
MARSHALL'S CHARITY, WELNEY

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

MARSHALL'S CHARITY, WELNEY

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MARSHALL'S CHARITY, WELNEY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 DECEMBER 2021

Trustees

Mr S Booth, Chairman
Mr K Goodger, Deputy Chairman
The Bishop of Ely
Rector of St Mary's
Mr M Barker
Mr D Carter
Mr P Clabon
Miss S Gaylor
Mr A Giles
Dr V Pratley
Mr A B Singleterry

Charity registered number

202211

Principal office

The Beeches
79 Ely Road
Little Downham
Ely
Cambridgeshire
CB6 2NS

Clerk

Mrs J Millard

Accountants

Peters Elworthy & Moore
Chartered Accountants
Salisbury House
Station Road
Cambridge
CB1 2LA

Listed Investment Manager

CCLA Investment Management
Senator House
85 Queen Victoria Street
London
EC4V 4ET

Investment Property Manager

Abbotts Countrywide
16 Bridge Street
Downham Market
Norfolk
PE38 9DH

Professional Property Valuers

Brown & Co
The Fair Ways
Great North Road
Wyboston
Bedfordshire
MK44 3AL

MARSHALL'S CHARITY, WELNEY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present their annual report together with the financial statements of Marshall's Charity, Welney for the year ended 31 December 2021. The financial statements have been prepared in accordance with the accounting policies set out in note 2 to the accounts and comply with the Charity's trust deed, the Charities Act 2011 and the Charities Statement of Recommended Practice (second edition) and Financial Reporting Standard FRS 102.

OBJECTIVES AND CHARITABLE ACTIVITIES FOR THE PUBLIC BENEFIT

The Charity was set up for the following charitable purposes:

Maintenance and provision of almshouses for poor widows

The Charity owns and maintains 4 almshouses for the benefit of poor widows who are resident within the combined areas of administration of the East Cambridgeshire District Council, the Fenland District Council and King's Lynn and West Norfolk Borough Council, with a preference for poor widows who are resident in the Parish of Welney.

In return, the widows are required to contribute a weekly sum towards the cost of maintaining the almshouses, providing essential services and utilities.

Achievements

During the year, all four properties were occupied, yielding weekly contributions amounting to £8,073 (2020: £7,470). 4 Church Cottage was occupied from November 2021 following a successful refurbishment. The total cost of maintaining and servicing the almshouses during the year was £7,530 (2020: £26,135).

Under the Scheme, the Trustees may establish a Cyclical Maintenance Fund to cover routine costs of maintaining and repairing the almshouses and other property belonging to the Charity. During the year, £3,000 (2020: £3,000) was transferred to the Cyclical Maintenance Fund.

The Scheme requires the Trustees to establish and maintain an Extraordinary Repair Fund to cover the extraordinary repair, improvement or rebuilding of the almshouses and other property belonging to the Charity. Transfers to this fund must amount to at least £120 per annum. During the year, £300 (2020: £300) was transferred to this fund.

Financial support to poor widows resident in the parish of Welney

The Scheme requires one-third of any surplus income generated by the Charity to be set aside for the benefit of poor widows resident in the parish of Welney.

Achievements

During the year, £10,947 (2020: £11,476) surplus income was set aside. The Charity distributed £10,460 (2020: £11,880) to poor widows during the year. A total of 16 widows (2020: 19) were supported by the Charity.

Financial support to the Parochial Church Council of the Ecclesiastical Parish of Welney

The Scheme requires one-third of any surplus income generated by the Charity to be set aside for the benefit of the Parochial Church Council. Any funds provided are to fund the maintenance and repair of the church, church yard, fences, gates, and the heating and cleaning of the church.

Achievements

During the year, £10,947 (2020: £11,476) surplus income was set aside. The Charity distributed £11,476 (2020: £10,467) to the Parochial Church Council.

Discretionary financial support to the inhabitants of the Parish of Welney

The Scheme requires one-third of any surplus income generated by the Charity to be set aside for the benefit of the inhabitants of the Parish of Welney. The number, timing and size of grants are at the discretion of the Trustees.

