

**UNAUDITED REPORT OF THE TRUSTEES
AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5TH APRIL 2016
FOR
THE GARGRAVE POOR'S LANDS CHARITY**

Ainsworths Limited
Chartered Accountants
Charter House
Stansfield Street
Nelson
Lancashire
BB9 9XY

THE GARGRAVE POOR'S LANDS CHARITY

REPORT AND FINANCIAL STATEMENTS

For the year ended 5th April 2016

CONTENTS

	Page
Trustees' Annual Report	1
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	8
Notes to the Financial Statements	9

THE GARGRAVE POOR'S LANDS CHARITY

Registered Charity No. 225067

TRUSTEES' ANNUAL REPORT

For the year ended 5th April 2016

TRUSTEES:

During the period from 6th April 2015 to the date of this report the following trustees have served:

Mr H D Turner (Chairman)

Mr P D Ellis

Mr G Thomson (Secretary)

Ms N Brothers (formerly Mrs N Collins)(retired 19th April 2015)

Mrs C J Charlton (appointed 9th January 2017)

PRINCIPAL OFFICE:

Kirk Syke, High Street, Gargrave, Skipton, BD23 3RA

AGENTS AND ADVISERS:

Banking:

HSBC plc, 61 High Street, Skipton, North
Yorkshire, BD23 1DW

Charities Official Investment Fund, St Alphege
House, 2 Fore Street, London, EC2Y 5AQ

Investment manager:

Brewin Dolphin Limited, 34 Lisbon Street,
Leeds, LS1 4LX

Solicitors:

Weightmans LLP, Westgate Point, Westgate,
Leeds, LS1 2AX

Independent examiner:

Michael Heys FCCA, Ainsworths Limited,
Chartered Accountants, Charter House,
Stansfield Street, Nelson, Lancashire, BB9 9XY

Property valuer:

CRBE Limited, Toronto Square, Toronto Street,
Leeds, LS1 2HJ

Chartered surveyors:

Lawson & Co, 94 Town Street, Horsforth,
Leeds, LS18 4AP

THE GARGRAVE POOR'S LANDS CHARITY

TRUSTEES' ANNUAL REPORT (Continued...)

For the year ended 5th April 2016

FINANCIAL STATEMENTS AND TRUSTEES' REPORT

The trustees present the financial statements of the charity for the year ended 5th April 2016

The trust is governed by its trust deed.

APPOINTMENT OF TRUSTEES

Normally the number of trustees is six. Replacement trustees are usually identified by the Chairman and the other current trustees. The criteria are that any new trustee should possess experience (which may take various forms, e.g. commercial, financial, mediation) and local knowledge which are likely to benefit the charity. The approval and appointment of all new trustees is the responsibility of Gargrave Parish Council.

Ms N Brothers (formerly Mrs N Collins) retired on 19th April 2015. The appointment of additional trustees is in progress. On 9th January 2017, Mrs C J Charlton was appointed as a trustee.

INCOME

The income of the charity is derived from three sources:

- (a) annual rents from two parcels of land let out for farm grazing;
- (b) annual rent from the tenant of the leased property known as "The Black Horse Hotel, Hellifield"; and
- (c) interest from an account held at HSBC plc and COIF investment dividends and COIF deposit accounts.

AIMS AND RESTRICTIONS OF THE CHARITY

The original wording of the aims of the charity was "To benefit the poor and needy of Gargrave, Eshton, Flasby, Coniston Cold, Banknewton and Winterburn who are not in receipt of Parish Relief". This is currently interpreted so that the charity aims to provide financial assistance to any permanent resident within the above geographical limits provided that, in the trustees' opinion, any such assistance is justified by the circumstances of the case. The trustees believe this is sufficient to satisfy the Charities Commission's guidance on public benefit.

