

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


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	-	-	-	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	Restricted funds	Endowment funds
		to nearest £	to nearest £	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	