

THE CHURCH AND POOR LANDS IN THE PARISH OF ST MARY THE VIRGIN, DEVIZES

England & Wales · Charity number 201342

Details

Status Registered

Legal form Other

Registered 1962-01-23

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

Contact

Address 2 Winchcombe Avenue
Devizes
Wiltshire
SN10 2QX

Phone 07813067499

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Activities

Objects: 1. CHURCH BRANCH (A) THE MAINTENANCE AND REPAIR OF FABRIC OF THE PARISH CHURCH. (B) MAINTENANCE OF SERVICES AND FURNITURE OF THE PARISH CHURCH. (C) ESTABLISHMENT OF A FUND FOR EXTRAORDINARY REPAIRS, IMPROVEMENTS OR ENLARGEMENT OF THE FABRIC OF THE PARISH CHURCH. (D) PAYMENT OF NOT MORE THAN £300 TO THE RECTOR OF THE PARISH. 2. ALMSHOUSE BRANCH ALMSHOUSES FOR POOR PERSONS OF GOOD CHARACTER WHO HAVE RESIDED IN THE BOROUGH OF DEVIZES AS CONSTITUTED FROM TIME TO TIME FOR NOT LESS THAN 5 YEARS NEXT PRECEDING THE TIME OF APPOINTMENT. PREFERENCE TO BE GIVEN TO QUALIFIED PERSONS RESIDENT IN THE ANCIENT PARISH OF ST. MARY THE VIRGIN, DEVIZES.

Activities: Provision and maintenance of almshouses in Devizes, Wiltshire

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Religious Activities
- **Who:** Elderly/old People

Geography

- **Area of benefit:** (1) ST. MARY THE VIRGIN, DEVIZES (2) BOROUGH OF DEVIZES
- Wiltshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£143,513	£114,291	-	-
2023-12-31	£150,673	£130,107	-	-
2022-12-31	£134,167	£112,415	-	-
2021-12-31	£131,521	£96,081	-	-
2020-12-31	£131,521	£96,081	-	-

Trustees

Name	Role	Appointed
Alison Cross		2014-01-31
Andy Sheppard		2013-01-15
Ian Brown		2020-10-25
Ivor Sault		2011-07-19
Paul Morgan		2020-10-25
ROBERT DUNDAS REID SIMPSON		2013-04-19

THE CHURCH AND POOR LANDS IN THE PARISH OF ST MARY THE VIRGIN, DEVIZES

England & Wales - Charity number 201342

Accounts

**ST MARY'S (DEVIZES) CHURCH
AND POORLANDS CHARITY**

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2024

Charity Number: 201342

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
YEAR ENDED 31 DECEMBER 2024

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ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY**CHARITY INFORMATION**

Trustees	Mr I Sault (Chairman) Mr A Sheppard Mrs A Cross Mr R Simpson Mr I Brown Mr P Morgan
Charity Number	201342
Clerk to the Trustees Charity Offices	Miss Lois Linsley 2 Winchcombe Avenue Devizes Wiltshire SN10 2QX
Accountants	The Alanbrookes Group Ltd T/a J S Weeks & Co 10 Market Place Devizes Wiltshire SN10 1HT
Main Bankers	HSBC 45 Market Place Devizes Wiltshire SN10 1HZ

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Trustees' Annual Report
for the year ended 31 December 2024

The Trustees present their report together with the financial statements of St Marys and Poorlands Charity for the year ended 31 December 2024.

Objectives and Activities

The Charity's objective is to provide independent living accommodation and support for people over the age of 60 within the community of Devizes. The Charity achieves this through the provision of affordable housing, maintenance of safe and comfortable living environments, and engagement with local services and welfare providers.

Public Benefit

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the Charity Commission's guidance on public benefit.

Achievements and Performance

During the year, the Charity continued to provide accommodation and support to residents at St Marys Gardens. The Trustees have overseen maintenance projects, improvements to facilities, and resident engagement initiatives to enhance wellbeing and independence.

Financial Review

The Charity's income during the year was £143,513, and expenditure amounted to £114,291. The resulting surplus for the year was £29,222. Reserves at the year-end totalled £3,620,948, which the Trustees consider satisfactory to meet the Charity's obligations and planned activities.

Reserves Policy

The Trustees aim to maintain free reserves sufficient to cover at least six months of operating costs and any foreseeable maintenance expenditure.

Plans for the Future

The Charity plans to continue maintaining high-quality accommodation for residents and to explore opportunities for energy efficiency, community engagement, and partnership with local support services.

Structure, Governance and Management

St Marys and Poorlands Charity is governed by its charitable trust deed. Trustees are appointed in accordance with the governing document, and meetings are held regularly to oversee management and operations.

Risk Management

The Trustees have considered the major risks to which the Charity is exposed, particularly in relation to governance, health and safety, and property maintenance. Systems have been established to mitigate these risks as far as reasonably possible.

Approved by the Trustees on 20 August 2025 and signed on their behalf by:

.....
 Chairman

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Report of the Independent Examiner
To The Trustees of St Mary's (Devizes) Church and Poor Lands Charity

I report on the accounts of the Charity for the year ended 31 December 2024, which are set out on pages 4 to 9.

Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:-

- examine the accounts (under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act, and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act,

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



.....
 Mr A Fisher FCA
 The Alanbrookes Group Ltd – T/A JS Weeks & Co
 10 Market Place
 Devizes
 Wiltshire SN10 1HT

Date: - 23 October 2025

.....

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Statement of Financial Activities
for the year ended 31 December 2024

	Notes	Repair Funds £	General Fund £	Almshouse Branch £	Total £	2023 £
Incoming Resources						
Property Income	2a	-	6,170	-	6,170	18,826
Investment Income	2b	-	105,268	-	105,268	99,607
Almshouse Contributions		-	-	32,075	32,075	32,240
		-----	-----	-----	-----	-----
Total Incoming Resources		-	111,438	32,075	143,513	150,673
		-----	-----	-----	-----	-----
Resources Expended						
Expenditure: -						
Overhead Expenses	3a	-	21,237	36,678	57,915	68,659
Church Share		-	56,376	-	56,376	61,448
		-----	-----	-----	-----	-----
Total Resources Expended		-	77,613	36,678	114,291	130,107
		-----	-----	-----	-----	-----
Net Income (Expenditure) For The Year		-	33,825	(4,603)	29,222	20,566
Transfers Between Funds		3,600	(33,825)	30,225	-	-
		-----	-----	-----	-----	-----
Net Incoming Resources before Recognised Gains and (Losses)		3,600	-	25,622	29,222	20,566
Other Recognised Gains and (Losses)	4	-	112,989	5,767	118,756	86,548
		-----	-----	-----	-----	-----
Net Movement of Funds		3,600	112,989	31,389	147,978	107,114
Total Funds Brought Forward		126,180	3,056,510	290,280	3,472,970	3,365,856
		-----	-----	-----	-----	-----
Total Funds Carried Forward		129,780	3,169,499	321,669	3,620,948	3,472,970
		=====	=====	=====	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Balance Sheet
As at 31 December 2024

