

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

England & Wales · Charity number 212738

Details

Other names CHURCH (TOWN ESTATE) CHARITY, THE EARSHAM CHURCH TRUST

Status Registered

Legal form Other

Registered 1962-11-26

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

Contact

Address The Close
School Road
Earsham
Bungay
Suffolk
NR35 2TF

Phone 01603882377

Email earsham.benefice@btconnect.com

Activities

Objects: (1) PAYMENT OF ú4000 STOCK TO THE EARSHAM CHARITY (2) FURTHERING THE RELIGIOUS AND OTHER CHARITABLE WORK OF THE CHURCH OF ENGLAND IN THE AREA OF BENEFIT (3) APPLYING THE PROPERTY FOR USE AS A PARISH ROOM

Activities: To promote Christian mission throughout the Earsham Benefice

Classification

- **How:** Makes Grants To Organisations
- **What:** Religious Activities
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** ECCLESIASTICAL PARISH OF ALL SAINTS,EARSHAM
- Norfolk

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£35,251	£24,834	-	-
2023-12-31	£31,064	£26,886	-	-
2022-12-31	£31,109	£21,151	-	-
2021-12-31	£30,773	£20,536	-	-
2020-12-31	£31,070	£20,509	-	-

Trustees

Name	Role	Appointed
REV Christopher Hutton	Chair	2014-04-01
Adrian Robert Somerfield		2023-06-01
BRENDA JOAN RUSH		
ZOE SPRAKE		2012-09-12

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

England & Wales - Charity number 212738

Accounts

Registered Charity No. 212738

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

ACCOUNTS FOR THE YEAR ENDED

31 DECEMBER 2024

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

Trustees:	Role	Appointing Body
Rev C Hutton	Chair	Incumbent
Mrs Z Sprake	Secretary, Church Warden	Ex Officio
Mrs B Rush	Church Warden	Ex Officio
Mr P J Weeks (to 9 January 2025)	Treasurer	NDBF
A Somerfield		PCC

Objects: To further the religious and other charitable work of the Church of England in the Ecclesiastical Parish of All Saints, Earsham.

Constitution: Order issued by the Charity Commission on the 4th June 1992

Solicitors: Mills and Reeve
Redwell Street
Norwich
Norfolk

Independent Examiner: G Kerkham
Larking Gowen LLP
Chartered Accountants
Faiers House
Gilray Road
Diss
IP22 4WR

Bankers: Barclays Bank plc
Waveney Valley Branch
Bungay
Suffolk

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

TRUSTEES' ANNUAL REPORT

The main asset of the Trust is the money raised by the sale of land in the centre of Earsham village for housing. The sale was proposed by the then Rector, John Walden, because the village school was threatened with closure. It was intended that money could be used to improve the school, and the new houses would provide greater pupil numbers. Improvements were made to the school using Trust funds, but since then a new school has been built and the old school disposed of.

The Trust is now for the benefit of the church in Earsham and, as it has a central role in the benefice, it provides benefits for the other parishes within the benefice. The sale of land raised £400,000 which was invested in a number of Investment Funds; one held in the name of the Trust and two held in the name of The Norwich Diocesan Board of Finance Ltd. These funds generate quarterly income. From this income the objects of the charity are carried out.

The Trust also owns a section of marshland comprising 3.88 acres which is currently let to provide a small amount of rental income.

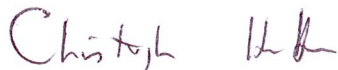
Objectives: To further the religious and other charitable work of the Church of England in the Ecclesiastical Parish of All Saints, Earsham. The Trustees invite requests for grants from Earsham PCC and allocate income accordingly towards running costs and also to fund pastoral work.

Achievements and performance: The charity made a grant of £20,000 to the Earsham Parochial Church Council in the year to support the church finances including the parish share. A further grant of £3,200 was made to the local primary school.

Reserves: The Trustees' policy on reserves is to maintain a minimum of £10,000 of free reserves. The Trust currently has free reserves amounting to £69,597 (2023: £59,217). These funds have accumulated over a period of time and will be used to meet the costs of forthcoming projects.

The Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Approved by the Trustees and signed on their behalf by:



Rev C Hutton

Date: 18/12/2025

Independent Examiner's Report to the Earsham Church Trust (Town Estate)

I report to the trustees on my examination of the accounts of the Trust for the year ended 31 December 2024 which are set out on pages 4 to 7.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- (1) accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- (2) the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

G Kerkham FCA

**Larking Gowen LLP
Chartered Accountants
Faiers House
Gilray Road
Diss, Norfolk
IP22 4WR**

Date: 6 February 2026

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

GENERAL (UNRESTRICTED) FUND RECEIPTS AND PAYMENTS ACCOUNT

	Notes	2024		2023	
		£	£	£	£
<u>Receipts</u>					
Receipts from investments					
Bank interest		915		470	
Dividends		34,336		30,404	
			35,251		30,874
Other incoming resources					
Rent		-		190	
			-		190
Total receipts			<u>35,251</u>		<u>31,064</u>
<u>Payments</u>					
Charitable activities					
PCC running costs		20,000		20,000	
Drainage rates		14		13	
Landscaping		978		5,491	
Grant to Earsham School		3,200		800	
			24,192		26,304
Governance costs					
Professional fees			642		582
Total payments			<u>24,834</u>		<u>26,886</u>
Excess of receipts over payments	4		10,417		4,178
Cash balances brought forward			59,858		55,680
Cash balances carried forward			<u>70,275</u>		<u>59,858</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2024

	Notes	2024 £	2023 £
ASSETS			
Investments			
Capital account	1	1,156,245	1,129,445
Income account	2	13,501	13,106
Bank Balances			
Business Premium account		70,275	59,859
Accrued income			
Rent	6	95	-
		<u>1,240,116</u>	<u>1,202,410</u>
LIABILITIES			
Creditors	7	(678)	(642)
		<u>1,239,438</u>	<u>1,201,768</u>
REPRESENTED BY			
Income Account	4	83,193	72,861
Capital Account	3	1,156,245	1,129,445
		<u>1,239,438</u>	<u>1,202,306</u>

Approved by the Trustees and signed on their behalf by:

Name: C. KK

Date: 28/12/25

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2024

	2024		2023	
	£ Cost	£ Value	£ Cost	£ Value
1. CAPITAL				
Investments held in the name of Norwich Diocesan Board of Finance				
Central Board of Finance of the Church Investment Fund: 44,216 shares @ 2,224.6p	227,192	1,022,393	227,192	999,516
Central Board of Finance of the Church Fixed Interest Securities Fund: 89,761.14 shares @ 149.12p	142,614	133,852	142,614	129,929
	<u>369,806</u>	<u>1,156,245</u>	<u>369,806</u>	<u>1,129,445</u>

The investments at 31 December 2024 are stated in the statement of assets and liabilities at market value and are held in the name of "The Norwich Diocesan Board of Finance".

	2024		2023	
	£ Cost	£ Value	£ Cost	£ Value
2. INCOME				
Investments held in the name of The Earsham Church Trust.				
Central Board of Finance of the Church Fixed Interest Securities Fund: 9,054.14 shares @ 150.8p	15,000	13,501	15,000	13,106
	<u>15,000</u>	<u>13,501</u>	<u>15,000</u>	<u>13,106</u>

The investments at 31 December 2024 are stated in the balance sheet at market value and are held in the name of The Earsham Church Trust.

	2024 £	2023 £
3. CAPITAL		
Opening balance	1,129,445	1,036,624
Increase / (decrease) in value of capital investments	26,800	92,821
	<u>1,156,245</u>	<u>1,129,445</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2024

	2024	2023
	£	£
4. INCOME ACCOUNT		
Opening balance	72,323	67,607
Excess of receipts over payments	10,417	4,178
Movement in accruals	(37)	(60)
Movement in accrued income	95	(95)
	<u>82,798</u>	<u>71,630</u>
(Decrease) / Increase in value of income investments	395	693
	<u>83,193</u>	<u>72,323</u>
Closing balance		

5. GRANTS

Grants made to Earsham PCC have been made out of income.

6. ACCRUED INCOME

The trust is owed £95 in respect of rent which had not been received at 31 December 2024 (2023: £Nil).

7. ACCRUALS

The trust owed £678 in respect of the independent examination for the year ended 31 December 2023 (2023: £642).

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

England & Wales - Charity number 212738

Accounts

Registered Charity No. 212738

THE EARSHAM CHURCH TRUST (TOWN ESTATE)
ACCOUNTS FOR THE YEAR ENDED
31 DECEMBER 2023

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

Trustees:	Role	Appointing Body
Rev C Hutton	Chair	Incumbent
Mrs Z Sprake	Secretary, Church Warden	Ex Officio
Mrs B Rush	Church Warden	Ex Officio
Mr P J Weeks	Treasurer	NDBF
A Somerfield		PCC

Objects: To further the religious and other charitable work of the Church of England in the Ecclesiastical Parish of All Saints, Earsham.

