

WIMBORNE MINSTER CHURCH ESTATE

England & Wales · Charity number 1159374

Details

Status Registered

Legal form Trust

Registered 2014-11-26

Register [View on the Charity Commission register](#)

Contact

Address The Goat House
Pine Road
Corfe Mullen
Wimborne
BH21 3DW

Phone 01202884753

Email churchestate@wimborneminster.org.uk

Activities

Objects: DESCRIPTION OF CHARITY: (TAKEN FROM DECLARATION)" FABRIC SINKING FUND AND CHURCH LIGHTING AND HEATING" WIMBORNE MINSTER

Activities: Trustees of a Fund owning two properties the income of which is for:A Fabric Sinking Fund and Church Heating and Lighting Wimborne Minster

Classification

- **How:** Provides Other Finance
- **What:** Other Charitable Purposes
- **Who:** Other Charities Or Voluntary Bodies

Geography

- Dorset

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£62,508	£40,793	-	-
2024-12-31	£66,706	£52,122	-	-
2023-12-31	£56,638	£40,805	-	-
2022-12-31	£64,064	£124,253	-	-
2021-12-31	£53,497	£90,937	-	-
2020-12-31	£63,899	£60,971	-	-

Trustees

Name	Role	Appointed
Rev Andrew John William Rowland	Chair	2018-09-05
Andrew John Patrick		2024-06-25
Francis William Howard-Vine		2011-03-25
Peter Frederick Cook		2025-05-22

WIMBORNE MINSTER CHURCH ESTATE

England & Wales - Charity number 1159374

Accounts

Wimborne Minster Church Estate

Registered Charity 1159374

Trustees report for the year ended 31st December 2025

- 1 Name** Wimborne Minster Church Estate
- 2 Registered number** 1159374
- 3 Trustees who served during the year**
- Rev Andrew J W Rowland
Peter F Cook (Appointed 22 May 2025)
Bruce P Jensen (Retired 22 May 2025)
Andrew J Patrick
- Registrar to the Trustees** Francis W Howard - Vine
- 4 Principal address** Church House, High Street, Wimborne, Dorset, BH21 1HT
- 5 Relevant Organisations and Persons**
- Bankers CCLA, One Angel Lane, London, EC4R 3AB
TSB, PO Box 373, Leeds, LS14 9GQ
- Independent Examiner John Arthur Ridout FCCA
16 Venator Place, Wimborne
BH21 1DQ
- 6 Governing Instrument** A declaration of Trust dated 15 October 1971. The trustees are an unincorporated body. The trust's objectives are providing support for the Fabric Sinking Fund and the Heating and Lighting of the Church. Under the Declaration of Trust the trustees' powers are unlimited but the funds are restricted by the terms of the Trust deed.
- 7 Activities** The trustees seek to raise money for the trust:
- a. by letting property
b. investment income from low risk investments
- 8 Management** The Trustees meet on an occasional basis to review progress and in compliance with with Governance matters.
- 9 Reserves** The Trustees believe that the Charity should maintain free funds of £50,000.

Signed

Andrew J W Rowland - Trustee

Date

12-May-26

Wimborne Minster Church Estate

Registered Charity 1159374

Independent examiner's report to the Trustees of the Wimborne Minster Church Estate

I report to the charity trustees on my examination of the accounts of the Wimborne Minster Church Estate (the Trust) for the year ended 31st December 2025.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(B) of the Act.

Independent examiner's statement

I have completed my examination. I can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Name: John A Ridout

Relevant professional qualification or body: FCCA

16 Venator Place
Wimborne
Dorset BH21 1DQ

Date : 12 May 2026

Wimborne Minster Church Estate

Registered Charity 1159374

Statement of Financial Activities for the year ended 31st December 2025

	Notes	Restricted fund 2025	Restricted fund 2024
Income and Expenditure			
		£	£
Donations		-	-
Rental and insurance		52,983	57,359
Investment income	1	9,525	9,347
		<hr/>	<hr/>
		62,508	66,706
Resources expended			
Expenditure	2	40,793	52,122
Total resources expended or committed		<hr/>	<hr/>
		40,793	52,122
Net incoming resources for the year		21,715	14,584
Realised loss on disposal		-	-
Unrealised loss / gain on investments		(13,245)	7,414
Net movement in funds		<hr/>	<hr/>
		8,470	21,998
Reconciliation of funds			
At 1st January 2025		1,278,701	1,256,703
At 31st December 2025		<hr/>	<hr/>
		1,287,171	1,278,701

