

CHURCH LANDS - PORTCHESTER

England & Wales · Charity number 1181844

Details

Status Registered

Legal form CIO

Registered 2019-02-01

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

Contact

Address 127 Castle Street
Portchester
Fareham
Hampshire
PO16 9QX

Phone 07802690094

Email sally@nya-ltd.com

Activities

Objects: In aid of the maintenance and upkeep of St Marys Church Portchester.

Activities: To contribute towards the maintenance and upkeep of St Mary's Church, Portchester. The capital of the funds are not to be expended for this purpose.

Classification

- **How:** Other Charitable Activities
- **What:** Religious Activities, Arts/culture/heritage/science
- **Who:** Other Charities Or Voluntary Bodies

Geography

- Hampshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31		£0	£42	-
2023-12-31		£0	£84	-
2022-12-31		£0	£84	-
2021-12-31		£0	£63	-
2020-12-31		£0	£0	-

Trustees

Name	Role	Appointed
Andrew John Rafferty		2021-01-25
DENISE RUTH SIMMONS		2021-09-08
Eric Standen		2023-12-12
Ian Parker		2025-06-01
Sally Jane Young		2022-12-13

CHURCH LANDS - PORTCHESTER

England & Wales - Charity number 1181844

Accounts

Churchlands Portchester

Charity No. 1181844

Annual Report for 2024

Church Lands Portchester was set up in the past (the earliest date found in the rather inadequate archive is 1809 when an enclosure award (PR VOL: 16 p.305) was recorded.

The parcel of land was awarded to the Church Wardens and income from it would be paid to St. Mary's Church, Portchester "in aid of the Church rates". The asset became a parcel of land (approximately 2.4 acres), which was rendering no income at all for some years. In order to rectify this situation and to generate funds to meet the trust objective, the land has been sold and the proceeds of this sale have been invested with two financial advice companies.

Expenditure remains £7.00 per calendar month, for the bank service charges, however, during 2024 the bank changed the account to a Treasurers Account and as long as the account balance remains below £50,000 no bank charges will be incurred.

The trustees have had review meetings with both Financial Advisors in order to monitor and discuss changes to the investment accounts. During 2024 considerable damage was detected to the west wall of St Marys Church and the trustees moved £30,000 into a short term money account and this amount will be transferred to the church when the work to repair the west wall has been completed.

Regrettably one of the original trustees of the CIO, Janet Shephard, died in November 2025.

The aim of the Trust was changed with the Charity Commission and now reads "For the Maintenance of St Marys Church Portchester."

The Trustees:

As at 31st December 2024 the Trustees are: Stephen Traer Trustee and Charity Commission contact.

Janet Shephard (up to November 2024), Andrew Rafferty, Denise Simmons, Eric Standen and Sally Young.

The Trust Assets:

The Trust has financial assets. There are no buildings or land owned by the Trust.

Finances:

The Trust continues to bank with Lloyds, using the same contacts:

Sort Code: 30 90 89 A/c number: 41320768

Balance brought forward from Dec. '23. £2286

Bank charges from 1st Jan'23 to 31st Dec'24 Total £42

Refund from bank £74

Cash at Bank £2318

Balance at 31st December 2024 £2318.

The Trust also has two investment portfolios

St James' Place £298,000.00

Quilter £298,000.00

The Future:

With the income received from the investments trustees will continue to liaise with the Parochial Church Council regarding appropriate ways of financing maintenance of the church.

Stephen Traer

Stephen Traer

Trustee, Church lands, Portchester.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name		No (if any)	
Church Lands Portchester. 1181844		1181844	
Receipts and payments accounts			
For the period from	Period start date	To	Period end date
	01/01/2024		31/12/2024

CC16a

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Bank refund	74	-	-	74	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
Sub total (Gross income for AR)	74	-	-	74	-
A2 Asset and investment sales, (see table).					
	-0	-0	-0	-	-
	-0	-0	-0	-	-0
Sub total	-0	-0	-0	-	-0
Total receipts	74	-0	-0	74	-0
A3 Payments					
Bank Charges	42	-	-	42	-
		-	-	-	-
		-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
Sub total	42	-	-	42	-
A4 Asset and investment purchases, (see table)					
		-0	-0	-	-
		-0	-0	-	-
Sub total	-0	-0	-0	-	-0
Total payments	-	-0	-0	-	-
Net of receipts/(payments)	74	-	-	74	-
A5 Transfers between funds		-	-	-	-
A6 Cash funds last year end		-	-	-	2,286
Cash funds this year end	74	-	-	74	-