Constitution: Order issued by the Charity Commission on the 4th June 1992

Solicitors: Mills and Reeve
Redwell Street
Norwich
Norfolk

Independent Examiner: G Kerkham
Larking Gowen LLP
Chartered Accountants
Faiers House
Gilray Road
Diss
IP22 4WR

Bankers: Barclays Bank plc
Waveney Valley Branch
Bungay
Suffolk

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

TRUSTEES' ANNUAL REPORT

The main asset of the Trust is the money raised by the sale of land in the centre of Earsham village for housing. The sale was proposed by the then Rector, John Walden, because the village school was threatened with closure. It was intended that money could be used to improve the school, and the new houses would provide greater pupil numbers. Improvements were made to the school using Trust funds, but since then a new school has been built and the old school disposed of.

The Trust is now for the benefit of the church in Earsham and, as it has a central role in the benefice, it provides benefits for the other parishes within the benefice. The sale of land raised £400,000 which was invested in a number of Investment Funds; one held in the name of the Trust and two held in the name of The Norwich Diocesan Board of Finance Ltd. These funds generate quarterly income. From this income the objects of the charity are carried out.

The Trust also owns a section of marshland comprising 3.88 acres which is currently let to provide a small amount of rental income.

Objectives: To further the religious and other charitable work of the Church of England in the Ecclesiastical Parish of All Saints, Earsham. The Trustees invite requests for grants from Earsham PCC and allocate income accordingly towards running costs and also to fund pastoral work.

Achievements and performance: The charity made a grant of £20,000 to the Earsham Parochial Church Council in the year to support the church finances including the parish share. A further grant of £800 was made for the local primary school to fund a visit to the theatre.

Reserves: The Trustees' policy on reserves is to maintain a minimum of £10,000 of free reserves. The Trust currently has free reserves amounting to £59,217 (2022: £55,191). These funds have accumulated over a period of time and will be used to meet the costs of forthcoming projects which include the landscaping of the church meadow.

The Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Approved by the Trustees and signed on their behalf by:

P J Weeks



Date:

16/8/24

Independent Examiner's Report to the Earsham Church Trust (Town Estate)

I report to the trustees on my examination of the accounts of the Trust for the year ended 31 December 2023 which are set out on pages 4 to 7.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- (1) accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- (2) the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

G Kerkham FCA

**Larking Gowen LLP
Chartered Accountants
Faiers House
Gilray Road
Diss, Norfolk
IP22 4WR**

Date: 22/9/2024

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

GENERAL (UNRESTRICTED) FUND RECEIPTS AND PAYMENTS ACCOUNT

	Notes	2023		2022	
		£	£	£	£
<u>Receipts</u>					
Receipts from investments					
Bank interest		470		44	
Dividends		30,404		31,065	
			30,874		31,109
Other incoming resources					
Rent		190		-	
			190		-
Total receipts			<u>31,064</u>		<u>31,109</u>
<u>Payments</u>					
Charitable activities					
PCC running costs		20,000		20,000	
Drainage rates		13		9	
Landscaping		5,491		-	
Grant to Earsham School		800		590	
			26,304		20,599
Governance costs					
Professional fees			582		552
Total payments			<u>26,886</u>		<u>21,151</u>
Excess of receipts over payments	4		4,178		9,958
Cash balances brought forward			55,680		45,722
Cash balances carried forward			<u>59,858</u>		<u>55,680</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2023

	Notes	2023		2022	
		£	£	£	£
ASSETS					
Investments					
Capital account	1		1,129,445		1,036,627
Income account	2		13,106		12,413
Bank Balances					
Business Premium account			59,859		55,678
Accrued income					
Rent	6		-		95
			<u>1,202,410</u>		<u>1,104,813</u>
LIABILITIES					
Creditors	7		(642)		(582)
			<u>1,201,768</u>		<u>1,104,231</u>
REPRESENTED BY					
Income Account	4		72,323		67,607
Capital Account	3		1,129,445		1,036,624
			<u>1,201,768</u>		<u>1,104,231</u>

Approved by the Trustees and signed on their behalf by:



