

**Report to the trustees/
members of**

Bowdon Church Charity

**On accounts for the year
ended**

31st December 2023

Charity no 1067424

**Respective
responsibilities of
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 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed. The charity's gross income did not exceed £250,000 and I am qualified to undertake the examination by being a qualified member of the Chartered Institute of Management Accountants.

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 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:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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 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.

Signed:



Date:

17th October 2024

Name:

Ian N Scott-Dunn

**Relevant professional
qualification(s) or body:**

Fellow of the Chartered Institute of Management Accountants

Address:

14 Blueberry Road, Bowdon, Altrincham, Cheshire WA14 3LT

BOWDON CHURCH CHARITY

INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2023

	£	2022 £	£	2023 £
Interest received		45		539
Rent received		36750		38375
Rent received for Previous Years				
		<u>36795</u>		<u>38914</u>
Payments for charitable purposes	35250		36875	
Rent Valuation Report Fee				
Leas Renewal Fees				
Land Registry Release Plan				
Title Registration & New Leas Fees	6682			
		<u>41932</u>		<u>36875</u>
		-5137		2039
Repayment due to capital		<u>1500</u>		<u>1500</u>
		-6637		539
Balance brought forward		<u>10617</u>		<u>3980</u>
		<u>3980</u>		<u>4519</u>

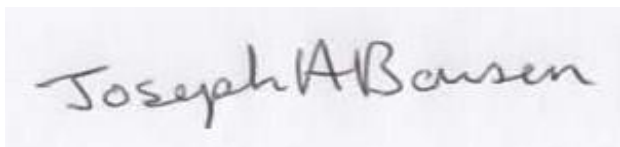
BALANCE SHEET as at 31 DECEMBER 2023

Cash at Bank	47870	48409
Debtor Bowdon PCC	<u>0</u>	<u>1500</u>
	47870	49909
Creditor	<u>0</u>	<u>0</u>
	<u>47870</u>	<u>49909</u>
Capital	148892	148892
less capital expended	<u>138000</u>	<u>138000</u>
	10892	10892
add recouped from income	<u>33000</u>	<u>34500</u>
	43892	45392
Income & Expenditure Account	<u>3980</u>	<u>4519</u>
	<u>47872</u>	<u>49911</u>

Note

As mentioned on the previous page the sum of £60000 shall be repaid to capital in 40 annual instalments of £1500. The balance to be recouped at 31 December 2023 was £27,000

Signed: Joseph A. Bonson Trustee



Date: 1st October 2024

BOWDON CHURCH CHARITY: REGISTRATION NUMBER 1067424

1. TRUSTEES. Bowdon PCC are the managing trustees of the charity. The land belonging to the charity is vested in the Chester Diocesan Board of Finance as custodian trustees.
2. TRUSTS: The said land and the building on it (the former Church Primary School) are to be used for the purpose of furthering the religious and other charitable work of the Church of England in the parish of Bowdon. The clear income of the charity is to be used for the same purpose: if the income cannot be applied as aforesaid the PCC shall apply the income in promoting the religious education of persons under the age of twenty-five years who are resident in Bowdon and are in need of financial assistance in accordance with the principles and doctrines of the Church of England by means of Sunday Schools or in such other ways as the PCC think fit.
3. On 27 July 2001 the Charity Commission authorised expenditure of up to £78,000 on St Luke's Church from the permanent endowment of the charity without the requirement for this sum to be recouped, and also authorised expenditure of up to £60,000 from the permanent endowment to refurbish and convert the former school building for retail use, this sum to be replaced by setting aside each year for forty years 2.5% of the sum (ie £1,500) from the income of the charity, to be invested as permanent endowment of the charity.
4. The trustees have the general power of investment under Section 6 of Trustee Act 2000: the trust instruments impose no restriction or exclusion, but any sale of land is subject to Section 36 of the Charities Act 1993.
5. On 21 November 2002 the Charity Commission authorised a lease of the said building to Bromco (UK) Limited for twenty years from 1 June 2001 at a rent of £10,000 for the first year, £15,600 for the second year, and £18,200 for each of the third fourth and fifth years, with rent reviews in the fifth tenth and fifteenth years. Bromco (UK) Limited sold their business to United Co-operatives Limited in November 2005 who have taken the lease over on the same terms. A rent review was undertaken in 2017 resulting in a new annual rent of £36,750. Another rent review is due in 2022. The adjoining land of the charity is now a car park, used by customers of United Co-operatives Limited and users of St. Luke's Church.

In 2021 the original 20 year lease of the building needed to be renewed. During the year we had a rent valuation report and a new 10 year lease to the Co-operative Group at an initial annual rate of £40,000 per annum was negotiated with a rent review after 5 years.

In 2022 the tenant wished to make some changes to the property. Myerson solicitors completed the lease and licence for alterations and also prepared a first registration of the Landlord's title. The new lease was signed in the first quarter of 2023. This resulted in Bowdon Church continuing to receive £9187.50 for each of the first two quarters and £10,000 for each of the last two quarters. The repayment of £1500 due from Bowdon Church to the Bowdon Church Charity was received on the 2nd January 2024.

6. The cash balances of the charity are held at present in a separate account with Barclays Bank PLC, 1 Churchill Place, London E14 5HP

