

# CHURCH AND POOR LANDS AND ANOTHER

England & Wales · Charity number 243599

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1965-08-12

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

## Contact

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**Address** 51 Highfield Avenue  
Harwich  
CO12 4DR

**Phone** 01255502033

## Activities

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**Objects:** 1. YEARLY SUM SHALL BE PAID TO THE PARISH CLERK AND THE SEXTON OF THE PARISH CHURCH OF DOVERCOURT. 2. YEARLY SUM TO BE APPLIED FOR THE BENEFIT OF SUCH POOR PERSONS RESIDENT IN THE AREA OF THE ANCIENT PARISH OF DOVERCOURT EITHER IN GRANTS OF MONEY OR GIFTS IN KIND. 3. YEARLY SUM TO PROVIDE AN EXTRAORDINARY REPAIR OF THE PARISH CHURCH. 4. RESIDUE FOR MAINTENANCE AND REPAIR OF THE SAID PARISH CHURCH AND GENERAL CHURCH PURPOSES.

**Activities:** Upkeep of All Saints Church and maintenance of properties held by the charity that supply income in form of rent.

## Classification

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- **How:** Other Charitable Activities
- **What:** Other Charitable Purposes
- **Who:** Other Defined Groups

## Geography

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- **Area of benefit:** ANCIENT PARISH OF DOVERCOURT
- Essex

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£50,086	£25,200	-	-
2023-12-31	£42,914	£104,151	-	-
2022-12-31	£45,868	£32,634	-	-
2021-12-31	£45,868	£13,388	-	-
2020-12-31	£35,448	£72,278	-	-

## Trustees

Name	Role	Appointed
JOAN HURST		2015-10-05
Jayne Beverley Greenwood		2024-06-01
PETER DAVID FINNIGAN		
SUSAN ELIZABETH SUTCLIFFE		

## Linked charities

- CHARITY OF ROBERT JOHN BAGSHAW FOR COAL (243599-1)

**CHURCH AND POOR LANDS AND ANOTHER**

England & Wales - Charity number 243599

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# Accounts

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**Registered Charity No: 243599**

**DOVERCOURT CHURCH AND POORLANDS CHARITY**

**Trustees' Report and Accounts**

**For the year ended 31 December 2024**

# DOVERCOURT CHURCH AND POORLANDS

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1. Charity Information
2. Report of the Trustees
3. Receipts and Payments Account
4. Statement of Assets and Liabilities
5. Report of the Independent Examiner

**DOVERCOURT CHURCH AND POORLANDS**

**CHARITY INFORMATION**

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**TRUSTEES**

Reverend I Smith  
P D Finnigan  
S E Sutcliffe  
J Hurst  
J Greenwood

**TREASURER**

S A Abbott  
99 Dockfield Avenue  
Dovercourt  
Harwich  
Essex CO12 4LF

**REGISTERED CHARITY NO.**

243599

**INDEPENDENT EXAMINER**

Douglas Cooper

**BANKERS**

TSB Bank Plc  
PO Box 453  
Mitcheldean  
GL14 9LR

# DOVERCOURT CHURCH AND POORLANDS

## TRUSTEES' REPORT

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The Trustees present their report and accounts for the year ended 31 December 2024.

### Structure, governance and management

The charity is an unincorporated entity constituted under a Deed of Trust and is registered with the Charity Commission (Registered no. 243599). Trustees are selected from members of the community considered by the existing board to have suitable qualities and experience. They are formerly appointed at the quarterly meetings of the Trustees and Management committee. The Trustees served throughout the year and up to the date of these accounts, except as detailed below:

Dr J Shaw (to October 2024)  
P D Finnigan  
S E Sutcliffe  
J Hurst  
M Mayo (to May 2024)  
E McLeod (to May 2024)  
J Greenwood (from May 2024)  
Reverend I Smith (from December 2024)

The Management committee consists of the above Trustees.

### Objectives and activities

The charity's principal objective is to maintain the fabric of the building of All Saints' Church, Dovercourt. This is achieved by organising and helping to fund an ongoing maintenance programme for the church building.

### Achievements and performance

The charity raises funds through its investments, including the management of a small number of properties which are rented out.