All funds are restricted and are to be used in accordance with the Trust deed dated 15th October 1971

Wimborne Minster Church Estate

Registered Charity 1159374

Balance Sheet at 31st December 2025

	Notes	2025	2024
		£	£
Fixed assets			
Investment property		865,000	865,000
Current assets			
Investments	3	318,065	331,310
Cash at bank		104,106	82,391
		<u>422,171</u>	<u>413,701</u>
		<u>1,287,171</u>	<u>1,278,701</u>
Representing			
Restricted reserves		<u>1,287,171</u>	<u>1,278,701</u>

Approved by the Trustees on 12 May 2026 and signed on their behalf by:

Andrew J W Rowland

Wimborne Minster Church Estate

Registered Charity 1159374

ACCOUNTING POLICIES

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with Charities SORP (FRS 102) "Accounting and reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention except for investment assets which are shown at market value. The financial statements include all transactions, assets and liabilities for which the charity is responsible in law.

Funds

Unrestricted funds are general funds which can be used for Trust's ordinary purposes.

The purpose of any restricted funds is noted in the accounts. Any balance unspent at the end of the year must be carried forward as a balance on that fund.

Incoming Resources

Voluntary income and capital sources

Grants and legacies are accounted for when the Trust is legally entitled to the amounts due. Dividends are accounted for when receivable, interest is accrued. All incoming resources are accounted for gross.

Investment gains and losses

Realised gains and losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31st December.

Resources expended

Grants and donations are accounted for when paid over. All other expenditure is generally recognised when it is incurred and accounted for gross.

Investment property

Investment property is shown at fair value at 31st December 2018. The most recent valuation was carried out by A Cosgrove and in the opinion of the Trustees the value has not changed materially since that date.

Wimborne Minster Church Estate

Registered Charity 1159374

Notes to the accounts

	2025	2024
	£	£
1 Investment income		
CBF Investment Fund	9,525	9,347
	<u>9,525</u>	<u>9,347</u>
2 Expenditure		
	£	£
Minster heat and light	-	30,000
Insurance	5,251	4,921
Independent examination	300	300
Repairs	-	200
Fabric grant	-	7,067
Bell chime	-	8,400
New boiler	35,038	-
Stained glass window	-	984
Professional fees	204	-
Other expenses	-	250
	<u>40,793</u>	<u>52,122</u>

	The CBF Church of England Investment Fund
3 Investments	
Units held at 1st January 2025	<u>14,328.34</u>
Units held at 31st December 2025	<u>14,328.34</u>
	£
Valuation at 1st January 2025	331,310
Valuation at 31st December 2025	<u>318,065</u>

4 Related parties

The Trustees are associated with St Cuthburga's Church in Wimborne Minster where donations were made towards fabric repairs and restoration projects.

Wimborne Minster Church Estate

Registered Charity 1159374

5 Comparative figures

	2024	2023
	£	£
Donations	-	-
Rental income	57,359	47,576
Investment income	9,347	9,062
	<u>66,706</u>	<u>56,638</u>
Resources expended		
Expenditure	52,122	40,805
Total resources expended or committed	<u>52,122</u>	<u>124,253</u>
Net incoming / (outgoing) resources for the year	14,584	15,833
Realised loss on disposal	-	0
Unrealised loss/gains on investments	<u>7,414</u>	<u>27,852</u>
Net movement in funds	21,998	43,685
Reconciliation of funds		
At 1st January 2024	<u>1,256,703</u>	<u>1,213,018</u>
At 31st December 2024	<u>1,278,701</u>	<u>1,256,703</u>