	Notes	£	2024 £	2023 £
Fixed Assets				
Tangible Assets	5		478,023	478,023
Investments	6		2,773,541	2,651,185
			-----	-----
			3,251,564	3,129,208
Current Assets				
Debtors and Prepayments	7	485		547
Balances at Building Society & COIF Deposit		316,171		316,171
Balances at Bank and Cash in Hand		90,185		45,811
			-----	-----
		406,841		362,529
			-----	-----
Creditors: - Amounts falling due within one year	8	(37,457)		(18,767)
			-----	-----
			369,384	343,762
			-----	-----
Net Assets			3,620,948	3,472,970
			=====	=====
Fund Balances				
General Fund		3,169,499		3,056,510
Almshouse Branch Fund		321,669		290,280
			-----	-----
			3,491,168	3,346,790
Designated Funds				
General Repairs Fund		3,800		3,800
Almshouse Repairs Fund		73,692		70,092
Almshouse Cyclical Maintenance		52,288		52,288
			-----	-----
			129,780	126,180
			-----	-----
			3,620,948	3,472,970
			=====	=====

Approved by the officers on _____ and signed on its behalf.

.....
Trustee

.....
Trustee

The notes on pages 6 to 9 form part of these accounts

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY

Notes To the Accounts

Year Ended 31 December 2024

1. Accounting policies

Basis of preparation of accounts

The accounts are prepared under the historical cost convention.

The accounts have been prepared in compliance with Statements of Recommended Practice on Charity Accounts.

Tangible Assets

The tangible assets of the charity are Freehold Property. These assets are held at historic cost.

Investments

All investments are held at market value.

2. Incoming Resources

2a. Property Income	Rent	Outgoings	Net	2023	
	£	£	£	(Net)	
				£	
Oxhouse Field	427	-	427	427	
Wayleave	31	-	31	39	
81 Victoria Road	8,160	(140)	8,020	8,160	
83 Victoria Road	10,200	(12,508)	(2,308)	10,200	
	-----	-----	-----	-----	
	18,818	(12,648)	6,170	18,826	
	-----	-----	-----	-----	
 2b. Investment Income	 Repair	 General	 Almshouse	 Total	 2023
	Funds	Fund	Fund	£	£
	£	£	£		
Nationwide Interest	-	-	-	-	-
NAACIF Income Shares	-	46,910	-	46,910	44,015
Brewin Dolphin Portfolio	-	20,775	-	20,775	19,948
COIF - Deposit Interest	-	7,469	-	7,469	6,408
Fixed Interest Fund	-	6,272	-	6,272	4,240
Property Fund	-	6,195	-	6,195	6,051
Global Equity	-	7,478	-	7,478	10,067
Ethical Investments	-	10,169	-	10,169	8,878
	-----	-----	-----	-----	-----
	-	105,268	-	105,268	99,607
	-----	-----	-----	-----	-----

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Notes To the Accounts
Year Ended 31 December 2024

3. Resources Expended

3a. Overhead Expenditure	Repair Fund £	General Fund £	Almshouse Branch £	Total £	2023 £
Secretarial Fees	-	10,372	-	10,372	9,737
Gardener - Wages and Expenses	-	4,294	-	4,294	3,087
Insurance	-	2,664	-	2,664	2,499
Water and Sewerage	-	1,673	-	1,673	1,483
Central Heating and Gas	-	-	13,252	13,252	26,193
Central Heating Maintenance	-	-	6,105	6,105	5,983
General Expenses	-	914	697	1,611	2,814
Accountancy Fees	-	1,320	-	1,320	2,076
Lifeline Expenses	-	-	2,799	2,799	2,069
Quinquennial Fees	-	-	-	-	-
Repairs and Maintenance	-	-	13,825	13,825	12,718
	-----	-----	-----	-----	-----
	-	21,237	36,678	57,915	68,659
	-----	-----	-----	-----	-----

4. Other Recognised Gains & (Losses)

	Repair Fund £	General Fund £	Almshouse Fund £	Total £	2023 £
Profit/(Loss) on Sale of Shares	-	32,336	-	32,336	(3,018)
Proceeds on Sale of Land	-	-	-	-	-
Revaluation of Investments (see Note 6)	-	80,653	5,767	86,420	89,566
	-----	-----	-----	-----	-----
	-	112,989	5,767	118,756	86,548
	-----	-----	-----	-----	-----

5. Tangible Fixed Assets

	Freehold Property	
	2024 £	2023 £
Freehold Properties: -		
81 Victoria Road, Devizes	251,161	251,161
83 Victoria Road, Devizes	226,862	226,862
	-----	-----
Cost as at 31 December 2024	478,023	478,023
	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Notes To the Accounts
Year Ended 31 December 2024

6. Investments

Market Value of Investments as at 31 December	2024	2023
	£	£
M&G Charity Fund Income Shares (1158278)	1,096,426	1,040,366
M&G Charity Fund Accumulation Shares (581/537)	86,163	76,796
Brewin Dolphin Portfolio	528,986	510,627
COIF Fixed Interest Units (151428)	190,890	185,227
COIF Property Income Units (108045)	113,340	112,799
COIF Global Equity Income Units (155313/86693)	457,738	433,385
COIF Ethical Investment Fund Units (97005)	299,998	291,985
	-----	-----
	2,773,541	2,651,185
	-----	-----

	General Fund	Almshouse Fund	Total 2024
	£	£	£
Market Value of Investments as at 31 December 2023	2,574,389	76,796	2,651,185
Add: - Investments Purchased	-	3,600	3,600
Net Profit/(Loss) of Disposal of Shares	32,336	-	32,336
Unrealised Profit (Loss) on Investments	80,653	5,767	86,420
	-----	-----	-----
Market Value of Investments at 31 December 2024	2,687,378	86,163	2,773,541
	-----	-----	-----

At Cost	General Fund	Almshouse Fund	Total	2023
	£	£	£	£
M&G Charity Fund Income Shares (1158278)	730,023	-	730,023	730,023
M&G Charity Fund Accumulation Shares (581/537)	-	51,685	51,685	48,085
Brewin Dolphin Portfolio	503,541	-	503,541	471,206
COIF: -				
Fixed Interest Fund (151428)	200,000	-	200,000	200,000
Property Fund Units (108045)	121,000	-	121,000	121,000
Global Equity Fund (155313)	200,000	-	200,000	200,000
Ethical Investment Fund (97005)	175,133	-	175,133	175,133
	-----	-----	-----	-----
	1,929,697	51,685	1,981,382	1,945,447
	-----	-----	-----	-----

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2024

7. Debtors and Prepayments	Almshouse Fund £	Total £	2023 £
Almshouse Contributions	-	-	-
Prepayment	485	485	547
	-----	-----	-----
	485	485	547
	-----	-----	-----

8. Creditors	General Fund	Almshouse Fund £	Total £	2023 £
Church Branch	37,457	-	37,457	18,767
	-----	-----	-----	-----
	37,457	-	37,457	18,767
	-----	-----	-----	-----

9. Trustee Remuneration and Related Party Transactions

None of the Trustees received any remuneration or reimbursement of expenses during the year.

No Trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year.

THE CHURCH AND POOR LANDS IN THE PARISH OF ST MARY THE VIRGIN, DEVIZES

England & Wales - Charity number 201342

Accounts

**ST MARY'S (DEVIZES) CHURCH
AND POOR LANDS CHARITY**

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2023

Charity Number: 201342

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
YEAR ENDED 31 DECEMBER 2023

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ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**CHARITY INFORMATION**

Trustees	Mr I Sault (Chairman) Rev J Poston Mr A Sheppard Mrs A Cross Mr R Simpson Mr I Brown Mr P Morgan Mr M Houghton
Charity Number	201342
Clerk to the Trustees Charity Offices	Mrs P Broomfield 46 Hillier Road Devizes Wiltshire SN10 2FB
Accountants	The Alanbrookes Group Ltd T/a J S Weeks & Co 10 Market Place Devizes Wiltshire SN10 1HT
Main Bankers	HSBC 45 Market Place Devizes Wiltshire SN10 1HZ

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY

Report of the Independent Examiner To The Trustees of St Mary's (Devizes) Church and Poor Lands Charity

I report on the accounts of the Charity for the year ended 31 December 2023, which are set out on pages 3 to 8.

Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:-

- examine the accounts (under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act, and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act,

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
 Mr A Fisher FCA
 The Alanbrookes Group Ltd – T/A JS Weeks & Co
 10 Market Place
 Devizes
 Wiltshire

30 August 2024

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Statement of Financial Activities
for the year ended 31 December 2023

	Notes	Repair Funds £	General Fund £	Almshouse Branch £	Total £	2022 £
Incoming Resources						
Property Income	2a	-	18,826	-	18,826	18,826
Investment Income	2b	-	99,607	-	99,607	91,323
Almshouse Contributions		-	-	32,240	32,240	31,775
		-----	-----	-----	-----	-----
Total Incoming Resources		-	118,433	32,240	150,673	141,924
		-----	-----	-----	-----	-----
Resources Expended						
Expenditure:-						
Overhead Expenses	3a	-	20,117	48,542	68,659	48,961
Church Share		-	61,448	-	61,448	54,894
		-----	-----	-----	-----	-----
Total Resources Expended		-	81,565	48,542	130,107	103,855
		-----	-----	-----	-----	-----
Net Income (Expenditure) For The Year		-	36,868	(16,302)	20,566	38,069
Transfers Between Funds		3,600	(36,868)	33,268	-	-
		-----	-----	-----	-----	-----
Net Incoming Resources before Recognised Gains and (Losses)		3,600	-	16,966	20,566	38,069
Other Recognised Gains and (Losses)	4	-	82,056	4,492	86,548	(248,597)
		-----	-----	-----	-----	-----
Net Movement of Funds		3,600	82,056	21,458	107,114	(210,528)
Total Funds Brought Forward		122,580	2,974,454	268,822	3,365,856	3,576,384
		-----	-----	-----	-----	-----
Total Funds Carried Forward		126,180	3,056,510	290,280	3,472,970	3,365,856
		=====	=====	=====	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Balance Sheet
As at 31 December 2023

	Notes	£	2023 £	2022 £
Fixed Assets				
Tangible Assets	5		478,023	478,023
Investments	6		2,651,185	2,561,037
			-----	-----
			3,129,208	3,039,060
Current Assets				
Debtors and Prepayments	7	547		2,203
Balances at Building Society & COIF Deposit		316,171		316,171
Balances at Bank and Cash in Hand		45,811		30,989
			-----	-----
			362,529	349,363
			-----	-----
Creditors:- Amounts falling due within one year	8	(18,767)		(22,567)
			-----	-----
			343,762	326,794
			-----	-----
Net Assets			3,472,970	3,365,856
			=====	=====
Fund Balances				
General Fund		3,056,510		2,974,454
Almshouse Branch Fund		290,280		268,822
			-----	-----
			3,346,790	3,243,276
Designated Funds				
General Repairs Fund		3,800		3,800
Almshouse Repairs Fund		70,092		66,492
Almshouse Cyclical Maintenance		52,288		52,288
			-----	-----
			126,180	122,580
			-----	-----
			3,472,970	3,365,856
			=====	=====

These financial statements are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved by the officers on 30 August 2024 and signed on its behalf.

.....
Trustee

.....
Trustee

The notes on pages 4 to 7 form part of these accounts

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2023

1. Accounting policies

Basis of preparation of accounts

The accounts are prepared under the historical cost convention.

The accounts have been prepared in compliance with Statements of Recommended Practice on Charity Accounts.

The charity has taken advantage of the exemption in Financial Reporting Standard No.1 from the requirement to produce a cash flow statement.

2. Incoming Resources

2a. Property Income	Rent	Outgoings	Net	2022
	£	£	£	(Net)
				£
Oxhouse Field	427	-	427	427
Wayleave	39	-	39	39
81 Victoria Road	8,160	-	8,160	8,160
83 Victoria Road	10,200	-	10,200	10,200
	-----	-----	-----	-----
	18,826	-	18,826	18,826
	-----	-----	-----	-----
 2b. Investment Income	Repair	General	Almshouse	2022
	Funds	Fund	Fund	Total
	£	£	£	£
Nationwide Interest	-	-	-	73
NAACIF Income Shares	-	44,015	-	40,540
Brewin Dolphin Portfolio	-	19,948	-	19,231
COIF - Deposit Interest	-	6,408	-	1,449
Fixed Interest Fund	-	4,240	-	5,103
Property Fund	-	6,051	-	6,051
Global Equity	-	10,067	-	10,592
Ethical Investments	-	8,878	-	8,284
	-----	-----	-----	-----
	-	99,607	-	91,323
	-----	-----	-----	-----

