

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31st March 2020
for
Knowle United Charity

West - Chartered Accountants
Office 2 Greswolde House
197b Station Road
Knowle
Solihull
West Midlands
B93 0PU

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for the Year Ended 31st March 2020

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Chairman's Report
for the Year Ended 31st March 2020

As incoming Chairman, I am pleased to present my first Knowle United Charity Annual Report of the Trustees for the year ending 31st March 2020. The Charity traces its origins to the end of the 16th Century and provides financial assistance towards personal and community needs of public benefit within the local ecclesiastical parishes of Knowle, Dorridge & Barston and the civil parishes of Balsall Common & Chadwick End.

As the Charity's financial year ended, the world was entering total lockdown due to the Covid-19 pandemic. This will undoubtedly mean a new way of conducting Trustees' meetings, using virtual technology, and different ways of supporting our community. History will show this unprecedented period to be extremely difficult times, impacting social, health and economic aspects of all our lives.

Turning to the board of Trustees itself, I would like to express my thanks to Clive Blakey for his service to the Charity as chair from 2012 to 2020, and for handing over the Charity in excellent order. I am delighted to welcome Jeff Davies as our honorary Treasurer, a position we have been lacking for some years. I am grateful for the work put in by various sub-committees to ensure smooth running of Charity business. We still await a nomination from Balsall Parish Council in respect of the outstanding Trustee vacancy.

An Annual Budget is agreed, and formal Reserves and Investment policies are reviewed annually alongside a Risk Assessment analysis. These take into account the need for liquid funds and a contingency reserve, approximating to the annual property rental income, required to enable the making of grants and service operational costs in maintaining the Charity's residential property portfolio; a temporary waiving of this ratio has again been agreed in the aftermath of the property purchase which took place last year, and this waiving is under constant review.

The principal source of income is rentals from the Charity's investment in 22 residential properties let at market-based rents. Such income in the past year totalling £140,004 (£132,447). It is pleasing to report high tenancy levels and there were no rent arrears. Total income was £142,033 (£180,282) the reduction being as a result of the one-off lease extension (£40,000) included in the 2019 figures and reduced interest received; expenditure was £117,925 (£122,577) resulting in net Income of £24,108 (£57,705).

Major expenditures include Education grants £30,950 (£31,140), Youth & Pastoral Care workers grants £24,004 (£19,975), Christmas Donations £2,460 (£3,480), Property maintenance £11,607 (£20,410). In summary, the Charity continues in a strong financial position with the increased net income.

I am grateful for the continued hard work put in by the Clerk, Simon Chaloner, having ably taken on the responsibilities following the untimely death of our former Clerk, his father John, in 2019. Finally, I am pleased to thank our professional advisors for their support when called upon in respect of legal, accountancy and property matters.

Stephen Paul Street

Report of the Trustees
for the Year Ended 31st March 2020

The trustees present their report with the financial statements of the charity for the year ended 31st March 2020. The trustees have adopted the provisions of 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).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Knowle United Charity is constituted as a Charitable Incorporated Organisation. It was registered with the Charity Commissioners on 16th March 2016. It took over the activities and assets from Knowle United Charity (registered charity number 1042123) and Knowle Educational Charity (registered charity number 1042124)

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1166099

Principal address

Mr S Chaloner - Clerk to the Trustees
31 Kenilworth Road
Knowle
Solihull
West Midlands
B93 0JB

Trustees

Mr Stephen Street – Dorridge PCC Appointed Chairman 7/11/2019
Mr Clive Blakey – Justice of the Peace Resigned as Chairman 7/11/2019
Dr Michael T Bleby – Co-opted
Mr Jeff Davies – Chadwick End PC Appointed Treasurer 7/11/2019
Cllr. Diane Holl-Allen MBE – Solihull MBC
Ms Carol Leetch – Knowle PCC
Mrs Lynda Mackay – Knowle CE Primary Academy Governors
Mrs Hilary Morris – Co-opted
Mrs Helen Munday – Co-opted
Mr Paul Orton – Co-opted
Rev'd Matt Simpson – Ex-officio

