

**DURSLEY CHURCH HOUSE & TOURCH ACRE CHARITY
TRUSTEES REPORT
YEAR ENDED 31ST DECEMBER 2022.**

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:-

Ms. Christine Morgan (Chairperson) of 9 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
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 30/12/22 was £25320.51
(2021 -£28,566.68)
 - 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 *CM Morgan* Chair of Trustees

Date *3/8/* 2023

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Registered Charity No. 1131505

**Accounts
For
Year Ended 31 December 2022**

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Statement of Account Year end 31 December 2022 Receipts and Payments basis

RECEIPTS

Rents Received	26744.54	
Dividends	<u>754.89</u>	27499.43

PAYMENTS

Residential Property Expenses	2506.45	
Major repairs	6759.36	
Management and fees	4283.22	
PCC Dursley Fabric Committee	2550.00	
Insurance	743.14	
Brought forward water charges	-83.77	
Water charges not yet recovered	<u>22.85</u>	-16781.25

Excess Income over expenditure		<u><u>10718.18</u></u>
--------------------------------	--	------------------------

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2022

INCOME

RENTS RECEIVED

Flat 1, 21 Silver Street	3320.54	
Flat 2, 21 Silver Street	8100.00	
27 Silver Street	7800.00	
Delta Bikes - Mr Dickerson/Mr Ridout	<u>7524.00</u>	
		26744.54

DIVIDENDS

Charity Commission	February	188.06	
	May	188.06	
	August	188.06	
	November	<u>190.71</u>	
			754.89
			<u>0.00</u>

27499.43

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2022

RESIDENTIAL PROPERTY EXPENSES

Flat 1, 21 Silver Street

Safety Checks	340.00
Cost of new tenant	614.44
Guttering reallignment	255.00
repair leaking pipe	60.00

1269.44

Flat2, 21 Silver Street

Safety Checks	116.00
Repairs to door	185.00
Electrical installation condition report	170.00
WC repair	94.79
EESI Fire alarm test	456.22
Repair to hot basin tap	55.00

1077.01

27 Silver Street

Safety Checks	130.00
Pat test on fridge	30.00

160.00

2506.45

MAJOR BUILDING REPAIRS

Flat 1 Refurbishment

SDC Tax (May/June/July)	719.79
SSE energy	296.05
S Brown Builder	2605.00
Anthony Ball Carpets	1338.00
J White Joinery	1316.52
architect fee	250.00
Planning fee	234.00

6759.36

No 27 Silver St

0.00

9265.81

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2022

INSURANCE

Paid -

Brightside Buildings Insurance - 25/27 Silver Street	526.00		
Brightside Buildings Insurance - 21/23 Silver Street paid	720.20		<u>1246.20</u>

Less contributions	25/27 Silver Street	503.06	
	21/23 Silver Street		<u>503.06</u>
			<u>743.14</u>
		Net	

MANAGEMENT FEES

Clerk's Honorarium	1400.00
--------------------	---------

Bennet Jones Partnership - Management fees for:-

Flat 1	498.08
Flat 2	1215.12
No 27	1170.02

4283.22

WATER CHARGES 2022

bfwd water charges not recovered year end 2021	83.77
--	-------

Feb 22- Water Charges 25 Silver St	179.15
12 Jan 22- 12 Apr 22 - Water charges 25 Silver St	24.96
12 Apr - 12 Jul 22 - Water Charges 25 Silver St	153.94
12 Jul -15 Oct 22- Water Charges 25 Silver St	<u>47.81</u>
	489.63

Less contributions

Water charge recovered - 27 Silver Street	222.68	
Water charge recovered - 23/25 Silver St - Delta Bikes	<u>244.10</u>	
	466.78	<u>22.85</u>

Water Charges not yet recovered	<u>22.85</u>
---------------------------------	--------------