Name: CHRISTOPHER HUTTON

Date: 16 / 8 / 24

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2023

	2023		2022	
	£ Cost	£ Value	£ Cost	£ Value
1. CAPITAL				
Investments held in the name of Norwich Diocesan Board of Finance				
Central Board of Finance of the Church Investment Fund: 44,216 shares @ 2,066.14p	227,192	999,516	227,192	913,564
Central Board of Finance of the Church Fixed Interest Securities Fund: 89,761.14 shares @ 137.10p	142,614	129,929	142,614	123,063
	<u>369,806</u>	<u>1,129,445</u>	<u>369,806</u>	<u>1,036,627</u>

The investments at 31 December 2023 are stated in the statement of assets and liabilities at market value and are held in the name of "The Norwich Diocesan Board of Finance".

	2023		2022	
	£ Cost	£ Value	£ Cost	£ Value
2. INCOME				
Investments held in the name of The Earsham Church Trust.				
Central Board of Finance of the Church Fixed Interest Securities Fund: 9,054.14 shares @ 137.10p	15,000	13,106	15,000	12,413
	<u>15,000</u>	<u>13,106</u>	<u>15,000</u>	<u>12,413</u>

The investments at 31 December 2023 are stated in the balance sheet at market value and are held in the name of The Earsham Church Trust.

	2023	2022
	£	£
3. CAPITAL		
Opening balance	1,036,624	1,177,591
Increase / (decrease) in value of capital investments	92,821	(140,967)
	<u>1,129,445</u>	<u>1,036,624</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 2023

	2023	2022
	£	£
4. INCOME ACCOUNT		
Opening balance	67,607	59,508
Excess of receipts over payments	4,178	9,958
Movement in accruals	(60)	(30)
Movement in accrued income	(95)	95
	<u>71,630</u>	<u>69,531</u>
 (Decrease) / Increase in value of income investments	 693	 (1,924)
 Closing balance	 <u><u>72,323</u></u>	 <u><u>67,607</u></u>

5. GRANTS

Grants made to Earsham PCC have been made out of income.

6. ACCRUED INCOME

The trust is owed £Nil in respect of rent which had not been received at 31 December 2023 (2022: £90).

7. ACCRUALS

The trust owed £642 in respect of the independent examination for the year ended 31 December 2023 (2022: £582).

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

England & Wales - Charity number 212738

Accounts

Registered Charity No. 212738

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

ACCOUNTS FOR THE YEAR ENDED

31 DECEMBER 2022

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

Trustees:		Role	Appointing Body
	Rev C Hutton	Chair	Incumbent
	Mrs Z Large	Secretary	PCC
	Mrs B Rush	Church Warden	Ex Officio
	Mr P J Weeks	Treasurer	NDBF

Objects: To further the religious and other charitable work of the Church of England in the Ecclesiastical Parish of All Saints, Earsham.

Constitution: Order issued by the Charity Commission on the 4th June 1992

Solicitors: Mills and Reeve
Redwell Street
Norwich
Norfolk

Independent Examiner: G Kerkham
Larking Gowen LLP
Chartered Accountants
Faiers House
Gilray Road
Diss
IP22 4WR

Bankers: Barclays Bank plc
Waveney Valley Branch
Bungay
Suffolk

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

TRUSTEES' ANNUAL REPORT

The main asset of the Trust is the money raised by the sale of land in the centre of Earsham village for housing. The sale was proposed by the then Rector, John Walden, because the village school was threatened with closure. It was intended that money could be used to improve the school, and the new houses would provide greater pupil numbers. Improvements were made to the school using Trust funds, but since then a new school has been built and the old school disposed of.

The Trust is now for the benefit of the church in Earsham and, as it has a central role in the benefice, it provides benefits for the other parishes within the benefice. The sale of land raised £400,000 which was invested in a number of Investment Funds; one held in the name of the Trust and two held in the name of The Norwich Diocesan Board of Finance Ltd. These funds generate quarterly income. From this income the objects of the charity are carried out.

The Trust also owns a section of marshland comprising 3.88 acres which is currently let to provide a small amount of rental income.

Objectives: To further the religious and other charitable work of the Church of England in the Ecclesiastical Parish of All Saints, Earsham. The Trustees invite requests for grants from Earsham PCC and allocate income accordingly towards running costs and also to fund pastoral work.

Achievements and performance: The charity made a grant of £20,000 to the Earsham Parochial Church Council in the year to support the church finances including the parish share. A further grant of £590 was made to the local primary school to fund two visits to the Norwich Cathedral.

