



CHARITY COMMISSION  
FOR ENGLAND AND WALES

## **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 31<sup>st</sup> 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 18<sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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)		
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	Period start date 01/02/2022	To	Period end date 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 £
<b>A1 Receipts</b>					
Income from owned property net of costs deducted at source	23,196	-	-	23,196	18,178
Investment Income	2,096	-	-	2,096	2,040
<b>Sub total (Gross income for AR)</b>	<b>25,292</b>	<b>-</b>	<b>-</b>	<b>25,292</b>	<b>20,218</b>
<b>A2 Asset and investment sales, (see table).</b>					
N/A	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>25,292</b>	<b>-</b>	<b>-</b>	<b>25,292</b>	<b>20,218</b>
<b>A3 Payments</b>					
Non domestic rates	83	-	-	83	42
Grants for charitable purposes	27,655	-	-	27,655	13,850
Miscellaneous expenses	-	-	-	-	848
<b>Sub total</b>	<b>27,738</b>	<b>-</b>	<b>-</b>	<b>27,738</b>	<b>14,740</b>
<b>A4 Asset and investment purchases, (see table)</b>					
N/A	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>27,738</b>	<b>-</b>	<b>-</b>	<b>27,738</b>	<b>14,740</b>
<b>Net of receipts/(payments)</b>	<b>- 2,446</b>	<b>-</b>	<b>-</b>	<b>- 2,446</b>	<b>5,478</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>16,952</b>	<b>-</b>	<b>-</b>	<b>16,952</b>	<b>11,474</b>
<b>Cash funds this year end</b>	<b>14,506</b>	<b>-</b>	<b>-</b>	<b>14,506</b>	<b>16,952</b>



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  
01/02/2022

To

Period end date  
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 £
<b>B1 Cash funds</b>	Bank current account	14,388	-	-
	CCLA deposit account	118	-	-
		-	-	-
	<b>Total cash funds</b>	<b>14,506</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
		<b>Unrestricted funds to nearest £</b>	<b>Restricted funds to nearest £</b>	<b>Endowment funds to nearest £</b>
<b>B2 Other monetary assets</b>	N/A	-	-	-
		<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
<b>B3 Investment assets</b>	3858 Units Income COIF Charities Investment Fund value at 31/1/2023	Unrestricted	-	72,361
		<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
<b>B4 Assets retained for the charity's own use</b>	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
		<b>Fund to which liability relates</b>	<b>Amount due (optional)</b>	<b>When due (optional)</b>
<b>B5 Liabilities</b>	N/A		-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
	<i>D R 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 31 January 2023.

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).