

**DURSLEY CHURCH HOUSE & TOURCH ACRE CHARITY
TRUSTEES REPORT
YEAR ENDED 31ST DECEMBER 2021.**

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- deceased 9/02/22)
Ms. Christine Morgan (Chairperson – 30/03/22 Appointed as Trustee February 2021) of 9 Five Acres, Dursley, Glos. GL11 4JP
Mr. David Leslie Fittall of 26 Five Acres, Dursley Glos. GL11 4JP (resigned 24th February 2021)
Mr. Philip Frank Pope of 81 Shakespeare Road, Dursley, Glos. GL11 4QQ
Ms. Vivienne Louise Kennedy of 18 Yellow Hundred, Dursley, Glos. GL11 5BA
Mr Roland Halford of 1 Hardings Close, Dursley, Glos GL11 4LN (Appointed as Trustee April 2021)

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 30/12/21 was £28,566.68
(2020 - £25,438)
 - 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 – masionette with yard and outbuildings let on assured shorthold tenancy.

Signed Cam Morgan..... Chair of Trustees

Date 11/8/.....2022

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Registered Charity No. 1131505

**Accounts
For
Year Ended 31 December 2021**

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Statement of Account Year end 31 December 2021 Receipts and Payments basis

RECEIPTS

Rents Received	26024.00	
Refund Lloyds	50.00	
Dividends	<u>735.55</u>	
		26809.55

PAYMENTS

Residential Property Expenses	1572.52	
Major repairs	27047.80	
Management and fees	4049.09	
PCC Dursley Fabric Committee	2550.00	
Insurance	676.45	
Brought forward water charges	-416.62	
Water charges not yet recovered	<u>83.77</u>	
		-35563.01

Excess Income over expenditure

-8753.46

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2021

INCOME

RENTS RECEIVED

Flat 1, 21 Silver Street	2530.00	
Flat 2, 21 Silver Street	8470.00	
27 Silver Street	7500.00	
Delta Bikes - Mr Dickerson/Mr Ridout	<u>7524.00</u>	
		26024.00

DIVIDENDS

Charity Commission	February	180.69	
	May	183.47	
	August	183.47	
	November	<u>187.92</u>	
			735.55

Refund Lloyds	<u>50.00</u>	
		50.00

26809.55

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2021

RESIDENTIAL PROPERTY EXPENSES

Flat 1, 21 Silver Street

Safety Checks	50.00
EESI fire alarm check and repairs	258.92
Repairs and refurbishment	<u>25.00</u>

333.92

Flat2, 21 Silver Street

Safety Checks	100.00
Flat cleaning	157.00
New tenant admin	639.60
Plumbing cap and waste	66.00
WC Handle repairs	<u>62.00</u>

1024.60

27 Silver Street

Safety Checks	50.00
Waggys threshold bar to bedroom carpet	32.00
CH Heating - call out charge	<u>72.00</u>

154.00

1512.52

MAJOR BUILDING REPAIRS

Flat 1 Refurbishment

SDC Tax (May/June/July)	1092.85
SSE energy	77.06
Waggy	12080.00
J White Joinery	11520.00
architect fee	250.00
Planning pre appl	<u>64.00</u>

25083.91

No 27 Silver St

Sash window refurb	<u>1963.89</u>
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1963.89

27047.80

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2021

MANAGEMENT EXPENSES

INSURANCE

Paid -

Brightside Buildings Insurance - 25/27 Silver Street	500.52	
Brightside Buildings Insurance - 21/23 Silver Street paid	639.29	<u>1139.81</u>
Less contri 25/27 Silver Street	250.26	
21/23 Silver Street	213.10	<u>463.36</u>
Net		<u><u>676.45</u></u>

MANAGEMENT FEES

Clerk's Honorarium 1300.00

Bennet Jones Partnership - Management fees for:-

Flat 1	327.00
Flat 2	1162.50
No 27	1125.00

Flat 2 - Council Tax	34.59
Delta Bikes - Water charge	100.00

4049.09

WATER CHARGES 2020

bfwd water charges not recovered year end 2020	416.62
Water charge written off	100.00
Feb 21 - Water Charges 25 Silver St	163.12
Jan - Apr 21 - Water charges 25 Silver St	226.19
Apr - Jul 21 - Water Charges 25 Silver St	174.19
Jul - Oct 21- Water Charges 25 Silver St	<u>83.77</u>
	963.89

Less contributions

Water charge recovered - 27 Silver Street	155.48
Water charge recovered - 23/25 Silver St - Delta Bikes	<u>724.64</u>
	880.12

83.77

Water Charges not yet recovered

83.77

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

BANK RECONCILIATION

Year ended 31st December 2021

Balances:-

Closing balance Lloyds Bank plc	36611.78
New Tenancy fee owed to Bennett Jones	
	<u>36611.78</u>
Opening balance Lloyds Bank plc	45365.24
	<u><u>-8753.46</u></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 E. Sub (MAAT)

Dated 9/5/22

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Registered Charity No. 1131505

**Accounts
For
Year Ended 31 December 2021**

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

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