Independent Examiner

West - Chartered Accountants
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Approved by order of the board of trustees on ^{10th} SEPTEMBER 2020 and signed on its behalf by:



Mr Stephen Street - Trustee

Independent Examiner's Report to the Trustees of
Knowle United Charity

Independent examiner's report to the trustees of Knowle United Charity

I report to the charity trustees of the Trust on my examination of the accounts of Knowle United Charity (the Trust) for the year ended 31st March 2020.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

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Date:

Statement of Financial Activities
for the Year Ended 31st March 2020

	Notes	2020 Unrestricted funds £	2019 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2	142,033	175,884
Other income		-	4,398
Total		142,033	180,282
EXPENDITURE ON			
Raising funds	3	18,463	25,702
Charitable activities			
Education grants		30,950	31,140
Travel grants		-	3,150
Youth, children and pastoral care workers' grants		24,004	19,975
Special grants		22,000	25,250
School projects		8,000	5,000
Christmas donations		2,460	3,480
Other		12,048	8,880
Total		117,925	122,577
NET INCOME		24,108	57,705
RECONCILIATION OF FUNDS			
Total funds brought forward		3,171,657	3,113,952
TOTAL FUNDS CARRIED FORWARD		<u>3,195,765</u>	<u>3,171,657</u>

Balance Sheet
31st March 2020

		2020 Unrestricted funds £	2019 Total funds £
Notes			
FIXED ASSETS			
Tangible assets	5	3,052,726	3,052,726
Investments	6	58,228	60,133
		3,110,954	3,112,859
CURRENT ASSETS			
Debtors	7	952	-
Cash at bank		85,802	59,382
		86,754	59,382
CREDITORS			
Amounts falling due within one year	8	(1,943)	(584)
NET CURRENT ASSETS		84,811	58,798
TOTAL ASSETS LESS CURRENT LIABILITIES		3,195,765	3,171,657
NET ASSETS		3,195,765	3,171,657
FUNDS	9		
Unrestricted funds		3,195,765	3,171,657
TOTAL FUNDS		3,195,765	3,171,657

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
Mr Stephen Street - Trustee

Notes to the Financial Statements
for the Year Ended 31st March 2020

1. ACCOUNTING POLICIES**Basis of preparing the financial statements**

The financial statements of the charity, 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 Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

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.

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - Not provided

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

2. INVESTMENT INCOME

	2020	2019
	£	£
Rents received	140,004	132,447
Leasehold extension	-	40,000
Dividends	2,012	1,972
Bank interest	17	1,465
	<u>142,033</u>	<u>175,884</u>

Notes to the Financial Statements - continued
for the Year Ended 31st March 2020

3. RAISING FUNDS

Investment management costs

	2020	2019
	£	£
Council tax	565	396
Rent collection	-	720
Repairs & maintenance	11,607	20,410
Impairment losses	<u>1,904</u>	<u>-</u>
	<u><u>14,076</u></u>	<u><u>21,526</u></u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2020 nor for the year ended 31st March 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st March 2020 nor for the year ended 31st March 2019.

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1st April 2019 and 31st March 2020	<u><u>3,052,726</u></u>
NET BOOK VALUE	
At 31st March 2020	<u><u>3,052,726</u></u>
At 31st March 2019	<u><u>3,052,726</u></u>

There are 22 freehold properties, 32,34,36,38,44,46,48,50 and 52 Station Road, 2a,2b,2c, 57, 79 and 81 St John's Close, 3a, 3b, 90,90a,96 and 98 Kenilworth Road, Knowle and freehold ground rents 83 and 85 St John's Close all situated in Knowle and vested in Knowle United Charity. The original cost of most of these is unknown. Additionally during the year to 31 March 2002 the freehold of the block of 4 maisonettes 55, 57, 59 and 61 St John's Close was acquired with the lease of 57 already acquired in 2000 and the lease of 61 acquired during the year to 31 March 2019 at a cost of £169,101.

