

QUATFORD CHURCH LANDS CHARITY

England & Wales - Charity number 216755

Details

Other names CHURCH LAND

Status Registered

Legal form Other

Registered 1967-09-25

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

Contact

Address 19 East Castle Street
Bridgnorth
Shropshire
WV16 4AN

Phone 01746762487

Activities

Objects: FOR THE REPAIRS AND OTHER USES OF THE CHURCH.

Activities: Maintenance of St Marys Church Quatford and other purposes of the church

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Religious Activities, Environment/conservation/heritage
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** QUATFORD
- Shropshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-01-31	£28,188	£13,018	-	-
2024-01-31	£20,628	£10,284	-	-
2023-01-31	£25,292	£27,738	-	-
2022-01-31	£20,218	£14,740	-	-
2021-01-31	£29,867	£20,836	-	-

Trustees

Name	Role	Appointed
David Norman Cooper	Chair	2017-08-08
Gillian Waugh Pead		2016-07-13
RACHEL EDWARDS		2011-05-24
Rev suzan williams		2024-12-09

QUATFORD CHURCH LANDS CHARITY

England & Wales - Charity number 216755

Accounts



Trustees' Annual Report for the period

From 1/2/2024 To 31/1/2025

Charity name: Quatford Church Lands Charity

Charity registration number: 216755

Objectives and Activities

1. Charitable objectives

The charity's purpose is to support:

- The repairs and other uses of the Church
- The maintenance of land and property belonging to the charity
- To make small grants, at the discretion of the Trustees, to deserving causes within the parish of Quatford

2. Charitable activities during the period

During the period the charity made grants to the Parochial Church Council of Quatford for the maintenance of St. Mary Magdalene Church, Quatford and to support the broader work of the Church.

3. Public benefit

The trustees confirm that they have had regard to the Charity Commission's on public benefit.

Financial Review

the guidance

or

1. Financial position as at 31st January 2025

The Charity's income exceeded charitable expenditure for the year and bank balances and funds on deposit increased by £15,170 to £40,019. The market value of financial investments (COIF units) held by the charity increased by £5,316 to £81,737 as a result of changes in unit prices.

During the year the charity made grants for charitable purposes to Quatford Parochial Church Council of £12,975 (2024: £8,880)

2. Reserves Policy

Demands on the charity to fund preservation of the fabric of Quatford Church can be erratic and potentially require expenditure within a financial year of more than the charity's annual income on occasions. The Trustees thus normally seek to hold between £60,000 and £110,000 in liquid funds and realisable financial assets.

3. Amount of reserves held

As at 31st January 2025, the charity held liquid funds and realisable financial assets of £121,756.

4. Sources of income

The main source of income is from long term holdings of investment property, supplemented by dividends and interest from financial assets.

Structure, Governance and Management

1. Governing document

Historical purposes were documented in a report to Parliament in 1820, and an order of the Charity Commissioners on 4th April 1884 (amended by a scheme dated 18th May 1967) defined who are to be the trustees.

2. Corporate Structure

The charity is not incorporated

3. Appointment of Trustees

The Vicar and Churchwardens of the parish of Quatford for the time being are defined to be trustees under the 1884 order. 2 additional trustees are appointed by the trustees. Currently, there is a vacancy for the office of a Churchwarden.

Reference and Administrative details

Charity name	Quatford Church Lands Charity
Other name the charity uses	N/A
Registered charity number	216755
Charity's principal address	19 East Castle Street, Bridgnorth WV16 4AN

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	David Norman Cooper	Vice Chair and Treasurer, Acting Chair		
2	Rachel Edwards	Secretary		Holds office as a Churchwarden for the time being
3	Gillian Waugh Pead			
4	Suzan Williams		From 9/12/2024	Holds office as Vicar of the parish of Quatford

Title to the Charity's land and property is vested in the Charities Official Custodian.

The Charity does not hold funds as a custodian on behalf of others.