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds	Restricted funds	Endowment funds
		to nearest £	to nearest £	to nearest £
B1 Cash funds	Bank Balance	2,318	-	-

CHURCH LANDS - PORTCHESTER

England & Wales - Charity number 1181844

Accounts

Churchlands Portchester

Charity No. 1181844

Annual Report for 2023

Church Lands Portchester was set up in the past (the earliest date found in the rather inadequate archive is 1809 when an enclosure award (PR VOL: 16 p.305) was recorded. The parcel of land was awarded to the Church Wardens and income from it would be paid to St. Mary's Church, Portchester "in aid of the Church rates". The asset became a parcel of land (approximately 2.4 acres), which was rendering no income at all for some years. In order to rectify this situation and to generate funds to meet the trust objective, the land has been sold and the proceeds of this sale have been invested.

Expenditure remains £7.00 per calendar month, for the bank service charges.

The trustees have had review meetings with both Financial Advisors in order to monitor and discuss changes to the investment accounts.

Discussions have also taken place regarding the aims of the Trust. It was thought that the description of "To support the Church and Parish of St. Mary's, Portchester" was too broad. The decision was taken to alter the aim to be "For the Maintenance of St Marys Church Portchester.

The Trustees:

Keith Phillips stepped down as Trustee and Charity Commission contact.

As at 31st December 2023 the Trustees are: Stephen Traer Trustee and Charity Commission contact. Janet Shephard, Andrew Rafferty, Denise Simmons, Eric Standen and Sally Young.

The Trust Assets:

The Trust has financial assets. There are no buildings or land owned by the Trust.

Finances:

The Trust continues to bank with Lloyds, using the same contacts:

Sort Code: 30 90 89

A/c number:

41320768

	Balance
Balance brought forward from Dec. '22.	£ 2370.53
Bank charges from 1st Jan'22 to 31st Dec'23 Total	£ 84.00
Cash at Bank	£2286.53
Balance at 31st December 2023	£2286.53

The Trust also has two investment portfolios

St James' Place	£298,000.00
Quilter	£298,000.00

The Future:

With the income received from the investments we will discuss with the Parochial Church Council appropriate ways of financing maintenance of the church.

Stephen Traer

Stephen Traer

Trustee, Church lands, Portchester.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name		No (if any)	
Church Lands Portchester. 1181844		1181844	
Receipts and payments accounts			
For the period from	Period start date	To	Period end date
	1-1-23		31-12-23

CC16a

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
Sub total (Gross income for AR)	- 0	-	-	-	-
A2 Asset and investment sales, (see table).					
	- 0	- 0	- 0	-	-
	- 0	- 0	- 0	-	- 0
Sub total	- 0	- 0	- 0	-	- 0
Total receipts	- 0	- 0	- 0	-	- 0
A3 Payments					
Bank Charges	84	-	-	84	86
		-	-	-	-
		-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
Sub total	84	-	-	84	86
A4 Asset and investment purchases, (see table)					
St James' Place		- 0	- 0	-	-
Quilter		- 0	- 0	-	-
Sub total	- 0	- 0	- 0	-	- 0
Total payments		- 0	- 0	-	
Net of receipts/(payments)	- 0	-	-	-	-
A5 Transfers between funds		-	-	-	-
A6 Cash funds last year end		-	-	-	2,369
Cash funds this year end	- 0	-	-	-	

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds	Restricted funds	Endowment funds
		to nearest £	to nearest £	to nearest £
B1 Cash funds	Bank Balance	2,286	-	-

CHURCH LANDS - PORTCHESTER

England & Wales - Charity number 1181844

Accounts

Church Lands Portchester

Charity No. 1181844

Annual Report for 2022

Church Lands Portchester was set up in the past (the earliest date found in the rather inadequate archive is 1809 when an enclosure award (PR VOL: 16 p.305) was recorded. The parcel of land was awarded to the Church Wardens and income from it would be paid to St. Mary's Church, Portchester "in aid of the Church rates". The asset became a parcel of land (approximately 2.4 acres), which rendered no income at all for some years. In order to rectify this situation and to generate funds to meet the trust objective, the land has been sold and the proceeds of this sale have been invested.

Expenditure remains £7.00 per calendar month for the bank service charges.

The trustees negotiated with two separate Financial Advisors in order to use nearly all of the monies raised from the sale of the Land for any income raised to meet the Trust Objectives of supporting the Church and Parish of St. Mary's, Portchester. As yet because of the state of the world stock markets, no income has been made.