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2023

3. Resources Expended

3a. Overhead Expenditure	Repair Fund £	General Fund £	Almshouse Branch £	Total £	2022 £
Secretarial Fees	-	9,737	-	9,737	9,164
Gardener - Wages and Expenses	-	3,087	-	3,087	2,646
Insurance	-	2,499	-	2,499	2,167
Water and Sewerage	-	1,483	-	1,483	1,326
Central Heating and Gas	-	-	26,193	26,193	11,004
Central Heating Maintenance	-	-	5,983	5,983	5,894
General Expenses	-	1,235	1,579	2,814	3,246
Audit Fees	-	2,076	-	2,076	1,920
Lifeline Expenses	-	-	2,069	2,069	2,920
Quinquennial Fees	-	-	-	-	3,666
Repairs and Maintenance	-	-	12,718	12,718	5,008
	-----	-----	-----	-----	-----
	-	20,117	48,542	68,659	48,961
	-----	-----	-----	-----	-----

4. Other Recognised Gains & (Losses)

	Repair Fund £	General Fund £	Almshouse Fund £	Total £	2022 £
Profit/(Loss) on Sale of Shares	-	(3,018)	-	(3,018)	(17,427)
Proceeds on Sale of Land	-	-	-	-	-
Revaluation of Investments (see Note 6)	-	85,074	4,492	89,566	(231,170)
	-----	-----	-----	-----	-----
	-	82,056	4,492	86,548	(248,597)
	-----	-----	-----	-----	-----

5. Tangible Fixed Assets

	Freehold Property	
	2023	2022
	£	£
Freehold Properties:-		
81 Victoria Road, Devizes	251,161	251,161
83 Victoria Road, Devizes	226,862	226,862
	-----	-----
Cost as at 31 December 2023	478,023	478,023
	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2023

6. Investments

Market Value of Investments as at 31 December	2023		2022
	£		£
M&G Charity Fund Income Shares (1158278)	1,040,366		1,022,875
M&G Charity Fund Accumulation Shares (581/537)	76,796		68,704
Brewin Dolphin Portfolio	510,627		526,366
COIF Fixed Interest Units (151428)	185,227		175,944
COIF Property Income Units (108045)	112,799		120,309
COIF Global Equity Income Units (155313/86693)	433,385		380,967
COIF Ethical Investment Fund Units (97005)	291,985		265,872
	-----		-----
	2,651,185		2,561,037
	-----		-----
	General	Almshouse	Total
	Fund	Fund	2023
	£	£	£
Market Value of Investments as at 31 December 2022	2,492,333	68,704	2,561,037
Add:- Investments Purchased	-	3,600	3,600
Net Profit/(Loss) of Disposal of Shares	(3,018)	-	(3,018)
Unrealised Profit(Loss) on Investments	85,074	4,492	89,566
	-----	-----	-----
Market Value of Investments at 31 December 2023	2,574,389	76,796	2,651,185
	-----	-----	-----
	General	Almshouse	Total
At Cost	Fund	Fund	2022
	£	£	£
M&G Charity Fund Income Shares (1158278)	730,023	-	730,023
M&G Charity Fund Accumulation Shares (581/537)	-	48,085	44,485
Brewin Dolphin Portfolio	471,206	-	471,206
COIF:-			
Fixed Interest Fund (151428)	200,000	-	200,000
Property Fund Units (108045)	121,000	-	121,000
Global Equity Fund (155313)	200,000	-	200,000
Ethical Investment Fund (97005)	175,133	-	175,133
	-----	-----	-----
	1,897,362	48,085	1,945,447
	-----	-----	-----

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2023

7. Debtors and Prepayments	Almshouse Fund £	Total £	2022 £
Almshouse Contributions	-	-	1,890
Prepayment	547	547	313
	-----	-----	-----
	547	547	2,203
	-----	-----	-----

8. Creditors	General Fund	Almshouse Fund £	Total £	2022 £
Church Branch	18,767	-	18,767	22,567
	-----	-----	-----	-----
	18,767	-	18,767	22,567
	-----	-----	-----	-----

9. Trustee Remuneration and Related Party Transactions

None of the Trustees received any remuneration or reimbursement of expenses during the year.

No Trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year.

THE CHURCH AND POOR LANDS IN THE PARISH OF ST MARY THE VIRGIN, DEVIZES

England & Wales - Charity number 201342

Accounts

**ST MARY'S (DEVIZES) CHURCH
AND POOR LANDS CHARITY**

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

Charity Number: 201342

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
YEAR ENDED 31 DECEMBER 2022

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ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**CHARITY INFORMATION**

Trustees	Mr I Sault (Chairman) Rev J Poston Mr A Sheppard Mrs A Cross Mr R Simpson Mr P Croft Mr I Brown Mr P Morgan Mrs J Scorer
Charity Number	201342
Clerk to the Trustees Charity Offices	Mrs P Broomfield 46 Hillier Road Devizes Wiltshire SN10 2FB
Accountants	The Alanbrookes Group Ltd T/a J S Weeks & Co 10 Market Place Devizes Wiltshire SN10 1HT
Main Bankers	HSBC 45 Market Place Devizes Wiltshire SN10 1HZ

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY

Report of the Independent Examiner To The Trustees of St Mary's (Devizes) Church and Poor Lands Charity

I report on the accounts of the Charity for the year ended 31 December 2022, which are set out on pages 3 to 8.

Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:-

- examine the accounts (under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act, and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act,

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
 Mr A Fisher FCA
 The Alanbrookes Group Ltd – T/A JS Weeks & Co
 10 Market Place
 Devizes
 Wiltshire

20 July 2023

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Statement of Financial Activities
for the year ended 31 December 2022

	Notes	Repair Funds £	General Fund £	Almshouse Branch £	Total £	2021 £
Incoming Resources						
Property Income	2a	-	18,826	-	18,826	18,517
Investment Income	2b	25	91,250	48	91,323	85,280
Almshouse Contributions		-	-	31,775	31,775	30,370
		-----	-----	-----	-----	-----
Total Incoming Resources		25	110,076	31,823	141,924	134,167
		-----	-----	-----	-----	-----
Resources Expended						
Expenditure:-						
Overhead Expenses	3a	-	22,145	26,816	48,961	59,206
Church Share		-	54,894	-	54,894	53,209
		-----	-----	-----	-----	-----
Total Resources Expended		-	77,039	26,816	103,855	112,415
		-----	-----	-----	-----	-----
Net Income (Expenditure) For The Year		25	33,037	5,007	38,069	21,752
Transfers Between Funds		6,700	(33,037)	26,337	-	-
		-----	-----	-----	-----	-----
Net Incoming Resources before Recognised Gains and (Losses)		6,725	-	31,344	38,069	21,752
Other Recognised Gains and (Losses)	4	-	(249,094)	497	(248,597)	257,404
		-----	-----	-----	-----	-----
Net Movement of Funds		6,725	(249,094)	31,841	(210,528)	279,156
Total Funds Brought Forward		115,880	3,223,548	236,981	3,576,384	3,297,228
		-----	-----	-----	-----	-----
Total Funds Carried Forward		122,605	2,974,454	268,822	3,365,881	3,576,384
		=====	=====	=====	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Balance Sheet
As at 31 December 2022