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)	<i>D N Cooper .</i>	
Full name(s)	David Norman Cooper	
Position (eg Secretary, Chair, etc)	Chair	

Date

1/12/2025



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name Quatford Church Lands Charity	No (if any) 216755
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CC16a

Receipts and payments accounts

For the period from	Period start date 01/02/2024	To	Period end date 31/01/2025
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Income from from owned property net of costs deducted at source	25,099	-	-	25,099	18,043
Investment income	3,089	-	-	3,089	2,585
Sub total (Gross income for AR)	28,188	-	-	28,188	20,628
A2 Asset and investment sales, (see table).					
N/A	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	28,188	-	-	28,188	20,628
A3 Payments					
Non domestic rates	43	-	-	43	44
Grants for charitable purposes	12,975	-	-	12,975	8,880
Miscellaneous expenses	-	-	-	-	1,360
Sub total	13,018	-	-	13,018	10,284
A4 Asset and investment purchases, (see table)					
N/A	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	13,018	-	-	13,018	10,284
Net of receipts/(payments)	15,170	-	-	15,170	10,344
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	24,849	-	-	24,849	14,505
Cash funds this year end	40,019	-	-	40,019	24,849

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank current account	20,461	-	-
	The CBF Church of England Deposit Fund	19,558	-	-
	Total cash funds	40,019	-	-
	<small>(agree balances with receipts and payments account(s))</small>			
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	N/A		-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	3858 Income Units COIF Charities Investment Fund value at 31/1/2025	Unrestricted	-	81,737
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Paradise Field Valuation at May 2014	Unrestricted	-	70,000
	Old Vicarage Gardens Valuation at May 2014	Unrestricted	-	38,000
	Chalet & Caravan Site Valuation at May 2014	Unrestricted	-	113,000
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	N/a		-	
Signed by one or two trustees on behalf of all the trustees				
	Signature	Print Name	Date of approval	
	<i>D N Cooper</i>	DAVID NORMAN COOPER	1/12/2025	



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

QUATFORD CHURCH LANDS CHARITY

**On accounts for the year
ended**

31 January 2025

**Charity no
(if any)**

216755

Set out on pages

1 and 2 of Form CC16a

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 01/ 2025.

**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 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 (~~other than that disclosed below~~ *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

9/12/2025

Name:

T.B.Morris FCA

**Relevant professional
qualification(s) or body
(if any):**

ICAEW

Address:

Westholme

Underton

Bridgnorth WV16 6TY

QUATFORD CHURCH LANDS CHARITY

England & Wales - Charity number 216755

Accounts



Trustees' Annual Report for the period

From 1/2/2022 To 31/1/2023

Charity name: Quatford Church Lands Charity

Charity registration number: 216755

Objectives and Activities

1. Charitable objectives

The charity's purpose is to support:

- The repairs and other uses of the Church
- The maintenance of land and property belonging to the charity
- To make small grants, at the discretion of the Trustees, to deserving causes within the parish of Quatford

2. Charitable activities during the period

During the period the charity made grants to the Parochial Church Council of Quatford for the maintenance of St. Mary's Church, Quatford and to support the broader work of the Church.

3. Public benefit

The trustees confirm that they have had regard to the Charity Commission's on public benefit.

Achievements and Performance

Support from the Charity enabled the Parochial Church Council to undertake improvements to the energy efficiency of St. Mary's Church, Quatford.

Financial Review

1. Financial position as at 31st January 2023

Charitable expenditure exceeded the charity's income for the year and bank balances and funds on deposit reduced by £2,446 to £14,506. The market value of financial investments (COIF units) held by the charity reduced by £1,059 to £72,361 as a result of changes in unit prices.

2. Reserves Policy

Demands on the charity to fund preservation of the fabric of Quatford Church can be erratic and potentially require annual expenditure of more than the charity's annual income on occasions. The Trustees thus seek to hold between £60,000 and £110,000 in liquid funds and realisable financial assets.

3. Amount of reserves held

As at 31st January 2023, the charity held financial assets of £86,867.

4. Sources of income

The main source of income is from long term holdings of investment property, supplemented by dividends and interest from financial assets.

Structure, Governance and Management

1. Governing document

Historical purposes were documented in a report to Parliament in 1820, and an order of the Charity Commissioners on 4th April 1884 (amended by a scheme dated 18th May 1967) defined who are to be the trustees.

2. Corporate Structure

The charity is not incorporated

3. Appointment of Trustees

The Vicar and churchwardens of the parish of Quatford for the time being are defined to be trustees under the 1884 order. 2 additional trustees are appointed by the trustees. Currently, there are vacancies for the offices of Vicar and of a churchwarden.

