

**STUDLAND CHURCH LANDS TRUST**

**CHARITY NUMBER 1124710**

**TRUSTEES REPORT & UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**STUDLAND CHURCH LANDS TRUST**

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**STUDLAND CHURCH LANDS TRUST**  
**TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2022**  
**TRUST INFORMATION**

The Trustees present their report and unaudited financial statements for the year ended 31 December 2022 and confirm that they comply with the requirements of the Charities Act 2011, the governing document and the Charities SORP (FRS102).

**CUSTODIAN TRUSTEE OF THE CHARITY**

The Salisbury Diocesan Board of Finance

**THE BODY OF MANAGING TRUSTEES**

The Reverend Doctor Ian Bird - Team Rector and Chairman  
Mr David Hogsflesh - Treasurer, Nominated by St Nicholas Church PCC  
Mrs Barbara Matthews - Church Warden  
Mr Eric Stobart - Church Warden  
Mr Iain Westman - Nominated by St. Nicholas Church PCC  
Mr Iain Westman - Honorary Secretary

**CHARITY NUMBER**

1124710

**SOLICITORS**

Humphries Kirk  
Glebe House  
North Street  
WAREHAM  
BH20 4AN

Wilsons  
Alexandra House  
St Johns Street  
SALISBURY  
SP1 2SB

**REPORTING ACCOUNTANTS & INDEPENDENT EXAMINERS**

***Harding Redmans***  
***Accountants***  
Bridge House  
Court Road  
SWANAGE  
BH19 1DX

**PRINCIPAL OFFICE & REGISTERED ADDRESS**

The Rectory  
Church Hill  
SWANAGE  
BH19 1HU

**BANKERS**

Co Operative Bank

The CBF Church of England Funds  
1 Angel Lane  
LONDON  
EC4R 3AB

## **STUDLAND CHURCH LANDS TRUST**

### **TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2022 (CONTINUED)**

#### **Statement of Trustee's Responsibilities**

Charity law requires that the charity's trustees are responsible for the preparation of financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period.

In preparing those financial statements, the trustees are required to:-

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent.

The Trustees have complied with the duty in Section 4 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission when reviewing our aims and objectives and in planning our future activities.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the trust and to enable them to ensure that the financial statements comply with the Charities Acts 2011.

The Trustees are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **Governing Document and Legal Status**

The Governing Document is a Trust Deed or 'Scheme including appointment of Trustees' which was approved and established by the order of The Charity Commissioners for England and Wales on 18 January 1993 for the regulation of the Charity.

The Charity registered with the Charity Commission on 26 June 2008 (number 1124710).

#### **Investment Powers**

The 'Trust Deed' authorises the trustees to make and hold investments using the general funds of the Charity and using the proceeds of sale of investment assets including properties within the Permanent Endowment Fund.

#### **Trust Objects Organisation and Policies**

The trust's income arises through investment and rental income. After applying the income to defray the costs of maintaining the trust property and costs of administration the income is applied as follows:-

1. The establishment of a 'Fabric Fund' by the transfer of such annual sum sufficient for the repair, improvement or rebuilding of the Parish Church of St Nicholas, Studland. In so far as the fund is not applied for the purpose for which it was established, any surplus will be invested in the trust.

2. Funds in so far as they cannot be directed into the Fabric Fund will be applied for the religious and other charitable work of the Church of England in the Ecclesiastical Parish of Studland. Any further income not so applied may be paid by the Managing Trustees to The Salisbury Diocesan Board of Finance for the creation of a separate fund to be applied for the religious and other charitable work of the Church of England in the Benefice of Swanage and Studland.

All title to the trust's assets are vested with The Salisbury Diocesan Board of Finance who act as Custodian Trustee of the Charity.

The Trustees give careful consideration to the Charity Commission's general guidance on public benefit.

The body of Managing Trustees consists of five persons, three of whom are ex-officio being the Rector of The Swanage and Studland Team Ministry and two Churchwardens of the present Ecclesiastical Parish of Studland. The two remaining trustees are nominated and appointed by St Nicholas Church Parochial Church Council for a term of three years.