WIMBORNE MINSTER CHURCH ESTATE

England & Wales - Charity number 1159374

Accounts

Wimborne Minster Church Estate

Registered Charity 1159374

Trustees report for the year ended 31st December 2024

- 1 Name** Wimborne Minster Church Estate
- 2 Registered number** 1159374
- 3 Trustees who served during the year**
- | | |
|------------------------|----------------------|
| Rev Andrew J W Rowland | |
| Peter F Cook | (Retired May 2024) |
| Bruce P Jensen | |
| Andrew J Patrick | (Appointed May 2024) |
- Registrar to the Trustees** Francis W Howard - Vine
- 4 Principal address** Church House, High Street, Wimborne, Dorset, BH21 1HT
- 5 Relevant Organisations and Persons**
- | | |
|----------------------|---|
| Bankers | CCLA, One Angel Lane, London, EC4R 3AB |
| | TSB, PO Box 373, Leeds, LS14 9GQ |
| Independent Examiner | John Arthur Ridout FCCA
Westering, Giddylake, Wimborne
BH21 2QU |
- 6 Governing Instrument** A declaration of Trust dated 15 October 1971. The trustees are an unincorporated body. The trust's objectives are providing support for the Fabric Sinking Fund and the Heating and Lighting of the Church. Under the Declaration of Trust the trustees' powers are unlimited but the funds are restricted by the terms of the Trust deed.
- 7 Activities** The trustees seek to raise money for the trust:
- by letting property
 - investment income from low risk investments
- 8 Management** The Trustees meet on an occasional basis to review progress and in compliance with with Governance matters.
- 9 Reserves** The Trustees believe that the Charity should maintain free funds of £50,000.

Signed

Andrew J W Rowland - Trustee

Date

5th March 2025

Wimborne Minster Church Estate

Registered Charity 1159374

Independent examiner's report to the Trustees of the Wimborne Minster Church Estate

I report to the charity trustees on my examination of the accounts of the Wimborne Minster Church Estate (the Trust) for the year ended 31st December 2024.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(B) of the Act.

Independent examiner's statement

I have completed my examination. I can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Name: John A Ridout

Relevant professional qualification or body: FCCA

Westering
Giddylake
Wimborne
Dorset BH21 2QU

Date : 5th March 2025

Wimborne Minster Church Estate

Registered Charity 1159374

Statement of Financial Activities for the year ended 31st December 2024

	Notes	Restricted fund 2024	Restricted fund 2023
Income and Expenditure			
		£	£
Donations		-	-
Rental and insurance		57,359	47,576
Investment income	1	9,347	9,062
		<hr/>	<hr/>
		66,706	56,638
Resources expended			
Expenditure	2	52,122	40,805
Total resources expended or committed		<hr/>	<hr/>
		52,122	40,805
Net incoming resources for the year		14,584	15,833
Realised loss on disposal		-	-
Unrealised gain on investments		7,414	27,852
Net movement in funds		<hr/>	<hr/>
		21,998	43,685
Reconciliation of funds			
At 1st January 2024		1,256,703	1,213,018
At 31st December 2024		<hr/>	<hr/>
		1,278,701	1,256,703

All funds are restricted and are to be used in accordance with the Trust deed dated 15th October 1971

Wimborne Minster Church Estate

Registered Charity 1159374

Balance Sheet at 31st December 2024

	Notes	2024 £	2023 £
Fixed assets			
Investment property		865,000	865,000
Current assets			
Investments	3	331,310	323,896
Cash at bank		82,391	67,807
		<u>413,701</u>	<u>391,703</u>
		<u>1,278,701</u>	<u>1,256,703</u>
Representing			
Restricted reserves		<u>1,278,701</u>	<u>1,256,703</u>

Approved by the Trustees on 5th March 2025 and signed on their behalf by:

Andrew J W Rowland

Wimborne Minster Church Estate

Registered Charity 1159374

ACCOUNTING POLICIES

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with Charities SORP (FRS 102) "Accounting and reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention except for investment assets which are shown at market value. The financial statements include all transactions, assets and liabilities for which the charity is responsible in law.

Funds

Unrestricted funds are general funds which can be used for Trust's ordinary purposes.

The purpose of any restricted funds is noted in the accounts. Any balance unspent at the end of the year must be carried forward as a balance on that fund.

Incoming Resources

Voluntary income and capital sources

Grants and legacies are accounted for when the Trust is legally entitled to the amounts due. Dividends are accounted for when receivable, interest is accrued. All incoming resources are accounted for gross.

Investment gains and losses

Realised gains and losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31st December.

Resources expended

Grants and donations are accounted for when paid over. All other expenditure is generally recognised when it is incurred and accounted for gross.