There were no significant works on either the Church or cottages in 2024. The retention for the works to 503 Main Road to incorporate the shop into the cottage was released in April. The Church Architects have been engaged to oversee the repairs to the south wall of the Church and for the relocation and display of the cruciform wooden grave marker bequeathed to All Saints by the family of Captain Fryatt whose memorial is situated in the churchyard.

Only 1 of the tenancies out of the 6 changed during 2024. Priory Estates continues to manage all of the properties on behalf of the Trustees.

Priory Estates was appointed by the Trustees to manage the rental properties on their behalf in 2020.

### Reserves policy

The Trustees consider that an appropriate level of reserves would be the sum equivalent to cover the standard ongoing maintenance costs of the church for a period of one year, so that the charity could be able to operate in the event that the cottages, from which it derives the majority of its income, were empty for a protracted length of time due to major repair works being undertaken. In addition, due to the age of these cottages, it is anticipated that a sum in the region of £120,000 could be required in the future to carry out major remedial works in the event of an adverse structural survey. Accordingly, it is considered that there should be sufficient reserves to cover the cost of this in addition to the standard ongoing maintenance regarding the church.

Approved by the Board of Trustees on 18<sup>th</sup> March 2025:

Reverend Ian Smith - Trustee



# DOVERCOURT CHURCH AND POORLANDS

## RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
<b>Receipts</b>				
Investment income				
Charities Official Investment Fund	8,595	-	8,595	8,477
TSB Bank Plc Interest	451	-	451	297
Cottage rents	41,040	-	41,040	34,050
Other	-	-	-	90
<b>Total Receipts</b>	<b>50,086</b>	<b>-</b>	<b>50,086</b>	<b>42,914</b>
<b>Payments</b>				
Church and Churchyards				
Repairs, maintenance & refurbishment	8,415	-	8,415	5,297
Contributions to upkeep	-	-	-	-
	8,415	-	8,415	5,297
Cottages				
Repairs and maintenance	3,371	-	3,371	10,845
Insurance	2,819	-	2,819	810
Estate managers fees	4,186	-	4,186	3,219
Small repairs and incidental payments taken from rent	4,677	-	4,677	7,020
Property Valuations	720	-	720	-
Change of use (Shop to residential) - 503	144	-	144	76,592
Donation				
All Saints Church of England VA School	500	-	500	-
	16,417	-	16,417	98,486
Governance costs				
Independent examiner's fees	150	-	150	150
Trustee Insurance	218	-	218	218
	368	-	368	368
<b>Total Payments</b>	<b>25,200</b>	<b>-</b>	<b>25,200</b>	<b>104,151</b>
<b>Net (payments)/receipts</b>				<b>24,886</b>
Cash balances at 1 January 2024	44,364	-	44,364	105,601
<b>Cash balances at 31 December 2024</b>	<b>69,250</b>	<b>-</b>	<b>69,250</b>	<b>44,364</b>

**DOVERCOURT CHURCH AND POORLANDS****STATEMENT OF ASSETS AND LIABILITIES****AS AT 31 DECEMBER 2024**

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
<b>Cash funds</b>				
TSB Bank Current Accounts	38,727	-	38,727	14,292
TSB Bank Instant Access Account	30,523	-	30,523	30,072
<b>Total cash funds</b>	69,250	-	69,250	44,364
<b>Investment assets – at bid market value</b>				
Charities Official Investment Fund - Income units – 15,559.96 units	315,763	-	315,763	308,787
	315,763	-	317,763	308,787

**Debtors and Liabilities**

One cheque outstanding for 2024 as of 31<sup>st</sup> December 2024 of £408.00 payable to Inkpen Downie Architecture and Design limited in respect of invoice ID24-160.

These costs will be met from the charity's existing reserves.