	Notes	£	2022 £	2021 £
Fixed Assets				
Tangible Assets	5		478,023	478,023
Investments	6		2,561,037	2,786,034
			-----	-----
			3,039,060	3,264,057
Current Assets				
Debtors and Prepayments	7	2,203		1,645
Balances at Building Society & COIF Deposit		316,171		297,925
Balances at Bank and Cash in Hand		30,989		30,678
			-----	-----
			349,363	330,248
			-----	-----
Creditors:- Amounts falling due within one year	8	(22,567)		(17,921)
			-----	-----
			326,796	312,327
			-----	-----
Net Assets			3,365,856	3,576,384
			=====	=====
Fund Balances				
General Fund		2,974,454		3,223,548
Almshouse Branch Fund		268,822		236,981
			-----	-----
			3,243,276	3,460,529
Designated Funds				
General Repairs Fund		3,800		3,698
Almshouse Repairs Fund		66,492		62,892
Almshouse Cyclical Maintenance		52,288		49,265
			-----	-----
			122,580	115,855
			-----	-----
			3,365,856	3,576,384
			=====	=====

These financial statements are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved by the officers on 20 July 2023 and signed on its behalf.

.....
Trustee

.....
Trustee

The notes on pages 4 to 7 form part of these accounts

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2022

1. Accounting policies

Basis of preparation of accounts

The accounts are prepared under the historical cost convention.

The accounts have been prepared in compliance with Statements of Recommended Practice on Charity Accounts.

The charity has taken advantage of the exemption in Financial Reporting Standard No.1 from the requirement to produce a cash flow statement.

2. Incoming Resources

2a. Property Income	Rent	Outgoings	Net	2021
	£	£	£	(Net)
				£
Oxhouse Field	427	-	427	427
Wayleave	39	-	39	39
81 Victoria Road	8,160	-	8,160	7,851
83 Victoria Road	10,200	-	10,200	10,200
	-----	-----	-----	-----
	18,826	-	18,826	18,517
	-----	-----	-----	-----
 2b. Investment Income	Repair	General	Almshouse	2021
	Funds	Fund	Fund	Total
	£	£	£	£
Nationwide Interest	25	-	48	73
NAACIF Income Shares	-	40,540	-	40,540
Brewin Dolphin Portfolio	-	19,231	-	19,231
COIF - Deposit Interest	-	1,449	-	1,449
Fixed Interest Fund	-	5,103	-	5,103
Property Fund	-	6,051	-	6,051
Global Equity	-	10,592	-	10,592
Ethical Investments	-	8,284	-	8,284
	-----	-----	-----	-----
	25	91,250	48	91,323
	-----	-----	-----	-----

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2022

3. Resources Expended

3a. Overhead Expenditure	Repair Fund £	General Fund £	Almshouse Branch £	Total £	2021 £
Secretarial Fees	-	9,164	-	9,164	8,948
Gardener - Wages and Expenses	-	2,646	-	2,646	3,256
Insurance	-	2,167	-	2,167	2,050
Water and Sewerage	-	1,326	-	1,326	1,272
Central Heating and Gas	-	-	11,004	11,004	8,660
Central Heating Maintenance	-	-	5,894	5,894	5,775
General Expenses	-	1,256	1,990	3,246	2,338
Audit Fees	-	1,920	-	1,920	1,800
Lifeline Expenses	-	-	2,920	2,920	2,918
Quinquennial Fees	-	3,666	-	3,666	-
Repairs and Maintenance	-	-	5,008	5,008	22,189
	-----	-----	-----	-----	-----
	-	22,145	26,816	48,961	59,206
	-----	-----	-----	-----	-----

4. Other Recognised Gains & (Losses)

	Repair Fund £	General Fund £	Almshouse Fund £	Total £	2021 £
Profit/(Loss) on Sale of Shares	-	(17,427)	-	(17,427)	11,186
Proceeds on Sale of Land	-	-	-	-	19,779
Revaluation of Investments (see Note 6)	-	(231,667)	497	(231,170)	226,439
	-----	-----	-----	-----	-----
	-	(249,094)	497	(248,597)	257,404
	-----	-----	-----	-----	-----

5. Tangible Fixed Assets

	Freehold Property 2022 £	2021 £
Freehold Properties:-		
81 Victoria Road, Devizes	251,161	251,161
83 Victoria Road, Devizes	226,862	226,862
	-----	-----
Cost as at 31 December 2022	478,023	478,023
	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2022

6. Investments

Market Value of Investments as at 31 December	2022	2021		
	£	£		
M&G Charity Fund Income Shares (1158278)	1,022,875	1,055,770		
M&G Charity Fund Accumulation Shares (581/537)	68,704	64,607		
Brewin Dolphin Portfolio	526,366	580,423		
COIF Fixed Interest Units (151428)	175,944	201,127		
COIF Property Income Units (108045)	120,309	136,589		
COIF Global Equity Income Units (155313/86693)	380,967	443,931		
COIF Ethical Investment Fund Units (97005)	265,872	303,587		
	-----	-----		
	2,561,037	2,786,034		
	-----	-----		
	General Fund	Almshouse Fund	Total	2022
	£	£	£	£
Market Value of Investments as at 31 December 2021	2,721,427	64,607	2,786,034	
Add:- Investments Purchased	20,000	3,600	23,600	
Net Profit/(Loss) of Disposal of Shares	(17,427)	-	(17,427)	
Unrealised Profit(Loss) on Investments	(231,667)	497	(231,170)	
	-----	-----	-----	
Market Value of Investments at 31 December 2022	2,492,333	68,704	2,561,037	
	-----	-----	-----	
	General Fund	Almshouse Fund	Total	2021
At Cost	£	£	£	£
M&G Charity Fund Income Shares (1158278)	730,023	-	730,023	730,023
M&G Charity Fund Accumulation Shares (581/537)	-	44,485	44,485	40,885
Brewin Dolphin Portfolio	474,224	-	474,224	471,651
COIF:-				
Fixed Interest Fund (151428)	200,000	-	200,000	200,000
Property Fund Units (108045)	121,000	-	121,000	121,000
Global Equity Fund (155313)	200,000	-	200,000	200,000
Ethical Investment Fund (97005)	175,133	-	175,133	175,133
	-----	-----	-----	-----
	1,900,380	44,485	1,944,865	1,938,692
	-----	-----	-----	-----

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2022

7. Debtors and Prepayments	Almshouse Fund £	Total £	2021 £
Almshouse Contributions	1,890	1,890	1,645
Prepayment	313	313	-
	-----	-----	-----
	2,203	2,203	1,645
	-----	-----	-----

8. Creditors	General Fund	Almshouse Fund £	Total £	2021 £
Church Branch	22,567	-	22,567	17,921
	-----	-----	-----	-----
	22,567	-	22,567	17,921
	-----	-----	-----	-----

9. Trustee Remuneration and Related Party Transactions

None of the Trustees received any remuneration or reimbursement of expenses during the year.

No Trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year.

THE CHURCH AND POOR LANDS IN THE PARISH OF ST MARY THE VIRGIN, DEVIZES

England & Wales - Charity number 201342

Accounts

**ST MARY'S (DEVIZES) CHURCH
AND POOR LANDS CHARITY**

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2021

Charity Number: 201342

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
YEAR ENDED 31 DECEMBER 2021

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ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**CHARITY INFORMATION**

Trustees	Mr I Sault (Chairman) Rev J Poston Mr A Sheppard Mrs A Cross Mr R Simpson Mr P Croft Mr I Brown Mr P Morgan Mrs J Scorer
Charity Number	201342
Clerk to the Trustees Charity Offices	Mrs P Broomfield 46 Hillier Road Devizes Wiltshire SN10 2FB
Accountants	The Alanbrookes Group Ltd T/a J S Weeks & Co 10 Market Place Devizes Wiltshire SN10 1HT
Main Bankers	HSBC 45 Market Place Devizes Wiltshire SN10 1HZ

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY

Report of the Independent Examiner To The Trustees of St Mary's (Devizes) Church and Poor Lands Charity

I report on the accounts of the Charity for the year ended 31 December 2020, which are set out on pages 3 to 8.

Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:-

- examine the accounts (under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act, and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act,

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
 Mr A Fisher FCA
 The Alanbrookes Group Ltd – T/A JS Weeks & Co
 10 Market Place
 Devizes
 Wiltshire

24 June 2022

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Statement of Financial Activities
for the year ended 31 December 2021

	Notes	Repair Funds £	General Fund £	Almshouse Branch £	Total £	2020 £
Incoming Resources						
Property Income	2a	-	18517	-	18517	12375
Investment Income	2b	46	85159	75	85280	90106
Almshouse Contributions		-	-	30370	30370	29040
		-----	-----	-----	-----	-----
Total Incoming Resources		46	103676	30445	134167	131521
		-----	-----	-----	-----	-----
Resources Expended						
Expenditure:-						
Overhead Expenses	3a	-	18342	40864	59206	41694
Church Share		-	53209	-	53209	54387
		-----	-----	-----	-----	-----
Total Resources Expended		-	71551	40864	112415	96081
		-----	-----	-----	-----	-----
Net Income (Expenditure) For The Year		46	32125	(10419)	21752	35440
Transfers Between Funds		9800	(32125)	22325	-	-
		-----	-----	-----	-----	-----
Net Incoming Resources before Recognised Gains and (Losses)		9846	-	11906	21752	35440
Other Recognised Gains and (Losses)	4	-	250166	7238	257404	(33525)
		-----	-----	-----	-----	-----
Net Movement of Funds		9846	250166	19144	279156	1915
Total Funds Brought Forward		106009	2973382	217837	3297228	3295313
		-----	-----	-----	-----	-----
Total Funds Carried Forward		115855	3223548	236981	3576384	3297228
		=====	=====	=====	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Balance Sheet
As at 31 December 2021

	Notes	£	2021 £	2020 £
Fixed Assets				
Tangible Assets	5		478023	478023
Investments	6		2786034	2544809
			-----	-----
			3264057	3022832
Current Assets				
Debtors and Prepayments	7	1645		2529
Balances at Building Society & COIF Deposit		297925		261457
Balances at Bank and Cash in Hand		30678		25370
			-----	-----
			330248	289356
			-----	-----
Creditors:- Amounts falling due within one year	8	(17921)		(14960)
			-----	-----
			312327	274396
			-----	-----
Net Assets			3576384	3297228
			=====	=====
Fund Balances				
General Fund		3223548		2973382
Almshouse Branch Fund		236981		217837
			-----	-----
			3460529	3191219
Designated Funds				
General Repairs Fund		3698		3493
Almshouse Repairs Fund		62892		59292
Almshouse Cyclical Maintenance		49265		43224
			-----	-----
			115855	106009
			-----	-----
			3576384	3297228
			=====	=====

These financial statements are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved by the officers on 24 June 2022 and signed on its behalf.

.....
Trustee

.....
Trustee

The notes on pages 4 to 7 form part of these accounts

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2021

1. Accounting policies

Basis of preparation of accounts

The accounts are prepared under the historical cost convention.

The accounts have been prepared in compliance with Statements of Recommended Practice on Charity Accounts.

The charity has taken advantage of the exemption in Financial Reporting Standard No.1 from the requirement to produce a cash flow statement.

2. Incoming Resources

2a. Property Income	Rent	Outgoings	Net	2020	
	£	£	£	(Net)	
				£	
Oxhouse Field	427	-	427	427	
Wayleave	39	-	39	-	
81 Victoria Road	8160	(309)	7851	8080	
83 Victoria Road	10200	-	10200	3868	
	-----	-----	-----	-----	
	18826	(309)	18517	12375	
	-----	-----	-----	-----	
 2b. Investment Income	Repair	General	Almshouse	Total	2020
	Funds	Fund	Fund	£	£
	£	£	£		
Nationwide Interest	46	-	75	121	87
NAACIF Income Shares	-	38223	-	38223	40540
Brewin Dolphin Portfolio	-	16441	-	16441	18057
COIF - Deposit Interest	-	18	-	18	392
Fixed Interest Fund	-	5769	-	5769	6723
Property Fund	-	5932	-	5932	6061
Global Equity	-	10608	-	10608	10282
Ethical Investments	-	8168	-	8168	7964
	-----	-----	-----	-----	-----
	46	85159	75	85280	90106
	-----	-----	-----	-----	-----

