



CHARITY COMMISSION  
FOR ENGLAND AND WALES

## 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.

*the guidance*  
**Financial Review** *on*

#### 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 31<sup>st</sup> 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 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 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	No (if any)
Quatford Church Lands Charity	216755

CC16a

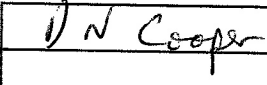
## Receipts and payments accounts

For the period from	Period start date	To	Period end date
	01/02/2024		31/01/2025

### 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 from owned property net of costs deducted at source	25,099	-	-	25,099	18,043
Investment Income	3,089	-	-	3,089	2,585
<b>Sub total (Gross income for AR)</b>	<b>28,188</b>	<b>-</b>	<b>-</b>	<b>28,188</b>	<b>20,628</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>28,188</b>	<b>-</b>	<b>-</b>	<b>28,188</b>	<b>20,628</b>
<b>A3 Payments</b>					
Non domestic rates	43	-	-	43	44
Grants for charitable purposes	12,975	-	-	12,975	8,880
Miscellaneous expenses	-	-	-	-	1,360
<b>Sub total</b>	<b>13,018</b>	<b>-</b>	<b>-</b>	<b>13,018</b>	<b>10,284</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>13,018</b>	<b>-</b>	<b>-</b>	<b>13,018</b>	<b>10,284</b>
<b>Net of receipts/(payments)</b>	<b>15,170</b>	<b>-</b>	<b>-</b>	<b>15,170</b>	<b>10,344</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>24,849</b>	<b>-</b>	<b>-</b>	<b>24,849</b>	<b>14,505</b>
<b>Cash funds this year end</b>	<b>40,019</b>	<b>-</b>	<b>-</b>	<b>40,019</b>	<b>24,849</b>

## 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	20,461	-	-
	The CBF Church of England Deposit Fund	19,558	-	-
	<b>Total cash funds</b>	<b>40,019</b>	<b>-</b>	<b>-</b>
(agree balances with receipts and payments account(s))				
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	N/A		-	-
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B3 Investment assets</b>	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
		Unrestricted	-	-
<b>B4 Assets retained for the charity's own use</b>	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
<b>B5 Liabilities</b>	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	
		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