In addition to financial help provided to meet applicants' ad hoc specific needs a distribution has previously been made shortly before Christmas each year to permanent residents of the prescribed geographical area who are poor, elderly, disadvantaged and disabled provided sufficient funds are available. During the year ended 5th April 2016 that distribution was made shortly after Christmas with a view to assisting the beneficiaries in meeting those financial commitments which are typically greater in winter, principally fuel bills. The trustees intend to maintain this new pattern.

Each trustee is paid £50 p.a. to recognise the work additional to the duties of trusteeship which they undertake.

The charity does not co-operate with any other charity in the pursuit of its aims. The charity promotes its activities locally by advertising in the local press and through permanent notices in the local Post Office, library, church, Benefit Agency office and CAB office.

THE GARGRAVE POOR'S LANDS CHARITY

TRUSTEES' ANNUAL REPORT (Continued...)

For the year ended 5th April 2016

REVIEW OF PROGRESS AND ACHIEVEMENTS

The charity has responded successfully to the needs of applicants throughout the year.

The trustees do not envisage that any major changes will be made to the manner of operation of the charity and to date it has not been necessary to conduct fund raising activities. Should fund raising become necessary the trustees would undertake it but the local nature of the charity is likely to restrict its appeal outside its geographical limits.

During the year ended 5th April 2016 the trustees have again provided assistance towards the cost of maintenance, books and tuition fees to certain students who are based within the charity's geographical area. The trustees also wish to extend this type of financial support, in appropriate circumstances, to students based within that area to assist them in taking vocational further educational courses and other vocational training and are taking steps to publicise this facility within that area.

On 31st May 2013 the lease of the Black Horse Hotel at Hellifield by Inns 2B Inn Limited ("Inns 2B Inn") was terminated and a new lease was granted to Miss Katherine Kellett for a period of seven years from that date. Miss Kellett continues to operate the hotel and the trustees remain very pleased with the progress which she appears to have made in developing the business and relationships within the local community. Substantial arrears of rent due from Inns 2B Inn Limited remain. Whilst payments towards the elimination of those arrears are being made, from the end of 2013 until April 2015 those payments have fallen short of the agreed terms but since then payments at the agreed rate have resumed. In these circumstances the trustees have made a provision of £25,549 for rent unpaid at 5th April 2016.

The trustees believe that the current value of The Black Horse is likely to be at least the value incorporated in the financial statements for the year ended 5th April 2016.

RISK MANAGEMENT

The trustees have examined the major strategic, business and operational risks which the charity faces and confirm that they keep the incidence of these risks under review. They will procure appropriate and timely professional reports in respect of such risks as they develop. The charity has no legal obligations or ongoing commitments and in this respect no major risk exists.

RESERVES POLICY AND FINANCIAL REVIEW

It is the policy of the trustees to move the level of the free reserves of the charity towards a level which equates to approximately twelve months' anticipated unrestricted expenditure. This should provide sufficient funds to cover management, administration and support costs and to respond to requests for emergency assistance which arise from time to time.

The undesignated reserves were £157,345 as at 5th April 2016. The current level of the trustees' investment income, in particular the rent from the Black Horse hotel, taken together with increases in the amounts paid to students in higher and further education and training make it likely that the reserves of the charity will be reduced over the next few years.

THE GARGRAVE POOR'S LANDS CHARITY**TRUSTEES' ANNUAL REPORT (Continued...)****For the year ended 5th April 2016****INVESTMENT POLICY**

The charity's powers to invest are governed only by the Trustee Investment Act, 2001. The investment policy of the trustees takes account of recent requests for assistance and the quality of the applications. In applying this policy the trustees consider the income requirements of the charity, the risk profile of its investments and market prospects in the medium term. The overall policy of the trustees is that the Capital Fund Endowment is to be invested in low and medium risk investments with a view to ensuring that the capital appreciation of the fund typically exceeds inflation, as measured over periods of three to five years at a time, and that the unrestricted funds are to be substantially invested in readily realisable assets. The unrestricted funds may be invested in any type of investment.