At least two ordinary meetings of the body of managing trustees are held in each year.

## **STUDLAND CHURCH LANDS TRUST**

### **TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2022 (CONTINUED)**

#### **Strategic Report**

##### **Review of Activities, Achievements and Future Developments**

The results for the year are shown in the Statement of Financial Activities on page 6.

The Statement shows the activities of three funds. Two of these are unrestricted in that they are for spending at the Trustees' discretion, albeit within the objects of the trust. The third is the Permanent Endowment Fund. The fund is comprised of property, investments and deposits in interest bearing accounts. The assets of the fund may be sold but the net proceeds have to be re-invested so that the fund remains intact.

This year gross income of £46,640 (2021 - £46,003) was generated from rent, dividends, interest and sundry income. Although most of the income arises from the assets in the Permanent Endowment Fund, there are no restrictions on the use of the income and it has been transferred to unrestricted funds. The significant expenditure during the year was a payment of £30,000 (2021 - £35,000) to St Nicholas PCC.

During the year the market value of investments decreased by £201,876 (2021 increased by £214,626). In line with current accounting standards, these investments will continue to be valued annually. Their value at 31 December 2022 was £1,513,059 (2021 - £1,714,935).

During the year the market value of freehold properties held as investments increased by £Nil (2021 increased by £30,000). Its value at 31 December 2022 was £85,000 (2021 - £85,000).

The Trustees consider there are adequate reserves to meet the charity's objects for the foreseeable future.

It is anticipated that in the next financial year, the amount payable to St Nicholas PCC may be considerably larger than usual due to the Quinquennial review and extensive costs regarding the Church organ.

##### **Risk Management**

The Trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The Trustees have also examined other operational and business risks faced by the charity and confirm that they have established systems to mitigate the significant risks.

##### **Reserves Policy**

It is the policy of the charity to maintain unrestricted funds at a level which equates to approximately 12 months unrestricted expenditure. This provides sufficient funds to cover management and administration and support costs. Unrestricted funds are maintained at least at this level throughout the year.

##### **Trustees**

Appointment of the Trustees is governed by the Trust Deed.

##### **Audit**

The Managing Trustees do not consider that there is a requirement to carry out an audit as required by the Charities Acts 2011 s.144.

The report was approved by the Body of Managing Trustees on 6 March 2023 and signed on its behalf:

**D Hogsflesh - Trustee**

**BA Matthews - Trustee**

## **STUDLAND CHURCH LANDS TRUST**

### **INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF THE STUDLAND CHURCH LANDS TRUST**

I report to the Trustees on my examination of the accounts of the above Trust for the year ended 31 December 2022, which are set out on pages 5 to 8.

#### **Responsibilities and Basis of Report**

As the Trust's trustees, you are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

I report in respect of our examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all of the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent Examiners' Statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination 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 do not accord with the accounting records; or
- 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 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.

**Bridge House  
Court Road  
SWANAGE  
BH19 1DX**

**MA Haigh FMAAT ATT(Fellow)**  
***Harding Redmans***  
***Accountants***

**16 March 2023**

**STUDLAND CHURCH LANDS TRUST**

**BALANCE SHEET AS AT 31 DECEMBER 2022**

	<b><u>NOTES</u></b>	<b><u>2022</u></b>	<b><u>2021</u></b>
		<b>£</b>	<b>£</b>
<b><u>FIXED ASSET INVESTMENTS</u></b>			
Freehold Properties Held as Investments	2	85,000	85,000
Investments	3	<u>1,513,059</u>	<u>1,714,935</u>
		1,598,059	1,799,935
<b><u>CURRENT ASSETS</u></b>			
CBF Deposit Account (Fabric Fund)		54,615	47,416
Bank Current Account		<u>24,527</u>	<u>15,758</u>
		79,142	63,174
<b><u>LESS CURRENT LIABILITIES</u></b>			
Sundry Creditors - Amounts Falling Due Within One Year		<u>690</u>	<u>672</u>
<b><u>NET CURRENT ASSETS</u></b>		<u>78,452</u>	<u>62,502</u>
<b><u>NET ASSETS</u></b>		<u><u>1,676,511</u></u>	<u><u>1,862,437</u></u>
<b><u>Financed by:</u></b>			
<b><u>FUNDS</u></b>			
Permanent Endowment Fund - Restricted	4	1,378,829	1,551,455
Fabric Fund - Unrestricted	4	273,846	295,896
General Fund - Unrestricted	4	<u>23,836</u>	<u>15,086</u>
		<u><u>1,676,511</u></u>	<u><u>1,862,437</u></u>

