

THE JOHN LUCY TRUST

Registered Charity No. 528686

ANNUAL REPORT

and

FINANCIAL STATEMENT

of the Trustees

FOR THE YEAR ENDED 5th APRIL 2025

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
Grovesfields Farm
Hampton Lucy
CV35 8AT

THE JOHN LUCY TRUST – ANNUAL TRUSTEES' REPORT TO 5th APRIL 2025

Registered Charity No 528686

BACKGROUND

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

1. John Lucy Organist Trust founded 8th August 1868
2. Lucy Educational Foundation constituted 1st May 1906
3. William Rogers Charity founded 5th 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: The Reverend Linda MacDermott
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 2025. 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.

During the course of the financial year, it was decided to refurbish and modernise the Old Post Office which became vacant in October 2024, with a view to reletting the

property in the early summer of 2025 at an improved rent. The cost of this is reflected in the 5th April 2025 end of year accounts.

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 £8,000 to the church to help with maintenance of the church building and £4,200 to Hampton Lucy Primary School. £170 was granted to the Hampton Lucy Youth Club.

No grants were received from Central and Local Government sources during the year.

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 6th April 2024 to 5th April 2025 and the financial books and statements relating thereto have been inspected and approved by the Independent Examiner.

Signature

Date

3/10/25

Full Name

ALISON JANE HARRISON

Chairman of the Trustees

THE JOHN LUCY TRUST
ACCOUNTS
YEAR TO 5TH APRIL 2025

Godfrey-Payton
25 High Street
Warwick
CV34 4BB

THE JOHN LUCY TRUST

Income & Expenditure Account for the year to 5th April 2025

<u>2024</u>		£	£	£
	Rents Receivable:			
23,677	The Boar's Head (Ms A Heron)		28,000.00	
8,640	Church Lodge (P.C.C.)		8,640.00	
7,800	Old Post Office:: Mrs T Taylor		4,550.00	
3,000	The Village Hall		3,000.00	
<u>43,117</u>				44,190.00
903	Bank Interest (Gross) Received for year			1,172.93
<u>44,020</u>				<u>45,362.93</u>
	Less Expenses:			
	Godfrey-Payton, Commission on :			
4,312	Rents of £43,116.56 @ 10%		4,419.00	
45	Interest of £902.50 @ 5%		58.65	
<u>4,357</u>			<u>4,477.65</u>	
871	Plus VAT thereon @ 20%		895.53	
<u>5,228</u>			<u>5,373.18</u>	
840	Godfrey Payton - Boar's Head rent review			
421	Insurances : The Village Hall	457.69		
241	Church Lodge	267.70		
223	Old Post Office	<u>247.25</u>		
<u>1,725</u>			972.64	
227	Trustees Indemnity Insurance		243.60	
25	Secretary and auditor's expenses		30.00	
126	Plaque commemorating appeal		-	
121	Bank Charges		120.00	
7,169	Property repairs - Per Schedule		<u>23,035.29</u>	
<u>14,621</u>				<u>29,774.71</u>
29,398				15,588.22
71,614	Balances at 5th April 2024 brought forward			<u>76,631.67</u>
<u>101,012</u>				<u>92,219.89</u>
	Payments to/for Beneficiaries :-			
16,000	Hampton Lucy P.C.C.		8,000.00	
8,100	Hampton Lucy C of E Primary School		4,200.00	
280	Hampton Lucy Youth Club		170.00	
<u>24,380</u>				<u>12,370.00</u>
<u>76,632</u>				<u>79,849.89</u>
	Balances in hand at 5th April 2024			
54,692	Current Account		64,145.38	
30,105	CCLA Account		31,278.01	
28	Centenary fund Coop bank account		27.83	95,451.22
<u>84,825</u>				
	Less Creditors:			
5,228	Godfrey-Payton Management Fee		10,601.33	
900	Countryside services invoice payable		-	
-	Godfrey-Payton Old Post Office project management		3,000.00	
25	Secretary's expenses		-	
9,000	Loan due to The Village Hall		9,000.00	
<u>15,153</u>				<u>22,601.33</u>
	Rent debtors:			
7,000	The Boar's Head (Ms A Heron)		7,000.00	
(40)	Old Post Office:: Mrs T Taylor		-	
<u>76,632</u>				<u>7,000.00</u>
				<u>79,849.89</u>

THE JOHN LUCY TRUST

Schedule of Repairs for year ended 5th April 2025

Property repairs	£	£
The Old Post Office :		
House clearance net of tenants contribution	75.00	
Asbestos refurbishment survey	474.00	
Asbestos removal from kitchen	1,154.63	
Structural engineer site visits	930.00	
Damp proof course	1,893.60	
Refurbishment interim payment	7,200.00	
Interim fee for the project management of the Old Post Office	3,000.00	
Refurbishment second interim payment	7,200.00	
		21,927.23
Church Lodge :		
Gutter clean	120.00	
New toilet and fixings	484.66	
Install insulation/expanding foam in bathroom/soil pipes	235.20	
Labour and materials for extractor fan	105.00	
Boiler service	81.60	
		1,026.46
The Village Hall		
Boiler Service	81.60	
		81.60
		<u>23,035.29</u>

The John Lucy Trust
Reconciliation of Rent Receivable to Rent Received
Year to 5th April 2025

	Receivable	Received	Repaid to tenant	Opening Debtors	Closing Debtors
The Boar's Head (Ms A Heron)	28,000.00	28,000.00		7,000.00	7,000.00
Church Lodge (P.C.C.)	8,640.00	8,640.00		0.00	0.00
Old Post Office: Mrs T Taylor	4,550.00	5,200.00	690.00	(40.00)	0.00
The Village Hall	3,000.00	3,000.00		0.00	0.00
	<u>44,190.00</u>	<u>44,840.00</u>	<u>690.00</u>	<u>6,960.00</u>	<u>7,000.00</u>

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 5th April 2025, 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.

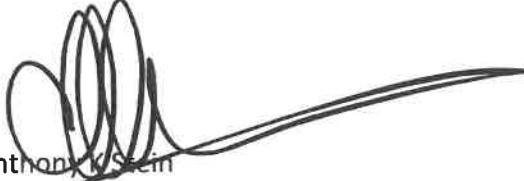
Basis of Independent Examiner's Report

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 W. Stein
A.C.A.
4 August 2025

Home Close House
Grovefields Farm
Hampton Lucy
CV35 8AT