MARSHALL'S CHARITY, WELNEY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

Achievements

During the year, £10,947 (2020: £11,476) surplus income was set aside. In 2021, two discretionary grants were made to individuals totalling £265 (2020: £nil). The Charity made one discretionary grant to institutions totalling £734 (2020: three grants totalling £1,350).

Public Benefit Statement

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

INVESTMENT POLICY AND PERFORMANCE

Investment policy

The financial objective of the Trustees when selecting investments is to achieve strong long-term returns (targeting CPI+5% per annum on average), volatility no greater than 75% of stock market volatility and to achieve a reliable, progressively rising annual distribution.

The Trustees invest in a diverse range of assets classes, with bias towards overseas equities, UK equities and property.

The Trustees avoid investments with weak environmental, social and governance (ESG) credentials. Indeed, the Trustees do not invest in companies that generate more than 10% of their revenue from the extraction and/or refining of oil and gas.

Investment performance

The policy above is achieved by investing in the following assets.

COIF Charities Investment Fund

This fund is invested in a diverse range of assets, principally property and shares to achieve long-term growth. The fund's strategy is aligned with the Trustees' Investment Policy.

During the year, the portfolio grew by 17.4% after fees and expenses, beating the Consumer Price Index during the same period, which was 5.7%.

Land at Bells Drove, Gold Hill and Lady Fen

The Charity owns and leases 209 acres of agricultural land. Management of the land is performed in house.

During the year, rental income amounted to £43,641 (2020: £43,641). The gain on revaluation amounted to £159,888 (2020: £nil). The Charity incurred drainage costs totalling £2,312 (2020: £nil).

Residential property (Downham Market)

The Charity owns and leases (through Abbots Countrywide) two properties in Downham Market: 2 Heather Court and 11 Piebald Close.

During the year, rental income totalling £16,680 (2020: £16,571) was generated. Abbots' professional fees and property maintenance costs totalled £4,178 (2020: £3,786). The gain on revaluation amounted to £7,772 (2020: £nil).

GRANT MAKING POLICY

Discretionary grants are awarded based on the following criteria:

- Beneficiaries must be inhabitants of the Parish of Welney.
- The grant must have the widest possible benefit to the inhabitants of Welney.

MARSHALL'S CHARITY, WELNEY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

RISK MANAGEMENT

The Trustees consider that the main risks facing the Charity are as follows:

Fall in value of investments

The Trustees believe that volatility in the value of the COIF Charities Investment Fund constitutes the most significant financial risk to the Charity. This risk is mitigated by having experienced fund managers and regular trustee oversight.

Non payment of rent

Failure of the tenants to pay rent would result in a material fall in income. This risk is mitigated through regular contact with tenants, helping to ensure that any circumstances causing non payment of rent are addressed promptly.

Safeguarding

Many of the beneficiaries of the Charity are elderly, particularly the tenants of the almshouses. There is a risk that the Charity fails to take reasonable steps to safeguard them. This risk is mitigated through regular safeguarding reviews at Trustees' meetings and, where deemed necessary, the solicitation of independent professional advice.

Ineffective grants

The Trustees consider that the most significant operational risk is providing grants that fail to further the charitable objectives of the Charity. This is mitigated by careful due diligence and, where deemed proportionate, regular monitoring.

Non-compliance with laws and regulations

The Charity is required to comply with laws and regulations, such as the Charities Act 2011 and let property regulations. A breach of these regulations could be detrimental to the reputation of the Charity. The Trustees mitigate this risk by consulting external professionals with knowledge of these laws and regulations.

RESERVES POLICY

The Trustees aim to maintain free reserves in unrestricted funds at a level equating to approximately 12 months of expenditure. The Trustees consider that this level will provide sufficient resources and time to enable the Trustees to respond to a sudden adverse shock on the operations of the Charity, minimising the impact on beneficiaries. The Trustees consider that 12 months is sufficient given the discretion they have over grant making, historic profitability of the activities performed by the Charity and the relatively short time period required to realise investments.