Reference and Administrative details

Charity name	Quatford Church Lands Charity
Other name the charity uses	N/A
Registered charity number	216755
Charity's principal address	19 East Castle Street, Bridgnorth WV16 4AN

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Rev. Prebendary Simon Cawdell	Chair	To 30 th September 2022.	Held office as the Vicar for the time being
2	Rachel Edwards	Secretary		Holds office as a Churchwarden for the time being
3	Elizabeth Anne Wenlock		To 9 th August 2022	Held office as a Churchwarden for the time being
4	David Norman Cooper	Vice Chair and Treasurer		
5	Gillian Waugh Pead			

Title to the Charity's land and property is vested in the Charities Official Custodian.

The Charity does not hold funds as a custodian on behalf of others.

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)	<i>D.N. Cooper</i>	<i>RW Edwards.</i>
Full name(s)	David Norman Cooper	RACHEL WENDY EDWARDS
Position (eg Secretary, Chair, etc)	Chair	TRUSTEE

Date 18/12/2023

FOR SIGNING ✓



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Quatford Church Lands Charity

No (if any)
216755

Receipts and payments accounts

CC16a

For the period from 01/02/2022 To 31/01/2023

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Income from from owned property net of costs deducted at source	23,196	-	-	23,196	18,178
Investment Income	2,096	-	-	2,096	2,040
Sub total (Gross income for AR)	25,292	-	-	25,292	20,218
A2 Asset and investment sales, (see table).					
N/A	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	25,292	-	-	25,292	20,218
A3 Payments					
Non domestic rates	83	-	-	83	42
Grants for charitable purposes	27,655	-	-	27,655	13,850
Miscellaneous expenses	-	-	-	-	848
Sub total	27,738	-	-	27,738	14,740
A4 Asset and investment purchases, (see table)					
N/A	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	27,738	-	-	27,738	14,740
Net of receipts/(payments)	- 2,446	-	-	- 2,446	5,478
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	16,952	-	-	16,952	11,474
Cash funds this year end	14,506	-	-	14,506	16,952



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Quatford Church Lands Charity

No (if any)
216755

CC16a

Receipts and payments accounts

For the period from **01/02/2022** To **31/01/2023**

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank current account	14,388	-	-
	CCLA deposit account	118	-	-
		-	-	-
	Total cash funds	14,506	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	N/A	-	-	-
		Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	3858 Units Income COIF Charities Investment Fund value at 31/1/2023	Unrestricted	-	72,361
		Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Paradise Field Valuation at May 2014	Unrestricted	-	70,000
	Old Vicarage Gardens Valuation at May 2014	Unrestricted	-	38,000
	Chalet & Caravan Site Valuation at May 2014	Unrestricted	-	113,000
		Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	N/A		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
<i>D Cooper</i>	D Cooper	18/12/2023
<i>RW Edwards</i>	RW EDWARDS	



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Quatford Church Lands Charity

**On accounts for the year
ended**

31 January 2023

**Charity no
(if any)**

216755

Set out on pages

1 and 2 of Form CC16a

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

**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 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

Signed:

Date:

30/11/2023

Name:

T.B.Morris FCA

**Relevant professional
qualification(s) or body
(if any):**

ICAEW

Address:

Westholme

Underton

Bridgnorth WV16 6TY

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

QUATFORD CHURCH LANDS CHARITY

England & Wales - Charity number 216755

Accounts



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Trustees' Annual Report for the period

From 1/2/2020 To 31/1/2021

Charity name: Quatford Church Lands Charity

Charity registration number: 216755

Objectives and Activities

1. Charitable objectives

The charity's purpose is to support:

- The repairs and other uses of the Church
- The maintenance of land and property belonging to the charity
- To make small grants, at the discretion of the Trustees, to deserving causes within the parish of Quatford

2. Charitable activities during the period

During the period the charity made grants to the Parochial Church Council of Quatford and to support church activities funded jointly by parishes within the Bridgnorth area. Exceptionally and in the context of the impact of the Coronavirus pandemic, during the year the trustees additionally made grants to the Parochial Church Councils of St. Mary Magdalene Bridgnorth and St. Nicholas Oldbury.

3. Public benefit

The trustees confirm that they have had regard to the Charity Commission's guidance on public benefit.

Achievements and Performance

For much of the financial year churches were not able to operate normally due to Coronavirus restrictions, support from the charity enabled churches to continue to support the local community.

Financial Review

1. Financial position as at 31st January 2021

Following exceptional expenditure to finance improvements to the fabric of Quatford Church during 2019/20 (which necessitated a reduction in the charity's reserves), the main activity supported by the charity during the year was the broader work of the church. Investment income exceeded grants made and the charity's liquid funds increased by just over £9,000 during the year to £11,474. The market value of financial investments (COIF units) held by the charity increased to £68,454 as a result of changes in unit prices.