**Charity Registration Number - 1124710**

Approved by the Body of Managing Trustees on 6 March 2023 and signed on its behalf

**D Hogsflesh**

**Trustee**

**BA Matthews**

**Trustee**

The notes on pages 7 and 8 form part of these accounts.

**STUDLAND CHURCH LANDS TRUST**

**STATEMENT OF FINANCIAL ACTIVITY (INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT)**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

	<b><u>Unrestricted Funds</u></b>	<b><u>Permanent</u></b>	<b><u>Total</u></b>	<b><u>Year Ended</u></b>
	<b><u>General</u></b>	<b><u>Fabric</u></b>	<b><u>Endowment</u></b>	<b><u>31/12/2021</u></b>
	<b><u>£</u></b>	<b><u>£</u></b>	<b><u>£</u></b>	<b><u>£</u></b>
<b><u>INCOMING RESOURCES:</u></b>				
<b><u>CHARITABLE ACTIVITIES</u></b>				
Rents Received (Net of Voids, etc.)	960	-	-	960
	<u>960</u>	<u>-</u>	<u>-</u>	<u>960</u>
<b><u>INVESTMENT INCOME:</u></b>				
Dividends - CBF Investment Fund	38,480	6,521	-	45,001
CBF Deposit Account Interest	-	679	-	22
	<u>38,480</u>	<u>7,200</u>	<u>-</u>	<u>45,680</u>
<b><u>OTHER INCOME:</u></b>				
Incentive for Changing Banks	-	-	-	1,500
	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,500</u>
<b><u>TOTAL INCOMING RESOURCES</u></b>	<u>39,440</u>	<u>7,200</u>	<u>-</u>	<u>46,640</u>
<b><u>RESOURCES EXPENDED</u></b>				
<b><u>DIRECT CHARITABLE EXPENDITURE:</u></b>				
St Nicholas PCC Studland	30,000	-	-	35,000
	<u>30,000</u>	<u>-</u>	<u>-</u>	<u>35,000</u>
<b><u>OTHER EXPENDITURE:</u></b>				
Independent Examiners' Fees	690	-	-	672
	<u>690</u>	<u>-</u>	<u>-</u>	<u>672</u>
<b><u>TOTAL RESOURCES EXPENDED</u></b>	<u>30,690</u>	<u>-</u>	<u>-</u>	<u>35,672</u>
<b><u>NET INCOME/(EXPENDITURE) FOR THE YEAR</u></b>	8,750	7,200	-	10,331
<b><u>GAINS &amp; LOSSES ON INVESTMENTS:</u></b>				
Unrealised Gains/(Losses) on Revaluation of Investments	-	(29,250)	(172,626)	244,626
<b><u>NET MOVEMENT IN FUNDS FOR YEAR</u></b>	8,750	(22,050)	(172,626)	254,957
<b><u>TOTAL FUNDS BROUGHT FORWARD</u></b>	<u>15,086</u>	<u>295,896</u>	<u>1,551,455</u>	<u>1,862,437</u>
<b><u>TOTAL FUNDS CARRIED FORWARD</u></b>	<u>23,836</u>	<u>273,846</u>	<u>1,378,829</u>	<u>1,862,437</u>

There were no recognised gains or losses for 2021 or 2022 other than those included in the Statement of Financial Activities.

The notes on pages 7 and 8 form part of these accounts.