Investment property

Investment property is shown at fair value at 31st December 2018. The most recent valuation was carried out by A Cosgrove and in the opinion of the Trustees the value has not changed materially since that date.

Wimborne Minster Church Estate

Registered Charity 1159374

Notes to the accounts

	2024	2023
	£	£
1 Investment income		
CBF Investment Fund	8,991	9,062
	<u>8,991</u>	<u>9,062</u>
2 Expenditure		
	£	£
Minster heat and light	30,000	35,000
Insurance	4,921	4,695
Independent examination	300	300
Repairs	200	810
Fabric grant	7,067	-
Bell chime	8,400	-
Stained glass window	984	-
Other expenses	250	-
	<u>52,122</u>	<u>40,805</u>

	The CBF Church of England Investment Fund
3 Investments	
Units held at 1st January 2024	<u>14,328.34</u>
Units held at 31st December 2024	<u>14,328.34</u>
	£
Valuation at 1st January 2024	323,896
Valuation at 31st December 2024	<u>331,310</u>

4 Related parties

The Trustees are associated with St Cuthburga's Church in Wimborne Minster where donations were made towards fabric repairs and restoration projects.

Wimborne Minster Church Estate

Registered Charity 1159374

5 Comparative figures

	2023	2022
	£	£
Donations	-	-
Rental income	47,576	54,454
Investment income	9,062	9,610
	<u>56,638</u>	<u>64,064</u>
Resources expended		
Expenditure	40,805	124,253
Total resources expended or committed	<u>40,805</u>	<u>124,253</u>
Net incoming / (outgoing) resources for the year	15,833	(60,189)
Realised loss on disposal	-	(10,534)
Unrealised loss/gains on investments	<u>27,852</u>	<u>(39,499)</u>
Net movement in funds	43,685	(110,222)
Reconciliation of funds		
At 1st January 2023	<u>1,213,018</u>	<u>1,323,240</u>
At 31st December 2023	<u>1,256,703</u>	<u>1,213,018</u>

WIMBORNE MINSTER CHURCH ESTATE

England & Wales - Charity number 1159374

Accounts

Wimborne Minster Church Estate

Registered Charity 1159374

Trustees report for the year ended 31st December 2023

1 Name	Wimborne Minster Church Estate	
2 Registered number	1159374	
3 Trustees who served during the year	Rev Andrew J W Rowland Peter F Cook Bruce P Jensen	
Registrar to the Trustees	Francis W Howard - Vine	
4 Principal address	Church House, High Street, Wimborne, Dorset, BH21 1HT	
5 Relevant Organisations and Persons	Bankers	CCLA, Senator House, 85 Victoria Street, London, EC4V 4ET TSB, PO Box 373, Leeds, LS14 9GQ
	Independent Examiner	John Arthur Ridout FCCA Westering, Giddylake, Wimborne BH21 2QU
6 Governing Instrument	A declaration of Trust dated 15 October 1971. The trustees are an unincorporated body. The trust's objectives are providing support for the Fabric Sinking Fund and the Heating and Lighting of the Church. Under the Declaration of Trust the trustees' powers are unlimited but the funds are restricted by the terms of the Trust deed.	
7 Activities	The trustees seek to raise money for the trust: a. by letting property b. investment income from low risk investments	
8 Management	The Trustees meet on an occasional basis to review progress and in compliance with with Governance matters.	
9 Reserves	The Trustees believe that the Charity should maintain free funds of £50,000.	
	Signed	Peter F Cook - Trustee
	Date	12th March 2024

Wimborne Minster Church Estate

Registered Charity 1159374

Independent examiner's report to the Trustees of the Wimborne Minster Church Estate

I report to the charity trustees on my examination of the accounts of the Wimborne Minster Church Estate (the Trust) for the year ended 31st December 2023.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(B) of the Act.

