

WEST ALVINGTON FEOFFEEES

LANDS NON EDUCATIONAL CHARITY
CHARITY COMMISSION
FIRST CONTACT

09 MAR 2023

**ACCOUNTS
RECEIVED**

**ACCOUNTS
AND
ANNUAL REPORT
OF THE TRUSTEES**

**FOR THE YEAR ENDED
31ST DECEMBER 2022**

West Alvington Feoffees

Annual Report of the Trustees

For the year ended 31st December 2022

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 JB Walster

Secretary & Treasurer: Mr KA Steer

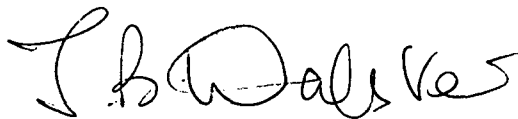
Other trustees: Mrs PM Boon, Mrs B Hickling, Mrs KO Lawrence, Mrs SM Norsworthy, Mr JJW Walster, Mrs P Wyatt and Mr T Wyatt

Objects:

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

Meetings and proceedings:

The trustees held two meetings during the year with 100% attendance.



JB Walster (Mrs)
Chairman
On behalf of the Trustees

12/2/23

West Alvington Feoffees

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

Year ended 31st December 2022

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

Respective responsibilities of the 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 the 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

28/2/23

West Alvington Feoffees

Lands Non Educational Registered Charity - No. 205310

**Receipts and Payments Account
For the year ended 31st December 2022**

	2022		2021	
Receipts:	£	£	£	£
Sale of COIF shares		30,000		35,000
Rents received		21,693		27,024
VAT refund re Church		4,050		2,169
COIF Dividends		896		1,983
Interest received		-		1
		<u>56,639</u>		<u>66,177</u>
Payments:				
West Alvington Parochial Church Council	63,655		40,583	
Professional fees - see schedule	5,018		45	
Property maintenance - see schedule	3,432		8,917	
Property insurance	3,023		2,050	
Marchand Petit commissions	2,655		3,240	
Church cleaning	2,320		2,262	
Rates	1,444		-	
Contributions toward Rev J Taylor leaving gift	450		-	
Heat and light	261		-	
Printing, stationery and postages	50		33	
Zoom costs	25		23	
		<u>82,333</u>		<u>57,153</u>
Net (deficit)/surplus for the year		<u>(25,694)</u>		<u>9,024</u>

Funds reconciliation:

Bank balances at 1 January 2022

Current account	-	0071346	36,027		20,142	
Deposit account	-	7060048	389		6,806	
Business Call Deposit	-	0420308	498		498	
Marchand Petit tenancy retentions			<u>556</u>	37,470	<u>1,000</u>	28,446
Net (deficit)/surplus for the year			<u>(25,694)</u>			<u>9,024</u>
Bank balances at 31 December 2022			<u>11,776</u>		<u>37,470</u>	

Comprises:

Current account	-	0071346	11,012		36,027	
Deposit account	-	7060048	6		389	
Business Call Deposit	-	0420308	8		498	
Marchand Petit tenancy retentions			<u>750</u>		<u>556</u>	
			<u>11,776</u>		<u>37,470</u>	

Signed.....

K A Steer - Treasurer

12/2/23

West Alvington Feoffees

COIF Charities Investment Fund - Income Units
Lands Non Educational Charity at 31 December 2022

Account number	Units	Market Value £ 2022	Market Value £ 2021
377480002T	871/4206	15,824	49,746
	871/4206	15,824	49,746

Educational Registered Charity - No. 306797
For the year ended 31st December 2022

	2022 £	2021 £
Bank balance at 1 January 2022		
Deposit account - 8008783	-	1,734
Donation to West Alvington Academy	-	(1,734)
Bank balance at 31 December 2022	-	-

Lands Non Educational Registered Charity - No. 205310
For the year ended 31st December 2022

		£	£
1 Church Cottages	Chimney repairs	248	
	Gas fire	992	
	Extractor fan replacements	459	
	Lighting repairs	135	
	Boiler repairs	<u>240</u>	2,074
2 Church Cottages	Lighting repairs	130	
	Boiler repairs	<u>140</u>	270
4 Southfields	Shower repairs	93	
	Boiler repairs	<u>90</u>	183
6 Southfields	Bathroom repairs	100	
	Ground maintenance	240	
	Repair broken fencing	<u>565</u>	<u>905</u>
			3,432

Plans for 1 and 2 Church Cottages gardens	198
Registration of title of all properties	3,200
Solicitors fees for dealing with registration	600
Charity Solicitor for obtaining use of sale proceeds	900
Notice to Quit re 6 Southfields	120
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	5,018