

THE MARY DAINS CHARITY

England & Wales - Charity number 1197401

Details

Status Registered

Legal form CIO

Registered 2022-01-10

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

Contact

Address 16 Colchester Road
Wivenhoe
Colchester
CO7 9EU

Phone 01206823073

Email peter@toadhall2.co.uk

Activities

Objects: 1. TO ADVANCE THE NON-CONFORMIST CHRISTIAN RELIGION THROUGH THE PROVISION AND MAINTENANCE OF A MISSION HALL. 2. THE RELIEF OF POVERTY IN THE AREA OF BENEFIT BY THE PROVISION OF FACILITIES, GRANTS, ITEMS OR SERVICES TO INDIVIDUALS IN NEED OR ORGANISATIONS SUPPORTING THOSE IN NEED INCLUDING THROUGH THE PROVISION OF ACCOMMODATION.THE "AREA OF BENEFIT" MEANS TRIMLEY ST MARY, TRIMLEY ST MARTIN, KIRTON, FALKENHAM AND THE SURROUNDING AREAS.

Activities: The charity, previously the Mary Dains Mission and Holiday Fund Charity, presently owns a house, a chapel (Mission Hall) and a very large garden in Trimley St Mary. It is the intention of the trustees to sell the house and reinvest the proceeds in the refurbishment of the chapel so that it can also be used for wider community purposes.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Disability
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Suffolk

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£2,213	£4,764	-	-
2023-12-31	£1,074	£8,126	-	-
2022-12-31	£1,029	£6,013	-	-

Trustees

Name	Role	Appointed
Peter Martin Hill	Chair	2022-01-10
DIANA ELIZABETH HOY		2022-01-10
KIMBERLY LEDGER		2022-01-10
Stephen John Mountain		2022-01-10

THE MARY DAINS CHARITY

England & Wales - Charity number 1197401

Accounts

Trustees Report and Accounts

The Mary Dains Charity

Registered Charity No. 1197401

Financial year to 31st December 2024

Object of the Mary Dains Charity (Registered charity no. 1197401)

(1) The object of the charity is to advance the non-conformist Christian Religion through the provision and maintenance of a Mission Hall.

(2) The relief of poverty in the area of benefit by the provision of facilities, grants, items or services to individuals in need or organisations supporting those in need including through the provision of accommodation.

This wording had been altered slightly by the Charity Commission to the above when on 10th January 2022, the Charity Commission approved the creation of THE MARY DAINS CHARITY as a Charitable Incorporated Organisation with the registered charity number 1197401.

This alteration, made at the request of the 4 trustees after discussion with the Charity Commission, was sufficient to allow the chapel building to be used for wider community purposes to give it a practical future as well as for non-conformist religious purposes.

The Trustees

The trustees since 2021 and during this financial year have continued to be:

- Peter Hill
- Diana Hoy
- Kimberly Ledger
- Steve Mountain

We have been willing to take on the challenge of giving the former charity of **MARY DAINS'S MISSION AND HOLIDAY FUND CHARITY (253412)** a charity which had assets of a 4 bed-roomed manse although in poor condition, a Chapel / Mission Hall built in 1877 although in deteriorating condition and poor facilities, sitting on a 3/4 acre plot of land, and dwindling financial reserves, a positive future. This challenge has involved:

- Revising the Objects of the original charity to give greater flexibility in the future use and purpose of the Chapel / Mission Hall
- This purpose recognises that the charity needs an income to sustain itself
- Turning the former unincorporated charity into a CIO
- Registering title to the property in the name of the CIO where it had not been previously registered with the Land Registry.
- Sale of The Manse with investment of the proceeds in refurbishing the Chapel and adding modern toilets and a proper car park at the side of the building
- Having retained half of the land, to build some almshouse bungalows for the benefit of the local and nearby villages with whatever funds were remaining.

Trustees Report for the year to 31st December 2024

During the first half of 2024, the trustees have been focussed on the sale of the Manse.

This sale has proved to be very difficult and time consuming due to the state of the property market, the deteriorating condition of the Manse and the poor state of the economy in general as well as the substantial increase in interest rates. In addition, before we could market the property properly, we

needed to have the property registered in the name of the CIO. This was a legal process that we started in December 2021.