2. Reserves Policy

Demands on the charity to fund preservation of the fabric of Quatford Church can be erratic and potentially require annual expenditure of more than the charity's annual income on occasions. The Trustees thus seek to hold between £50,000 and £100,000 in liquid funds and realisable financial assets.

3. Amount of reserves held

As at 31st January 2021, the charity held financial assets of £79,928

4. Sources of income

The main source of income is from long term holdings of investment property, supplemented by dividends from financial assets.

Structure, Governance and Management

1. Governing document

Historical purposes were documented in a report to Parliament in 1820, and an order of the Charity Commissioners on 4th April 1884 defined who are to be the trustees. Scheme amending the scope of the charity dated 18th May 1967. The Trustees have commenced a review of the Charity's constitution.

2. Corporate Structure

The charity is not incorporated

3. Appointment of Trustees

The Vicar and churchwardens for the time being are defined to be trustees under the 1884 order. 2 additional trustees are appointed by the trustees.

Reference and Administrative details

Charity name	Quatford Church Lands Charity
Other name the charity uses	N/A
Registered charity number	216755
Charity's principal address	The Rectory, 16 East Castle Street, Bridgnorth WV16 4AL

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Rev. Prebendary Simon Cawdell	Chair		Holds office as the Vicar for the time being
2	Rachel Edwards	Secretary		Holds office as a Churchwarden for the time being
3	Elizabeth Anne Wenlock			Holds office as a Churchwarden for the time being
4	David Norman Cooper	Treasurer		
5	Gillian Waugh Pead			


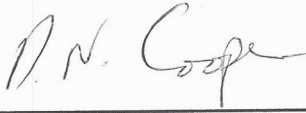
Title to the Charity's land and property is vested in the Charities Official Custodian.

The Charity does not hold funds as a custodian on behalf of others.

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Simon Cawdell	David Cooper
Position (eg Secretary, Chair, etc)	Chair	Treasurer
Date	27/10/2021	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Quatford Church Lands Charity

No (if any)
216755

Receipts and payments accounts

CC16a

For the period from	Period start date 01/02/2020	To	Period end date 31/01/2021
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Income from from owned property net of costs deducted at source	21,613	-	-	21,613	18,597
Investment Income	2,001	-	-	2,001	2,586
Refund of grants previously made	6,253	-	-	6,253	-
Sub total (Gross income for AR)	29,867	-	-	29,867	21,183
A2 Asset and investment sales, (see table).					
Units in COIF	-	-	-	-	22,000
Sub total	-	-	-	-	22,000
Total receipts	29,867	-	-	29,867	43,183
A3 Payments					
Non domestic rates	56	-	-	56	163
Grants for charitable purposes	20,780	-	-	20,780	45,656
Miscellaneous expenses	-	-	-	-	32
Sub total	20,836	-	-	20,836	45,851
A4 Asset and investment purchases, (see table)					
N/A	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	20,836	-	-	20,836	45,851
Net of receipts/(payments)	9,031	-	-	9,031	- 2,668
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	2,443	-	-	2,443	5,111
Cash funds this year end	11,474	-	-	11,474	2,443



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Quatford Church Lands Charity

No (if any)
216755

Receipts and payments accounts

CC16a

For the period from	Period start date 01/02/2020	To	Period end date 31/01/2021
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Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank current account	11,358	-	-
	CCLA deposit account	116	-	-
	Total cash funds	11,474	-	-
	(agree balances with receipts and payments account(s))			
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	N/A	-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	3858 Units COIF value at 28/1/2021	Unrestricted	-	68,454
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Paradise Field Valuation at May 2014	Unrestricted	-	70,000
	Old Vicarage Gardens Valuation at May 2014	Unrestricted	-	38,000
	Chalet & Caravan Site Valuation at May 2014	Unrestricted	-	113,000
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	None		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Simon Cawdell	25/10/2021
	David Cooper	25/10/2021

Independent Examiner's Report to the Trustees of Quatford Church Lands Charity

I report to the trustees on my examination of the accounts (form CC16a) of Quatford Church Lands Charity (the Trust) for the year ended 31st January 2021.

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; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

I have no other 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.

Signed: 

Name: T.B.Morris FCA

Address: Westholme, Underton, Bridgnorth WV16 6TY

Date: 30 November 2021