The cost of running the Charity for a year is estimated to be £50,000. Free reserves (unrestricted funds less designated funds and funds tied up in almshouses, Downham Market properties and land) equated to £711,373. The Trustees are investigating ways to align reserves with the target level, such as increasing awareness of the Charity's offering using social media and amending the governing document to encompass more beneficiaries.

FUNDRAISING PRACTICES

The Charity does not actively engage in fundraising and does not employ or engage professional fundraisers. Therefore, the Charity is not registered with the Fundraising Regulator. However, this will be reviewed should fundraising activities increase in the future. In any case, the Charity is committed to avoiding any intrusive fundraising practices and will never pressurise potential donors.

MARSHALL'S CHARITY, WELNEY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

FINANCIAL REVIEW

Total income from charitable activities (almshouses contributions) amounted to £8,073 (2020: £7,470). Income from fundraising activities (rent from residential property and agricultural land) amounted to £60,323 (2020: £60,268). Other income (wayleaves) amounted to £370 (2020: £364).

Expenditure on charitable activities (chiefly maintenance of the almshouses and grants to widows and the Church) amounted to £41,768 (2020: £56,276). Expenditure on raising funds (cost of administering and maintaining the agricultural land and residential properties) amounted to £13,791 (2020: £8,010).

The gain on revaluation of the investments was £283,531 (2020: £59,326).

The gain on revaluation of property, plant and equipment (PPE) was £110,000 (2020: £nil).

Before investment gains, the Charity made a surplus of £13,207 (2020: £3,816). After investment and PPE gains, the overall surplus was £406,738 (2020: £63,142).

At the end of the reporting period, the Charity had net assets totalling £3,140,152 (2020: £2,733,414). Cash at bank and in hand amounted to £78,487 (2020: £53,127).

Unrestricted general funds amounted to £3,008,875 (2020: £2,603,453). The Cyclical Maintenance Fund totalled £42,522 (2020: £51,412). The Extraordinary Repair Fund totalled £300 (2020: £nil). The Widows Fund totalled £27,021 (2020: £26,534). The Church Fund totalled £10,947 (2020: £11,476). The Public Purpose Fund totalled £50,487 (2020: £40,539). For details on the purposes of these funds, please see note 18.

Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

PLANS FOR THE FUTURE

The Trustees plan to invest in promoting greater awareness of the Charity. Potential steps in the short-term include making better use of social media and developing a dedicated website.

The Trustees will also continue to seek grant-giving opportunities to support the inhabitants of the Parish of Welney.

A comprehensive governance review will also take place in 2022 (the last such review was conducted in 1998).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Structure

The Charity was created on 8 August 1904 by the lodging of a sealed deed with the Board of the Charity Commissioners. This was duly registered on 26 June 1906. The Charity's current governing document is a Scheme dated 7 February 1986 as amended on 21 January 1998.

Trustees

The Trustees who served the Charity during the period are listed on page 3. The Scheme requires the Board of Trustees to comprise 11 trustees: two Ex-officio Trustees, four Nominative Trustees and five Co-optative Trustees.

The Ex-officio Trustees are the The Lord Bishop of Ely and The Rector of the Ecclesiastical Parish of Welney for the timebeing and by virtue of their respective offices.

MARSHALL'S CHARITY, WELNEY

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

Nominative Trustees are appointed by Welney Parish Council. Each appointment is for a term of four years. The appointments may be (but need not be) members of the Council.

Co-optative Trustees are persons who (through residence, occupation, employment or otherwise) have special knowledge of the parish of Welney. Every further Co-optative Trustee is appointed for a term of five years by a resolution of the Trustees passed at a special meeting.

No person is entitled to act as a Trustee, whether on a first or on any subsequent entry into the office, until after signing in the minute book a declaration of acceptance and of willingness to act in the trusts of the Scheme.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees and signed on their behalf by:



Mr S Booth
(Chair of Trustees)

Date: 15/6/22.

MARSHALL'S CHARITY, WELNEY

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2021**

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF MARSHALL'S CHARITY, WELNEY
(the Charity')**

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2021.