We appointed estate agents in 2023 after a selection process but the market was far from the fairly buoyant state it had been in when we began talking to agents. The initial indication from the agents in 2022 was that the former Manse and its large garden might fetch around £500,000 even in its poor state of repair. But by the time we were in a position to sell the property, due to the lack of it being legally registered, the property market had collapsed. Whilst the appointed agents had arranged 19 viewings by May 2023 and we had 6 offers on the table but only with an average price being offered of £378,000.

We began negotiations for the sale of it with the highest bidder but they sadly pulled out because of the state of the property and the covenants we wanted to put on the property to protect the quiet enjoyment of it to the houses which surrounded the former Manse.

In October 2023 we began negotiations with a local family who seemed serious about wanting to buy the property although they needed a mortgage. We ended up agreeing a sale price of £345,000 and with it eventually completing on the 31st May 2024.

We have been incurring legal and professional fees since December 2021. These totalled £12,020.78 plus VAT. This was after our solicitors, John Fowlers Solicitors LLP, very generously discounted their fees by £1,206 + VAT, a total saving of £1,447 when they presented just one invoice at the completion of the sale of The Manse.

These fees are analysed as follows:

Land Registry registration fees:	£655.00
Fowlers fees re LR registration:	£1,500.00
Fowlers fees re abortive sale:	£731.25
Fowlers fees re sale:	£2,725.00
Miscellaneous:	£243.28
VAT:	£991.25
Fenn Wright (estate agents) fee:	£5,175.00
Total Costs =	£12,020.78

The trustees have met to consider their plans going forward. They are agreed that the priority is to refurbish the Chapel, add modern toilets and an adjacent car park so that the building can be used once again as a building for non-conformist religious purposes as well as for community activities. Their immediate action is to get the whole site cleared of dead trees and vegetation, particularly so that the condition of the Chapel can be properly surveyed.

The Mary Dains Charity (Reg No. 1197401)

Accounts for the year ending 31st December 2024

	31-Dec-24	31-Dec-23
Income		
Dividends	£587.20	£579.13
Fees	£0.00	£350.00
Grants	£0.00	£0.00
Donations	£0.00	£0.00
Interest	£1,625.40	£0.00
Other	£0.00	£145.26
	£2,212.60	£1,074.39
Expenditure		
Gas & Electricity	£1,050.97	£728.45
Water	£160.00	£78.40
Gardening	£288.75	£438.25
Council Tax	£834.90	£4,850.70
Insurance	£738.34	£1,277.30
Other Costs	£1,691.50	£753.00
	£4,764.46	£8,126.10
Operating Costs less Net Income	£2,551.86	£7,051.71
Cash Assets		
Barclays Bank B/Fwd at 1Jan2024	£10,206.77	£17,258.48
Less Excess Expenses over Income	£2,551.86	-£7,051.71
Adjusted for interest credited to deposit a/c	£1,625.40	
	-£4,177.26	
Net transfer to Savings	-£1,000.00	
Barclays Bank C/Fwd at 31Dec2024	£5,029.51	Balance = £10,206.77
Barclays Bank Deposit A/c as at 7 Aug 2024 (When opened)	£333,016.18	£0.00
Net transfer from Current A/c	£1,000.00	£0.00
Interest credited	£1,625.40	£0.00
Proceeds of Blackrock Investment	£4,532.11	£0.00
Barclays Bank Deposit A/c C/Fwd	£340,173.69	£0.00
Investments at 31st December 2024		
	<u>Value</u>	<u>Value</u>
	<u>31Dec2024</u>	<u>31Dec2023</u>
COIF Charities Investment Fund – Alc 26344001T -1,063 Income units =	£21,571.73	£21,095.24
- A/c 263440001R - Recoupment A/c - 83.20 Accumulation units =	£21,683.22	£20,633.62
- A/c 263440002R – ERF (94.52 Accumulation units) =	£24,633.39	£23,440.99
Blackrock Charities UK bond Fund Accumulation A/c No. 00004237 (units 97.363)	£0.00	£4,505.73
Total Value Investments at 31st December 2024	£67,888.34	£69,675.58
Total Value of Cash + Investments as at 31st December 2024	£413,091.54	£79,882.35
Signed:		
<hr style="width: 50%; margin: auto;"/>		
Peter Hill, Chairman, The Mary Dains Charity		
Date		
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CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name: The Mary Dains Charity