The Trustees:

Keith Phillips remains as an Appointed Trustee and remains Chair and Contact. The Trustees are now: Stephen Traer, Jan Shephard, Andrew Rafferty, Keith Phillips, Denise Simmons and Maurice Bean.

The Trust Assets:

The parcel of land known as Church Lands was sold in 2021 and the monies placed in the Lloyds bank account (see below). The Trustees sought advice from two financial advisors; St. James's Place Wealth Management and Better

Financial Planning Ltd. with the objective of investing the monies to raise income, which will be used to meet the Trust's objective of supporting St. Mary's church, Portchester.

Finances:

The Trust continues to bank with Lloyds.

Sort Code: 30 90 89 A/c number: 41320768

	Balance
Balance brought forward from Dec. '21.	£ 598,456.23
St James' Place	£298,000.00
Quilter (Better Financial Planning Ltd.)	£298,000.00
Bank charges from 1st Jan'22 Total	£ 85.70
Balance at 31st December 2022	£ 2370.53

The Future:

With the monies received from the sale of land we will be discussing with the Parochial Church Council appropriate ways of transferring any income to the benefit of the church.

Stephen Traer

Stephen Traer

Trustee, Church lands, Portchester.



CHARITY COMMISSION
FOR ENGLAND AND WALES


Charity Name Church Lands Portchester. 1181844		No (if any) 1181844	CC16a
Receipts and payments accounts			
For the period from 1-1-22	To	Period end date 31-12-22	

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
	- 0	-	-	-	595,818
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
Sub total (Gross income for AR)	- 0	-	-	-	595,818
A2 Asset and investment sales, (see table).					
	- 0	- 0	- 0	-	
	- 0	- 0	- 0	-	- 0
Sub total	- 0	- 0	- 0	-	- 0
Total receipts	- 0	- 0	- 0	-	595,818
A3 Payments					
Bank Charges	86	-	-	86	63
		-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
	- 0	-	-	-	-
Sub total	86	-	-	86	63
A4 Asset and investment purchases, (see table)					
St James' Place	298,000	- 0	- 0	298,000	
Quilter	298,000	- 0	- 0	298,000	
Sub total	596,000	- 0	- 0	596,000	- 0
Total payments	596,086	- 0	- 0	596,086	63
Net of receipts/(payments)	- 596,086	-	-	- 596,086	595,755
A5 Transfers between funds		-	-	-	-
A6 Cash funds last year end	598,455	-	-	598,455	2,700
Cash funds this year end	2,369	-	-	2,369	598,455

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank Balance	2,369	-	-

		-	-	-
		-	-	-
	Total cash funds	2,369	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds	Restricted funds	Endowment funds
	Details	to nearest £	to nearest £	to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
	St James' Place	298000	-	-
	Quilter	298000	-	-
			-	-
			-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		STEPHEN TRAER	25 10 2023	

CHURCH LANDS - PORTCHESTER

England & Wales - Charity number 1181844

Accounts

Churchlands Portchester

Charity No. 1181844

Trustees Annual Report for 2021

Church Lands Portchester was set up in the past (the earliest date found in the rather inadequate archive is 1809 when an enclosure award (PR VOL: 16 p.305) was recorded. The parcel of land was awarded to the Church Wardens and income from it would be paid to St. Mary's Church, Portchester "in aid of the Church rates". The asset became a parcel of land (approximately 2.4 acres), which was rendering no income at all for some years. In order to rectify this situation and to generate funds to meet the trust objective (see below), the land has been sold and the proceeds of this sale will be invested.

On the completion of the sale, the bank statement of 1st July 2021 (attached) records the transfer of £595,818.76 to the Trust's bank account, which was paid into the account on July 29th 2021.

Expenditure remains £7.00 per calendar month, starting from April 1st 2021 (= £84.00 p.a.) for the bank service charges.

The trustees are in negotiations with two separate Financial Advisors in order to use nearly all of the monies to raise income to meet the Trust Objectives of supporting the Church and Parish of St. Mary's, Portchester.

The Trustees:

During the year the two ex-officio trustees were replaced by the new Church Wardens: Denise Simmonds and Maurice Bean. Of the two former Church wardens, Kay Walker ceased to be a trustee; Keith Phillips was unanimously elected as an Appointed Trustee and remains Chair and Contact.

The Trustees now are: Steven Traer, Jan Shephard, Andrew Rafferty, Keith Phillips, Denise Simmons and Maurice Bean.

The Trust Assets:

The parcel of land known as Churchlands has been sold and the monies placed in the Lloyds bank account (see below). The Trustees are seeking advice from two financial advisors St. James's Place Wealth Management and Better Financial Planning Ltd. with the objective of investing the monies to raise income which will be used to meet the Trust's objective of supporting St. Mary's church, Portchester.

