

REGISTERED CHARITY NUMBER: 1166099

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31st March 2019
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 2019

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Chairman's Report
for the Year Ended 31st March 2019

I am pleased to present the Knowle United Charity Annual Report of the Trustees for the year ending 31st March 2019. 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.

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 was agreed to provide for a recent property purchase.

The principal source of income are rentals from the Charity's investment in 22 residential properties let at market based rents. Such income in the past year amounted to £132447 (£131063), in addition £40000 was received for a one-off Lease extension. It is pleasing to report high tenancy levels after accounting for certain properties remaining vacant whilst necessary repairs and upgrading were undertaken; there were no rent arrears. Total income was £180282 (£135115) and total expenditure £122577 (£93198) resulting in net income of £57705 (£41917). However, Note 9 in the Accounts refers to outstanding commitments amounting to £9000.

Major expenditures include Education grants £31140 (£31000), Youth Children & Pastoral Care Workers grants £20313 (£18035), Travel grants £3150 (£6940), Christmas Donations £3480 (£4080), Property maintenance £20410 (£14043) and a grant to Berrow Cottage Homes of £20000. As referred to in the Report last year funds have been spent on buying and renovating a new residential property and the cost of £169101 is reflected in the reduced Cash position and consequent increase in the Freehold Property valuation. In summary, the Charity continues in a strong financial position with the increase in net income benefiting from the aforementioned Lease credit.

During the year there have been two Trustee resignations, Lionel King the Nominee of Balsall Common Parish Council and Richard Davy. Exceptionally Richard Davy had been a Trustee for almost 48 years during which time his sound advice and support, especially regarding property matters, has been invaluable. I am pleased to express the appreciation of the Trustees for their outstanding contributions. We have been fortunate to appoint Richard Abbey a member of the Davy family with similar professional property expertise, as a new Trustee and await a replacement nomination from Balsall Common Parish Council. In recent times various legislative changes and other related matters have increased the workload and responsibilities of both the Trustees and the Clerk and I have been grateful for their continuing support and advice. In 2003 in accordance with the Constitution I was nominated as a Trustee by the Justices of the Peace of the Petty Sessional Division serving Knowle and was subsequently elected Chairman in 2012. I shall not be seeking a further three year nomination when my current term expires in 2021 and consequently advise that I shall not be seeking re-election as Chairman at the next election in November. This will give my successor the benefit of continuity oversight.

On a very sad note it is with extreme regret that I have to record the unexpected demise of our Clerk, John Chaloner, following the Year end. His dedication, commitment and knowledge gained over 25 years has been invaluable and will be sorely missed not only by the Trustees but within the local community. In particular during the year John devoted much extra time and effort successfully overseeing the acquisition and renovation of the new property, much appreciated by the Trustees.

Finally, I am pleased to thank our professional advisors for their support when called upon in respect of legal, accountancy and property matters.

Clive B Blakey

Knowle United Charity

Report of the Trustees **for the Year Ended 31st March 2019**

The trustees present their report with the financial statements of the charity for the year ended 31st March 2019. 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 2015).

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 J F Chaloner - Clerk to the Trustees
31 Kenilworth Road
Knowle
Solihull
West Midlands
B93 0JB

Trustees

Mr Clive Blakey – Justice of The Peace – Chairman
Mr Richard Abbey – Co-opted appointed 21 March 2019
Dr Michael T Bleby – Co-opted
Mr Jeff Davies – Chadwick End PC
Mr Richard S Davy – resigned 21 March 2019
Cllr. Diana Holl-Allen – Solihull MBC
Mr Lionel King – resigned 21 March 2019
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
Mr Stephen Street – Dorridge PCC

Independent examiner

West - Chartered Accountants
Office 2 Greswolde House
197b Station Road
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Solihull
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Approved by order of the board of trustees on 18th July 2019 and signed on its behalf by:

C. B. Blakey
Mr Clive Blakey - 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 the Knowle United Charity (the Trust) for the year ended 31st March 2019.

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 confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

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Date:

Statement of Financial Activities
for the Year Ended 31st March 2019

		2019 Unrestricted funds £	2018 Total funds £
	Notes		
INCOME AND ENDOWMENTS FROM			
Investment income	2	175,884	134,137
Other income		<u>4,398</u>	<u>978</u>
Total		180,282	135,115
 EXPENDITURE ON			
Raising funds	3	25,702	17,752
Charitable activities			
Education grants		31,140	31,000
Travel grants		3,150	6,940
Youth, children and pastoral care workers' grants		20,313	18,035
Special grants		250	4,500
Christmas donations		3,480	4,080
School projects		5,000	2,000
St Swithins House		5,000	-
Berrow Cottage Homes		20,000	-
Other		<u>8,542</u>	<u>8,891</u>
Total		122,577	93,198
 NET INCOME			
		57,705	41,917
 Other recognised gains/(losses)			
Gains/(losses) on revaluation of fixed assets		<u>-</u>	<u>587,125</u>
Net movement in funds		57,705	629,042
 RECONCILIATION OF FUNDS			
Total funds brought forward		3,113,952	2,484,910
 TOTAL FUNDS CARRIED FORWARD			
		<u>3,171,657</u>	<u>3,113,952</u>

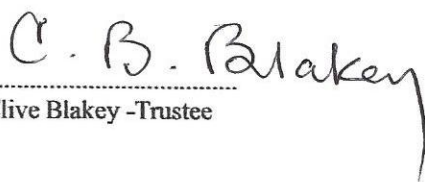
The notes form part of these financial statements

Knowle United Charity

Balance Sheet
At 31st March 2019

		2019 Unrestricted funds £	2018 Total funds £
FIXED ASSETS	Notes		
Tangible assets	5	3,052,726	2,883,625
Investments	6	<u>60,133</u>	<u>55,735</u>
		3,112,859	2,939,360
CURRENT ASSETS			
Cash at bank		59,382	175,114
CREDITORS			
Amounts falling due within one year	7	(584)	(522)
NET CURRENT ASSETS		<u>58,798</u>	<u>174,592</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,171,657</u>	<u>3,113,952</u>
NET ASSETS		<u>3,171,657</u>	<u>3,113,952</u>
FUNDS	8		
Unrestricted funds		<u>3,171,657</u>	<u>3,113,952</u>
TOTAL FUNDS		<u>3,171,657</u>	<u>3,113,952</u>

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


.....
Mr Clive Blakey -Trustee

Notes to the Financial Statements
for the Year Ended 31st March 2019

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 2015)', 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.