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2021

3. Resources Expended

3a. Overhead Expenditure	Repair Fund £	General Fund £	Almshouse Branch £	Total £	2020 £
Secretarial Fees	-	8948	-	8948	8343
Gardener - Wages and Expenses	-	3256	-	3256	4424
Insurance	-	2050	-	2050	2108
Water and Sewerage	-	1272	-	1272	1264
Central Heating and Gas	-	-	8660	8660	8079
Central Heating Maintenance	-	-	5775	5775	5775
General Expenses	-	1016	1322	2338	2604
Audit Fees	-	1800	-	1800	1500
Lifeline Expenses	-	-	2918	2918	2911
Repairs and Maintenance	-	-	22189	22189	4686
	-----	-----	-----	-----	-----
	-	18342	40864	59206	41694
	-----	-----	-----	-----	-----

4. Other Recognised Gains & (Losses)

	Repair Fund £	General Fund £	Almshouse Fund £	Total £	2020 £
Profit/(Loss) on Sale of Shares	-	11186	-	11186	1468
Proceeds on Sale of Land	-	19779	-	19779	-
Revaluation of Investments (see Note 6)	-	219201	7238	226439	(34993)
	-----	-----	-----	-----	-----
	-	250166	7238	257404	(33525)
	-----	-----	-----	-----	-----

5. Tangible Fixed Assets

	Freehold Property	
	2021 £	2020 £
Freehold Properties:-		
81 Victoria Road, Devizes	251161	251161
83 Victoria Road, Devizes	226862	226862
	-----	-----
Cost as at 31 December 2021	478023	478023
	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2021

6. Investments

Market Value of Investments as at 31 December	2021	2020
	£	£
M&G Charity Fund Income Shares (1158278)	1055770	968552
M&G Charity Fund Accumulation Shares (581/537)	64607	53769
Brewin Dolphin Portfolio	580423	536759
COIF Fixed Interest Units (151428)	201127	215300
COIF Property Income Units (108045)	136589	119541
COIF Global Equity Income Units (155313/86693)	443931	383328
COIF Ethical Investment Fund Units (97005)	303587	267560
	-----	-----
	2786034	2544809
	-----	-----

	General Fund	Almshouse Fund	Total 2021
	£	£	£
Market Value of Investments as at 31 December 2020	3491040	53769	2544809
Add:- Investments Purchased	-	3600	3600
Net Profit/(Loss) of Disposal of Shares	11186	-	11186
Unrealised Profit(Loss) on Investments	219201	7238	226439
	-----	-----	-----
Market Value of Investments at 31 December 2021	2721427	64607	2786034
	-----	-----	-----

At Cost	General Fund	Almshouse Fund	Total	2020
	£	£	£	£
M&G Charity Fund Income Shares (1158278)	730023	-	730023	730023
M&G Charity Fund Accumulation Shares (581/537)	-	40885	40885	37285
Brewin Dolphin Portfolio	471651	-	471651	460465
COIF:-				
Fixed Interest Fund (151428)	200000	-	200000	200000
Property Fund Units (108045)	121000	-	121000	121000
Global Equity Fund (155313)	200000	-	200000	200000
Ethical Investment Fund (97005)	175133	-	175133	175133
	-----	-----	-----	-----
	1897807	40885	1938692	1923906
	-----	-----	-----	-----

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2021

7. Debtors and Prepayments	Almshouse Fund £	Total £	2020 £
Almshouse Contributions	1645	1645	1505
Prepayment	-	-	1024
	-----	-----	-----
	1645	1645	2529
	-----	-----	-----

8. Creditors	General Fund	Almshouse Fund £	Total £	2020 £
Church Branch	17921	-	17921	14960
	-----	-----	-----	-----
	17921	-	17921	14960
	-----	-----	-----	-----

9. Trustee Remuneration and Related Party Transactions

None of the Trustees received any remuneration or reimbursement of expenses during the year.

No Trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year.

THE CHURCH AND POOR LANDS IN THE PARISH OF ST MARY THE VIRGIN, DEVIZES

England & Wales - Charity number 201342

Accounts

**ST MARY'S (DEVIZES) CHURCH
AND POOR LANDS CHARITY**

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2020

Charity Number: 201342

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY

YEAR ENDED 31 DECEMBER 2020

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Balance Sheet	4
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ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**CHARITY INFORMATION**

Trustees	Mr I Sault (Chairman) Mr R Evans Mr A Sheppard Mrs A Cross Mr R Simpson Mr P Croft Mr I Brown Mr P Morgan
Charity Number	201342
Clerk to the Trustees Charity Offices	Mrs P Broomfield 46 Hillier Road Devizes Wiltshire SN10 2FB
Accountants	The Alanbrookes Group Ltd T/a J S Weeks & Co 10 Market Place Devizes Wiltshire SN10 1HT
Main Bankers	HSBC 45 Market Place Devizes Wiltshire SN10 1HZ

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY

Report of the Independent Examiner To The Trustees of St Mary's (Devizes) Church and Poor Lands Charity

I report on the accounts of the Charity for the year ended 31 December 2020, which are set out on pages 3 to 8.

Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:-

- examine the accounts (under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

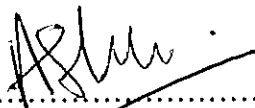
Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act, and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act,

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



.....
Mr A Fisher FCA
The Alanbrookes Group Ltd – T/A JS Weeks & Co
10 Market Place
Devizes
Wiltshire

21 September 2021

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Statement of Financial Activities
for the year ended 31 December 2020

	Notes	Repair Funds £	General Fund £	Almshouse Branch £	Total £	2019 £
Incoming Resources						
Property Income	2a	-	12375	-	12375	18594
Investment Income	2b	40	90019	47	90106	94107
Almshouse Contributions		-	-	29040	29040	32770
		-----	-----	-----	-----	-----
Total Incoming Resources		40	102394	29087	131521	145471
		-----	-----	-----	-----	-----
Resources Expended						
Expenditure:-						
Overhead Expenses	3a	-	19135	22559	41694	52017
Church Share		-	54387	-	54387	61069
		-----	-----	-----	-----	-----
Total Resources Expended		-	73522	22559	96081	113086
		-----	-----	-----	-----	-----
Net Income (Expenditure) For The Year		40	28872	6528	35440	32385
Transfers Between Funds		9800	(28872)	19072	-	-
		-----	-----	-----	-----	-----
Net Incoming Resources before Recognised Gains and (Losses)		9840	-	25600	35440	32385
Other Recognised Gains and (Losses)	4	-	(32416)	(1109)	(33525)	291036
		-----	-----	-----	-----	-----
Net Movement of Funds		9840	(32416)	24491	1915	323421
Total Funds Brought Forward		96169	3005798	193346	3295313	2971892
		-----	-----	-----	-----	-----
Total Funds Carried Forward		106009	2973382	217837	3297228	3295313
		=====	=====	=====	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Balance Sheet
As at 31 December 2020

