

THE ELFORD ESTATE CHARITY
REPORT AND FINANCIAL STATEMENTS
31 MARCH 2015

Registered charity number: 1000692

The Elford Estate Charity

Report of the Trustees for the Year Ended 31 March 2015

The Trustees present their report along with the financial statements of the charity for the year ended 31 March 2015. The financial statements have been prepared in accordance with the accounting policies set out in the notes thereto and comply with the charity's trust deed and applicable law.

Reference and administrative information

Name of charity:	The Elford Estate Charity
Registered charity number:	1000692
Address for correspondence:	Mr N Oliver Local Property Management Team Birmingham City Council Economy Directorate Woodcock Street PO Box 16306 B2 2XR
Trustee:	Birmingham City Council
Independent Examiner:	Mr S Atkins FCA Partner in Clement Keys LLP No. 8 Calthorpe Road Edgbaston Birmingham B15 1QT
Bank:	Barclays Bank plc 15 Colmore Row Birmingham B3 2BH

The Elford Estate Charity

Report of the Trustees for the Year Ended 31 March 2015

Structure, Governance and Management

Governing document

The Elford Estate Charity is regulated by a scheme dated 14 May 1990. It is a registered charity with charity number 1000692.

Recruitment and appointment of trustees

The sole Corporate Trustee is Birmingham City Council. Day to day activities are managed by the Trusts and Charities Committee. Any other items such as disposals or issuing long term leases are to be recommended by Trusts and Charities Committee by Full Council

Full Council, as sole Corporate Trustee, meets separately and makes decisions before its meetings on City Council business.

Objectives and Activities

The object of the charity is to promote the healthful recreation of the citizens of Birmingham.

The charity owns an approximate area of 187 hectares, comprising a mix of agricultural and residential property and it uses this asset to generate income to help deliver its objectives.

Achievements and Performance

In order to meet its objectives, the Charity's ongoing activities cover the maintenance and upkeep of its land, which encompass a cricket pitch, school playing field and garden grounds.

Financial Review

Unrestricted income for the period amounted to £61,724 (2014: £55,878) and the principal funding sources were rents and easements of £53,307 (2014: £48,287) and interest earned on deposits of £8,417 (2014: £7,360).

In March 2015, Birmingham City Council's (Council as Trustee), Trust & Charities Committee, approved the transfer of £53,054 from Elford Trust restricted balance funds to unrestricted balances. This was to meet the cost of essential works on the Elford Estate. (2014: nil)

Unrestricted expenditure totalled £204,146 (2014: £48,897) and comprised charitable expenditure of £202,966 (2014: £47,476) and governance costs of £1,180 (2014: £1,421).

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Report of the Trustees for the Year Ended 31 March 2015

Financial Review – continued

The Trustees are of the opinion that the Balance Sheet discloses funds adequate for the purpose of fulfilling the obligations of the charity.

Reserves Policy

It is the policy of the charity to retain unrestricted funds, which are the free reserves of the charity, accumulated through the collection of rent from the Trust's property portfolio. This provides sufficient funds to cover 12 months estimated operating costs

Investment policy

The Trustees have the power to invest trust money in the purchase of, or an interest in the security of, such stocks, funds, shares, securities or other investment or property of whatever nature and wherever situated as the Trustees in their absolute discretion think fit to the intent that the Trustees shall have the same full and unrestricted powers of investing and transposing investments as if they were beneficially entitled to the Trust Fund.

All investment is subject to the Trustee Act 2000.

Risk Management

The Trustees keep under review the major strategic and operational risks which the charity faces and are satisfied that systems have been established in order to minimise the possible effects of such risks on the charity.

Retaining the property portfolio in Trust and the investment of the accumulated income in the Birmingham City Council Loan Account minimises the risk to the Trust. Systems are in place which likewise lessens any risk associated.

During the year, the Trusts & Charities Committee agreed that the investments of BCC's sole trustee funds should be managed by CCLA.

On 31 March accumulated income has been transferred from the Birmingham City Council Loan Account to the CCLA, to manage and invest in COIF Funds.

Trustees' Responsibilities in Relation to the Financial Statements

The Trustees are responsible for preparing the Annual 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:

The Elford Estate Charity

Notes forming part of the Financial Statements for the year ending 31 March 2015

Note 1: Principal Accounting Policies

a) Accounting Convention

The financial statements are prepared under the historic cost convention, modified to include fixed assets at valuation, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and within the provisions of the Charities Act 2011.

In preparing the financial statements the Charity follows best practice as laid down in the Statement of Recommended Practice: "Accounting and Reporting by Charities" issued in March 2005.

The Trustees have made use of the concession available for smaller charities within the SORP and have chosen to use resource classifications appropriate to the charity's circumstances and activities.

b) Incoming Resources

Income from rents and easements are credited to income in the year in which they are receivable. Interest on short-term deposits is credited to income in the year in which it is received.

c) Expenditure

Expenses are charged in the financial statements in the year to which the liability relates.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of the activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination fees and costs linked to the strategic management of the Charity.

d) Fund Accounting

Details and the nature of each fund are set below:

Unrestricted Funds comprise those funds which the Trustees are free to use in accordance with the charitable objects.

Restricted Funds represent those assets that must be held permanently by the charity.