Vested in the Official Custodian for Charities, but from which no income is derived, are 3.7 acres of land beneath the buildings known as Knowle Church of England Primary Academy.

In 2017 the properties (apart from 61 St John's Close) were valued by Richard S Davy MA (Cantab) FRICS at a value of £2,883,625 and the trustees have decided to incorporate this value into the accounts together with the actual cost of 61 St John's Close..

The trustees do not consider that the value of the properties will fall and accordingly no depreciation is provided.

Notes to the Financial Statements - continued
for the Year Ended 31st March 2020

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1st April 2019	60,133
Impairments	<u>(1,905)</u>
At 31st March 2020	<u>58,228</u>
NET BOOK VALUE	
At 31st March 2020	<u>58,228</u>
At 31st March 2019	<u>60,133</u>

There were no investment assets outside the UK.

Investments consist of 3,919.42 income shares in COIF Charities Investment Fund. The original cost of the investments is unknown.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Other debtors	<u>952</u>	<u>-</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Social security and other taxes	803	20
Rent prepaid	1,102	-
Accrued expenses	<u>38</u>	<u>564</u>
	<u>1,943</u>	<u>584</u>

9. MOVEMENT IN FUNDS

	At 1.4.19 £	Net movement in funds £	At 31.3.20 £
Unrestricted funds			
General fund	3,171,657	24,108	3,195,765
TOTAL FUNDS	<u>3,171,657</u>	<u>24,108</u>	<u>3,195,765</u>

Notes to the Financial Statements - continued
for the Year Ended 31st March 2020

9. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	142,033	(117,925)	24,108
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>142,033</u>	<u>(117,925)</u>	<u>24,108</u>

Comparatives for movement in funds

	At 1.4.18 £	Net movement in funds £	At 31.3.19 £
Unrestricted funds			
General fund	3,113,952	57,705	3,171,657
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>3,113,952</u>	<u>57,705</u>	<u>3,171,657</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	180,282	(122,577)	57,705
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>180,282</u>	<u>(122,577)</u>	<u>57,705</u>

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

	At 1.4.18 £	Net movement in funds £	At 31.3.20 £
Unrestricted funds			
General fund	3,113,952	81,813	3,195,765
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>3,113,952</u>	<u>81,813</u>	<u>3,195,765</u>

Notes to the Financial Statements - continued
for the Year Ended 31st March 2020

9. 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:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	322,315	(240,502)	81,813
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>322,315</u>	<u>(240,502)</u>	<u>81,813</u>

10. OTHER FINANCIAL COMMITMENTS

During the financial year Knowle United Charity pledged the following grants: £1,000 to St Philips Church, Dorridge for their 'rebuilding project'

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st March 2020.

Detailed Statement of Financial Activities
for the Year Ended 31st March 2020

	2020 £	2019 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	140,004	132,447
Leasehold extension	-	40,000
Dividends	2,012	1,972
Bank interest	17	1,465
	142,033	175,884
Other income		
Gain in value of tangible fixed asset	-	4,398
Total incoming resources	142,033	180,282
EXPENDITURE		
Raising donations and legacies		
Insurance	4,272	4,176
Light and heat	115	-
	4,387	4,176
Investment management costs		
Council tax	565	396
Rent collection	-	720
Repairs & maintenance	11,607	20,410
Impairment losses for tangible fixed assets	1,904	-
	14,076	21,526
Charitable activities		
Grants to individuals, charities & other organisations	87,414	87,995
Support costs		
Management		
Insurance	338	338
Postage and stationery	119	421
Advertising	-	96
Sundries	222	102
Clerk's fee & expenses	10,361	6,969
	11,040	7,926
Finance		
Bank charges	32	32
Governance costs		
Accountancy and legal fees	976	922

Detailed Statement of Financial Activities
for the Year Ended 31st March 2020

	<u>2020</u> <u>£</u>	<u>2019</u> <u>£</u>
Total resources expended	<u>117,925</u>	<u>122,577</u>
Net income	<u>24,108</u>	<u>57,705</u>