	Notes	£	2020 £	2019 £
Fixed Assets				
Tangible Assets	5		478023	478023
Investments	6		2544809	2574734
			-----	-----
			3022832	3052757
Current Assets				
Debtors and Prepayments	7	2529		2618
Balances at Building Society & COIF Deposit		261457		225021
Balances at Bank and Cash in Hand		25370		25738
			-----	-----
		289356		253377
			-----	-----
Creditors:- Amounts falling due within one year	8	14960		(10821)
			-----	-----
			274396	242556
			-----	-----
Net Assets			3297228	3295313
			=====	=====
Fund Balances				
General Fund		2973382		3005798
Almshouse Branch Fund		217837		193346
			-----	-----
			3191219	3199144
Designated Funds				
General Repairs Fund		3493		3288
Almshouse Repairs Fund		59292		55692
Almshouse Cyclical Maintenance		43224		37189
			-----	-----
			106009	96169
			-----	-----
			3297228	3295313
			=====	=====

These financial statements are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved by the officers on

and signed on its behalf.

.....
Trustee

.....
Trustee

The notes on pages 4 to 7 form part of these accounts

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY

Notes To The Accounts

Year Ended 31 December 2020

1. Accounting policies

Basis of preparation of accounts

The accounts are prepared under the historical cost convention.

The accounts have been prepared in compliance with Statements of Recommended Practice on Charity Accounts.

The charity has taken advantage of the exemption in Financial Reporting Standard No.1 from the requirement to produce a cash flow statement.

2. Incoming Resources

2a. Property Income	Rent	Outgoings	Net	2019	
	£	£	£	(Net)	
				£	
Oxhouse Field	427	-	427	427	
Wayleave	-	-	-	39	
81 Victoria Road	8160	(80)	8080	8088	
83 Victoria Road	9350	(5482)	3868	10040	
	-----	-----	-----	-----	
	17937	5562	12375	18594	
	-----	-----	-----	-----	
 2b. Investment Income	Repair	General	Almshouse	Total	2019
	Funds	Fund	Fund	£	£
	£	£	£		
Nationwide Interest	40	-	47	87	67
NAACIF Income Shares	-	40540	-	40540	40540
Brewin Dolphin Portfolio	-	18057	-	18057	20930
COIF - Deposit Interest	-	392	-	392	954
Fixed Interest Fund	-	6723	-	6723	6723
Property Fund	-	6061	-	6061	6915
Global Equity	-	10282	-	10282	10189
Ethical Investments	-	7964	-	7964	7789
	-----	-----	-----	-----	-----
	40	90019	47	90106	94107
	-----	-----	-----	-----	-----

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2020

3. Resources Expended

3a. Overhead Expenditure	Repair Fund £	General Fund £	Almshouse Branch £	Total £	2019 £
Secretarial Fees	-	8343	-	8343	7375
Gardener - Wages and Expenses	-	4424	-	4424	4566
Insurance	-	2108	-	2108	1941
Water and Sewerage	-	1264	-	1264	1319
Central Heating and Gas	-	-	8079	8079	5620
Central Heating Maintenance	-	-	5775	5775	5632
General Expenses	-	1496	1108	2604	4215
Audit Fees	-	1500	-	1500	1440
Lifeline Expenses	-	-	2911	2911	2911
Repairs and Maintenance	-	-	4686	4686	16998
	-----	-----	-----	-----	-----
	-	19135	22559	41694	52017
	-----	-----	-----	-----	-----

4. Other Recognised Gains & (Losses)

	Repair Fund £	General Fund £	Almshouse Fund £	Total £	2019 £
Profit/(Loss) on Sale of Shares	-	1468	-	1468	(18123)
Revaluation of Investments (see Note 6)	-	(33884)	(1109)	(34993)	309159
	-----	-----	-----	-----	-----
	-	(32416)	(1109)	(33525)	291036
	-----	-----	-----	-----	-----

5. Tangible Fixed Assets

	Freehold Property	
	2020 £	2019 £
Freehold Properties:-		
81 Victoria Road, Devizes	251161	251161
83 Victoria Road, Devizes	226862	226862
	-----	-----
Cost as at 31 December 2020	478023	478023
	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2020

6. Investments			2020	2019
Market Value of Investments as at 31 December			£	£
M&G Charity Fund Income Shares (1158278)			968552	1046736
M&G Charity Fund Accumulation Shares (581/537)			53769	51278
Brewin Dolphin Portfolio			536759	568970
COIF Fixed Interest Units (151428)			215300	208289
COIF Property Income Units (108045)			119541	125894
COIF Global Equity Income Units (155313/86693)			383328	321839
COIF Ethical Investment Fund Units (97005)			267560	251728
			-----	-----
			2544809	2574734
			-----	-----
	General	Almshouse		
	Fund	Fund		
	£	£	Total	2020
			£	£
Market Value of Investments as at 31 December 2019	2523456	51278	2574734	
Add:- Investments Purchased	-	3600	3600	
Net Profit/(Loss) of Disposal of Shares	1468	-	1468	
Unrealised Profit(Loss) on Investments	(33884)	(1109)	(34993)	
	-----	-----	-----	
Market Value of Investments at 31 December 2020	2491040	53769	2544809	
	-----	-----	-----	
	General	Almshouse	Total	2019
	Fund	Fund		
	£	£	£	£
At Cost				
M&G Charity Fund Income Shares (1158278)	730023	-	730023	730023
M&G Charity Fund Accumulation Shares (581/537)	-	37285	37285	33685
Brewin Dolphin Portfolio	460465	-	460465	458977
COIF:-				
Fixed Interest Fund (151428)	200000	-	200000	200000
Property Fund Units (108045)	121000	-	121000	121000
Global Equity Fund (155313)	200000	-	200000	200000
Ethical Investment Fund (97005)	175133	-	175133	175133
	-----	-----	-----	-----
	1886621	37285	1923906	1918818
	-----	-----	-----	-----

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2020

7. Debtors and Prepayments	Almshouse Fund £	Total £	2019 £
Rent Arrears	1505	1505	1890
Prepayment	1024	1024	728
	-----	-----	-----
	2529	2529	2618
	-----	-----	-----

8. Creditors	General Fund	Almshouse Fund £	Total £	2019 £
Church Branch	14960	-	14960	10821
	-----	-----	-----	-----
	14960	-	14960	10821
	-----	-----	-----	-----

9. Trustee Remuneration and Related Party Transactions

None of the Trustees received any remuneration or reimbursement of expenses during the year.

No Trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year.