

WEST ALVINGTON FEOFFEES

LANDS NON EDUCATIONAL CHARITY

**ACCOUNTS
AND
ANNUAL REPORT
OF THE TRUSTEES**

**FOR THE YEAR ENDED
31ST DECEMBER 2019**

West Alvington Feoffees

Annual Report of the Trustees For the year ended 31st December 2019

The Lands Non Educational Charity is administered by the trustees appointed as Feoffees in the Parish of West Alvington, in the County of Devon. The Charity number is 205310

The principal address is:

"Fairwinds", 2 Collaton Road, Malborough, Kingsbridge, Devon, TQ7 3RJ

The Trustees during the year were:

Chairman: Mrs AP Brooks

Secretary & Treasurer: Mr KA Steer

Other trustees: Mrs PM Boon, Mrs B Hickling, Mrs K Lawrence, Mr M Manisty, Mrs JB Walster, Mrs P Wyatt and Mr T Wyatt

Objects:

The primary object of the charity is the upkeep of All Saints Church, West Alvington.

Meetings and proceedings:

The trustees held one meeting during the year.



A P Brooks (Mrs)
Chairman
On behalf of the Trustees

West Alvington Feoffees

Independent Examiner's Report to the West Alvington Feoffees ("The Trustees")

For the year ended 31st December 2019

I report to the trustees on my examination of the accounts of the West Alvington Feoffees.

Respective responsibilities of trustees 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 statement

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

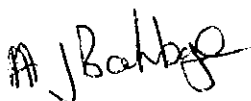
Independent examiner's statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that, in any material respect:

- accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts do not accord with the accounting records.

I have come across no other matters in connection with the examination to which attention should be drawn in this respect in order to enable a proper understanding of the accounts to be reached.

Signed:



Alan Babbage
63 West Hoe Road
Plymouth
Devon
PL1 3BH

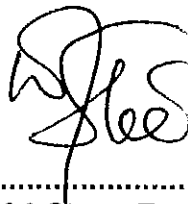
Date:.....2/2/20.....

West Alvington Feoffees

Lands Non Educational Registered Charity - No. 205310

Receipts and Payments Account
For the year ended 31st December 2019

	2019		2018	
Receipts:	£	£	£	£
Sale of COIF shares		26,388		-
Rents received		26,324		25,649
COIF Dividends		2,348		2,972
Interest received		3		19
		<u>55,063</u>		<u>28,640</u>
Payments:				
Property maintenance	57,288		19,664	
Marchand Petit commissions	3,204		2,955	
Church cleaning	2,184		2,436	
Property insurance	1,754		1,696	
Professional fees	504		-	
Printing, stationery and postages	24		20	
West Alvington Parochial Church Council	-		40,000	
		<u>64,958</u>		<u>66,771</u>
Net deficit for the year		<u>(9,895)</u>		<u>(38,131)</u>
Funds reconciliation:				
Balances at 1 January 2019				
Current account - 0071346	13,628		19,999	
Deposit account - 7060048	5,886		2,911	
Business Call Deposit - 0420308	7,496		42,481	
Marchand Petit tenancy retentions	<u>1,000</u>	28,010	<u>750</u>	66,141
Net deficit for the year		<u>(9,895)</u>		<u>(38,131)</u>
Balances at 31 December 2019		<u>18,115</u>		<u>28,010</u>
Comprises:				
Current account - 0071346	11,994		13,628	
Deposit account - 7060048	4,623		5,886	
Business Call Deposit - 0420308	498		7,496	
Marchand Petit tenancy retentions	<u>1,000</u>		<u>1,000</u>	
		<u>18,115</u>		<u>28,010</u>



Signed.....
K A Steer - Treasurer

West Alvington Feoffees

COIF Charities Investment Fund - Income Units
Lands Non Educational Charity at 31 December 2019

Account number	Units	Market Value £ 2019	Market Value £ 2018
377480001T	-	-	25,253
377480002T	4,206	71,202	60,402
	<hr/>	<hr/>	<hr/>
	4,206	71,202	85,655
	<hr/>	<hr/>	<hr/>

West Alvington Feoffees

Lands Non Educational Registered Charity - No 205310

For the year ended 31st December 2019

Schedule of property repairs

		£	£
1 Church Cottages	- Complete re-wiring	16,842	
2 Church Cottages	- New bathrooms	4,742	
	- All building works	14,985	
	- Redecorating and recarpeting entire Cottages	12,168	
	- Wall repair	47	
	- Legionella testing	100	
	- Gas checks	132	49,016
4 Southfields	- New Velux Window	967	
	- New carpeting	2,300	
	- Lighting repairs	46	
	- Flooring repairs	60	
	- Gas checks	66	3,439
4 & 6 Southfields	- New double glazed doors and windows	4,545	4,545
6 Southfields	- Cooker repairs	95	
	- Shed repairs	123	
	- Gas checks	66	284
Storage boxes for files and archives			4
			57,288