

CRAIGMYLE GLEBE LIMITED

DIRECTORS' REPORT AND ANNUAL ACCOUNTS

YEAR ENDED 31 DECEMBER 2021

COMPANY NUMBER: 283997

CHARITY NUMBER: 305147

CRAIGMYLE GLEBE LIMITED: YEAR ENDED 31 DECEMBER 2021

DIRECTORS' REPORT

The directors present their report and the annual accounts for the year ended 31 December 2021. This report and the attached annual accounts comply with current statutory requirements, with the Company's Memorandum and Articles of Association and with the requirements of the Statement of Recommended Practice for Accounting and Reporting by Charities.

DIRECTORS

The directors of the Company during the year were: William Brain, Chris Higson (Chairman), Charmain Manning, Beth Stuart, Ian Tansley, Michael Thurgood, Robin Tozer

STRUCTURE, GOVERNANCE AND COMPANY MANAGEMENT

Craigmyle Glebe Limited (The Company) was incorporated on 24th January, 1934 as a company limited by guarantee established to hold some four acres of freehold land in the centre of Woldingham. The land was conveyed to it by the late Hon. Alexander Shaw, a former resident of Woldingham, in memory of his father, the first Lord Craigmyle. The land, commonly known as The Glebe, is to be used in perpetuity as a recreation and sports ground for the benefit of the inhabitants of Woldingham and the surrounding district.

The Company was originally incorporated under the provisions of The Companies Act 1929 but, following the appropriate Special Resolution being passed, its Memorandum and Articles of Association now accord with The Companies Act 2006. The Company has been a registered charity since its formation and its directors are the trustees of the charity.

The responsibility for the day to day running of the Company vests with the Council of Management, consisting of at least three directors appointed and re-appointed by the Company members in General Meeting. One third of the directors retire by rotation at the Annual General Meeting.

OBJECTIVES AND ACTIVITIES

In accordance with the Company's main objects clause, we continue to provide sports and recreational facilities to the local community and its surrounding area. Among the major users of the Glebe's facilities are Woldingham's cricket and tennis clubs. These clubs are run by volunteers and no payment is made to either players or officials. Woodlea School, the village primary school for children from 4 to 11 years old, uses the Glebe's facilities during term time to provide its pupils with a wide range of sports, including cross-country running, football training sessions, cricket, athletics and rounders.

There are many informal users of the Glebe. The children's playground was enhanced a few years ago and families with young children continue to enjoy the facilities. In most years, the community uses the Glebe in the summer for a village picnic and for special events. The recreation ground is used by many members of the community to relax and to walk their dogs.

The Woldingham community has created a development plan that was approved by referendum on 17th March 2016 and will guide the Woldingham Parish Council in responding to planning and development proposals for the next fifteen years. The detailed plan is available on both the village's and on Tandridge District Council's web sites. The plan covers the community's needs for social and recreational facilities, of which Craigmyle Glebe is a major part.

FINANCIAL REVIEW

The financial statements show a surplus on ordinary activities of £3,442 (2020, £4,199). The Trustees reinvest operating surpluses to improve the natural and physical environment of the Glebe. In 2021 we invested £2,839 (2020, £7,313) in capital expenditure to improve our environment and facilities.

The directors gratefully acknowledge a pandemic remediation grant of £8,000 from Tandridge District Council, accounted for within subscriptions and donations in the Statement of Financial Activities on page 5. In 2020, this account reflected additional donations of around £6,200 in response to the tree appeal.

The natural environment of our grounds, and the built structures of our two pavilions and the children's playground, all need regular maintenance. During the year we commenced the major project to renew the shingle roof of the Glebe Pavilion, which was last restored over 40 years ago. This cost £9,235 in 2021 and was accounted for within maintenance expenditure. The cost to complete, in 2022, is expected to be a further £35,000. In addition, there are other large projects under consideration to improve our facilities for the benefit of the Woldingham community. We therefore continue to steward the company's resources carefully and allocate them prudently in pursuit of our charitable objects.

Subsequent to the 2021 financial year-end, on 22 May, 2022, the Company acquired Madeira Walk and Woodlands. The consideration was £76,806, which was funded by a generous gift from Coral and George Burne. Madeira Walk is around 11 acres in extent and is an important remnant of the chalk grassland that was once a common habitat along the North Downs. This gift will ensure that this important, historic and very special land will remain a public space for recreation and respite and will be held in perpetuity for the benefit of all.