**Other assets**

Land & buildings let for the benefit of the charity  
 503 Main Road, Dovercourt, Harwich, Essex  
 505 Main Road, Dovercourt, Harwich, Essex  
 507 Main Road, Dovercourt, Harwich, Essex  
 509 Main Road, Dovercourt, Harwich, Essex  
 511 Main Road, Dovercourt, Harwich, Essex  
 511A Main Road, Dovercourt, Harwich, Essex

**Funds to which  
asset belongs**

Unrestricted funds  
 Unrestricted funds  
 Unrestricted funds  
 Unrestricted funds  
 Unrestricted funds  
 Unrestricted funds

**Notes**

Approved by the Board of Trustees on 18<sup>th</sup> March 2025 and signed on their behalf by

Reverend I Smith – Trustee



# DOVERCOURT CHURCH AND POORLANDS

## INDEPENDENT EXAMINER'S REPORT

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### Independent Examiner's Report to the Trustees of Dovercourt Church and Poorlands Charity

I report to the charity trustees on my examination of the accounts of Dovercourt Church and Poorlands Charity for the year ended 31 December 2024, which are set out in pages 3 and 4.

#### Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under Section 145 of the 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 charity 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.

Douglas Cooper

Date:

  
14/4/2025

**CHURCH AND POOR LANDS AND ANOTHER**

England & Wales - Charity number 243599

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# Accounts

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**Registered Charity No: 243599**

**DOVERCOURT CHURCH AND POORLANDS CHARITY**

**Trustees' Report and Accounts**

**For the year ended 31 December 2023**

# **DOVERCOURT CHURCH AND POORLANDS**

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1. Charity Information
2. Report of the Trustees
3. Receipts and Payments Account
4. Statement of Assets and Liabilities
5. Report of the Independent Examiner

**DOVERCOURT CHURCH AND POORLANDS**

**CHARITY INFORMATION**

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**TRUSTEES**

Dr J Shaw (Chair)  
P D Finnigan  
S E Sutcliffe  
J Hurst  
M Mayo  
E McLeod  
Revd. Canon M A Shaw (to May 2023)  
K J Wheeler (to July 2023)

**TREASURER**

S A Abbott  
99 Dockfield Avenue  
Dovercourt  
Harwich  
Essex CO12 4LF

**REGISTERED CHARITY NO.**

243599

**INDEPENDENT EXAMINER**

Douglas Cooper

**BANKERS**

TSB Bank Plc  
230 High Street  
Dovercourt  
Harwich  
Essex CO12 3AY

## DOVERCOURT CHURCH AND POORLANDS

### TRUSTEES' REPORT

---

The Trustees present their report and accounts for the year ended 31 December 2023.

#### Structure, governance and management

The charity is an unincorporated entity constituted under a Deed of Trust and is registered with the Charity Commission (Registered no. 243599). Trustees are selected from members of the community considered by the existing board to have suitable qualities and experience. They are formerly appointed at the quarterly meetings of the Trustees and Management committee. The Trustees served throughout the year and up to the date of these accounts, except as detailed below:

Dr J Shaw (Chair)  
 P D Finnigan  
 S E Sutcliffe  
 J Hurst  
 M Mayo  
 E McLeod  
 Revd. Canon M A Shaw (to May 2023)  
 K J Wheeler (to July 2023)

The Management committee consists of the above Trustees.

#### Objectives and activities

The charity's principal objective is to maintain the fabric of the building of All Saints' Church, Dovercourt. This is achieved by organising and helping to fund an ongoing maintenance programme for the church building.

#### Achievements and performance

The charity raises funds through its investments, including the management of a small number of properties which are rented out.

The plans to improve the shop attached to 503 Main Road noted in the last report and accounts were put into action and completed 2023 incorporating the shop premises into the cottage. In addition, the land located between 503 and 505 and directly to the rear of 503 was tarmacked and two parking spaces provided for the tenant of 503. As part of the same contract the land to the front of 503 was walled off and converted to a garden.

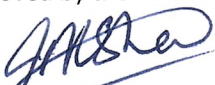
The tenancies of 4 out of the 6 cottages changed during 2023. Priory Estates continues to manage all of the properties on behalf of the Trustees.

Priory Estates was appointed by the Trustees to manage the rental properties on their behalf in 2020.

#### Reserves policy

The Trustees consider that an appropriate level of reserves would be the sum equivalent to cover the standard ongoing maintenance costs of the church for a period of one year, so that the charity could be able to operate in the event that the cottages, from which it derives the majority of its income, were empty for a protracted length of time due to major repair works being undertaken. In addition, due to the age of these cottages, it is anticipated that a sum in the region of £120,000 could be required in the future to carry out major remedial works in the event of an adverse structural survey. Accordingly, it is considered that there should be sufficient reserves to cover the cost of this in addition to the standard ongoing maintenance regarding the church.