THE ELFORD ESTATE CHARITY

Statement of Financial Activities for the Year Ended 31 March 2015

	Unrestricted Funds £	Restricted Funds £	Total 2015 £	Total 2014 £
Incoming resources				
Rents and easements	53,307	-	53,307	48,257
Interest	8,417	-	8,417	- 7,360
Other Incoming resources				
Misc Income	-	-	-	261
Total incoming resources	61,724	-	61,724	55,878
Resources expended				
Charitable expenditure	202,966	-	202,966	47,476
Governance costs	1,180	-	1,180	1,421
Total resources expended	204,146	-	204,146	48,897
Net (outgoing)/incoming resources before transfers	(142,422)	-	(142,422)	6,981
Transfer				
Transfer from restricted to unrestricted	53,054	(53,054)	-	-
Transfer from unrestricted to restricted	(4,535)	4,535	-	-
Net (outgoing)/incoming resources before other recognised gains and losses	(93,903)	(48,519)	(142,422)	6,981
Revaluation of fixed assets for charity's own use	-	-	-	350,000
Net movement in funds	(93,903)	(48,519)	(142,422)	356,981
Reconciliation of funds				
Balance of funds brought forward at 1 April	120,096	3,261,033	3,381,129	3,024,148
Balance of funds carried forward at 31 March	26,193	3,212,514	3,238,707	3,381,129

Balance sheet as at 31 March 2015

	Unrestricted Funds £	Restricted Funds £	Total 2015 £	Total 2014 £
Fixed assets				
Tangible assets	-	2,350,000	2,350,000	2,350,000
	-	2,350,000	2,350,000	2,350,000
Current assets				
Short term deposits	27,393	862,514	889,907	1,033,961
Debtors: Amounts falling due within one year.	-	-	-	2,115
Creditors: Amounts falling due within one year.	1,200	-	1,200	4,947
Net current assets	26,193	862,514	888,707	1,031,129
Net assets	26,193	3,212,514	3,238,707	3,381,129
Funds	26,193	3,212,514	3,238,707	3,381,129

Approved by the Trustees and signed on their behalf by:

The Elford Estate Charity

Notes forming part of the Financial Statements
for the year ending 31 March 2015

2. Resources Expended

Charitable expenditure	2015	2014
	£	£
Contributions towards:		
Purchase of land & assets at Moor Pool Estate by MPHT	10,000	-
 Premises costs for the year	161,921	33,888
Agents' Management Fee	10,450	10,325
Advertising and other costs	<u>20,595</u>	<u>3,263</u>
	<u>202,966</u>	<u>47,476</u>

Governance Costs

Legal Fees	-	231
Independent Examiners fee	<u>1,180</u>	<u>1,190</u>
	<u>1,180</u>	<u>1,421</u>

3. Transfers between Funds

The Charity Commission Scheme of 14 May 1990 sanctioned expenditure of £227,180 which represented the proceeds of the sale of land. The sale proceeds were to be used for the purpose of promoting the objects of the trust.

A recoupment order is in place so that the endowment fund is replenished over a period of 60 years. Therefore, a sum of £3,786 plus interest of £749 has been transferred to restore the endowment in 2015 (2014: £3,786 plus £858) interest was transferred).

On 4 March 2015, Birmingham City Council's (Council as Trustee), Trust & Charities Committee, approved the transfer of £53,054 from Elford Trust restricted balance funds to unrestricted balances, to meet the cost of essential works on the Elford Estate.

The Elford Estate Charity

Notes forming part of the Financial Statements for the year ending 31 March 2015

4. Tangible Assets

	2015 £	2014 £
Land and Property		
Value of Land and Property At 31 March	2,350,000	2,000,000
Value of property sold	-	-
Market value adjustment	-	350,000
Market Value	<u>2,350,000</u>	<u>2,350,000</u>

The land and property that comprises the Elford Estate is a mix of residential and agricultural property covering an area of approximately 187 hectares at Elford in the County of Staffordshire.

The land was gifted to the City in 1936 and has no recorded original cost or value. The estate was valued by Bruton Knowles in March 2011 using the Open Market basis of valuation at £2,000,000. In February 2014 Home Farm, which forms part of the estate, was valued by Bruton Knowles, using the Open Market basis of valuation. This resulted in an uplift in value, of £350,000.

5. Short Term Deposits

Funds are invested in CCLA and COIF (2014: Birmingham Loans account)

6. Debtors & Creditors

Debtors amounting to nil (2014:£2,115) are included in the accounts.

Creditors amounting to £1,200 are included in the accounts for Independent Examination fees. (2014: £4,460). Nothing has been included for Lichfield Council - Rates (2014: £487)

7. Remuneration and Expenses

None of the Trustees receive remuneration or other benefits from the Charity or reimbursement for any expenses incurred on behalf of the Charity (2014: none)

The Elford Estate Charity

Notes forming part of the Financial Statements
for the year ending 31 March 2015

8. Restricted Funds

	2015 £	2014 £
Tangible fixed assets		
Market Value		
At 31 March 2015	<u>2,350,000</u>	<u>2,350,000</u>
Short term deposits		
<i>Recoupment Order</i>		
At 1 April 2014	144,046	139,402
Funds recouped in year	3,786	3,786
Interest Allocated	<u>749</u>	<u>858</u>
At 31 March 2015	<u>148,581</u>	<u>144,046</u>
<i>Funds on deposits in respect of sale of Elford Properties</i>		
Net proceeds brought forward	766,986	766,986
Transfer of resources to unrestricted	(53,054)	-
Net proceeds at 31 March 2015	<u>713,932</u>	<u>766,986</u>
Total funds	<u>3,212,513</u>	<u>3,261,032</u>