## **STUDLAND CHURCH LANDS TRUST**

### **NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022**

#### **1 ACCOUNTING POLICIES**

##### **1.1 General**

The principal accounting policies of the Trust are set out in the following sub-paragraphs.

##### **1.2 Accounting Basis**

The financial statements have been prepared under the historical cost convention with the exception of the valuation of investment assets which are shown at market value. The accounts are in accordance with United Kingdom accounting standards FRS102, the Charities SORP (FRS102), Charities (Accounts and Reports) Regulations 2008 and comply with the Charities Act 2011.

##### **1.3 Income**

Income comprises rent receivable, bank incentive, dividends and interest received.

##### **1.4 Administration Expenditure**

Administration Expenditure is accrued in the financial statements as it arises. Prepaid expenditure is carried forward to future periods. Included in administration expenditure are routine management and repair costs. Expenditure is apportioned between funds as applicable.

##### **1.5 Charitable Expenditure**

Charitable Expenditure is included in the accounts when paid, future commitments will be included by way of a note to the financial statements.

##### **1.6 Fixed Assets - Land**

Land is stated as valued in 2021. Land values will be reviewed every five years and will be re-stated where values significantly differ from those shown in the Balance Sheet.

##### **1.7 Fixed Assets - Investments**

Investments are included in the Balance sheet at market value as at the year end. Unrealised gains and losses are accounted for in the fund to which they apply.

##### **1.8 Going Concern**

The financial statements have been prepared on the going concern basis which assumes that the Trust will continue in operational existence for the foreseeable future. There are no material uncertainties about the Trust's ability to continue.

#### **2 FREEHOLD PROPERTIES HELD AS INVESTMENTS - HELD WITHIN THE UK**

Freehold Lands were re-valued by JE Corben FSVA, FCI Arb on 6 December 2021. The valuation was made on the basis that the land would be sold freehold and not subject to onerous restrictions or reservations. The Trustees have concluded that the financial statements present fairly the Trust's financial position.

	<b><u>2022</u></b>	<b><u>2021</u></b>
	<b>£</b>	<b>£</b>
<b>Rectory Field (2.01 acres)</b>		
Market Value at 1 January 2022	85,000	55,000
Net Unrealised Gains on Investment	-	30,000
Market Value at 31 December 2022	<u>85,000</u>	<u>85,000</u>

#### **3 FIXED ASSET INVESTMENTS - HELD WITHIN THE UK**

	<b><u>2022</u></b>	<b><u>2021</u></b>
	<b>£</b>	<b>£</b>
Quoted Investments:		
Market Value at 1 January 2022	1,714,935	1,500,309
Net Unrealised Gains on Investments	<u>(201,876)</u>	<u>214,626</u>
Market Value at 31 December 2022	<u>1,513,059</u>	<u>1,714,935</u>
Cost of 73,231.19 (2021 - 73,231.19) Units in the Investment Fund of the Central Board of Finance of the Church of England	<u>532,640</u>	<u>532,640</u>

**STUDLAND CHURCH LANDS TRUST**

**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022 (Continued)**

**4 FUNDS**

The Assets and Liabilities of the funds are as follows:-

	<u>General Fund</u>	<u>Fabric Fund</u>	<u>Permanent Endowment Fund</u>	<u>Total</u>
	£	£	£	£
Freehold Land at 2021 Valuation	-	-	85,000	85,000
CBF Investment Fund at Market Value	-	219,230	1,293,829	1,513,059
CBF Deposit Account	-	54,615	-	54,615
Cash at Bank and in Hand	24,527	-	-	24,527
	24,527	273,845	1,378,829	1,677,201
Less Accruals	(690)	-	-	(690)
	23,837	273,845	1,378,829	1,676,511

**The General Fund**

The General Fund is used to achieve the objects of the Trust as set out in the Trustee's Report on pages 1 and 2.

**The Fabric Fund**

The Fabric Fund is designated for the repair, improvement or rebuilding of the Parish Church of St Nicholas in Studland.