MARKET VALUE OF LAND AND BUILDINGS

The directors do not consider that there is any benefit from incurring the cost of a professional valuation of the Company's freehold land and buildings, since these are owned by the Company as a registered charity solely for the benefit of the community of Woldingham. There are restrictions in the gift of the land which prohibit its development for profit purposes.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Company and of the surplus or deficit of the Company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;

- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company, setting investment policy and monitoring the Company's investment managers, and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS

The directors have taken advantage of the exemption for small companies conferred by section 447 of the Companies Act 2006 from having their financial statements audited and, accordingly, auditors have not been appointed. The Company is however required to have an independent examination of its records and we are again grateful to Mr Tim Salmon FCA for completing this task.

BANKERS

The Company's bankers are Lloyds Bank plc, Caterham Valley Branch, Caterham, Surrey.

INVESTMENT MANAGERS

The Company's funds were invested during 2021 in an exempt unit trust. The unit trust is constituted as a common investment fund under the Charities Act 1993 and managed by CCLA Investment Management Limited, which is regulated by the Financial Conduct Authority. The funds are invested so as to obtain a sustainable return above the inflation rate over the long term.

By Order of the Board



C J Higson PhD FCA
Chairman

Registered office:
The Spinney, Station Road, Woldingham
Surrey CR3 7DD

Dated 11th September 2022

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CRAIGMYLE GLEBE LIMITED, YEAR ENDED 31 DECEMBER 2021

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

Responsibilities and basis of report

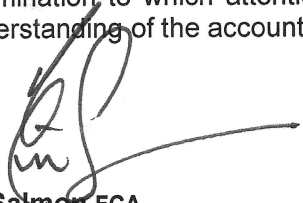
As the charity's trustees (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act'). Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

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:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.



TJ Salmon FCA
Woodside, Slines Oak Road, Woldingham
Surrey CR3 7BH
11th September 2022

CRAIGMYLE GLEBE LIMITED

STATEMENT OF FINANCIAL ACTIVITIES: YEAR ENDED 31 DECEMBER 2021

	2021	2020
	£	£
Club rental contributions	3,200	2,475
Hire of pavilion and grounds	1,950	1,950
Subscriptions & donations	11,988	7,026
Tenant rental income	9,409	9,233
Deferred capital grants	15	15
Income	26,562	20,699
Depreciation	(9,149)	(8,409)
Water, electricity	(1,040)	(730)
Other administration	(2,828)	(881)
Rates & insurance	(2,376)	(3,105)
Maintenance	(24,503)	(19,924)
Expenditure	(39,896)	(33,049)
Operating surplus (deficit)	(13,334)	(12,350)
Income from investments	16,878	16,549
Surplus on ordinary activities	3,544	4,199
Net movement in funds	2021	2020
Fund balances at 1 January	653,305	614,472
Surplus on ordinary activities	3,544	4,199
Gains on investments	81,744	34,634
Fund balances at 31 December	738,593	653,305

CRAIGMYLE GLEBE LIMITED

BALANCE SHEET: YEAR ENDED 31 DECEMBER 2021

	Total Funds 2021 £	Total Funds 2020 £
Fixed assets		
Tangible assets	21,242	27,552
Investments	655,488	573,744
	<u>676,730</u>	<u>601,296</u>
Current assets		
Debtors and prepayments	4,059	1,297
Cash at bank and in hand	57,865	50,868
	61,924	52,165
Creditors: amounts due within one year	-	(80)
Net current assets	<u>61,924</u>	<u>52,085</u>
Fixed assets plus net current assets	<u>738,654</u>	<u>653,381</u>
Deferred income	(61)	(76)
Net assets	<u>738,593</u>	<u>653,305</u>
Capital and reserves		
General fund	83,105	79,561
Long term investments	655,488	573,744
Total capital and reserves	<u>738,593</u>	<u>653,305</u>

The notes on pages 7 to 9 form part of these accounts.

The directors are satisfied that the Company is entitled to exemption under Section 447 of the Companies Act 2006 and that no member or members have requested an audit pursuant to section 476 of the Act.

Approved by the directors/trustees on 11th September 2022



CJ Higson

Chairman

CRAIGMYLE GLEBE LIMITED

NOTES TO THE ACCOUNTS: YEAR ENDED 31 DECEMBER 2021

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland, including the Statement of Recommended Practice for Accounting and Reporting by Charities.

The accounts have been prepared under the historical cost convention as adjusted for the inclusion of investments at market value.

Compliance with accounting standards

The accounts have been prepared in accordance with applicable accounting standards and with the requirements of the Statement of Recommended Practice for Accounting and Reporting by Charities.