Approved by the Board of Trustees on date: 24/2/24

  
 Dr J Shaw – Trustee

**DOVERCOURT CHURCH AND POORLANDS**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
<b>Receipts</b>				
Investment income				
Charities Official Investment Fund	8,477	-	8,477	8,444
TSB Bank Plc Interest	297	-	297	125
Cottage rents	34,050	-	34,050	36,868
Other	90	-	90	431
<b>Total Receipts</b>	<b>42,914</b>	<b>-</b>	<b>42,914</b>	<b>45,868</b>
<b>Payments</b>				
Church and Churchyards				
Repairs, maintenance & refurbishment	5,297	-	5,297	-
Contributions to upkeep	-	-	-	-
	5,297	-	5,297	-
Cottages				
Repairs and maintenance	10,845	-	10,845	19,761
Insurance	810	-	810	1,714
Estate managers fees	3,219	-	3,219	3,760
Small repairs and incidental payments taken from rent	7,020	-	7,020	1,331
Property Valuations	-	-	-	720
Shop refurbishment/maintenance - 503	76,592	-	76,592	4,108
	98,486	-	98,486	31,494
Bagshaw restricted funds transferred to unrestricted funds	-	-	-	431
Governance costs				
Independent examiner's fees	150	-	150	300
Trustee Insurance	218	-	218	409
	368	-	368	709
<b>Total Payments</b>	<b>104,151</b>	<b>-</b>	<b>104,151</b>	<b>14,108</b>
<b>Net (payments)/receipts</b>	<b>(61,237)</b>	<b>-</b>	<b>(61,237)</b>	<b>13,234</b>
Cash balances at 1 January 2023	105,601	-	105,601	92,367
<b>Cash balances at 31 December 2023</b>	<b>44,364</b>	<b>-</b>	<b>44,364</b>	<b>105,601</b>

**DOVERCOURT CHURCH AND POORLANDS**

**STATEMENT OF ASSETS AND LIABILITIES**

**AS AT 31 DECEMBER 2023**

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
<b>Cash funds</b>				
TSB Bank Current Accounts	14,292	-	14,292	75,826
TSB Bank Instant Access Account	30,072	-	30,072	29,775
<b>Total cash funds</b>	44,364	-	44,364	105,601
<b>Investment assets – at bid market value</b>				
Charities Official Investment Fund - Income units – 15,559.96 units	308,787	-	308,787	282,402
	308,787	-	308,787	282,402

**Debtors and Liabilities**

One cheque outstanding for 2023 as of 31<sup>st</sup> December 2023 of £150.00 payable to Douglas Cooper in respect of the 2022 accounts audit.

These costs will be met from the charity’s existing reserves.

**Other assets**

Land & buildings let for the benefit of the charity  
 503 Main Road, Dovercourt, Harwich, Essex  
 505 Main Road, Dovercourt, Harwich, Essex  
 507 Main Road, Dovercourt, Harwich, Essex  
 509 Main Road, Dovercourt, Harwich, Essex  
 511 Main Road, Dovercourt, Harwich, Essex  
 511A Main Road, Dovercourt, Harwich, Essex

**Funds to which  
asset belongs**

Unrestricted funds  
 Unrestricted funds  
 Unrestricted funds  
 Unrestricted funds  
 Unrestricted funds  
 Unrestricted funds

**Notes**

Approved by the Board of Trustees on date 24/2/24 and signed on their behalf by

Dr J Shaw – Trustee



# DOVERCOURT CHURCH AND POORLANDS

## INDEPENDENT EXAMINER'S REPORT

---

### Independent Examiner's Report to the Trustees of Dovercourt Church and Poorlands Charity

I report to the charity trustees on my examination of the accounts of Dovercourt Church and Poorlands Charity for the year ended 31 December 2023, which are set out in pages 3 and 4.

#### Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under Section 145 of the 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 charity 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.

