

# **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 2023**

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 2023**

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 2023. 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.

## **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.

There is a small credit balance in the Co-op Bank Centenary Account, which is to be used specifically for completing the refurbishment works to the Village Hall.

## **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**

The Trustees had no cause to invoke their policy for dealing with complaints as no complaints were submitted during the year.

## **FUND DISBURSEMENTS**

Disbursements to beneficiaries are detailed in the accompanying Financial Statement. The Trustees granted sums of £17,000 to the church to help with maintenance of the church building and £8,500 to Hampton Lucy Primary School.

No grants were received from Central and Local Government sources during the year and donations were used to pay for refurbishments 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 2022 to 5<sup>th</sup> April 2023 and the financial books and statements relating thereto have been inspected and approved by the Independent Examiner.

Signature .....

Date .....

Full Name .....

Chairman of the Trustees

**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 2023, 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.

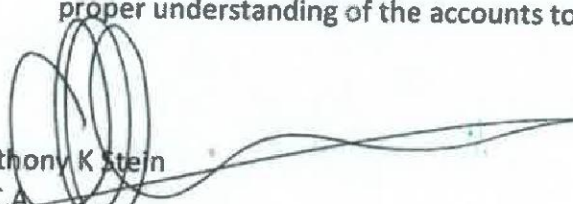
**Basis of Independent Examiner's Report**

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.

  
Anthony K Stein  
A.C.A.  
10 August 2023

Home Close House  
Grovefields Farm  
Hampton Lucy  
CV35 8AT

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THE JOHN LUCY TRUST  
ACCOUNTS  
YEAR TO 5TH APRIL 2023

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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, 2023**

2022		£	£	£
	Rents Receivable:			
24,231	The Boar's Head (Ms A Heron)		24,456.25	
8,220	Church Lodge (P.C.C.)		8,325.00	
7,440	Old Post Office:: Mrs T Taylor		7,470.00	
3,000	Use of John Lucy Hall (VHMC)		3,000.00	
42,891				43,251.25
75,096	Donations and grants			4,164.73
16	Bank Interest (Gross) Received for year			508.73
118,003				47,924.71
	Less Expenses:			
	Godfrey-Payton, Commission on :			
4,289	Rents of £43,251.25 @ 10%		4,325.13	
1	Interest of £508.73 @ 5%		25.44	
4,290			4,350.57	
858	Plus VAT thereon @ 20%		870.11	
5,148			5,220.68	
	Godfrey Payton accountancy fee	240.00		
586	Insurances : Hall & Men's Club	672.18		
236	Church Lodge	266.78		
245	Old Post Office	246.42		
1,067			1,425.38	
238	Trustees Indemnity Insurance		226.43	
(275)	Donation to Youth Club (cheque not presented)		0.00	
-	Donation to Hampton Lucy Village Hall Management Committee		-	
25	Secretary and auditor's expenses		25.00	
-	Expenses re Launch event		251.20	
85	Sundry expenses		0.00	
84	Bank Charges		96.70	
75,261	Village Hall refurbishment		11,634.00	
7,030	Property repairs - Per Schedule		2,743.30	
88,663				21,622.69
29,340				26,302.02
66,022	Balances at 5th April 2022 brought forward			71,362.03
95,362				97,664.05
	Payments to/for Beneficiaries :-			
16,000	Hampton Lucy P.C.C.		17,000.00	
8,000	Hampton Lucy C of E Primary School		8,500.00	
	Hampton Lucy Youth Club		250.00	
	Grapevine magazine		300.00	
24,000				26,050.00
71,362				71,614.05
	Balances in hand at 5th April 2023			
27,903	Current Account		41,589.09	
28,694	CCLA Account		29,202.58	
8,840	Centenary fund Coop bank account		709.62	71,501.29
65,437				
	Less Creditors:			
5,148	Godfrey-Payton Management Fee		5,220.68	
25	Secretary's expenses		50.00	
9,000	Loan due to HLVHMC		9,000.00	
14,173				14,270.68
	Rent debtors:			
20,138	The Boar's Head (Ms A Heron)		14,423.44	
(40)	Old Post Office:: Mrs T Taylor		(40.00)	
71,362				14,383.44
				71,614.05

THE JOHN LUCY TRUST

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

Property repairs	£	£
The Old Post Office :		
Sensor light	4.95	
Boiler service	117.42	
Boiler repair	90.00	
Boiler repair	102.00	
Heating repairs	123.29	
Repair hole in roof	100.80	
Carbon monoxide detector	92.02	
New roof slates	168.00	
New window/paintwork	720.00	
New front door slabs	240.00	
		1,758.48
Church Lodge :		
Boiler repair	127.08	
Faulty heating repair	120.00	
Boiler service & repair	246.00	
		493.08
Hall & Men's Club ;		
Clean prior to launch party	30.00	
Repair of Green Houses	380.14	
Boiler service	81.60	
		491.74
		<u>2,743.30</u>



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

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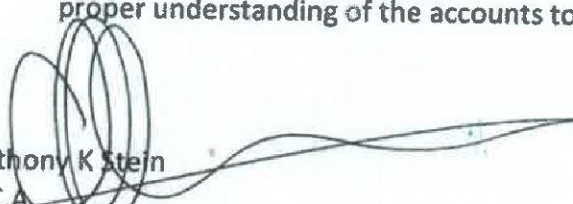
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THE JOHN LUCY TRUST  
ACCOUNTS  
YEAR TO 5TH APRIL 2023

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