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 and 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 the incoming resources and application of resources of the charity 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 in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 sufficient accounting records that 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.

CHARITY REQUIREMENTS

This report has been prepared in accordance with requirements set down by the SORP 2015.

Signed on behalf of the board of Trustees on 27 January 2017 by:



Mr H D Turner
Chairman

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE GARGRAVE POOR'S LANDS CHARITY**

I report on the accounts of the charity for the year ended 5th April 2016, which are set out on pages 6 to 12.

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 this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioner under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioner. 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 the seeking of explanations from you as 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 matter has come to my attention:

- which gives me reasonable cause to believe that, in any material respect, the requirements:
 - (a) to keep accounting records in accordance with section 130 of the Charities Act 2011; and
 - (b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Michael Heys FCCA
Ainsworths Limited
Charter House
Stansfield Street
Nelson
Lancashire
BB9 9XY

Dated 27 January 2017

THE GARGRAVE POOR'S LANDS CHARITY**STATEMENT OF FINANCIAL ACTIVITIES****For the year ended 5th April 2016**

	Unrestricted Funds	Restricted Funds	Total Funds 2016	Total Funds 2015
Note	£	£	£	£
Incoming resources				
Incoming resources from generated funds				
Investment income				
Rental income	20,864	-	20,864	20,869
Insurances and licences	3,333	-	3,333	3,808
Interest received	538	-	538	521
Dividends received	1,018	-	1,018	1,150
	<u>25,753</u>	-	<u>25,753</u>	<u>26,348</u>
Other incoming resources				
Interest on overdue rents	5,071	-	5,071	5,619
	<u>5,071</u>	-	<u>5,071</u>	<u>5,619</u>
TOTAL INCOMING RESOURCES	<u>30,824</u>	-	<u>30,824</u>	<u>31,967</u>
Resources expended				
Costs of generating funds				
Investment management costs	930	-	930	1,200
Recovery of debts previously provided against	(18,250)	-	(18,250)	-
Legal and professional fees	304	-	304	1,417
Insurance and licences	3,108	-	3,108	3,189
Repairs and renewals	-	-	-	6,799
Depreciation	3,286	-	3,286	3,149
Sundry administration costs	126	-	126	222
	<u>(10,496)</u>	-	<u>(10,496)</u>	<u>15,976</u>
Charitable activities				
Christmas distribution to the elderly and the needy	3,687	-	3,687	5,970
Educational assistance	20,340	-	20,340	13,520
Hardship relief	9,550	-	9,550	8,008
	<u>33,577</u>	-	<u>33,577</u>	<u>27,498</u>
Governance costs				
Independent examination and accountancy fees	1,020	-	1,020	1,020
	<u>1,020</u>	-	<u>1,020</u>	<u>1,020</u>
TOTAL RESOURCES EXPENDED	<u>24,101</u>	-	<u>24,101</u>	<u>44,494</u>
NET INCOMING/(OUTGOING) RESOURCES BEFORE TRANSFERS	<u>6,723</u>	-	<u>6,723</u>	<u>(12,527)</u>

3

All transactions relate to continuing operations.

THE GARGRAVE POOR'S LANDS CHARITY**STATEMENT OF FINANCIAL ACTIVITIES (Continued...)****For the year ended 5th April 2016**

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2016 £	Total Funds 2015 £
NET INCOMING/(OUTGOING) RESOURCES BEFORE TRANSFERS		6,723	-	6,723	(12,527)
TRANSFERS					
Gross transfers between funds	8	<u>528</u>	<u>(528)</u>	<u>-</u>	<u>-</u>
NET INCOMING/(OUTGOING) RESOURCES BEFORE OTHER RECOGNISED GAINS AND LOSSES		7,251	(528)	6,723	(12,527)
OTHER RECOGNISED GAINS/(LOSSES)					
Gains /(losses) on investment assets		<u>-</u>	<u>(2,503)</u>	<u>(2,503)</u>	<u>3,435</u>
NET MOVEMENT IN FUNDS		7,251	(3,031)	4,220	(9,092)
TOTAL FUNDS brought forward		<u>150,094</u>	<u>268,061</u>	<u>418,155</u>	<u>427,247</u>
TOTAL FUNDS carried forward	8	<u>157,345</u>	<u>265,030</u>	<u>422,375</u>	<u>418,155</u>

