

# **THE JOHN LUCY TRUST**

Registered Charity No. 528686

## **ANNUAL REPORT**

**and**

## **FINANCIAL STATEMENT**

**of the Trustees**

**FOR THE YEAR ENDED 5<sup>th</sup> APRIL 2022**

Chairman of the Trustees:

Mrs Alison J Harrison  
Hanter  
Snitterfield Street  
Hampton Lucy  
Warwick  
CV35 8AX

Bankers:  
HSBC Bank Ltd  
11 High Street  
Warwick  
CV34 4AS

Land Agents:  
Godfrey-Payton  
25 High Street  
Warwick  
CV34 4BB

Independent Examiner:

Anthony K Stein ACA  
Home Close House  
Grovefields Farm  
Hampton Lucy  
CV35 8AT

## **THE JOHN LUCY TRUST – ANNUAL TRUSTEES' REPORT TO 5<sup>th</sup> APRIL 2022**

Registered Charity No 528686

### **BACKGROUND**

The John Lucy Trust Deed was sealed on 5<sup>th</sup> December 1997 by the Charity Commissioners for England and Wales and was established by amalgamating the following charities:

1. John Lucy Organist Trust founded 8<sup>th</sup> August 1868
2. Lucy Educational Foundation constituted 1<sup>st</sup> May 1906
3. William Rogers Charity founded 5<sup>th</sup> July 1749

### **PURPOSE OF TRUST**

To manage the Trust's property situated in the Parish of Hampton Lucy. From the proceeds of income, less expenses in managing the property, to apply the net proceeds in defined proportions for the benefit of Hampton Lucy Primary School and Hampton Lucy Parish Church, and in promoting the education of persons under the age of 25, who are or whose parents are, resident in the Parish of Hampton Lucy, and who are in need of financial assistance.

### **TRUSTEES**

The body of the Trust consists of five trustees:

One Ex-Officio Trustee: Rev A B Larkin  
Two Nominated Trustees: Mr E L Hoare and Mr C S Northcote-Green  
Two Co-opted Trustees: Mrs A J Harrison and Mrs T Potter

### **MEETINGS**

The Trustees held four meetings in the financial year to 5 April 2022. Subsidiary meetings were also held from time to time between selected Trustees to discuss specific issues.

### **ACTIVITIES AND ACHIEVEMENTS**

#### **Properties**

The Trustees, with the assistance of their Land Agents, continued their careful management of the four properties they own in the Parish of Hampton Lucy, viz., the John Lucy Village Hall, the Old Post Office, The Boars Head Public House and Church Lodge. Where appropriate, the Trustees paid the costs of insuring the properties as well as paying for their routine maintenance.

## **Coronavirus (Covid-19)**

The Trustees have agreed a repayment plan with the present tenant of The Boars Head for the outstanding rent which has accrued as a result of the effect on trade caused by the pandemic. This has enabled The Boars Head to remain open for business during these difficult times.

## **Investments**

These consist of cash funds only and are deposited with HSBC Bank, Warwick and with the COIF – Charities Deposit Fund as detailed in the accompanying Income and Expenditure Account. A financial reserve is being maintained to fund the cost of modernising our properties.

During the course of the year, funds were raised from charitable organisations and donations from the public to finance the cost of refurbishing the Village Hall. The work included improving its kitchen and WC facilities, creating a new meeting room and providing a level floor area to make the building more adaptable and functional.

The year end accounts refer to the amounts received via donations and grants and the expenditure. An account was set up by the Trust with the Co-op Bank to accept grants and to pay the building contractors. There is a small amount of work to be completed in the 2022/2023 financial year, and there are enough funds in the account to pay for this.

The Trustees have fully supported this project as it has brought the Hall up to modern standards, in addition to dealing with essential repairs. The donors have been made fully aware of the purpose of the expenditure and the Trustees are very grateful for their generosity. An Opening Event was held in July to celebrate the refurbishment to which all donors were invited along with local dignitaries.

The improvements are considered to be of great benefit to, not only the village community, but in particular the Village School and the Church and their communities in conducting their activities.

## **Assets**

The Trust owns four properties in the village of Hampton Lucy, viz., the John Lucy Village Hall, the Old Post Office, The Boars Head Public House and Church Lodge. The indicative value of all these assets is between £750,000 and £1,000,000.

## **Risk Management and Conflicts of Interest**

These policies are monitored and updated as necessary to take into account prevailing circumstances.

## **Complaint Procedure**

No complaints were received via the Trust's Complaint Procedure during the year.

## FUND DISBURSEMENTS

Disbursements to beneficiaries are detailed in the accompanying Financial Statement. The Trustees granted sums of £16,000 to the church to help with maintenance of the church building and £8,000 to Hampton Lucy Primary School. Grants, some of which were received from central and local government sources, and donations were used to pay for the refurbishment works carried out to the Village Hall.

The Trustees do not employ any paid staff but delegate much of the day-to-day operation of the Trust funds to their Land Agents, Godfrey-Payton of Warwick, who are paid a commission based upon the charity's rental income. The Trustees believe they have carried out the Trust's purpose with due regard to the Trust's Scheme and the need to operate for the public benefit.