RESPONSIBILITIES AND BASIS OF REPORT

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

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

INDEPENDENT EXAMINER'S STATEMENT

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 Charity as required by section 130 of the 2011 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.

Signed: 

Dated: 14/09/2022

Mrs K Bretherick FCA

PETERS ELWORTHY & MOORE

Chartered Accountants
Salisbury House
Station Road
Cambridge
CB1 2LA

MARSHALL'S CHARITY, WELNEY

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Note	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
INCOME FROM:				
Charitable activities	4	8,073	8,073	7,470
Investments	5	60,323	60,323	60,268
Other income	6	370	370	364
TOTAL INCOME		68,766	68,766	68,102
EXPENDITURE ON:				
Raising funds	7	13,791	13,791	8,010
Charitable activities	9	41,768	41,768	56,276
TOTAL EXPENDITURE		55,559	55,559	64,286
NET INCOME BEFORE NET GAINS ON INVESTMENTS		13,207	13,207	3,816
Net gains on investments	14,15	283,531	283,531	59,326
NET MOVEMENT IN FUNDS BEFORE OTHER RECOGNISED GAINS		296,738	296,738	63,142
OTHER RECOGNISED GAINS:				
Gains on revaluation of fixed assets		110,000	110,000	-
NET MOVEMENT IN FUNDS		406,738	406,738	63,142
RECONCILIATION OF FUNDS:				
Total funds brought forward	18	2,733,414	2,733,414	2,670,272
Net movement in funds	18	406,738	406,738	63,142
TOTAL FUNDS CARRIED FORWARD	18	3,140,152	3,140,152	2,733,414

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 11 to 28 form part of these financial statements.

MARSHALL'S CHARITY, WELNEY

**BALANCE SHEET
AS AT 31 DECEMBER 2021**

	Note	2021 £	2020 £
FIXED ASSETS			
Tangible assets	13	300,000	196,000
Investments	15	779,946	663,775
Investment property	14	1,997,500	1,829,840
		<u>3,077,446</u>	<u>2,689,615</u>
CURRENT ASSETS			
Debtors: amounts falling due after more than one year	16	3,000	4,000
Debtors: amounts falling due within one year	16	1,068	1,202
Cash at bank and in hand		78,487	53,127
		<u>82,555</u>	<u>58,329</u>
Creditors: amounts falling due within one year	17	(19,849)	(14,530)
		<u>62,706</u>	<u>43,799</u>
NET CURRENT ASSETS		<u>62,706</u>	<u>43,799</u>
TOTAL NET ASSETS		<u><u>3,140,152</u></u>	<u><u>2,733,414</u></u>
CHARITY FUNDS			
Unrestricted funds			
Designated funds	18	131,277	129,961
General funds	18	3,008,875	2,603,453
Total unrestricted funds	18	<u>3,140,152</u>	<u>2,733,414</u>
TOTAL FUNDS		<u><u>3,140,152</u></u>	<u><u>2,733,414</u></u>

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



Mr S Booth
(Chair of Trustees)

Date: 15/6/22.

The notes on pages 11 to 28 form part of these financial statements.

MARSHALL'S CHARITY, WELNEY

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Note	2021 £	2020 £
CASH FLOWS FROM OPERATING ACTIVITIES			
Net cash used in operating activities	20	(34,663)	(51,511)
CASH FLOWS FROM INVESTING ACTIVITIES			
Rental income from investment property		60,323	60,268
Purchase of investments		(300)	(300)
NET CASH PROVIDED BY INVESTING ACTIVITIES		60,023	59,968
CASH FLOWS FROM FINANCING ACTIVITIES			
NET CASH PROVIDED BY FINANCING ACTIVITIES		-	-
CHANGE IN CASH AND CASH EQUIVALENTS IN THE YEAR		25,360	8,457
Cash and cash equivalents at the beginning of the year		53,127	44,670
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	21	78,487	53,127

The notes on pages 11 to 28 form part of these financial statements

MARSHALL'S CHARITY, WELNEY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1. GENERAL INFORMATION

Marshall's Charity, Welney is an unincorporated charity registered in England and Wales. Its registered office is The Beeches, 79 Ely Road, Little Downham, Ely, Cambridgeshire, CB6 2NS.

2. ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Marshall's Charity, Welney meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 GOING CONCERN

The Trustees have assessed the Charity's forecast income and expenditure over the next 12 months. Based on this assessment, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

2.3 INCOME

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

2.4 EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Clerk's fees and expenses are allocated on the basis of time spent.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs associated with managing the agricultural land, Downham Market residential properties and the COIF Charities Investment Fund.

MARSHALL'S CHARITY, WELNEY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

2. ACCOUNTING POLICIES (CONTINUED)

2.4 EXPENDITURE (CONTINUED)

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

2.5 INTEREST RECEIVABLE

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the revaluation model, tangible fixed assets whose fair value can be measured reliably shall be carried at a revalued amount, being their fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Revaluations are made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting date.

Fair values are determined from market-based evidence by appraisal that is normally undertaken by professionally qualified valuers. If there is no market-based evidence of fair value because of the specialised nature of the tangible fixed asset and it is rarely sold, except as part of a contributing business, the Charity may need to estimate fair value using an income or depreciated replacement cost approach.

Gains and losses on revaluation are recognised in the Statement of Financial Activities, with a separate revaluation reserve being shown in the Statement of funds note.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	-	2%
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MARSHALL'S CHARITY, WELNEY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

2. ACCOUNTING POLICIES (CONTINUED)

2.7 INVESTMENTS

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

2.8 DEBTORS

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.9 CASH AT BANK AND IN HAND

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.10 LIABILITIES

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.11 FINANCIAL INSTRUMENTS

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.12 FUND ACCOUNTING

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

MARSHALL'S CHARITY, WELNEY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

3. CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGEMENT

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Valuation of investment properties and almshouses

The investment properties and almshouses have been professionally valued by Brown & Co. The valuation has been made in accordance with the RICS Valuation - Global Standards and complies with International Valuation Standards and the UK National Supplement.

Many assumptions have to be made when valuing the agricultural land, residential properties and almshouses owned by the Charity, including rental yields and the condition of the properties. At the end of the reporting period, the carrying value of these assets amounted to £2,297,500 (2020: £2,025,840).

4. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Tenant contributions towards maintenance of almshouses	8,073	8,073	7,470
TOTAL 2020	7,470	7,470	

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

5. INVESTMENT INCOME

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Land income - Bells Drove	1,060	1,060	1,060
Land income - Gold Hill	2,279	2,279	2,279
Land income - Lady Fen	40,302	40,302	40,302
Heather Court	9,300	9,300	9,191
Piebald Close	7,380	7,380	7,380
CCLA interest	2	2	56
	<u>60,323</u>	<u>60,323</u>	<u>60,268</u>
 TOTAL 2020	 <u>60,268</u>	 <u>60,268</u>	

6. OTHER INCOMING RESOURCES

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Wayleaves	370	370	364
	<u>364</u>	<u>364</u>	
 TOTAL 2020	 <u>364</u>	 <u>364</u>	

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

7. EXPENDITURE ON RAISING FUNDS

COSTS OF RAISING VOLUNTARY INCOME

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Piebald Close professional fees	1,088	1,088	930
Heather Court professional fees	1,600	1,600	1,371
Piebald Close repairs and maintenance	76	76	361
Heather Court repairs and maintenance	1,414	1,414	1,124
Advertising	150	150	-
Clerk's fees	2,446	2,446	1,776
Clerk's expenses	20	20	251
Trustees' meetings	337	337	32
Accountancy and examination fees	1,000	1,000	384
Professional fees	2,982	2,982	1,420
Insurance	366	366	361
Land maintenance costs	2,312	2,312	-
	<u>13,791</u>	<u>13,791</u>	<u>8,010</u>
TOTAL 2020	<u>8,010</u>	<u>8,010</u>	