Depreciation of tangible fixed assets

Fixed assets are being depreciated so as to write them off over their anticipated useful lives by equal annual instalments at the following rates:

Additions to freehold buildings	10%
Fixtures and fittings	20%
Improvements to grounds	10% - 20%

Investments

Investments are stated at market value, based on the bid price. The gain or loss during the year is included in the Statement of Financial Activities for the year.

2. TURNOVER AND SURPLUS ON ORDINARY ACTIVITIES

The surplus (deficit) on ordinary activities has been arrived at after charging depreciation on fixed assets of £9,149 (2020, £8,409). This year's depreciation includes a charge of £2,059 for additional depreciation for certain assets that the directors identified as having no continuing value.

The directors of the Company hold honorary positions and receive no remuneration for their services.

A deferred capital grant of £300 is being recognised over 20 years on a straight-line basis, the period being the expected life of the asset acquired, with the unrecognised balance treated as deferred income in the balance sheet.

3. TAXATION

There is no liability to corporation tax as the Company is a Registered Charity. As a charity the Company is able to reclaim tax under the Gift Aid scheme and this is done each year.

4. TANGIBLE FIXED ASSETS

	Fixtures & Fittings	Land & Buildings	Grounds	TOTAL
Cost	£	£	£	£
At beginning of year	18,036	16,836	52,300	87,172
Additions	<u>2,839</u>	<u>-</u>	<u>-</u>	<u>2,839</u>
At end of year	<u>20,875</u>	<u>16,836</u>	<u>52,300</u>	<u>90,011</u>
Accumulated depreciation				
At beginning of year	14,690	8,167	36,763	59,620
Charge for the year	<u>2,458</u>	<u>2,407</u>	<u>4,284</u>	<u>9,149</u>
At end of year	<u>17,148</u>	<u>10,574</u>	<u>41,047</u>	<u>68,769</u>
Net book value				
At beginning of year	<u>3,346</u>	<u>8,669</u>	<u>15,537</u>	<u>27,552</u>
At end of year	<u>3,727</u>	<u>6,262</u>	<u>11,253</u>	<u>21,242</u>

In addition to the tangible fixed assets noted above, the Company also owns freehold land and playing grounds, tennis courts and two pavilions. In view of the objects of the Company, as expressed in the Memorandum of Association and because these properties and land are for the benefit of the residents of Woldingham and the surrounding district, the directors do not consider that any useful purpose would be served by estimating their market value.

5. INVESTMENTS AND RESERVES

The investments comprise a portfolio of units in funds managed by CCLA (Churches, Charities and Local Authorities) Investment Management Limited. CCLA is one of the UK's largest charity investment managers, operating with a long-term investment mandate to reflect the needs of the charity sector. The accounting standards that apply to charities require that the investment portfolio is carried at market value in the balance sheet, as follows.

	2021	2020
	£	£
Unit trusts at market value	655,488	573,744
Cost of investment in unit trusts	274,408	274,408

The investments are marked to their bid price on the 31st December each year, and their valuation necessarily reflects financial market conditions on those dates. The consequent gain or loss in the year has then to be shown in the Statement of Financial Activities. In the year to 31 December 2021 the Surplus on Ordinary Activities and the Gain on Investments, and the corresponding movements in the General fund and the Long-term investment fund, were as follows:

	2021	movement in the year	2020
	£	£	£
General fund	83,105	3,544	79,561
Long term investments	655,488	81,744	573,744
Total Funds	738,593	85,288	653,305

The Trustees consider that the annual distribution by CCLA represents a prudent measure of the Glebe's sustainable investment income. In 2021 this income was £16,878 (2020, £16,549) and it is included within Income from ordinary activities.

6. LIABILITY OF MEMBERS

The Company is registered in England and Wales, is limited by guarantee, and does not have any share capital. The liability of members is limited to an amount not exceeding £1 per member. In the event of winding up, any assets remaining must be transferred to the Church Commissioners or such other body as is specified in the Memorandum of Association of the Company.

7. SUBSEQUENT EVENTS

Subsequent to the 2021 financial year-end, on 22 May, 2022, the Company acquired Madeira Walk and Woodlands. The consideration was £76,806, which was funded by a generous gift from Coral and George Burne. Madeira Walk is around 11 acres in extent and is an important remnant of the chalk grassland that was once a common habitat along the North Downs. This gift will ensure that this important, historic and very special land will remain a public space for recreation and respite and will be held in perpetuity for the benefit of all.