Douglas Cooper

Date:

  
6 May 2024

**CHURCH AND POOR LANDS AND ANOTHER**

England & Wales - Charity number 243599

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# Accounts

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**Registered Charity No: 243599**

**DOVERCOURT CHURCH AND POORLANDS CHARITY**

**Trustees' Report and Accounts**

**For the year ended 31 December 2022**

# **DOVERCOURT CHURCH AND POORLANDS**

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1. Charity Information
2. Report of the Trustees
3. Receipts and Payments Account
4. Statement of Assets and Liabilities
5. Report of the Independent Examiner

# DOVERCOURT CHURCH AND POORLANDS

## CHARITY INFORMATION

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### TRUSTEES

Revd. Canon M A Shaw (Chair)  
K J Wheeler  
P D Finnigan  
S E Sutcliffe  
J Hurst  
M Mayo (from 15<sup>th</sup> Julu 2022)  
D Reedman (to February 2022)  
E McLeod  
Dr J Shaw

### TREASURER

S A Abbott  
99 Dockfield Avenue  
Dovercourt  
Harwich  
Essex CO12 4LF

### REGISTERED CHARITY NO.

243599

### INDEPENDENT EXAMINER

Douglas Cooper

### BANKERS

TSB Bank Plc  
230 High Street  
Dovercourt  
Harwich  
Essex CO12 3AY

## DOVERCOURT CHURCH AND POORLANDS

### TRUSTEES' REPORT

---

The Trustees present their report and accounts for the year ended 31 December 2022.

#### Structure, governance and management

The charity is an unincorporated entity constituted under a Deed of Trust and is registered with the Charity Commission (Registered no. 243599). Trustees are selected from members of the community considered by the existing board to have suitable qualities and experience. They are formerly appointed at the twice yearly meetings of the Trustees and Management committee. The Trustees served throughout the year and up to the date of these accounts, except as detailed below:

The Revd. Canon M A Shaw (Chair)  
 K J Wheeler  
 P D Finnigan  
 S E Sutcliffe  
 J Hurst  
 M Mayo (15<sup>th</sup> July 2022)  
 D Reedman (to February 2022)  
 E McLeod  
 Dr J Shaw

The Management committee consists of the above Trustees.

#### Objectives and activities

The charity's principal objective is to maintain the fabric of the building of All Saints' Church, Dovercourt. This is achieved by organising and helping to fund an ongoing maintenance programme for the church building.

#### Achievements and performance

The charity raises funds through its investments, including the management of a small number of properties which are rented out. The retention relating to the repairs to 5 of the 6 rental properties was released in July 2022, following a final inspection by the Architect and presentation of the final account by the Builders. Plans have been draw up to improve the shop attached to 503 Main Road with work due to start in early 2023.

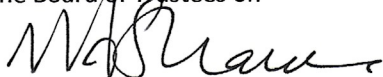
The tenancies of the cottages remained stable for the most part with Priory Estates managing all of the properties on behalf of the Trustees. The shop attached to 503 Main Road and 507 Main Road are currently unoccupied.

Priory Estates, was appointed by the Trustees to manage the rental properties on their behalf in 2020.

#### Reserves policy

The Trustees consider that an appropriate level of reserves would be the sum equivalent to cover the standard ongoing maintenance costs of the church for a period of one year, so that the charity could be able to operate in the event that the cottages, from which it derives the majority of its income, were empty for a protracted length of time due to major repair works being undertaken. In addition, due to the age of these cottages, it is anticipated that a sum in the region of £120,000 could be required in the future to carry out major remedial works in the event of an adverse structural survey. Accordingly, it is considered that there should be sufficient reserves to cover the cost of this in addition to the standard ongoing maintenance regarding the church.