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

8. ANALYSIS OF GRANTS

	Grants to Institutions 2021 £	Grants to Individuals 2021 £	Total funds 2021 £	Total funds 2020 £
Grants, Support of poor widows	-	10,460	10,460	11,880
Grants, Support of Welney Church	11,476	-	11,476	10,467
Grants, Support of inhabitants of Welney	734	265	999	1,350
	<u>12,210</u>	<u>10,725</u>	<u>22,935</u>	<u>23,697</u>
 TOTAL 2020	 <u>11,817</u>	 <u>11,880</u>	 <u>23,697</u>	

The Charity has made the following material grants to institutions during the year:

	2021 £	2020 £
NAME OF INSTITUTION		
Motor Neurone Disease Association	-	100
Lamb & Flag	-	1,000
Welney Residents Users Group (RUG)	734	250
Parochial Church Council of the Ecclesiastical Parish of Welney	11,476	10,467
	<u>12,210</u>	<u>11,817</u>

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

9. ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES

Summary by fund type

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Provision and maintenance of almshouses	17,240	17,240	31,847
Support of poor widows	10,991	10,991	12,124
Support of Welney Church	12,007	12,007	10,711
Support of inhabitants of Welney	1,530	1,530	1,594
	<u>41,768</u>	<u>41,768</u>	<u>56,276</u>
 TOTAL 2020	 <u>56,276</u>	 <u>56,276</u>	

10. ANALYSIS OF EXPENDITURE BY ACTIVITIES

	Activities undertaken directly 2021 £	Grant funding of activities 2021 £	Support costs 2021 £	Total funds 2021 £	Total funds 2020 £
Provision and maintenance of almshouses	13,530	-	3,710	17,240	31,847
Support of poor widows	-	10,460	531	10,991	12,124
Support of Welney Church	-	11,476	531	12,007	10,711
Support of inhabitants of Welney	-	999	531	1,530	1,594
	<u>13,530</u>	<u>22,935</u>	<u>5,303</u>	<u>41,768</u>	<u>56,276</u>
 TOTAL 2020	 <u>30,135</u>	 <u>23,697</u>	 <u>2,444</u>	 <u>56,276</u>	

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

10. ANALYSIS OF EXPENDITURE BY ACTIVITIES (CONTINUED)

ANALYSIS OF DIRECT COSTS

	Provision and maintenance of almshouses 2021 £	Total funds 2021 £	Total funds 2020 £
Depreciation	6,000	6,000	4,000
Insurance	481	481	454
Almshouses water	814	814	487
Almshouses repairs and maintenance	1,798	1,798	21,098
Subscriptions	142	142	140
Council tax	651	651	1,013
Inspections	290	290	-
Almshouses electricity	2,710	2,710	2,304
Almshouses Careline	644	644	639
	<u>13,530</u>	<u>13,530</u>	<u>30,135</u>
TOTAL 2020	<u>30,135</u>	<u>30,135</u>	

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

10. ANALYSIS OF EXPENDITURE BY ACTIVITIES (CONTINUED)

ANALYSIS OF SUPPORT COSTS

	Provision and maintenance of almshouses 2021 £	Support of poor widows 2021 £	Support of Welney Church 2021 £	Support of inhabitants of Welney 2021 £	Total funds 2021 £	Total funds 2020 £
Clerk's fees	1,711	245	245	245	2,446	1,776
Clerk's expenses	14	2	2	2	20	251
Trustees' meetings	235	34	34	34	337	33
Accountancy and examination fees	700	100	100	100	1,000	384
Legal and professional fees	1,050	150	150	150	1,500	-
	<u>3,710</u>	<u>531</u>	<u>531</u>	<u>531</u>	<u>5,303</u>	<u>2,444</u>
TOTAL 2020	<u>1,712</u>	<u>244</u>	<u>244</u>	<u>244</u>	<u>2,444</u>	

11. INDEPENDENT EXAMINER'S REMUNERATION

	2021 £	2020 £
Independent examination	2,000	600
Fees payable to the Charity's independent examiner in respect of: Preparation of financial statements	<u>1,000</u>	<u>178</u>

12. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 31 December 2021, expenses totalling £341 were reimbursed or paid directly to 1 Trustee (2020 - £Nil). The expenses reimbursed comprised a Zoom video conferencing licence and leaving gifts for the departing clerk.