THE GARGRAVE POOR'S LANDS CHARITY**BALANCE SHEET****As at 5th April 2016**

	Note	£	2016	£	2015	£
FIXED ASSETS						
Freehold investment properties:						
Black Horse Hotel, Hellifield						
(at valuation)	4		190,000			190,000
Land at Hellifield (at valuation)	4		20,000			20,000
Quoted investments	5		55,030			57,533
			265,030			267,533
Tangible assets:						
Fixtures and fittings	6		13,690			16,976
			278,720			284,509
CURRENT ASSETS						
COIF deposits		117,935			117,404	
Other bank deposits		19,946			16,349	
Trade debtors		10,539			5,469	
Loan debtors		1,550			1,750	
Prepayments and accrued income		3,338			2,822	
		153,308			143,794	
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR						
Deferred income	7	(1,943)			(2,588)	
Rent deposit		(5,000)			(5,000)	
Accruals		(2,710)			(2,560)	
		(9,653)			(10,148)	
NET CURRENT ASSETS			143,655			133,646
TOTAL ASSETS LESS CURRENT LIABILITIES			422,375			418,155
THE FUNDS OF THE CHARITY:						
Restricted - Capital fund	8		265,030			268,061
Unrestricted funds	9		157,345			150,094
TOTAL FUNDS			422,375			418,155

The financial statements were approved by the Board of Trustees on 27 January 2017 and were signed on its behalf by:

..........Mr P D Ellis

..........Mr H D Turner

The notes on pages 10 to 13 form part of these financial statements

THE GARGRAVE POOR'S LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 5th April 2016****1. ACCOUNTING POLICIES**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the charity's Financial Statements.

a) *Basis of preparation*

The financial statements have been prepared in accordance with the Statement of Recommended Practice "Accounting and Reporting by Charities" ("SORP 2015") and applicable accounting standards, in accordance with the Charities Act 2011, and under the historical cost convention.

b) *Incoming resources*

Equity investment income and interest on deposits is recognised on receipt. Rental income is accounted for on a receivable basis with rent received in advance being deferred to the next period.

c) *Costs of generating funds*

Costs of generating funds includes the costs incurred in connection with the maintenance and management of the charity's investments and includes irrecoverable VAT.

d) *Charitable activities*

Direct charitable expenditure costs relate to the financial assistance applied for by applicants approaching the Charity.

e) *Governance*

Governance costs of the Charity are those incurred in connection with the management of the Charity's assets, organisational administration and compliance with constitutional and statutory requirements. These costs include irrecoverable VAT.

Liabilities are accounted for as they fall due.

f) *Fund accounting*

General funds are available for use at the discretion of the trustees in furtherance of the general objectives of the Charity.

Designated funds are those which have been set aside at the discretion of the trustees for specific purposes. The purpose and use of the designated funds are set out in the notes to the financial statements.

Restricted funds are funds subject to specific restriction imposed by the donors.

g) *Investment assets*

Investments are stated at market value at the Balance Sheet date. The Statement of Financial Activities includes the net gains and losses arising on movements in the market value of these investments. All investments are United Kingdom based and are held to provide an investment return for the Charity.