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2022

BANK RECONCILIATION

Year ended 31st December 2022

Balances:-

Closing balance Lloyds Bank plc		47329.96
New Tenancy fee owed to Bennett Jones		
		<hr/>
		47329.96
Opening balance Lloyds Bank plc		36611.78
		<hr/>
		10718.18

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. Suk (MAAT)

Dated 31/7/23

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Registered Charity No. 1131505

**Accounts
For
Year Ended 31 December 2022**

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Statement of Account Year end 31 December 2022 Receipts and Payments basis

RECEIPTS

Rents Received	26744.54	
Dividends	<u>754.89</u>	27499.43

PAYMENTS

Residential Property Expenses	2506.45	
Major repairs	6759.36	
Management and fees	4283.22	
PCC Dursley Fabric Committee	2550.00	
Insurance	743.14	
Brought forward water charges	-83.77	
Water charges not yet recovered	<u>22.85</u>	-16781.25

Excess Income over expenditure		<u><u>10718.18</u></u>
--------------------------------	--	------------------------

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2022

INCOME

RENTS RECEIVED

Flat 1, 21 Silver Street	3320.54	
Flat 2, 21 Silver Street	8100.00	
27 Silver Street	7800.00	
Delta Bikes - Mr Dickerson/Mr Ridout	<u>7524.00</u>	
		26744.54

DIVIDENDS

Charity Commission	February	188.06	
	May	188.06	
	August	188.06	
	November	<u>190.71</u>	
			754.89
			0.00

27499.43

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2022

RESIDENTIAL PROPERTY EXPENSES

Flat 1, 21 Silver Street

Safety Checks	340.00
Cost of new tenant	614.44
Guttering reallignment	255.00
repair leaking pipe	60.00

1269.44

Flat2, 21 Silver Street

Safety Checks	116.00
Repairs to door	185.00
Electrical installation condition report	170.00
WC repair	94.79
EESI Fire alarm test	456.22
Repair to hot basin tap	55.00

1077.01

27 Silver Street

Safety Checks	130.00
Pat test on fridge	30.00

160.00

2506.45

MAJOR BUILDING REPAIRS

Flat 1 Refurbishment

SDC Tax (May/June/July)	719.79
SSE energy	296.05
S Brown Builder	2605.00
Anthony Ball Carpets	1338.00
J White Joinery	1316.52
architect fee	250.00
Planning fee	234.00

6759.36

No 27 Silver St

0.00

9265.81

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2022

INSURANCE

Paid -

Brightside Buildings Insurance - 25/27 Silver Street	526.00		
Brightside Buildings Insurance - 21/23 Silver Street paid	720.20		<u>1246.20</u>

Less contributions	25/27 Silver Street	503.06	
	21/23 Silver Street		<u>503.06</u>
			<u>743.14</u>
		Net	

MANAGEMENT FEES

Clerk's Honorarium	1400.00
--------------------	---------

Bennet Jones Partnership - Management fees for:-

Flat 1	498.08
Flat 2	1215.12
No 27	1170.02

4283.22

WATER CHARGES 2022

bfwd water charges not recovered year end 2021	83.77
--	-------

Feb 22- Water Charges 25 Silver St	179.15
12 Jan 22- 12 Apr 22 - Water charges 25 Silver St	24.96
12 Apr - 12 Jul 22 - Water Charges 25 Silver St	153.94
12 Jul -15 Oct 22- Water Charges 25 Silver St	<u>47.81</u>
	489.63

Less contributions

Water charge recovered - 27 Silver Street	222.68	
Water charge recovered - 23/25 Silver St - Delta Bikes	<u>244.10</u>	
	466.78	<u>22.85</u>

Water Charges not yet recovered	<u>22.85</u>
---------------------------------	--------------

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2022

BANK RECONCILIATION

Year ended 31st December 2022

Balances:-

Closing balance Lloyds Bank plc	47329.96
New Tenancy fee owed to Bennett Jones	
	<u>47329.96</u>
Opening balance Lloyds Bank plc	36611.78
	<u><u>10718.18</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. Suk (MAAT)

Dated 31/7/23