Reserves: The Trustees' policy on reserves is to maintain a minimum of £10,000 of free reserves. The Trust currently has free reserves amounting to £55,191 (2021: £45,170). These funds have accumulated over a period of time and will be used to meet the costs of forthcoming projects which include the landscaping of the church meadow.

The Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Approved by the Trustees and signed on their behalf by:

P J Weeks

Date:

Independent Examiner's Report to the Earsham Church Trust (Town Estate)

I report to the trustees on my examination of the accounts of the Trust for the year ended 31 December 2022 which are set out on pages 3 to 6.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- (1) accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- (2) the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

G Kerkham FCA

**Larking Gowen LLP
Chartered Accountants
Faiers House
Gilray Road
Diss, Norfolk
IP22 4WR**

Date:

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

GENERAL (UNRESTRICTED) FUND RECEIPTS AND PAYMENTS ACCOUNT

	Notes	2022		2021	
		£	£	£	£
<u>Receipts</u>					
Receipts from investments					
Bank interest		44		3	
Dividends		31,065		30,675	
			31,109		30,678
Other incoming resources					
Rent		-		95	
			-		95
Total receipts			<u>31,109</u>		<u>30,773</u>
<u>Payments</u>					
Charitable activities					
PCC running costs		20,000		20,000	
Drainage rates		9		8	
Grant to Earsham School		590		-	
			20,599		20,008
Governance costs					
Professional fees			552		528
Total payments			<u>21,151</u>		<u>20,536</u>
Excess of receipts over payments	4		9,958		10,237
Cash balances brought forward			45,722		35,485
Cash balances carried forward			<u>55,680</u>		<u>45,722</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2022

	Notes	£	2022 £	£	2021 £	£
ASSETS						
Investments						
Capital account	1		1,036,627		1,177,592	
Income account	2		12,413		14,337	
Bank Balances						
Business Premium account			55,678		45,722	
Accrued income						
Rent	6		95		-	
				<u>1,104,813</u>		<u>1,237,651</u>
LIABILITIES						
Creditors	7		(582)		(552)	
				<u>1,104,231</u>		<u>1,237,099</u>
REPRESENTED BY						
Income Account	4		67,607		59,508	
Capital Account	3		1,036,624		1,177,591	
				<u>1,104,231</u>		<u>1,237,099</u>

Approved by the Trustees and signed on their behalf by:

Name:

Date:

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2022

	2022		2021	
	£	£	£	£
	Cost	Value	Cost	Value
1. CAPITAL				
Investments held in the name of Norwich Diocesan Board of Finance				
Central Board of Finance of the Church Investment Fund: 44,216 shares @ 2,066.14p	227,192	913,564	227,192	1,035,455
Central Board of Finance of the Church Fixed Interest Securities Fund: 89,761.14 shares @ 137.10p	142,614	123,063	142,614	142,137
	<u>369,806</u>	<u>1,036,627</u>	<u>369,806</u>	<u>1,177,592</u>

The investments at 31 December 2022 are stated in the statement of assets and liabilities at market value and are held in the name of "The Norwich Diocesan Board of Finance".

	2022		2021	
	£	£	£	£
	Cost	Value	Cost	Value
2. INCOME				
Investments held in the name of The Earsham Church Trust.				
Central Board of Finance of the Church Fixed Interest Securities Fund: 9,054.14 shares @ 137.10p	15,000	12,413	15,000	14,337
	<u>15,000</u>	<u>12,413</u>	<u>15,000</u>	<u>14,337</u>

The investments at 31 December 2022 are stated in the balance sheet at market value and are held in the name of The Earsham Church Trust.

	2022	2021
	£	£
3. CAPITAL		
Opening balance	1,177,591	1,058,119
Increase / (decrease) in value of capital investments	(140,967)	119,472
	<u>1,036,624</u>	<u>1,177,591</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2022

	2022	2021
	£	£
4. INCOME ACCOUNT		
Opening balance	59,508	50,315
Excess of receipts over payments	9,958	10,237
Movement in accruals	(30)	(24)
Movement in accrued income	95	
	<u>69,531</u>	<u>60,528</u>
(Decrease) / Increase in value of income investments	(1,924)	(1,020)
	<u>67,607</u>	<u>59,508</u>

5. GRANTS

Grants made to Earsham PCC have been made out of income.