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

13. TANGIBLE FIXED ASSETS

	Almshouses £
VALUATION	
At 1 January 2021	200,000
Revaluations	100,000
At 31 December 2021	<u>300,000</u>
At 1 January 2021	4,000
Charge for the year	6,000
On revalued assets	(10,000)
At 31 December 2021	<u>-</u>
NET BOOK VALUE	
At 31 December 2021	<u><u>300,000</u></u>
At 31 December 2020	<u><u>196,000</u></u>

The date of revaluation is effective 31 December 2021. The valuation has been performed by Brown & Co. The valuation has been made in accordance with the RICS Valuation - Global Standards and complies with International Valuation Standards and the UK National Supplement.

The carrying amount under the cost model of the assets which have been revalued would have been £NIL (2020 - £NIL).

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

14. INVESTMENT PROPERTY

	Land and residential property £
VALUATION	
At 1 January 2021	1,829,840
Surplus on revaluation	167,660
	<hr/>
At 31 December 2021	1,997,500
	<hr/>

The valuation has been performed by Brown & Co. The valuation has been made in accordance with the RICS Valuation - Global Standards and complies with International Valuation Standards and the UK National Supplement.

15. FIXED ASSET INVESTMENTS

	Listed investments £
VALUATION	
At 1 January 2021	663,775
Additions	300
Revaluations	115,871
	<hr/>
AT 31 DECEMBER 2021	779,946
	<hr/>

16. DEBTORS

	2021 £	2020 £
DUE AFTER MORE THAN ONE YEAR		
Other debtors	3,000	4,000
	<hr/>	<hr/>

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

16. DEBTORS (CONTINUED)

	2021 £	2020 £
DUE WITHIN ONE YEAR		
Trade debtors	531	331
Prepayments and accrued income	537	871
	1,068	1,202

Other debtors due after more than one year represents a loan to Welney Parish Council to fund a new footpath. The original loan amounted to £7,000. Annual repayments are £1,000. The loan is interest free.

17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	403	142
Accruals and deferred income	19,446	14,388
	19,849	14,530

	2021 £	2020 £
Deferred income at 1 January 2021	13,222	13,207
Resources deferred during the year	13,222	13,222
Amounts released from previous periods	(13,222)	(13,207)
	13,222	13,222

Deferred income represents wayleaves and investment property rental income received in advance.

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

18. STATEMENT OF FUNDS

STATEMENT OF FUNDS - CURRENT YEAR

	Balance at 1 January 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2021 £
UNRESTRICTED FUNDS						
DESIGNATED FUNDS						
Cyclical Maintenance Fund	51,412	-	(11,890)	3,000	-	42,522
Extraordinary Repair Fund	-	-	-	300	-	300
Widows Fund	26,534	-	(10,460)	10,947	-	27,021
Church Fund	11,476	-	(11,476)	10,947	-	10,947
Public Purpose Fund	40,539	-	(999)	10,947	-	50,487
	<u>129,961</u>	<u>-</u>	<u>(34,825)</u>	<u>36,141</u>	<u>-</u>	<u>131,277</u>
GENERAL FUNDS						
General Fund	2,603,453	68,766	(20,734)	(36,141)	283,531	2,898,875
Revaluation Reserve	-	-	-	-	110,000	110,000
	<u>2,603,453</u>	<u>68,766</u>	<u>(20,734)</u>	<u>(36,141)</u>	<u>393,531</u>	<u>3,008,875</u>
TOTAL UNRESTRICTED FUNDS	<u>2,733,414</u>	<u>68,766</u>	<u>(55,559)</u>	<u>-</u>	<u>393,531</u>	<u>3,140,152</u>