Finances:

The Trust continues to bank with Lloyds, using the same contacts:

Sort Code: 30 90 89 A/c number: 41320768

	Balance
Balance brought forward from Dec. '20	£ 2,700.47
Bank charges from 19 th Apr. '21 (£7 pcm) Total £ 63	
Proceeds of land sale: £595,818.76	£ 598,456.23

The Future:

Completion of the investment.

Discussion with the Parochial Church Council as to the most appropriate way to transfer the income for the best benefit of the Church and the parish.

Keith Phillips

Keith Phillips,

Chair and Trustee, Church lands, Portchester.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name Church Lands Portchester 1181844	No (if any)
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Receipts and payments accounts

For the period from	Period start date 1-Jan-21	To	Period end date 31-Dec-21
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £
A1 Receipts				
Sale of land	595,818	-	-	595,818
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
Sub total (Gross income for AR)	595,818	-	-	595,818
A2 Asset and investment sales, (see table).				
	-	-	-	-
	-	-	-	-
Sub total	-	-	-	-
Total receipts	595,818	-	-	595,818
A3 Payments				
Bank Charges	63	-	-	63
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
Sub total	63	-	-	63
A4 Asset and investment purchases, (see table)				
	-	-	-	-
	-	-	-	-
Sub total	-	-	-	-
Total payments	63	-	-	63
Net of receipts/(payments)	595,755	-	-	595,755
A5 Transfers between funds	-	-	-	-
A6 Cash funds last year end	2,700	-	-	2,700
Cash funds this year end	598,455	-	-	598,455

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £
B1 Cash funds	Bank Balance	598,455	-
		-	-
		-	-
	Total cash funds	598,455	-
	(agree balances with receipts and payments account(s))	OK	OK

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £
B2 Other monetary assets		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

	Details	Fund to which asset belongs	Cost (optional)
B3 Investment assets			-
			-
			-
			-
			-

	Details	Fund to which asset belongs	Cost (optional)
B4 Assets retained for the charity's own use			-
			-
			-
			-
			-
			-
			-
			-
			-

	Details	Fund to which liability relates	Amount due (optional)
B5 Liabilities			-
			-
			-
			-
			-

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name
	Keith Phillips

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Last year
to the nearest £

-
-
-
-
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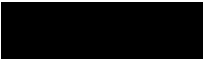
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Endowment funds

to nearest £

-
-
-
-

OK

Endowment funds

to nearest £

-
-
-
-
-
-

Current value (optional)

-
-
-
-
-

Current value (optional)

-
-
-
-
-
-
-
-
-

When due (optional)

Date of approval

2-May-23

CHURCH LANDS - PORTCHESTER

England & Wales - Charity number 1181844

Accounts

Church Lands Portchester

Charity No. 1181844

2020 Annual report

The Trust:

Church Lands Portchester was set up in the past (the earliest date found in the rather inadequate is 1809 when an enclosure award (PR VOL: 16 p.305) was recorded. The parcel of land was awarded to the Church Wardens and income from it would be paid to St. Mary's Church, Portchester "in aid of the Church rates". Over the years changes have occurred and the present asset is a parcel of land (approximately 2.4 acres), which is rendering no income at all. In order to rectify this situation and to generate funds to meet the trust objective (see below), the land is to be sold and the proceeds of this sale will be invested.

The Trustees:

The Venerable Gavin Collins resigned in January, in anticipation of his elevation to become Bishop of Dorchester on Thames.

Three new Trustees have joined as Appointed Trustees

Stephen Traer

Jan Shephard

Andrew Rafferty

The Ex- officio Trustees remain

Keith Phillips (Chair & Contact)

Kay Walker.

The Trust Assets:

These remain the parcel of land known as Churchlands. The process of selling this land to release monies which will be invested to provide income to meet the Trust objectives

Finances:

The balance of £2,700.47 was brought forward from 2019.

No expenditure has been incurred and the balance remains the same.

It is anticipated that the grace period of bank charges will expire in April 2021 and that charges will commence from then.

The Trust continues to bank with Lloyds. The account details are:

Sort Code: 30 90 89

A/c number: 41320768

The Future:

Completion of the sale of the land. The process is ongoing but not quick.

To invest the proceeds in appropriate fund(s) to meet the Trust's objectives of supporting St Mary's church Portchester.

Keith Phillips

Keith Phillips

Chair & ex-officio Trustee, Church lands Portchester

