

**DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY**

**TRUSTEES REPORT**

**YEAR ENDED 31<sup>ST</sup> DECEMBER 2024.**

1. This Charity was created by an indenture of Feoffment dated 2<sup>nd</sup> July 1827 confirmed by indenture dated 1<sup>st</sup> May 1900. The charity was registered with the Charity Commission on the 4<sup>th</sup> 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

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 Investment Fund on 31/12/24 was £28,227.56 (2023 £27,604.40)
  - 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 ..... *C Morgan* .....

Chair of Trustees

Date ..... *3/9/25* .....

**DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY**

**Registered Charity No. 1131505**

**Accounts  
For  
Year Ended 31 December 2024**



# DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

## Statement of Account Year end 31 December 2024 Receipts and Payments basis

### RECEIPTS

Rents Received	34332.00	
Dividends	768.38	
Interest	<u>496.55</u>	35596.93

### PAYMENTS

Residential Property Expenses	2309.81	
Major repairs	4034.00	
Management and fees	5697.58	
PCC Dursley Fabric Committee	25000.00	
Insurance	913.90	
Brought forward water charges	-321.92	
Water charges not yet recovered	<u>453.09</u>	-38086.46

Excess Expenditure over Income

-2489.53

**DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY**

**Year end 31 December 2024**

**INCOME**

**RENTS RECEIVED**

Flat 1, 21 Silver Street	8962.00	
Flat 2, 21 Silver Street	9000.00	
27 Silver Street	8800.00	
Delta Bikes - Mr Dickerson/Mr Ridout	<u>7570.00</u>	
		<b>34332.00</b>

**DIVIDENDS**

Charity Commission	March	190.98	
	May	190.98	
	August	190.98	
	November	<u>195.44</u>	
			<b>768.38</b>

**INTEREST**

<u>496.55</u>	
	<b>496.55</b>

**35596.93**

DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2024

RESIDENTIAL PROPERTY EXPENSES

Flat 1, 21 Silver Street

Safety Checks	50.00	
Cost of new tenant	742.76	
ST Water & SDC no tenant	184.19	
Thermostat, roof leak	620.86	
		1597.81

Flat2, 21 Silver Street

Safety Checks	90.00	
New tenant		
Fire alarm service		
Repointing	325.00	
		415.00

27 Silver Street

Safety Checks	160.00	
Gutters		
Rent review fee	42.00	
Pat tests and consumer unit	95.00	
		297.00

Delta Bikes

EICR		
Electrical works		
Rodent control		
		0.00

2309.81

MAJOR BUILDING REPAIRS

**Flat 2**

New Boiler	2994.00	
Damp Wall	1040.00	
		4034.00
		<u>6343.81</u>



# DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2024

## INSURANCE

### Paid -

Brightside Buildings Insurance - 25/27 Silver Str	658.23	
Brightside Buildings Insurance - 21/23 Silver Str	854.55	<u>1512.78</u>

Less contributions	25/27 Silver Street		
	Delta Bikes	<u>598.88</u>	<u>598.88</u>
		Net	<u><u>913.90</u></u>

## MANAGEMENT FEES

Clerk's Honorarium	1700.00
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Bennet Jones Partnership - Management fees for:-

Flat 1	1327.58	
Flat 2	1350.00	
No 27	1320.00	
		<u>5697.58</u>

PCC Fabric Committee	<u>25000.00</u>
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## WATER CHARGES 2022

bfwd water charges not recovered year end 2023	321.92
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16 Oct 23 - 12 Jan 24 25 Silver St	109.65
12 Jan 24- 29 Apr 24 - Water charges 25 Silver St	131.84
29 Apr - 12 Jul 24 - Water Charges 25 Silver St	93.35
12 Jul -2 Nov 24- Water Charges 25 Silver St	<u>143.96</u>
	800.72

### Less contributions

Water charge recovered - 27 Silver Street	164.16	
Water charge recovered - 23/25 Silver St - Delta Bikes	<u>183.47</u>	
	347.63	<u>453.09</u>

Water Charges not yet recovered	453.09
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# DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

Year end 31 December 2024

## BANK RECONCILIATION

Year ended 31st December 2024

Balances:-

Closing balance Lloyds Bank plc	
Current Account	16805.49
32 Day Notice Accou Reserves Account	30496.55
	<hr/>
	47302.04
 Opening balance Lloyds Bank plc	 49791.57
	<hr/>
	-2489.53
	<hr/>

### 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. Sux (MAAT)

Dated 28/8/25

**DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY**

**Registered Charity No. 1131505**

**Accounts  
For  
Year Ended 31 December 2024**



# DURSLEY CHURCH HOUSE & TORCH ACRE CHARITY

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