water	
Charitable activities		Charitable activities	
EXPENDITURE		EXPENDITURE	
Total incoming resources		Total incoming resources	
35,005		35,005	
30,310		30,310	
180		180	
30,130		30,130	
Room hire		Room hire	
Rents received		Rents received	
Charitable activities		Charitable activities	
Deposit account interest		Deposit account interest	
Dividends received		Dividends received	
Investment income		Investment income	
Donations		Donations	
Donations and legacies		Donations and legacies	
INCOME AND ENDOWMENTS		INCOME AND ENDOWMENTS	