

**DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY
TRUSTEES REPORT
YEAR ENDED 31ST DECEMBER 2023.**

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
Mr Roland Halford of 1 Hardings Close, Dursley, Glos GL11 4LN
Mr Chris Tyler of 19 Bull Pitch, Dursley, Glos, GL11 4NG
(appointed 15/11/23)
Ms. Vivienne Louise Kennedy of 18 Yellow Hundred, Dursley, Glos. GL11 5BA
(resigned 15/11/23)
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 30/12/23 was £27,604.40
(2022 -£25320.51)

B Freehold properties owned:-
a. 21 Silver Street, Dursley consisting of Flats 1 and 2 let on assured short hold 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 short hold tenancy.

Signed *Christine Morgan* Chair of Trustees

Date 10/10/2024

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Registered Charity No. 1131505

Accounts
For
Year Ended 31 December 2023

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Statement of Account Year end 31 December 2023 Receipts and Payments basis

RECEIPTS

Rents Received	33779.00	
Dividends	<u>757.81</u>	34536.81

PAYMENTS

Residential Property Expenses	2874.40	
Major repairs	8390.00	
Management and fees	5562.30	
PCC Dursley Fabric Committee	13846.00	
Insurance	1103.43	
Brought forward water charges	-22.85	
Water charges not yet recovered	<u>321.92</u>	-32075.20

Excess Income over expenditure		<u><u>2461.61</u></u>
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DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2023

INCOME

RENTS RECEIVED

Flat 1, 21 Silver Street	9000.00	
Flat 2, 21 Silver Street	8855.00	
27 Silver Street	8400.00	
Delta Bikes - Mr Dickerson/Mr Ridout	<u>7524.00</u>	
		33779.00

DIVIDENDS

Charity Commission	February	190.98	
	May	188.06	
	August	188.06	
	November	<u>190.71</u>	
			757.81
			<u>0.00</u>

34536.81

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2023

RESIDENTIAL PROPERTY EXPENSES

Flat 1, 21 Silver Street

Safety Checks	248.12	
Cost of new tenant	0.00	
Door latch	35.00	
Shower repair	60.00	
		343.12

Flat2, 21 Silver Street

Safety Checks	0.00	
Electricity use no tenant	11.96	
Cost of new tenant	611.44	
EESI Fire alarm test	140.88	
		764.28

27 Silver Street

<u>27 Silver Street</u>	
Safety Checks	0.00
Gutters	50.00
Circuit breaker trip	65.00
Pat tests and consumer unit	527.00
	<hr/>
	642.00

Delta Bikes

<u>Extra Bikes</u>		
EICR	225.00	
Electrical works	660.00	
Rodent control	240.00	
	<hr/>	1125.00

MAJOR BUILDING REPAIRS

No 27 Silver St

Hallway render and plaster	1790.00	
New kitchen	<u>6600.00</u>	
		8390.00

11264.40

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2023

INSURANCE

Paid -

Brightside Buildings Insurance - 25/27 Silver Street	588.29		
Brightside Buildings Insurance - 21/23 Silver Street paid	809.29		<u>1397.58</u>
Less contributions		25/27 Silver Street	294.15
		21/23 Silver Street	<u>294.15</u>
		Net	<u><u>1103.43</u></u>

MANAGEMENT FEES

Clerk's Honorarium		1540.00	
Bennet Jones Partnership - Management fees for:-			
	Flat 1	1350.00	
	Flat 2	1370.30	
	No 27	1302.00	
			<u>5562.30</u>
PCC Fabric Committee			<u><u>13846.00</u></u>

WATER CHARGES 2022

bfwd water charges not recovered year end 2021	22.85		
Feb 22- Water Charges 25 Silver St	108.90		
12 Jan 22- 12 Apr 22 - Water charges 25 Silver St	86.60		
12 Apr - 12 Jul 22 - Water Charges 25 Silver St	115.49		
12 Jul -15 Oct 22- Water Charges 25 Silver St	<u>122.49</u>		
	456.33		
Less contributions			
Water charge recovered - 27 Silver Street	49.51		
Water charge recovered - 23/25 Silver St - Delta Bikes	<u>84.90</u>		
	134.41		<u><u>321.92</u></u>
Water Charges not yet recovered		<u>321.92</u>	

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2023

BANK RECONCILIATION

Year ended 31st December 2022

Balances:-

Closing balance Lloyds Bank plc		49791.57
	New Tenancy fee owed to Bennett Jones	
		<hr/> 49791.57
Opening balance Lloyds Bank plc		47329.96
		<hr/> <hr/> 2461.61

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. S. W. (MART)

Dated 9/8/24

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Registered Charity No. 1131505

Accounts
For
Year Ended 31 December 2023

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

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