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

18. STATEMENT OF FUNDS (CONTINUED)

STATEMENT OF FUNDS - PRIOR YEAR

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
UNRESTRICTED FUNDS						
DESIGNATED FUNDS						
Cyclical Maintenance Fund	58,651	-	(26,583)	19,344	-	51,412
Widows Fund	26,938	-	(11,880)	11,476	-	26,534
Church Fund	10,467	-	(10,467)	11,476	-	11,476
Public Purpose Fund	29,313	-	(1,350)	12,576	-	40,539
	<u>125,369</u>	<u>-</u>	<u>(50,280)</u>	<u>54,872</u>	<u>-</u>	<u>129,961</u>
GENERAL FUNDS						
General Funds - all funds	<u>2,544,903</u>	<u>68,101</u>	<u>(14,005)</u>	<u>(54,872)</u>	<u>59,326</u>	<u>2,603,453</u>
TOTAL UNRESTRICTED FUNDS	<u><u>2,670,272</u></u>	<u><u>68,101</u></u>	<u><u>(64,285)</u></u>	<u><u>-</u></u>	<u><u>59,326</u></u>	<u><u>2,733,414</u></u>

MARSHALL'S CHARITY, WELNEY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

General Fund

These are funds that have not been designated for specific purposes by the Trustees. The Trustees are free to use these funds to further the objectives of the Charity as they see fit.

Revaluation reserve

This fund contains gains on revaluation of the Charity's property, plant and equipment.

Cyclical Maintenance Fund

This fund has been established to finance the routine maintenance and repair of the almshouses and other property held by the Charity.

Extraordinary Repair Fund

This fund has been established to finance the extraordinary repair, improvement or rebuilding of the almshouses and other property belonging to the Charity.

Widows Fund

This fund houses surplus income earmarked for payment to poor Widows residing in the parish of Welney. The transfer to this fund equates to one-third of surplus income generated during the accounting period.

Church Fund

This fund houses surplus income earmarked for payment to the Parochial Church Council. The transfer to this fund equates to one-third of surplus income generated during the accounting period.

Public Purpose Fund

This fund contains surplus income to fund grants to the inhabitants of the parish of Welney. The transfer to this fund equates to one-third of surplus income generated during the accounting period.

19. SUMMARY OF FUNDS

SUMMARY OF FUNDS - CURRENT YEAR

	Balance at 1 January 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2021 £
Designated funds	129,961	-	(34,825)	36,141	-	131,277
General funds	2,603,453	68,766	(20,734)	(36,141)	393,531	3,008,875
	<u>2,733,414</u>	<u>68,766</u>	<u>(55,559)</u>	<u>-</u>	<u>393,531</u>	<u>3,140,152</u>

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

19. SUMMARY OF FUNDS (CONTINUED)

SUMMARY OF FUNDS - PRIOR YEAR

	Balance at 1 January 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 December 2020 £
Designated funds	125,369	-	(50,280)	54,872	-	129,961
General funds	2,544,903	68,101	(14,005)	(54,872)	59,326	2,603,453
	<u>2,670,272</u>	<u>68,101</u>	<u>(64,285)</u>	<u>-</u>	<u>59,326</u>	<u>2,733,414</u>

20. RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021 £	2020 £
Net income for the year (as per Statement of Financial Activities)	<u>296,738</u>	<u>63,142</u>
ADJUSTMENTS FOR:		
Gain on listed investments	(115,871)	(59,326)
Gain on investment property	(167,660)	-
Rental income from investments	(60,323)	(60,268)
Depreciation	6,000	4,000
Decrease in debtors	1,134	918
Increase in creditors	5,319	23
NET CASH USED IN OPERATING ACTIVITIES	<u>(34,663)</u>	<u>(51,511)</u>

21. ANALYSIS OF CASH AND CASH EQUIVALENTS

	2021 £	2020 £
Cash in hand	<u>78,487</u>	<u>53,127</u>
TOTAL CASH AND CASH EQUIVALENTS	<u>78,487</u>	<u>53,127</u>

MARSHALL'S CHARITY, WELNEY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

22. ANALYSIS OF CHANGES IN NET DEBT

	At 1 January 2021 £	Cash flows £	At 31 December 2021 £
Cash at bank and in hand	53,127	25,360	78,487
	<u>53,127</u>	<u>25,360</u>	<u>78,487</u>

23. RELATED PARTY TRANSACTIONS

There were no related party transactions during the year (2020: £nil).