1197401

Receipts and payments accounts

CC16a

For the period from	01/01/2024	To	31/12/2024
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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 £	Last year to the nearest £
A1 Receipts					
Dividends	587	-	-	587	579
Fees	-	-	-	-	350
Other	-	-	-	-	145
Interest	1,626	-	-	1,626	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	2,213	-	-	2,213	1,074
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	2,213	-	-	2,213	1,074
A3 Payments					
Gas & Electricity	1,051	-	-	1,051	728
Water	160	-	-	160	78
Gardening	289	-	-	289	438
Council Tax	835	-	-	835	4,850
Insurance	738	-	-	738	1,278
Other	1,691	-	-	1,691	754
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	4,764	-	-	4,764	8,126
A4 Asset and investment purchases. (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	4,764	-	-	4,764	8,126
Net of receipts/(payments)	- 2,551	-	-	- 2,551	- 7,052
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	- 2,551	-	-	- 2,551	- 7,052

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	Barclays Bank - Current Alc	5,030	-	-
	Barcalys Bank - Savings A/c	340,174	-	-
		-	-	-
	Total cash funds	345,204	-	-
	(agree balances with receipts and payments account(s))	Agreement Error	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	COIF - Charities Investment Fund		-	67,888
	Blackrock Charity Bond Fund		-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		Peter Martin Hill	25-Mar-25	
		Steve Mountain	25-Mar-25	

THE MARY DAINS CHARITY

England & Wales - Charity number 1197401

Accounts

Trustees Report and Accounts

The Mary Dains Charity

Registered Charity No. 1197401

Financial year to 31st December 2023

Object of the Mary Dains Charity (Registered charity no. 1197401)

(1) The object of the charity is to advance the non-conformist Christian Religion through the provision and maintenance of a Mission Hall.

(2) The relief of poverty in the area of benefit by the provision of facilities, grants, items or services to individuals in need or organisations supporting those in need including through the provision of accommodation.

This wording had been altered slightly by the Charity Commission to the above when on 10th January 2022, the Charity Commission approved the creation of THE MARY DAINS CHARITY as a Charitable Incorporated Organisation with the registered charity number 1197401.

This alteration, made at the request of the 4 trustees after discussion with the Charity Commission, was sufficient to allow the chapel building to be used for wider community purposes to give it a practical future as well as for non-conformist religious purposes.

The Trustees

The trustees since 2021 and during this financial year have continued to be:

- Peter Hill
- Diana Hoy
- Kimberly Ledger
- Steve Mountain

We have been willing to take on the challenge of giving the former charity of **MARY DAINS'S MISSION AND HOLIDAY FUND CHARITY (253412)** a charity which had assets of a 4 bed-roomed manse although in poor condition, a Chapel / Mission Hall built in 1877 although in deteriorating condition and poor facilities, sitting on a 3/4 acre plot of land, and dwindling financial reserves, a positive future. This challenge has involved:

- Revising the Objects of the original charity to give greater flexibility in the future use and purpose of the Chapel / Mission Hall
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- Having retained half of the land, to build some almshouse bungalows for the benefit of the local and nearby villages with whatever funds were remaining.
-

Trustees Report for the year to 31st December 2023

During the whole of 2023, the trustees have been focussed on the sale of the Manse.

This has proved to be very difficult and time consuming due to the state of the property market, the deteriorating condition of the Manse and the poor state of the economy in general as well as the substantial increase in interest rates. In addition, before we could market the property properly, we needed to have the property registered in the name of the CIO. It wasn't until late December 2022

that we were advised that the Land Registry had registered the property for us. Lots of interest was shown in the property during 2023 which led to nowhere.

A sale of the property was finally concluded on 31st May 2024.

The Mary Dains Charity (Reg No. 1197401)