Independent examiner's statement

I have completed my examination. I can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Name: John A Ridout

Relevant professional qualification or body: FCCA

Westering
Giddylake
Wimborne
Dorset BH21 2QU

Date : 12th March 2024

Wimborne Minster Church Estate

Registered Charity 1159374

Statement of Financial Activities for the year ended 31st December 2023

	Notes	Restricted fund 2023	Restricted fund 2022
Income and Expenditure			
		£	£
Donations		-	-
Rental income		47,576	54,454
Investment income	1	9,062	9,610
		<hr/>	<hr/>
		56,638	64,064
Resources expended			
Expenditure	2	40,805	124,253
Total resources expended or committed		<hr/>	<hr/>
		40,805	124,253
Net incoming resources for the year		15,833	(60,189)
Realised loss on disposal		0	(10,534)
Unrealised gain/loss on investments		27,852	(39,499)
Net movement in funds		<hr/>	<hr/>
		43,685	(110,222)
Reconciliation of funds			
At 1st January 2023		1,213,018	1,323,240
At 31st December 2023		<hr/>	<hr/>
		1,256,703	1,213,018

All funds are restricted to be used in accordance with the Trust deed dated 15th October 1971

Wimborne Minster Church Estate

Registered Charity 1159374

Balance Sheet at 31st December 2023

	Notes	2023 £	2022 £
Fixed assets			
Investment property		865,000	865,000
Current assets			
Investments	3	323,896	296,044
Cash at bank		67,807	51,974
		<u>391,703</u>	<u>348,018</u>
		<u>1,256,703</u>	<u>1,213,018</u>
Representing			
Restricted reserves		<u>1,256,703</u>	<u>1,213,018</u>
		-	-

Approved by the Trustees on 12th March 2024 and signed on their behalf by:

Peter F Cook

Wimborne Minster Church Estate

Registered Charity 1159374

ACCOUNTING POLICIES

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with Charities SORP (FRS 102) "Accounting and reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention except for investment assets which are shown at market value. The financial statements include all transactions, assets and liabilities for which the charity is responsible in law.

Funds

Unrestricted funds are general funds which can be used for Trust's ordinary purposes.

The purpose of any restricted funds is noted in the accounts. Any balance unspent at the end of the year must be carried forward as a balance on that fund.

Incoming Resources

Voluntary income and capital sources

Grants and legacies are accounted for when the Trust is legally entitled to the amounts due. Dividends are accounted for when receivable, interest is accrued. All incoming resources are accounted for gross.

Investment gains and losses

Realised gains and losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31st December.

Resources expended

Grants and donations are accounted for when paid over. All other expenditure is generally recognised when it is incurred and accounted for gross.

Investment property

Investment property is shown at fair value at 31st December 2018. The most recent valuation was carried out by A Cosgrove and in the opinion of the Trustees the value has not changed materially since that date.

Wimborne Minster Church Estate

Registered Charity 1159374

Notes to the accounts

	2023	2022
	£	£
1 Investment income		
CBF Investment Fund	9,062	9,610
	<u>9,062</u>	<u>9,610</u>
2 Expenditure		
	£	£
Minster heat and light	35,000	25,000
Insurance	4,695	4,319
Independent examination	300	300
Professional fees	810	-
Organ Project	-	85,500
Bells	-	4,228
Church House maintenance and repairs	-	4,807
Sundry including office expenses	-	99
	<u>40,805</u>	<u>124,253</u>

	The CBF Church of England Investment Fund
3 Investments	
Units held at 1st January 2023	<u>14,328.34</u>
Units held at 31st December 2023	<u>14,328.34</u>
	£
Valuation at 1st January 2023	296,044
Valuation at 31st December 2023	<u>323,896</u>

4 Related parties

The Trustees are associated with St Cuthburga's Church in Wimborne Minster where donations were made towards fabric repairs and restoration projects.

Wimborne Minster Church Estate

Registered Charity 1159374

5 Comparative figures

	2022	2021
	£	£
Donations	-	-
Rental income	54,454	42,173
Investment income	9,610	11,324
	<u>64,064</u>	<u>53,497</u>
Resources expended		
Expenditure	124,253	90,937
Total resources expended or committed	<u>124,253</u>	<u>90,937</u>
Net incoming / outgoing resources for the year	(60,189)	(37,440)
Realised loss on disposal	(10,534)	0
Unrealised loss/gains on investments	<u>(39,499)</u>	<u>63,012</u>
Net movement in funds	(110,222)	25,572
Reconciliation of funds		
At 1st January 2022	1,323,240	1,297,668
At 31st December 2022	<u>1,213,018</u>	<u>1,323,240</u>