6. ACCRUED INCOME

The trust is owed £95 in respect of rent which had not been received at 31 December 2022.

7. ACCRUALS

The trust owed £582 in respect of the independent examination for the year ended 31 December 2022.

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

England & Wales - Charity number 212738

Accounts

Registered Charity No. 212738

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

ACCOUNTS FOR THE YEAR ENDED

31 DECEMBER 2021

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

Trustees:		Role	Appointing Body
	Rev C Hutton	Chair	Incumbent
	Mrs Z Large	Secretary	PCC
	Mrs B Rush	Church Warden	PCC
	Mr P J Weeks	Treasurer	NDBF

Objects: £1 per annum to Earsham Town Charity, residue for general Church purposes.

Constitution: Order issued by the Charity Commission on the 4th June 1992

Solicitors: Mills and Reeve
Redwell Street
Norwich
Norfolk

Independent Examiner: G Kerkham
Larking Gowen LLP
Chartered Accountants
Faiers House
Gilray Road
Diss
IP22 4WR

Bankers: Barclays Bank plc
Waveney Valley Branch
Bungay
Suffolk

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

TRUSTEES' ANNUAL REPORT

The main asset of the Trust is the money raised by the sale of land in the centre of Earsham village for housing. The sale was proposed by the then Rector, John Walden, because the village school was threatened with closure. It was intended that money could be used to improve the school, and the new houses would provide greater pupil numbers. Improvements were made to the school using Trust funds, but since then a new school has been built and the old school disposed of.

The Trust is now for the benefit of the church in Earsham and, as it has a central role in the benefice, it provides benefits for the other parishes within the benefice. The sale of land raised £400,000 which was invested in a number of Investment Funds; one held in the name of the Trust and two held in the name of The Norwich Diocesan Board of Finance Ltd. These funds generate quarterly income. From this income the objects of the charity are carried out.

The Trust also owns a section of marshland comprising 3.88 acres which is currently let to provide a small amount of rental income.

Objectives: The Trustees invite requests for grants from Earsham PCC and allocate income accordingly towards running costs and also to fund pastoral work.

Reserves

The Trustees' policy on reserves is to maintain a minimum of £10,000 of free reserves. The Trust currently has free reserves amounting to £45,170 (2020: £34,957). These funds have accumulated over a period of time and will be used to meet the costs of forthcoming projects.

The Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Approved by the Trustees and signed on their behalf by:

P J Weeks



Date:

29/3/2022

Independent Examiner's Report to the Earsham Church Trust (Town Estate)

I report to the trustees on my examination of the accounts of the Trust for the year ended 31 December 2021 which are set out on pages 3 to 6.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- (1) accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- (2) the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



G Kerkham FCA

**Larking Gowen LLP
Chartered Accountants
Faiers House
Gilray Road
Diss, Norfolk
IP22 4WR**

Date: 24 April 2022

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

GENERAL (UNRESTRICTED) FUND RECEIPTS AND PAYMENTS ACCOUNT

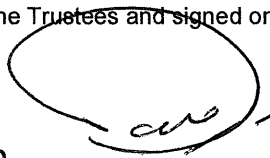
	Notes	2021		2020	
		£	£	£	£
<u>Receipts</u>					
Receipts from investments					
Bank interest		3		20	
Dividends		30,675		30,860	
		<hr/>	30,678	<hr/>	30,880
Other incoming resources					
Rent		95		190	
		<hr/>	95	<hr/>	190
Total receipts			<hr/> <u>30,773</u>		<hr/> <u>31,070</u>
<u>Payments</u>					
Charitable activities					
PCC running costs		20,000		20,000	
Drainage rates		8		5	
		<hr/>	20,008	<hr/>	20,005
Governance costs					
Professional fees			528		504
Trustee travel expenses			-		-
Total payments			<hr/> <u>20,536</u>		<hr/> <u>20,509</u>
Excess of receipts over payments	4		10,237		10,561
Cash balances brought forward			35,485		24,924
Cash balances carried forward			<hr/> <u>45,722</u>		<hr/> <u>35,485</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2021

	Notes	2021		2020	
		£	£	£	£
ASSETS					
Investments					
Capital account	1		1,177,592		1,058,119
Income account	2		14,337		15,358
Bank Balances					
Business Premium account		45,722		35,485	
			<u>45,722</u>	<u>35,485</u>	
			<u>1,237,651</u>	<u>1,108,962</u>	
LIABILITIES					
Creditors			(552)		(528)
			<u>1,237,099</u>	<u>1,108,434</u>	
REPRESENTED BY					
Income Account	4		59,508		50,315
Capital Account	3		1,177,591		1,058,119
			<u>1,237,099</u>	<u>1,108,434</u>	

