

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31st March 2021
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 2021

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Knowle United Charity

Chairman's Report for the Year Ended 31st March 2021

Knowle United Charity

CHAIRMAN'S REPORT for the Year Ended 31st March 2021

I am pleased to present the Knowle United Charity Annual Report of the Trustees for the year ending 31st March 2021. 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 adapting to a new way of living, following the Covid-19 pandemic. As the global vaccination programme was in full operation, the world economy was still suffering the aftershocks at the end of widespread lockdown.

Turning to the board of Trustees itself, we are delighted to welcome the Rev Geoff Lanham, vicar of Knowle Parish Church, as ex-officio trustee and also Richard Lloyd as the nominated trustee for Balsall Common Parish. We said goodbye to Rev Matt Simpson who has moved on to pastures new and thank him for his service.

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 2 years ago, 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 £132,658 (£140,004). It is pleasing to report high tenancy levels and there were no rent arrears. Total income was £143,954 (£142,033); expenditure was £148,255 (£117,925) resulting in net expenditure of £4,301 (as a result of the cost of survey valuations and the special Covid grants mentioned below).

Major expenditures include Education grants £24,600 (£30,950), Youth & Pastoral Care workers grants £20,880 (£24,004), Christmas Donations £2,350 (£2,460), Property maintenance £18,026 (£11,607). In summary, the Charity continues in a strong financial position with healthy regular rental income.

In addition, this year, we are proud to have made 2 rounds of special grants to our local schools to assist them financially during the Covid 19 crisis.

The trustees appointed Hawkesfords Surveyors to carry out a thorough condition report on all 22 properties in late 2020 / early 2021 which has resulted in a programme of maintenance and repair work which is still underway. Property values and rental income potential were reviewed and will be reflected in the financial statements for the Charity.

We are grateful for the continued hard work put in by the Clerk, Simon Chaloner against the difficult backdrop of the pandemic. I would like to thank all the Trustees for their continued commitment to Charity matters. 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

Knowle United Charity

Report of the Trustees **for the Year Ended 31st March 2021**

The trustees present their report with the financial statements of the charity for the year ended 31st March 2021. 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 Chairman
Mr Clive Blakey - Justice of the Peace
Mr Richard Abbey - Co-opted
Dr Michael T Bleby - Co-opted
Mr Jeff Davies Chadwick End PC Treasurer
Cllr. Diane Holl-Allen MBE - Solihull MBC
Revd Geoff Lanham (appointed 5/11/2020)
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
Revd Matt Simpson - Ex-officio (resigned 6/9/2020)
Mr Richard Lloyd (appointed 15/7/2020)

Independent Examiner

West - Chartered Accountants
Office 2 Greswolde House
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Solihull
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Approved by order of the board of trustees on 14/11/2021 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 on my examination of the accounts of Knowle United Charity (the Trust) for the year ended 31st March 2021.

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:

Knowle United Charity**Statement of Financial Activities**
for the Year Ended 31st March 2021

		2021 Unrestricted funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Investment income	2	134,710	142,033
Other income		<u>9,244</u>	<u>-</u>
Total		143,954	142,033
 EXPENDITURE ON			
Raising funds	3	26,185	18,464
Charitable activities			
Education grants		24,600	30,950
Youth, children and pastoral care workers' grants		20,880	24,004
Special grants		5,000	22,000
Special projects		-	8,000
Covid grant to schools		48,100	-
Christmas donations		2,350	2,460
Other		<u>21,140</u>	<u>12,048</u>
Total		148,255	117,926
 NET INCOME/(EXPENDITURE)		(4,301)	24,107
 Other recognised gains/(losses)			
Gains on revaluation of fixed assets		<u>1,406,274</u>	<u>-</u>
Net movement in funds		1,401,973	24,107
 RECONCILIATION OF FUNDS			
Total funds brought forward		3,195,764	3,171,657
 TOTAL FUNDS CARRIED FORWARD		<u>4,597,737</u>	<u>3,195,764</u>


The notes form part of these financial statements

Knowle United Charity

Balance Sheet
31st March 2021

	Notes	2021 Unrestricted funds £	2020 Total funds £
FIXED ASSETS			
Tangible assets	5	4,459,000	3,052,726
Investments	6	<u>67,472</u>	<u>58,228</u>
		4,526,472	3,110,954
CURRENT ASSETS			
Debtors	7	626	952
Cash at bank		<u>70,845</u>	<u>85,801</u>
		71,471	86,753
CREDITORS			
Amounts falling due within one year	8	(206)	(1,943)
NET CURRENT ASSETS		<u>71,265</u>	<u>84,810</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>4,597,737</u>	<u>3,195,764</u>
NET ASSETS		<u>4,597,737</u>	<u>3,195,764</u>
FUNDS	9		
Unrestricted funds		<u>4,597,737</u>	<u>3,195,764</u>
TOTAL FUNDS		<u>4,597,737</u>	<u>3,195,764</u>

The financial statements were approved by the Board of Trustees and authorised for issue on
4/11/2021 and were signed on its behalf by:


Mr Stephen Street - Trustee

Notes to the Financial Statements
for the Year Ended 31st March 2021

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, as modified by the revaluation of certain assets.

