

**DURSLEY CHURCH HOUSE & TOURCH ACRE CHARITY
TRUSTEES REPORT
YEAR ENDED 31ST DECEMBER 2020.**

1. This Charity was created by an indenture of Feoffment dated 2nd July 1827 confirmed by indenture dated 1st May 1900. The charity was registered with the Charity Commission on the 4th September 2009 with registered number 1131505.
2. After the repair and maintenance of the Charity's freehold properties the object of the Charity is the 'repairing of the Parish Church of Dursley'
3. The current trustees are:-

Mr. Ian Paul Unsworth of 5 St. Georges Close, Upper Cam, Dursley, Glos. GL11 5PH (Chairman)

Mr. David Leslie Fittall of 26 Five Acres, Dursley Glos. GL11 4JP

Mr. Philip Frank Pope of 81 Shakespeare Road, Dursley, Glos. GL11 4QQ

Ms. Vivienne Louise Kennedy of 18 Yellow Hundred, Dursley, Glos. GL11 5BA

New Trustees appointed by the then current Trustees and the appointment completed by a Deed of Appointment.

4. The Trustees meet at least twice a year to deal with the Charity's affairs and decide how best to administer the Charity's assets and allocate any surplus funds.
5. The current Clerk to the Trustees is Mrs. Charlotte V J Marwood of Fort Meadows, 11 Fort Lane, Dursley, Glos. GL11 4LG to whom decisions on the day-to-day management of the Charity's affairs are delegated.
6. The Annual Accounts which accompany this Report are prepared on a Receipts and Payments basis
7. The current assets of the Charity are:-
 - A Value of Income Units COIF on 30/12/20 was £25,438
(2019 - £23,657)
 - B Freehold properties owned:-
 - a. 21 Silver Street, Dursley consisting of Flats 1 and 2 let on assured shorthold tenancies.
 - b. 23 - 25 Silver Street, Dursley combined retail shops let as one to a cycle retail business.
 - c. 27 Silver Street, Dursley – maisonette with yard and outbuildings let on assured shorthold tenancy.

Signed  Chair of Trustees

Date 20 Dec 2021

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Registered Charity No. 1131505

**Accounts
For
Year Ended 31 December 2020**

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Statement of Account Year end 31 December 2020 Receipts and Payments basis

RECEIPTS

Rents Received	28989.00	
Dividends	<u>721.23</u>	
		29710.23

PAYMENTS

Residential Property Expenses	1984.95	
Major repairs - replacement windows	11822.50	
Management and fees	4469.75	
Insurance	644.72	
Water charges not yet recovered	<u>416.62</u>	
		-19338.54

Excess Income over expenditure	<u><u>10371.69</u></u>
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DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2020

INCOME

RENTS RECEIVED

Flat 1, 21 Silver Street	6540.00	
Flat 2, 21 Silver Street	7500.00	
27 Silver Street	7425.00	
Delta Bikes - Mr Dickerson/Mr Ridout	<u>7524.00</u>	
		28989.00

DIVIDENDS

Charity Commission	February	173.60	
	May	183.47	
	August	183.47	
	November	<u>180.69</u>	
			721.23

29710.23

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2020

RESIDENTIAL PROPERTY EXPENSES

Flat 1, 21 Silver Street

Safety Checks	108.00
A&R Plumbing - toilet repair	100.27
Repairs and refurbishment	105.00
A1 washing machine	<u>260.00</u>

573.27

Flat2, 21 Silver Street

Safety Checks	
SDC - council tax bill	18.70
Gas and Electric - while empty	4.10
Replace heating control knob	110.00
Bathroom flooring	70.00
Repair broken window	78.00
Dampblocking	100.00
Domestic & General - Boiler cover	347.88
Clean out valley and guttering	<u>95.00</u>

823.68

27 Silver Street

Safety Checks	96.00
BIPs roofing clearance	300.00
Replace 2 x double glazed units	<u>192.00</u>

588.00

1984.95

MAJOR BUILDING REPAIRS

23-25 Silver Street	
A&R Scaffolding	2040.00
Decorating 6 x windows	2935.20
Replacement windows	4491.30
Delta front window contribution	-500.00
Decorating shop frontages	<u>2856.00</u>

11822.50

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2020

MANAGEMENT EXPENSES

INSURANCE

Paid -

Brightside Buildings Insurance - 25/27 Silver Street	484.42	
Brightside Buildings Insurance - 21/23 Silver Street paid	603.76	<u>1088.18</u>
Less contri 25/27 Silver Street	242.21	
21/23 Silver Street	<u>201.25</u>	<u>443.46</u>
		<u><u>644.72</u></u>

MANAGEMENT FEES

Clerk's Honorarium	1250.00
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Bennet Jones Partnership - Management fees for:-

Flat 1	981.00	
Flat 2	1125.00	
No 27	<u>1113.75</u>	<u>4469.75</u>

WATER CHARGES 2020

July 19 - July 2020 - Water charges - 25-27 Silver St	414.23	
July 2020 - October 2020 -Water Charges - 25-27 Silver St	<u>244.25</u>	
	658.48	
Less contributions		
Water charge recovered - 27 Silver Street	241.86	
Water charge recovered - 23/25 Silver St - Delta Bikes	<u>241.86</u>	<u>416.62</u>

Water Charges not yet recovered

July 19-July 2020	241.63
July 20 - October 2020	<u>174.99</u>
	<u>416.62</u>

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

BANK RECONCILIATION

Year ended 31st December 2020

Balances:-

Closing balance Lloyds Bank plc	45365.24
New Tenancy fee owed to Bennett Jones	
	<hr/>
	45365.24
Opening balance Lloyds Bank plc	34993.55
	<hr/>
	<u>10371.69</u>

Notes

Accounts prepared on Receipts and Payments basis.

Independent Examiners Statement

I have examined the accounts detailed above together with the relevant books and receipts and have obtained all necessary information and explanations.

I certify that the accounts present a true and fair view of the financial position for the specified accounting period.

Signed

Dated

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Registered Charity No. 1131505

**Accounts
For
Year Ended 31 December 2020**

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

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