Approved by the Trustees and signed on their behalf by:



Name: P J Warrall

Date: 29/13/2022

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2021

	2021		2020	
	£ Cost	£ Value	£ Cost	£ Value
1. CAPITAL				
Investments held in the name of Norwich Diocesan Board of Finance				
Central Board of Finance of the Church Investment Fund: 44,216 shares @ 2048.73p	227,192	1,035,455	227,192	905,866
Central Board of Finance of the Church Fixed Interest Securities Fund: 89,761.14 shares @ 169.62p	142,614	142,137	142,614	152,253
	<u>369,806</u>	<u>1,177,592</u>	<u>369,806</u>	<u>1,058,119</u>

The investments at 31 December 2021 are stated in the statement of assets and liabilities at market value and are held in the name of "The Norwich Diocesan Board of Finance".

	2021		2020	
	£ Cost	£ Value	£ Cost	£ Value
2. INCOME				
Investments held in the name of The Earsham Church Trust.				
Central Board of Finance of the Church Fixed Interest Securities Fund: 9,054.14 shares @ 169.62p	15,000	14,337	15,000	15,358
	<u>15,000</u>	<u>14,337</u>	<u>15,000</u>	<u>15,358</u>

The investments at 31 December 2021 are stated in the balance sheet at market value and are held in the name of The Earsham Church Trust.

	2021 £	2020 £
3. CAPITAL		
Opening balance	1,058,119	994,645
Increase / (decrease) in value of capital investments	119,472	63,474
	<u>1,177,591</u>	<u>1,058,119</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2021

	2021	2020
	£	£
4. INCOME ACCOUNT		
Opening balance	50,315	39,254
Excess of receipts over payments	10,237	10,561
Movement in accruals	(24)	(24)
	<hr/>	<hr/>
	60,528	49,791
(Decrease) / Increase in value of income investments	(1,020)	524
	<hr/>	<hr/>
Closing balance	<u>59,508</u>	<u>50,315</u>

5. GRANTS

Grants made to Earsham PCC have been made out of income.

6. ACCRUALS

The trust owed £552 in respect of the independent examination for the year ended 31 December 2021.

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

England & Wales - Charity number 212738

Accounts

Registered Charity No. 212738

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

ACCOUNTS FOR THE YEAR ENDED

31 DECEMBER 2020

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

Trustees:		Role	Appointing Body
	Rev C Hutton	Chair	Incumbent
	Mrs Z Large	Secretary	PCC
	Mrs B Rush	Church Warden	PCC
	Mr P J Weeks	Treasurer	NDBF

Objects: £1 per annum to Earsham Town Charity, residue for general Church purposes.

Constitution: Order issued by the Charity Commission on the 4th June 1992

Solicitors: Mills and Reeve
Redwell Street
Norwich
Norfolk

Independent Examiner: I S Webster FCA
Larking Gowen LLP
Chartered Accountants
Faiers House
Gilray Road
Diss
IP22 4WR

Bankers: Barclays Bank plc
Waveney Valley Branch
Bungay
Suffolk

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

TRUSTEES' ANNUAL REPORT

The main asset of the Trust is the money raised by the sale of land in the centre of Earsham village for housing. The sale was proposed by the then Rector, John Walden, because the village school was threatened with closure. It was intended that money could be used to improve the school, and the new houses would provide greater pupil numbers. Improvements were made to the school using Trust funds, but since then a new school has been built and the old school disposed of.

The Trust is now for the benefit of the church in Earsham and, as it has a central role in the benefice, it provides benefits for the other parishes within the benefice. The sale of land raised £400,000 which was invested in a number of Investment Funds; one held in the name of the Trust and two held in the name of The Norwich Diocesan Board of Finance Ltd. These funds generate quarterly income. From this income the objects of the charity are carried out.

The Trust also owns a section of marshland comprising 3.88 acres which is currently let to provide a small amount of rental income.

Objectives: The Trustees invite requests for grants from Earsham PCC and allocate income accordingly towards running costs and also to fund pastoral work.