**The Permanent Endowment Fund**

Income from the Permanent Endowment Fund is restricted to the establishment of a Fabric Fund (see above) and thereafter to the religious and other charitable work of the Church of England in the Ecclesiastical Parish of Studland. Income not applied in this manner may be paid to the Salisbury Diocesan Board of Finance, as Trustee, for a separate fund to be applied for the religious and other charitable work of the Church of England in the Benefice of Swanage and Studland.

**5 CONNECTED CHARITIES**

The Charity is connected with St Nicholas Church PCC Studland. The Team Rector of the Swanage and Studland Team Ministry, the Reverend Doctor Ian Bird, is the chairman of the Charity. The address of the PCC remains as The Rectory, 12 Church Hill, Swanage, BH19 1HU.

Studland Church Lands Trust sets aside funds out of its income for the purpose of creating a 'Fabric Fund' for the repair, improvement or rebuilding of St Nicholas Church. It also makes further grants out of income to the PCC for religious and charitable work of the Church of England in the Parish of Studland.

During the year charitable grants of £30,000 (2021 - £35,000) were made to St Nicholas Church PCC.

**6 EMPLOYEES AND TRUSTEES EMOLUMENTS**

There were no employees during the year or preceding year. No Trustees have been paid any remuneration or received any other benefits and no expenses have been reimbursed.

**7 NET MOVEMENT IN FUNDS FOR THE YEAR**

	<u>As at 01/01/2022</u>	<u>Incoming Resources</u>	<u>Outgoing Resources</u>	<u>Unrealised (Losses)/Gains on Revaluation of Investments</u>	<u>As at 31/12/2022</u>
	£	£	£	£	£
<b><u>General Fund</u></b>	15,086	39,440	(30,690)	-	23,836
<b><u>Fabric Fund</u></b>	295,896	7,200	-	(29,250)	273,846
<b><u>Permanent Endowment Fund</u></b>	1,551,455	-	-	(172,626)	1,378,829
<b><u>Total Funds</u></b>	1,862,437	46,640	(30,690)	(201,876)	1,676,511

The net movement in funds is stated after charging:-

Fees in respect of Independent Examination

<u>2022</u>	<u>2021</u>
£	£
690	672

**8 CREDITORS - Amounts Falling Due Within One Year**

Accruals and Deferred Income

<u>2022</u>	<u>2021</u>
£	£
690	672

**STUDLAND CHURCH LANDS TRUST**

*The following page does not form part of the Financial Statements:*

**STUDLAND CHURCH LANDS TRUST**

**DETAILED INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2022**

	<b><u>2022</u></b>		<b><u>2021</u></b>
	<b>£</b>		<b>£</b>
<b><u>INCOME</u></b>			
Rents Receivable			
Field Rent	960		960
Incentive for Changing Banks	-		1,500
Income from Quoted Investments:			
CBF Investment Fund - General Fund	38,480		37,215
CBF Investment Fund - Fabric Fund	<u>6,521</u>	45,001	<u>6,306</u>
			43,521
Interest Receivable:			
CBF Deposit Account	679		22
	<u>46,640</u>		<u>46,003</u>
<b><u>GROSS INCOME</u></b>			
<b><u>LESS EXPENDITURE</u></b>			
Administration			
Independent Examiners' Fees	690		672
Charitable Grants:			
St Nicholas' Church PCC	<u>30,000</u>		<u>35,000</u>
<b><u>TOTAL EXPENDITURE</u></b>		<u>30,690</u>	<u>35,672</u>
<b><u>NET INCOME/(EXPENDITURE) FOR THE YEAR</u></b>		15,950	10,331
Revaluation of Investments			
Surplus/(Deficit) on Revaluation of Investments - Permanent Endowment	(172,626)		213,528
Surplus/(Deficit) on Revaluation of Investments - Fabric Fund	<u>(29,250)</u>	(201,876)	<u>31,098</u>
			244,626
Reserves Brought Forward 1 January 2022		<u>1,862,437</u>	<u>1,607,480</u>
<b><u>RESERVES CARRIED FORWARD 31 DECEMBER 2022</u></b>		<u>1,676,511</u>	<u>1,862,437</u>