Accounts for the year ending 31st December 2023

	<u>31-Dec-23</u>	<u>31-Dec-22</u>
<u>Income</u>		
Dividends	£579.13	£576.90
Fees	£350.00	£450.00
Grants	£0.00	£0.00
Donations	£0.00	£0.00
Other	£145.26	£0.00
	<u>£1,074.39</u>	<u>£1,026.90</u>
<u>Expenditure</u>		
Gas & Electricity	-£728.45	£200.53
Water	-£78.40	£1,455.47
Gardening	-£438.25	£385.00
Council Tax	-£4,850.70	£2,736.01
insurance	-£1,277.30	£1,235.80
Other Costs	-£753.00	£0.00
	<u>-£8,126.10</u>	<u>£6,012.81</u>
Excess Expenditure over Income:	<u>-£7,051.71</u>	<u>-£4,985.91</u>
<u>Cash Assets</u>		
Barclays Bank Brought Fwd 1Jan2023	£17,258.48	£22,244.39
Less Excess Exp over Income	-£7,051.71	-£4,985.91
	<u>£10,206.77</u>	Balance = <u>£17,258.48</u>
Barclays Bank C/Fwd at 31Dec2023	£10,206.77	£18,421.57
Less Creditor		£1,163.09
		Balance = <u>£17,258.48</u>
<u>Investments at 31st December 2023</u>		
		<u>Value</u>
COIF Charities Investment Fund – Alc 26344001T		
Income Units (1,063 units) =	£19,292.71	£19,292.71
= A/c 263440001R – Recoupment A/c (83.20 units) =	£18,336.26	£18,336.26
- A/c 263440002R – ERF (94.52 Units) =	£20,831.05	£20,831.05
Blackrock Charities UK bond Fund Accumulation		
A/c No. 00004237 (Units 97.363) =	£4,250.07	£4,250.07
Total Value Investments at 31st December 2023	<u>£62,710.09</u>	<u>£62,710.09</u>

Signed:



Peter Hill, Chairman, The Mary Dains Charity

Date 1st July 2024



Trustees' Annual Report for the period

From Period start date: **1st January 2023**
To Period end date: **31st December 2023**

Charity name: **The Mary Dains Charity**

Charity registration number: **1197401**

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>The objects of the charity are:</p> <ol style="list-style-type: none"> 1. To advance the non-conformist Christian Religion through the provision and maintenance of a Mission Hall. 2. The relief of poverty in the area of benefit by the provision of facilities, grants, items or services to individuals in need or organisations supporting those in need including through the provision of accommodation. <p>The "area of benefit" means Trimley St Mary, Trimley St Martin, Kirton, Falkenham and the surrounding areas.</p>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>During 2023, the trustees have concentrated their efforts on looking to sell the 4 bedroomed Manse which no longer has anyone living in it. By selling the Manse, with the proceeds, the trustees can re-furbish the Chapel / Mission Hall and hopefully have enough left over to build some almshouses on the retained land which was not included in the sale.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>The trustees believe their strategy will bring maximum public benefit.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference

Policy on grant making	Para 1.38	The trustees are a long way off from offering any grants and are yet to have need of a policy.
Policy on social investment including program related investment	Para 1.38	The trustees are yet to have sufficient funds to consider a programme of social investment.
Contribution made by volunteers	Para 1.38	All of the 4 trustees give their time and efforts freely and with no financial reward.
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Without the efforts of the 4 trustees, we do not know what would have happened without us, as when we volunteered to take over in March 2021, the charity only had one trustee who had been diagnosed with dementia. We have been working since then to give the charity a sustainable future.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	

Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The trustees remain concerned about the level of the charity's cash assets at the end of the period and are anxious to sell the Manse as soon as possible
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trustees have no specific policy about holding reserves until all necessary expenditure has been met.
Amount of reserves held	Para 1.22	At 31st December 2023 this was £10,206.77.48 in a bank account and £69,675.58 in investments.
Reasons for holding zero reserves	Para 1.22	N/a
Details of fund materially in deficit	Para 1.24	N/a
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/a

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Until the Chapel can be refurbished it cannot be used safely in its present condition. When refurbished it can be let out for community use and religious purposes to generate an income.
Investment policy and objectives including any social investment policy adopted	Para 1.46	When the sale of the Manse is completed and the Chapel refurbished, then the trustees can determine what will happen with the remaining funds.
A description of the principal risks facing the charity	Para 1.46	No buyer for the Manse.
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees can be co-opted if required

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Each trustee gets given a copy of the constitution and a copy of the CC's Essential Trustee plus a talk from the Chairman.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	With only 4 trustees, we are yet to need an organisational structure.
Relationship with any related parties	Para 1.51	N/a
Other		

Reference and Administrative details

Charity name	The Mary Dains Charity
Other name the charity uses	
Registered charity number	1197401
Charity's principal address	C/o 16 Colchester Road Wivenhoe Essex CO7 9EU

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Peter Hill	Chairman		
2	Kimberly Ledger	Administrator		
4	Diana Hoy			
5	Steve Mountain			
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		
None		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/a		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/a
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Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
	N/a	

Name of chief executive or names of senior staff members (Optional information)

