

WEST ALVINGTON FEOFFEEES

LANDS NON EDUCATIONAL CHARITY

**ACCOUNTS
AND
ANNUAL REPORT
OF THE TRUSTEES**

**FOR THE YEAR ENDED
31ST DECEMBER 2020**



West Alvington Feoffees

Annual Report of the Trustees For the year ended 31st December 2020

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:

<u>Chairman:</u>	Mrs JB Walster	(appointed 1 October 2020)
	Mrs AP Brooks	(resigned 1 October 2020)

<u>Secretary & Treasurer:</u>	Mr KA Steer
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<u>Other trustees:</u>	Mrs PM Boon, Mrs B Hickling, Mrs KO Lawrence, Mr MC Manisty, Mr JJW Walster (appointed 1 October 2020), Mrs PA Wyatt and Mr TP Wyatt
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Objects:

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

Meetings and proceedings:

Due to the Coronavirus pandemic the trustees did not meet during the year.

J B Walster (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 2020

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 that 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: 12 March 2021

West Alvington Feoffees

Lands Non Educational Registered Charity - No. 205310

**Receipts and Payments Account
For the year ended 31st December 2020**

	2020		2019	
Receipts:	£	£	£	£
Rents received		27,299		26,324
COIF Dividends		2,181		2,348
Interest received		2		3
Sale of COIF shares		-		26,388
		<u>29,482</u>		<u>55,063</u>
Payments:				
Property maintenance	2,796		57,288	
Marchand Petit commissions	3,273		3,204	
Church cleaning	1,856		2,184	
Property insurance	1,917		1,754	
Professional fees	240		504	
Printing, stationery and postages	19		24	
Flowers for Mrs AP Brooks	50		-	
West Alvington Parochial Church Council	9,000		-	
		<u>19,151</u>		<u>64,958</u>
Net surplus/(deficit) for the year		<u>10,331</u>		<u>(9,895)</u>
Funds reconciliation:				
Balances at 1 January 2020				
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>	18,115	<u>1,000</u>	28,010
Net surplus/(deficit) for the year		<u>10,331</u>		<u>(9,895)</u>
Balances at 31 December 2020		<u>28,446</u>		<u>18,115</u>
Comprises:				
Current account - 0071346		20,142		11,994
Deposit account - 7060048		6,806		4,623
Business Call Deposit - 0420308		498		498
Marchand Petit tenancy retentions		<u>1,000</u>		<u>1,000</u>
		<u>28,446</u>		<u>18,115</u>

Signed.....
K A Steer - Treasurer

West Alvington Feoffees

COIF Charities Investment Fund - Income Units
Lands Non Educational Charity at 31 December 2020

Account number	Units	Market Value £ 2020	Market Value £ 2019
377480002T	<u>4,206</u>	<u>75,606</u>	<u>71,202</u>

Educational Registered Charity - No. 306797
For the year ended 31st December 2020

		2020 £	2019 £
Bank balance at 1 January 2020	8008783	1,734	2,731
Interest received		-	3
Donation to West Alvington Primary Academy		<u>-</u>	<u>(1,000)</u>
Bank balance at 31 December 2020		<u>1,734</u>	<u>1,734</u>

West Alvington Feoffees

Lands Non Educational Registered Charity - No 205310

For the year ended 31st December 2020

Schedule of property repairs

		£	£
1 Church Cottages	- Plumbing repairs	78	
	- Lighting repairs	54	132
2 Church Cottages	- Carpetting	444	
	- New gas fire	1,000	
	- Plumbing repairs	66	1,510
4 Southfields	- Smoke alarms	90	
	- Legionella testing	60	
	- Plumbing repairs	92	
	- Lighting repairs	155	397
6 Southfields	- Tree maintenance	160	
	- Fence repairs	70	
	- Legionella testing	60	
	- Oven repairs	50	
	- Boiler repairs	307	
	- Lighting repairs	110	757
			2,796