Reserves

The Trustees' policy on reserves is to maintain a minimum of £10,000 of free reserves. The Trust currently has free reserves amounting to £34,957 (2019: £24,421). These funds have accumulated over a period of time and will be used to meet the costs of forthcoming projects.

The Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Approved by the Trustees and signed on their behalf by:



P J Weeks

Date: 21/12/21

Independent Examiner's Report to the Earsham Church Trust (Town Estate)

i report to the trustees on my examination of the accounts of the Trust for the year ended 31 December 2020 which are set out on pages 3 to 6.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- (1) accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- (2) the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



I S Webster FCA

**Larking Gowen LLP
Chartered Accountants
Faiers House
Gillray Road
Diss, Norfolk
IP22 4WR**

Date: 9 July 2021

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

GENERAL (UNRESTRICTED) FUND RECEIPTS AND PAYMENTS ACCOUNT

	Notes	2020		2019	
		£	£	£	£
Receipts					
Receipts from investments					
Bank interest		20		28	
Dividends		30,860		31,159	
			30,880		31,187
Other incoming resources					
Rent		190		190	
			190		190
Total receipts			<u>31,070</u>		<u>31,377</u>
Payments					
Charitable activities					
PCC running costs		20,000		20,000	
Drainage rates		5		-	
			20,005		20,000
Governance costs					
Professional fees			504		480
Trustee travel expenses			-		202
Total payments			<u>20,509</u>		<u>20,682</u>
Excess of receipts over payments	4		10,561		10,695
Cash balances brought forward			24,924		14,229
Cash balances carried forward			<u>35,485</u>		<u>24,924</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

STATEMENT OF ASSETS AND LIABILITIES AT 31 DECEMBER 2020

	Notes	2020		2019	
		£	£	£	£
ASSETS					
Investments					
Capital account	1		1,058,119		994,645
Income account	2		15,358		14,834
Bank Balances					
Business Premium account		35,485		24,924	
		<u>35,485</u>		<u>24,924</u>	
			<u>1,108,962</u>		<u>1,034,403</u>
LIABILITIES					
Creditors			(528)		(504)
			<u>1,108,434</u>		<u>1,033,899</u>
REPRESENTED BY					
Income Account	4		50,315		39,254
Capital Account	3		1,058,119		994,645
			<u>1,108,434</u>		<u>1,033,899</u>

Approved by the Trustees and signed on their behalf by:

Name: Christopher Hutton (Chair)
 Date: 7/7/2021

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2020

	2020		2019	
	£ Cost	£ Value	£ Cost	£ Value
1. CAPITAL				
Investments held in the name of Norwich Diocesan Board of Finance				
Central Board of Finance of the Church Investment Fund: 44,216 shares @ 2048.73p	227,192	905,868	227,192	847,581
Central Board of Finance of the Church Fixed Interest Securities Fund: 89,761.14 shares @ 169.62p	142,614	152,253	142,614	147,065
	<u>369,806</u>	<u>1,058,119</u>	<u>369,806</u>	<u>994,646</u>

The investments at 31 December 2020 are stated in the statement of assets and liabilities at market value and are held in the name of "The Norwich Diocesan Board of Finance".

	2020		2019	
	£ Cost	£ Value	£ Cost	£ Value
2. INCOME				
Investments held in the name of The Earsham Church Trust.				
Central Board of Finance of the Church Fixed Interest Securities Fund: 9,054.14 shares @ 169.62p	15,000	15,358	15,000	14,834
	<u>15,000</u>	<u>15,358</u>	<u>15,000</u>	<u>14,834</u>

The investments at 31 December 2020 are stated in the balance sheet at market value and are held in the name of The Earsham Church Trust.

	2020 £	2019 £
3. CAPITAL		
Opening balance	994,645	857,884
Increase / (decrease) in value of capital investments	63,474	136,781
	<u>1,058,119</u>	<u>994,645</u>

THE EARSHAM CHURCH TRUST (TOWN ESTATE)

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2020

	2020 £	2019 £
4. INCOME ACCOUNT		
Opening balance	39,254	28,258
Excess of receipts over payments	10,561	10,695
Movement in accruals	(24)	(24)
	<u>49,791</u>	<u>38,929</u>
Increase in value of income investments	524	325
Closing balance	<u>50,315</u>	<u>39,254</u>

5. GRANTS

Grants made to Earsham PCC have been made out of Income.

6. ACCRUALS

The trust owed £528 in respect of the Independent examination for the year ended 31 December 2020.