N/a

Exemptions from disclosure

Reason for non-disclosure of key personnel details

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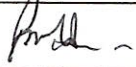


Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Peter Martin Hill	Kimberly Ledger
Position (eg Secretary, Chair, etc)	Chairman	Administrator
Date	July 2024 	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name: The Mary Dains Charity

1197401

Receipts and payments accounts

CC16a

For the period
from

01/01/2023

To

31/12/2022

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					
Dividends	579	-	-	579	577
Fees	350	-	-	350	450
Other	145	-	-	145	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	1,074	-	-	1,074	1,027
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	1,074	-	-	1,074	1,027
A3 Payments					
Gas & Electricity	729	-	-	729	200
Water	78	-	-	78	1,455
Gardening	438	-	-	438	385
Council Tax	4,851	-	-	4,851	2,736
Insurance	1,277	-	-	1,277	1,236
Other	753	-	-	753	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	8,126	-	-	8,126	6,012
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	8,126	-	-	8,126	6,012
Net of receipts/(payments)	- 7,052	-	-	- 7,052	- 4,985
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	- 7,052	-	-	- 7,052	- 4,985

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	Barclays Bank	10,207	-	-
		-	-	-
		-	-	-
	Total cash funds	10,207	-	-
(agree balances with receipts and payments account(s))		Agreement	Error	OK


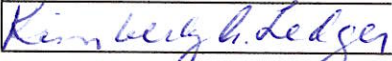
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

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

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	COIF - Charities Investment Fund		-	65,170
	Blackrock Charity Bond Fund		-	4,506
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	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
	Peter Martin Hill	01-Jul-24
	Kimberly Ledger	01-Jul-24

THE MARY DAINS CHARITY

England & Wales - Charity number 1197401

Accounts

Trustees Report and Accounts

The Mary Dains Charity

Registered Charity No. 1197401

Financial year to 31st December 2022

Trustees Report

It was in the summer of 2020 that the Charity Commission contacted the Almshouse Association seeking help with two charities in Suffolk where there was only one trustee remaining and who was not in good health. One of those charities was an almshouse one which the Legacy East Almshouse Partnership {LEAP} readily agreed to take on as it already manages other almshouse charities in Essex and Suffolk.

Two of the trustees from the LEAP charity expressed willingness to become the trustees of the other charity, also established from the estate of Miss Mary Dains who died in 1913. They, Peter Hill and Diana Hoy, were appointed by the Charity Commission in place of the former trustee on 10th March 2021. Appointed with them was Kimberly Ledger a resident of Trimley St Mary who volunteered to be the Administrator to the Charity as well as a trustee. Shortly afterwards, Steve Mountain was co-opted as a trustee. Steve is also a local resident of Trimley St Mary, near Felixstowe in Suffolk.

These four people:

- Peter Hill
- Diana Hoy
- Kimberly Ledger
- And Steve Mountain

have remained trustees throughout this period.

MARY DAINS's MISSION AND HOLIDAY FUND CHARITY (253412)

The Charity which these 4 people agreed to become trustees of was the Mary Dains's Mission and Holiday Fund Charity. It was clear to these people that the Objects of the charity needed updating and after discussions with the Charity Commission the following wording was agreed:

Object of the charity:

(1) The object of the charity is to advance the non-conformist Christian Religion through the provision and maintenance of a Mission Hall.

(2) The relief of poverty in the area of benefit by the provision of facilities, grants, items or services to individuals in need or organisations supporting those in need including through the provision of accommodation.

This wording was sufficient to allow the chapel building to be used for wider community purposes to give it a practical future as well as for non-conformist religious purposes.

CIO and a New Mary Dains Charity

Having revised the Objects of the Charity, the Trustees then applied to the Charity Commission to change the status of the Charity to that of a Charitable Incorporated Organisation (CIO) but with the same Objects of that of the Mary Dains Mission and Holiday Fund Charity. The trustees recognised that being a CIO would give them legal protection from any claims against the Charity as well as give them the powers to run the charity in a proper manner to achieve its Objects.

On 10th January 2022, the Charity Commission approved the creation of THE MARY DAINS CHARITY with the registered charity number 1197401.

Condition of the Properties

In July 2021, the trustees engaged the services of a company to survey both the Manse and the Chapel to establish the deterioration of both properties and the potential costs that would be incurred in bringing both properties back into a useful condition.