THE GARGRAVE POOR'S LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS (Continued...)****For the year ended 5th April 2016****h) Tangible fixed assets**

Tangible fixed assets are capitalised at their purchase price. Depreciation is provided at the following annual rates in order to write off each asset over its useful economic life:

Fixtures and fittings - 3 to 7 years on cost

i) Taxation

As a registered charity it is exempt from Income Tax and Corporation Tax under the provisions of Section 505(1) of the Income and Corporation Taxes Act 1988.

2. TRUSTEES' REMUNERATION

All of the trustees received an honorarium of £50 each during the year, in respect of administrative responsibilities. As at 5th April 2016 £1,650 (2015: £1,500) was owing to current and past trustees.

No other remuneration nor expenses were paid to any of the trustees in the year, nor to any persons connected with any of the trustees.

3. NET (OUTGOING) / INCOMING RESOURCES FOR THE YEAR

	<u>2016</u>	<u>2015</u>
	£	£
This is stated after charging/(crediting)		
Accountants Remuneration		
- Independent examination	300	300
- Other services	<u>720</u>	<u>720</u>

4. FREEHOLD INVESTMENT PROPERTY

The Black Horse Hotel, Hellifield, was valued by the trustees at 5th April 2016 at £190,000 on the basis of open market valuation, subject to the terms of the existing lease.

The trustees considered the market value of land at Hellifield to be £20,000.

5. QUOTED INVESTMENTS

	£
Market value at 6 th April 2015	57,533
Additions to investments at cost	-
Disposals at carrying value	-
	<u>57,533</u>
Net gain / (loss) on revaluation	<u>(2,503)</u>
Market value at 5 th April 2016	<u>55,030</u>

THE GARGRAVE POOR'S LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS (Continued...)**
For the year ended 5th April 2016**6. TANGIBLE FIXED ASSETS**

	Fixtures & Fittings £
Cost or valuation:	
At 6 th April 2015	25,108
Additions/(Disposals)	-
At 5 th April 2016	<u>25,108</u>
Depreciation:	
At 6 th April 2015	8,132
Charge for the year	<u>3,286</u>
At 5 th April 2016	<u>11,418</u>
NBV at 5 th April 2016	<u>13,690</u>
NBV at 6 th April 2015	<u>16,976</u>

7. DEFERRED INCOME

Deferred income of £1,943 (2015: £2,588) represents rental income received before the year end that relates to a period after the year end.

8. MOVEMENT IN RESTRICTED FUNDS

	Capital Fund Endowment £
Balance brought forward at 6 th April 2015	268,061
Movement in fund	
- Income	-
- Expenditure	-
- Profit on disposal of investments	-
- Transfers between funds (see below)	(528)
- Revaluation in market value of investments	<u>(2,503)</u>
Balance carried forward at 5th April 2016	<u>265,030</u>

The transfers represent net income derived from the endowment fund in prior years that ought to have been treated as unrestricted income of the charity. The net income generated is free from restriction.

The permanent endowment fund was established in the 18th Century to help the poor of the township of Gargrave. The fund is represented wholly by investments. Due to the initial gift being made in the 18th century it is considered impracticable to value the assets gifted at the date of endowment.

THE GARGRAVE POOR'S LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS (Continued...)****For the year ended 5th April 2016****9. MOVEMENT IN UNRESTRICTED FUNDS**

	6 th April 2015 £	Incoming resources £	Outgoing resources £	Transfers £	5 th April 2016 £
Designated fund	-	-	-	-	-
Other charitable funds	150,094	30,824	(24,101)	528	157,345
Total Unrestricted funds	150,094	30,824	(24,101)	528	157,345

10. ANALYSIS OF ASSETS AND LIABILITIES BETWEEN FUNDS

	Restricted Capital Endowment Fund £	Unrestricted Designated Fund £	Other Funds £	Total 2016 £	Total 2015 £
Fixed assets	265,030	-	13,690	278,720	284,509
Current assets	-	-	153,308	153,308	143,794
Current liabilities	-	-	(9,653)	(9,653)	(10,148)
Total	265,030	-	157,345	422,375	418,155