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

	2021	2020
	£	£
Rents received	132,658	140,004
Dividends	2,052	2,012
Bank interest	-	17
	<u>134,710</u>	<u>142,033</u>

Knowle United Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

3. RAISING FUNDS

Investment management costs

	2021	2020
	£	£
Council tax	3,074	565
Repairs & maintenance	18,026	11,607
Impairment losses	-	1,905
	<u>21,100</u>	<u>14,077</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2021 nor for the year ended 31st March 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st March 2021 nor for the year ended 31st March 2020.

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST OR VALUATION	
At 1st April 2020	3,052,726
Revaluations	<u>1,406,274</u>
At 31st March 2021	<u>4,459,000</u>
NET BOOK VALUE	
At 31st March 2021	<u>4,459,000</u>
At 31st March 2020	<u>3,052,726</u>

Included in cost or valuation of land and buildings is freehold land of £4,459,000 which is not depreciated.

Cost or valuation at 31st March 2021 is represented by:

	Freehold property £
Valuation in 2021	1,406,274
Valuation in 2017	587,125
Valuation in 2010	2,296,500
Cost	<u>169,101</u>
	<u>4,459,000</u>

Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

5. TANGIBLE FIXED ASSETS - continued

There are 22 freehold properties, 32,34,36,38,44,46,48,50 and 52 Station Road, 2a,2b,2c, 57, 61, 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 2021 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.

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 2021 the properties were valued by Hawkesford (Warwickshire) Limited at a reinstatement value of £3,265,000 and an open market value of £4,459,000.

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

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1st April 2020	58,228
Reversal of impairments	<u>9,244</u>
At 31st March 2021	<u>67,472</u>
NET BOOK VALUE	
At 31st March 2021	<u>67,472</u>
At 31st March 2020	<u>58,228</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

	2021 £	2020 £
Other debtors	<u>626</u>	<u>952</u>

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2021**

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Social security and other taxes	(487)	803
Rent prepaid	655	1,102
Accrued expenses	38	38
	<u>206</u>	<u>1,943</u>

9. MOVEMENT IN FUNDS

	At 1.4.20	Net movement in funds	At 31.3.21
	£	£	£
Unrestricted funds			
General fund	3,195,764	1,401,973	4,597,737
	<u>3,195,764</u>	<u>1,401,973</u>	<u>4,597,737</u>
TOTAL FUNDS	<u>3,195,764</u>	<u>1,401,973</u>	<u>4,597,737</u>

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	143,954	(148,255)	1,406,274	1,401,973
	<u>143,954</u>	<u>(148,255)</u>	<u>1,406,274</u>	<u>1,401,973</u>
TOTAL FUNDS	<u>143,954</u>	<u>(148,255)</u>	<u>1,406,274</u>	<u>1,401,973</u>

Comparatives for movement in funds

	At 1.4.19	Net movement in funds	At 31.3.20
	£	£	£
Unrestricted funds			
General fund	3,171,657	24,107	3,195,764
	<u>3,171,657</u>	<u>24,107</u>	<u>3,195,764</u>
TOTAL FUNDS	<u>3,171,657</u>	<u>24,107</u>	<u>3,195,764</u>

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2021****9. MOVEMENT IN FUNDS - continued**

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	142,033	(117,926)	24,107
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>142,033</u>	<u>(117,926)</u>	<u>24,107</u>

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

	At 1.4.19 £	Net movement in funds £	At 31.3.21 £
Unrestricted funds			
General fund	3,171,657	1,426,080	4,597,737
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>3,171,657</u>	<u>1,426,080</u>	<u>4,597,737</u>

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 £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	285,987	(266,181)	1,406,274	1,426,080
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>285,987</u>	<u>(266,181)</u>	<u>1,406,274</u>	<u>1,426,080</u>

10. OTHER FINANCIAL COMMITMENTS

During the financial year Knowle United Charity pledged the following grants : 2nd covid grants to schools £42,000

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st March 2021.

Knowle United Charity**Detailed Statement of Financial Activities**
for the Year Ended 31st March 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	132,658	140,004
Dividends	2,052	2,012
Bank interest	-	17
	<u>134,710</u>	<u>142,033</u>
Other income		
Gain in value of tangible fixed asset	9,244	-
	<u>9,244</u>	<u>-</u>
Total incoming resources	143,954	142,033
EXPENDITURE		
Raising donations and legacies		
Insurance	4,653	4,272
Light and heat	432	115
	<u>5,085</u>	<u>4,387</u>
Investment management costs		
Council tax	3,074	565
Repairs & maintenance	18,026	11,607
Impairment losses for tangible fixed assets	-	1,905
	<u>21,100</u>	<u>14,077</u>
Charitable activities		
Grants to individuals, charities & other organisations	100,930	87,414
Support costs		
Management		
Insurance	338	338
Postage and stationery	186	119
Sundries	280	222
Clerk's fee & expenses	8,582	10,361
	<u>9,386</u>	<u>11,040</u>
Finance		
Bank charges	11,754	32
Governance costs		
Accountancy & professional fees	-	976
	<u>-</u>	<u>976</u>
Total resources expended	148,255	117,926
Net (expenditure)/income	(4,301)	24,107

This page does not form part of the statutory financial statements