

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
- 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 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 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

	31-Dec-23	31-Dec-22
<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
	£1,074.39	£1,026.90
<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
	-£8,126.10	£6,012.81
Excess Expenditure over Income:	-£7,051.71	-£4,985.91
<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
	£10,206.77	Balance = £17,258.48
Barclays Bank C/Fwd at 31Dec2023	£10,206.77	£18,421.57
Less Creditor		£1,163.09
		Balance = £17,258.48
<u>Investments at 31st December 2023</u>		<u>Value</u>
COIF Charities Investment Fund – A/c 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	£62,710.09	£62,710.09

Signed:



Peter Hill, Chairman, The Mary Dains Charity

Date 1st July 2024



CHARITY COMMISSION
FOR ENGLAND AND WALES

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
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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			
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9				
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11				
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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

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

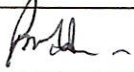

Reason for non-disclosure of key personnel details

Other optional information


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

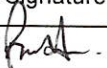
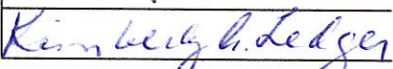
To

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	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		-	65,170
	Blackrock Charity Bond Fund		-	4,506
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
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	01-Jul-24
			Kimberly Ledger	01-Jul-24