The subsequent report indicated that at least £100,000 needed to be spent on each of the two properties. This was far in excess of the funds in the Charity.

Future Strategy

As a result of the report, and acknowledgement by the trustees that the charity had less than £100,000 in total funds, and having considered various options, they decided the best option was to sell the Manse, use the resulting funds to renovate the Chapel and invest the balance in building two or three almshouse bungalows for the benefit of people from the local area in need of housing on the front part of the site. They felt that Miss Mary Dains would have approved of this strategy.

Valuation

In September 2021 the trustees sought a sales valuation from two local agents, were encouraged to hear that the Manse could be worth in excess of £500,000 and were especially impressed by the presentation made by one of them.

Legal Title and the Land Registry

We appointed Ben Carver, a partner with solicitor's Fowlers of Colchester, in December 2021 to act for the Charity. The first part of 2022 was spent trying to find the deeds of the property in preparation for the sale of the Manse. Sadly the former trustee, Frank Cross, was of no help in this matter.

In April 2022, Ben Carver prepared a Statutory Declaration and applied to the Land Registry to register the land in the name of the CIO, The Mary Dains Charity.

On 1st June 2022, the Charity Commission issued an order transferring the assets (and liabilities) from the Mary Dains Mission and Holiday Fund Charity no. 253412 to The Mary Dains Charity no. 1197401.

A Transfer of Title was completed later in June to complete the transfer of ownership from the Mary Dains Mission and Holiday Fund Charity to The Mary Dains Charity.

In late December 2022, we were advised that the Land Registry had registered the property allowing the trustees to put the property on the market in February 2023. Sadly, by this time, the property market had eased substantially following the actions of the Bank of England to raise interest rates.

The Mary Dains Charity (Reg No. 1197401)

Accounts for the year ending 31st December 2022

Income

Dividends	£576.90	
Fees	£450.00	
Grants	£0.00	
Donations	<u>£0.00</u>	
		£1,026.90

Expenditure

Gas & Electricity	200.53	
Water	1455.47	
Gardening	£385.00	
Council Tax	£2,736.01	
insurance	£1,235.80	
		<u>£6,012.81</u>

Excess Expenditure over Income: -£4,985.91

Cash Assets

Barclays Bank Brought Fwd 1Jan2022		£22,244.39
Less Excess Exp over Income		<u>-£4,985.91</u>
Balance =		<u><u>£17,258.48</u></u>

Barclays Bank C/Fwd at 31Dec2022	£	18,421.57
Less Creditor		<u>£1,163.09</u>
Balance =	<u>£</u>	<u><u>17,258.48</u></u>

Investments at 31st December 2022 Value

COIF Charities Investment Fund – Alc 26344001T - Income Units (1,063 units) = £19,292.71

- A/c 263440001R – Recoupment A/c (83.20 units) = £18,336.26

- A/c 263440002R – ERF (94.52 Units) = £20,831.05

Blackrock Charities UK bond Fund Accumulation A/c No. 00004237 (Units 97.363)

= £4,250.07

Total Value Investments at 31st December 2022 **= £62,710.09**

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Signed:

Peter Hill, Chairman, The Mary Dains Charity

Date 6th October 2023



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name: The Mary Dains Charity

1197401

Receipts and payments accounts

CC16a

For the period
from

01/01/2022

To

31/12/2022

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					
Dividends	577	-	-	577	-
Fees	450	-	-	450	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	1,027	-	-	1,027	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	1,027	-	-	1,027	-
A3 Payments					
Gas & Electricity	201	-	-	201	-
Water	1,455	-	-	1,455	-
Gardening	385	-	-	385	-
Council Tax	2,736	-	-	2,736	-
Insurance	1,236	-	-	1,236	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	6,013	-	-	6,013	-
A4 Asset and investment purchases. (see table)					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	6,013	-	-	6,013	-
Net of receipts/(payments)	- 4,986	-	-	- 4,986	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	- 4,986	-	-	- 4,986	-

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	Barclays Bank	17,258	-	-
		-	-	-
		-	-	-
	Total cash funds	17,258	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK


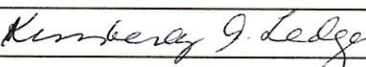
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

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

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	COIF - Charities Investment Fund		-	58,460
	Blackrock Charity Bond Fund		-	4,250
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	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
	Peter Martin Hill	21-Feb-24
	Kimberly Ledger	21-Feb-24