WIMBORNE MINSTER CHURCH ESTATE

England & Wales - Charity number 1159374

Accounts

Wimborne Minster Church Estate

Registered Charity 1159374

Trustees report for the year ended 31st December 2022

1 Name	Wimborne Minster Church Estate	
2 Registered number	1159374	
3 Trustees who served during the year	Rev Andrew J W Rowland Peter F Cook Bruce P Jensen	
Registrar to the Trustees	Francis W Howard - Vine	
4 Principal address	Church House, High Street, Wimborne, Dorset, BH21 1HT	
5 Relevant Organisations and Persons	Bankers	CCLA, Senator House, 85 Victoria Street, London, EC4V 4ET TSB plc, 5 The Square, Wimborne, BH21 1JE
	Independent Examiner	John Arthur Ridout FCCA Westering, Giddylake, Wimborne BH21 2QU
6 Governing Instrument	A declaration of Trust dated 15 October 1971. The trustees are an unincorporated body. The trust's objectives are providing support for the Fabric Sinking Fund and the Heating and Lighting of the Church. Under the Declaration of Trust the trustees' powers are unlimited but the funds are restricted by the terms of the Trust deed.	
7 Activities	The trustees seek to raise money for the trust: a. by letting property b. investment income from low risk investments	
8 Management	The Trustees meet on an occasional basis to review progress and in compliance with with Governance matters.	
9 Reserves	The Trustees believe that the Charity should maintain free funds of £50,000.	
	Signed	Peter F Cook - Trustee
	Date	13th March 2023

Wimborne Minster Church Estate

Registered Charity 1159374

Independent examiner's report to the Trustees of the Wimborne Minster Church Estate

I report to the charity trustees on my examination of the accounts of the Wimborne Minster Church Estate (the Trust) for the year ended 31st December 2022.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(B) of the Act.

Independent examiner's statement

I have completed my examination. I can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1 accounting records were not kept in respect of the Trust as required by section 130 of the Act; or

2 the accounts do not accord with those records; or

3 the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Name: John A Ridout

Relevant professional qualification or body: FCCA

Westering

Giddylake

Wimborne

Dorset BH21 2QU

Date : 13th March 2023

Wimborne Minster Church Estate

Registered Charity 1159374

Statement of Financial Activities for the year ended 31st December 2022

	Notes	Restricted fund 2022	Restricted fund 2021
Income and Expenditure		£	£
Donations		-	-
Rental income		54,454	42,173
Investment income	1	9,610	11,324
		<hr/>	<hr/>
		64,064	53,497
Resources expended			
Expenditure	2	124,253	90,937
Total resources expended or committed		<hr/>	<hr/>
		124,253	90,937
Net incoming resources for the year		(60,189)	(37,440)
Realised loss on disposal		(10,534)	-
Unrealised loss / gain on investments		(39,499)	63,012
Net movement in funds		<hr/>	<hr/>
		(110,222)	25,572
Reconciliation of funds			
At 1st January 2022		1,323,240	1,297,668
At 31st December 2022		<hr/>	<hr/>
		1,213,018	1,323,240

All funds are restricted to be used in accordance with the Trust deed dated 15th October 1971

Wimborne Minster Church Estate

Registered Charity 1159374

Balance Sheet at 31st December 2022

	Notes	2022 £	2021 £
Fixed assets			
Investment property		865,000	865,000
Current assets			
Investments	3	296,044	446,077
Cash at bank		51,974	12,163
		<u>348,018</u>	<u>458,240</u>
		<u>1,213,018</u>	<u>1,323,240</u>
Representing			
Restricted reserves		<u>1,213,018</u>	<u>1,323,240</u>

Approved by the Trustees on 13th March 2023 and signed on their behalf by:

Peter F Cook

Wimborne Minster Church Estate

Registered Charity 1159374

ACCOUNTING POLICIES

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with Charities SORP (FRS 102) "Accounting and reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention except for investment assets which are shown at market value. The financial statements include all transactions, assets and liabilities for which the charity is responsible in law.

Funds

Unrestricted funds are general funds which can be used for Trust's ordinary purposes.

The purpose of any restricted funds is noted in the accounts. Any balance unspent at the end of the year must be carried forward as a balance on that fund.

Incoming Resources

Voluntary income and capital sources

Grants and legacies are accounted for when the Trust is legally entitled to the amounts due. Dividends are accounted for when receivable, interest is accrued. All incoming resources are accounted for gross.