## FINANCIAL YEAR

The Financial Statement accompanying this report is for the period 6<sup>th</sup> April 2021 to 5<sup>th</sup> April 2022 and the financial books and statements relating thereto have been inspected by the Independent Examiner.

Signature .....

Date .....

28/8/22

Full Name .....

ALISON JANE HARRISON

Chairman of the Trustees

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THE JOHN LUCY TRUST  
ACCOUNTS  
YEAR TO 5TH APRIL 2022

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Godfrey-Payton  
25 High Street  
Warwick  
CV34 4BB

THE JOHN LUCY TRUST

**Income & Expenditure Account for the year to 5th April, 2022**

2021		£	£	£
	Rents Receivable:			
24,006	The Boar's Head (Ms A Heron)		24,231.25	
8,220	Church Lodge (P.C.C.)		8,220.00	
7,440	Old Post Office:: Mrs T Taylor		7,440.00	
3,000	Use of John Lucy Hall (VHMC)		3,000.00	
<u>42,666</u>				42,891.25
	Donations and grants			75,095.61
10	Bank Interest (Gross) Received for year			16.29
<u>42,676</u>				<u>118,003.15</u>
	Less Expenses:			
	Godfrey-Payton, Commission on :			
4,266	Rents of £42,891.25 @ 10%		4,289.13	
1	Interest of £10.44 @ 5%		0.81	
<u>4,267</u>			<u>4,289.94</u>	
853	Plus VAT thereon @ 20%		857.99	
<u>5,120</u>			<u>5,147.93</u>	
-	Management Expenses		0.00	
576	Insurances : Hall & Men's Club	585.34		
223	Church Lodge	236.56		
231	Old Post Office	245.04		
<u>1,030</u>				1,066.94
238	Trustees Indemnity Insurance		237.63	
-	Donation to Youth Club (cheque not presented)		(275.00)	
160	Donation to Hampton Lucy Village Hall Management Committee		-	
25	Secretary and auditor's expenses		25.00	
	Sundry expenses		85.30	
60	Bank Charges		84.33	
	Village Hall refurbishment		75,261.23	
993	Property repairs - Per Schedule		7,030.40	
<u>7,626</u>				<u>88,663.76</u>
35,050				<u>29,339.39</u>
54,973	Balances at 5th April 2021 brought forward			<u>66,022.29</u>
<u>90,023</u>				<u>95,361.68</u>
	Payments to/for Beneficiaries :-			
16,000	Hampton Lucy P.C.C.		16,000.00	
8,000	Hampton Lucy C of E Primary School		8,000.00	
<u>24,000</u>				<u>24,000.00</u>
<u>66,023</u>				<u>71,361.68</u>
	Balances in hand at 5th April 2022			
24,533	Current Account		27,903.03	
28,682	CCLA Account		28,693.85	
-	Centenary fund Coop bank account		8,840.23	65,437.11
<u>53,215</u>				
	Less Creditors:			
5,121	Godfrey-Payton Management Fee		5,147.93	
25	Secretary's expenses		25.00	
	Loan due to HLVHMC		9,000.00	
<u>19,387</u>				<u>14,172.93</u>
	Rent debtors:			
17,994	The Boar's Head (Ms A Heron)		20,137.50	
(40)	Old Post Office:: Mrs T Taylor		(40.00)	
				20,097.50
<u>37,341</u>				<u>71,361.68</u>

THE JOHN LUCY TRUST

**Schedule of Repairs \* Sundry Expenses for year ended 5th April 2022**

<b>Property repairs</b>	£	£
The Old Post Office :		
Electrical testing	300.00	
Roof repairs	234.00	
Boiler service	84.00	
		618.00
Church Lodge :		
Lantern fitted	95.00	
Electrical maintenance re exposed connections on external lights	100.20	
Electrical testing	240.00	
Exterior painting replace French door	4,152.00	
Toilet cistern	180.00	
Boiler service	223.20	
		4,990.40
Hall & Men's Club ;		
Cleaning - Eco Clean	480.00	
Drain cleaning/CCTV survey	942.00	
		1,422.00
		<u>7,030.40</u>
<b>Sundry expenses</b>		
Wine for Tony Stein	23.00	
Drinks for Village Hall working party	40.30	
Blue paint	22.00	85.30

**THE JOHN LUCY TRUST**  
**(Reg. Charity no. 528686)**

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE JOHN LUCY TRUST**

I report on the accounts of the Trust for the Year Ended 5<sup>th</sup> April 2022, which are set out on the following pages.

**Respective Responsibilities of Trustee and Examiner**

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

It is my responsibility to:

- Examine the accounts under Section 145 of the Charities Act
- To follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- To state whether particular matters have come to my attention.

**Basis of Independent Examiner's Report**

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

**Independent Examiner's Statement**

In connection with my examination of the accounts for this year, no matter has come to my attention

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



Home Close House  
Grovefields Farm  
Hampton Lucy



Anthony K Stein  
A.C.A.  
11 August 2022

CV35 8AT