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

	2019	2018
	£	£
Rents received	132,447	131,063
Leasehold extension	40,000	-
Dividends	1,972	1,933
Bank interest	1,465	1,141
	<u>175,884</u>	<u>134,137</u>

Notes to the Financial Statements - continued
for the Year Ended 31st March 2019

3. RAISING FUNDS		
Investment management costs		
	2019	2018
	£	£
Council tax	396	-
Rent collection	720	-
Repairs & maintenance	20,410	14,043
	<u>21,526</u>	<u>14,043</u>

- 4. TRUSTEES' REMUNERATION AND BENEFITS**
- There were no trustees' remuneration or other benefits for the year ended 31st March 2019 nor for the year ended 31st March 2018.
- Trustees' expenses
- There were no trustees' expenses paid for the year ended 31st March 2019 nor for the year ended 31st March 2018.

5. TANGIBLE FIXED ASSETS		
Freehold property	£	
	2019	2018
	At 1st April 2018	At 31st March 2019
	Additions	
	2,883,625	3,052,726
	<u>169,101</u>	
	<u>3,052,726</u>	
	NET BOOK VALUE	At 31st March 2019
	At 31st March 2019	At 31st March 2018
	<u>3,052,726</u>	<u>2,883,625</u>

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 2002 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 at a cost of £169,101.

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 2017 the properties (apart from 61 St John's Close) were valued by Richard S Davy MA (Cantab) FRICS at a value of £2,883,625 and the trustees have decided to incorporate this value into the accounts together with the actual cost of 61 St John's Close.

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

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2019**

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1st April 2018	
Reversal of impairments	55,735
	<u>4,398</u>
At 31st March 2019	<u>60,133</u>
 NET BOOK VALUE	
At 31st March 2019	<u>60,133</u>
At 31st March 2018	<u>55,735</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. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Social security and other taxes	20	91
Accrued expenses	<u>564</u>	<u>431</u>
	<u>584</u>	<u>522</u>

8. MOVEMENT IN FUNDS

	At 1.4.18 £	Net movement in funds £	At 31.3.19 £
Unrestricted funds			
General fund	3,113,952	57,705	3,171,657
TOTAL FUNDS	<u>3,113,952</u>	<u>57,705</u>	<u>3,171,657</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	180,282	(122,577)	57,705
TOTAL FUNDS	<u>180,282</u>	<u>(122,577)</u>	<u>57,705</u>

Notes to the Financial Statements - continued
for the Year Ended 31st March 2019

8. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.17 £	Net movement in funds £	At 31.3.18 £
Unrestricted Funds			
General fund	2,484,910	629,042	3,113,952
TOTAL FUNDS	<u>2,484,910</u>	<u>629,042</u>	<u>3,113,952</u>

Comparative 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	135,115	(93,198)	587,125	629,042
TOTAL FUNDS	<u>135,115</u>	<u>(93,198)</u>	<u>587,125</u>	<u>629,042</u>

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

	At 1.4.17 £	Net movement in funds £	At 31.3.19 £
Unrestricted funds			
General fund	2,484,910	686,747	3,171,657
TOTAL FUNDS	<u>2,484,910</u>	<u>686,747</u>	<u>3,171,657</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	315,397	(215,775)	587,125	686,747
TOTAL FUNDS	<u>315,397</u>	<u>(215,775)</u>	<u>587,125</u>	<u>686,747</u>

9. OTHER FINANCIAL COMMITMENTS

During the financial year Knowle United Charity pledged the following grants : £1,000 to St Philips Church, Dorridge for their 'rebuilding project' and £8,000 to Knowle Primary Academy for projects yet to be determined.

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st March 2019.

Knowle United Charity**Detailed Statement of Financial Activities
for the Year Ended 31st March 2019**

	2019 £	2018 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	132,447	131,063
Leasehold extension	40,000	-
Dividends	1,972	1,933
Bank interest	<u>1,465</u>	<u>1,141</u>
	175,884	134,137
Other income		
Gain in value of tangible fixed asset	<u>4,398</u>	<u>978</u>
Total incoming resources	180,282	135,115
EXPENDITURE		
Raising donations and legacies		
Insurance	4,176	3,709
Investment management costs		
Council tax	396	-
Rent collection	720	-
Repairs & maintenance	<u>20,410</u>	<u>14,043</u>
	21,526	14,043
Charitable activities		
Grants to individuals, charities & other organisations	87,995	66,555
Support costs		
Management		
Insurance	338	338
Postage and stationery	421	286
Advertising	96	24
Sundries	102	399
Clerk's fee & expenses	<u>6,969</u>	<u>6,880</u>
	7,926	7,927
Finance		
Bank charges	32	42
Governance costs		
Accountancy and legal fees	<u>922</u>	<u>922</u>
Total resources expended	122,577	93,198
Net income	<u><u>57,705</u></u>	<u><u>41,917</u></u>

This page does not form part of the statutory financial statements