Investment gains and losses

Realised gains and losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31st December.

Resources expended

Grants and donations are accounted for when paid over. All other expenditure is generally recognised when it is incurred and accounted for gross.

Investment property

Investment property is shown at fair value at 31st December 2018. The most recent valuation was carried out by A Cosgrove and in the opinion of the Trustees the value has not changed materially since that date.

Wimborne Minster Church Estate
Registered Charity 1159374

Notes to the accounts

	2022	2021
	£	£
1 Investment income		
CBF Investment Fund	9,610	11,324
	<u>9,610</u>	<u>11,324</u>
2 Expenditure		
	£	£
Minster heat and light	25,000	13,500
Insurance	4,319	4,050
Independent examination	300	300
Wimborne Minster Fabric Repairs and Restoration	-	3,224
Lighting project	-	55,163
Organ Project	85,500	14,500
Bells	4,228	-
Church House maintenance and repairs	4,807	200
Sundry including office expenses	99	-
	<u>124,253</u>	<u>90,937</u>

3 Investments

**The CBF Church of England
Investment Fund**

Units held at 1st January 2022	<u>19,048.37</u>
Units held at 31st December 2022	<u>14,328.34</u>
	£
Valuation at 1st January 2022	446,077
Valuation at 31st December 2022	<u>296,044</u>

4 Related parties

The Trustees are associated with St Cuthburga's Church in Wimborne Minster where donations were made towards fabric repairs and restoration projects.

Wimborne Minster Church Estate

Registered Charity 1159374

5 Comparative figures

	2021	2020
	£	£
Donations	-	-
Rental income	42,173	52,967
Investment income	11,324	10,932
	<u>53,497</u>	<u>63,899</u>
Resources expended		
Expenditure	90,937	60,971
Total resources expended or committed	<u>90,937</u>	<u>60,971</u>
Net incoming / outgoing resources for the year	(37,440)	2,928
Unrealised loss/gains on investments	<u>63,012</u>	<u>25,157</u>
Net movement in funds	25,572	28,085
Reconciliation of funds		
At 1st January 2021	<u>1,297,668</u>	<u>1,269,583</u>
At 31st December 2021	<u>1,323,240</u>	<u>1,297,668</u>

WIMBORNE MINSTER CHURCH ESTATE

England & Wales - Charity number 1159374

Accounts

Wimborne Minster Church Estate

Registered Charity 1159374

Trustees report for the year ended 31st December 2021

1 Name	Wimborne Minster Church Estate	
2 Registered number	1159374	
3 Trustees who served during the year	Rev Andrew J W Rowland Peter F Cook Bruce P Jensen	
Registrar to the Trustees	Francis W Howard - Vine	
4 Principal address	Church House, High Street, Wimborne, Dorset, BH21 1HT	
5 Relevant Organisations and Persons	Bankers	CCLA, Senator House, 85 Victoria Street, London, EC4V 4ET TSB plc, 5 The Square, Wimborne, BH21 1JE
	Independent Examiner	John Arthur Ridout FCCA Westering, Giddylake, Wimborne BH21 2QU
6 Governing Instrument	A declaration of Trust dated 15 October 1971. The trustees are an unincorporated body. The trust's objectives are providing support for the Fabric Sinking Fund and the Heating and Lighting of the Church. Under the Declaration of Trust the trustees' powers are unlimited but the funds are restricted by the terms of the Trust deed.	
7 Activities	The trustees seek to raise money for the trust: a. by letting property b. investment income from low risk investments	
8 Management	The Trustees meet on an occasional basis to review progress and in compliance with with Governance matters.	
9 Reserves	The Trustees believe that the Charity should maintain free funds of £50,000.	
	Signed	Peter F Cook - Trustee
	Date	23rd August 2022

Wimborne Minster Church Estate

Registered Charity 1159374

Independent examiner's report to the Trustees of the Wimborne Minster Church Estate

I report to the charity trustees on my examination of the accounts of the Wimborne Minster Church Estate (the Trust) for the year ended 31st December 2021.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(B) of the Act.

Independent examiner's statement

I have completed my examination. I can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1 accounting records were not kept in respect of the Trust as required by section 130 of the Act; or

2 the accounts do not accord with those records; or

3 the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Name: John A Ridout

Relevant professional qualification or body: FCCA

Westering

Giddylake

Wimborne

Dorset BH21 2QU

Date : 23rd August 2022

Wimborne Minster Church Estate
Registered Charity 1159374

Statement of Financial Activities for the year ended 31st December 2021

	Notes	Restricted fund 2021	Restricted fund 2020
Income and Expenditure		£	£
Donations		-	-
Rental income		42,173	52,967
Investment income	1	11,324	10,932
		53,497	63,899
 Resources expended			
Expenditure	2	90,937	60,971
Total resources expended or committed		90,937	60,971
Net incoming resources for the year		(37,440)	2,928
Unrealised gain on investments		63,012	25,157
Net movement in funds		25,572	28,085
 Reconciliation of funds			
At 1st January 2021		1,297,668	1,269,583
At 31st December 2021		1,323,240	1,297,668

All funds are restricted to be used in accordance with the Trust deed dated 15th October 1971

Wimborne Minster Church Estate

Registered Charity 1159374

Balance Sheet at 31st December 2021

	Notes	2021 £	2020 £
Fixed assets			
Investment property	5	865,000	865,000
Current assets			
Investments	3	446,077	389,476
Cash at bank		12,163	43,192
		<u>458,240</u>	<u>432,668</u>
		<u>1,323,240</u>	<u>1,297,668</u>
Representing			
Restricted reserves		<u>1,323,240</u>	<u>1,297,668</u>

Approved by the Trustees on 23rd August 2022 and signed on their behalf by:

Peter F Cook

Wimborne Minster Church Estate

Registered Charity 1159374

ACCOUNTING POLICIES

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with Charities SORP (FRS 102) "Accounting and reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention except for investment assets which are shown at market value. The financial statements include all transactions, assets and liabilities for which the charity is responsible in law.

Funds

Unrestricted funds are general funds which can be used for Trust's ordinary purposes.

The purpose of any restricted funds is noted in the accounts. Any balance unspent at the end of the year must be carried forward as a balance on that fund.

Incoming Resources

Voluntary income and capital sources

Grants and legacies are accounted for when the Trust is legally entitled to the amounts due. Dividends are accounted for when receivable, interest is accrued. All incoming resources are accounted for gross.

Investment gains and losses

Realised gains and losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31st December.

Resources expended

Grants and donations are accounted for when paid over. All other expenditure is generally recognised when it is incurred and accounted for gross.

Investment property

Investment property is shown at fair value at 31st December 2018. The most recent valuation was carried out by A Cosgrove and in the opinion of the Trustees the value has not changed materially since that date.

Wimborne Minster Church Estate
Registered Charity 1159374

Notes to the accounts

	2021	2020
	£	£
1 Investment income		
CBF Investment Fund	11,324	10,932
	<u>11,324</u>	<u>10,932</u>
2 Expenditure		
	£	£
Minster heat and light	13,500	10,000
Insurance	4,050	3,587
Independent examination	300	300
Wimborne Minster Fabric Repairs and Restoration	3,224	46,609
Lighting project	55,163	-
Organ Project	14,500	-
Church House maintenance and repairs	200	200
Sundry including office expenses	-	275
	<u>90,937</u>	<u>60,971</u>

	The CBF Church of England Investment Fund
3 Investments	
Units held at 1st January 2021	<u>19,048.37</u>
Units held at 31st December 2021	<u>19,048.37</u>
	£
Valuation at 1st January 2021	389,476
Valuation at 31st December 2021	<u>446,077</u>

Wimborne Minster Church Estate

Registered Charity 1159374

4 Comparative figures

	2020	2019
	£	£
Donations	-	-
Rental income	52,967	53,105
Investment income	10,932	10,613
	<u>63,899</u>	<u>63,718</u>
Resources expended		
Expenditure	60,971	153,791
Total resources expended or committed	<u>60,971</u>	<u>153,791</u>
Net incoming / outgoing resources for the year	2,928	(90,073)
Unrealised loss/gains on investments	<u>25,157</u>	<u>56,717</u>
Net movement in funds	28,085	(33,356)
Reconciliation of funds		
At 1st January 2020	<u>1,269,583</u>	<u>1,302,939</u>
At 31st December 2020	<u>1,297,668</u>	<u>1,269,583</u>