Approved by the Board of Trustees on



Revd. Canon M A Shaw – Trustee

**DOVERCOURT CHURCH AND POORLANDS****RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2022**

	<b>Unrestricted Funds 2022 £</b>	<b>Restricted Funds 2022 £</b>	<b>Total Funds 2022 £</b>	<b>Total Funds 2021 £</b>
<b>Receipts</b>				
Investment income				
Charities Official Investment Fund	8,444	-	8,444	8,228
TSB Bank Plc Interest	125	-	125	99
Cottage rents	36,868	-	36,868	37,393
Other	431	-	431	147
<b>Total Receipts</b>	<b>45,868</b>	<b>-</b>	<b>45,868</b>	<b>45,868</b>
<b>Payments</b>				
Church and Churchyards				
Repairs, maintenance & refurbishment	-	-	-	720
Contributions to upkeep	-	-	-	-
	-	-	-	720
Cottages				
Repairs and maintenance	19,761	-	19,761	5,988
Insurance	1,714	-	1,714	1,482
Estate managers fees	3,760	-	3,760	3,809
Small repairs and incidental payments taken from rent	1,431	-	1,431	1,331
Property Valuations	720	-	720	-
Shop repairs and maintenance	4,108	-	4,108	-
Council Tax – 503	-	-	-	778
	31,494	-	31,494	13,388
Bagshaw restricted funds transferred to unrestricted funds	431	-	431	-
Governance costs				
Independent examiner's fees	300	-	300	-
Trustee Insurance	409	-	409	-
	709	-	709	-
<b>Total Payments</b>	<b>32,634</b>	<b>-</b>	<b>32,634</b>	<b>14,108</b>
<b>Net (payments)/receipts</b>	<b>13,234</b>	<b>-</b>	<b>13,234</b>	<b>31,759</b>
Cash balances at 1 January 2022	91,936	431	92,367	60,608
<b>Cash balances at 31 December 2022</b>	<b>105,601</b>	<b>-</b>	<b>105,601</b>	<b>92,367</b>

# DOVERCOURT CHURCH AND POORLANDS

## STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2022

	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
<b>Cash funds</b>				
TSB Bank Current Accounts	75,826	-	75,826	62,717
TSB Bank Instant Access Account	29,775	-	29,775	29,650
<b>Total cash funds</b>	<b>105,601</b>	<b>-</b>	<b>105,601</b>	<b>92,367</b>
<b>Investment assets – at bid market value</b>				
Charities Official Investment Fund - Income units – 15,559.96 units	282,402	-	282,402	319,552
	<b>282,402</b>	<b>-</b>	<b>282,402</b>	<b>319,552</b>

### Debtors and Liabilities

One cheque outstanding for 2022 as of 31<sup>st</sup> December 2022 of £90.00 payable to Hawkins & Wooley in respect of 507 Main Road.

These costs will be met from the charity's existing reserves.

### Other assets

Land & buildings let for the benefit of the charity

503	Main Road, Dovercourt, Harwich, Essex
505	Main Road, Dovercourt, Harwich, Essex
507	Main Road, Dovercourt, Harwich, Essex
509	Main Road, Dovercourt, Harwich, Essex
511	Main Road, Dovercourt, Harwich, Essex
511A	Main Road, Dovercourt, Harwich, Essex

### Funds to which asset belongs

Unrestricted funds  
Unrestricted funds  
Unrestricted funds  
Unrestricted funds  
Unrestricted funds  
Unrestricted funds

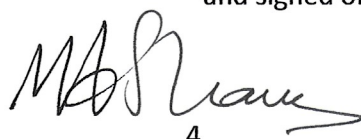
### Notes

The Bagshaw Coal current account was closed in March 2022 with the remaining funds transferred to the unrestricted current account, as approved by the Trustees.

Approved by the Board of Trustees on

and signed on their behalf by

Rev. Canon M A Shaw – Trustee



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# DOVERCOURT CHURCH AND POORLANDS

## INDEPENDENT EXAMINER'S REPORT

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### Independent Examiner's Report to the Trustees of Dovercourt Church and Poorlands Charity

I report to the charity trustees on my examination of the accounts of Dovercourt Church and Poorlands Charity for the year ended 31 December 2022, which are set out in pages 3 and 4.

#### Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under Section 145 of the 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.

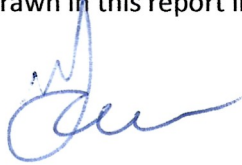
#### Independent examiner's statement

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 charity 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.

Douglas Cooper



Date:

9/4/2023

**CHURCH AND POOR LANDS AND ANOTHER**

England & Wales - Charity number 243599

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# Accounts

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*Treasurer's Copy*

**Registered Charity No: 243599**

**DOVERCOURT CHURCH AND POORLANDS CHARITY**

**Trustees' Report and Accounts**

**For the year ended 31 December 2021**

# DOVERCOURT CHURCH AND POORLANDS

## CONTENTS

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1. Charity Information
2. Report of the Trustees
3. Receipts and Payments Account
4. Statement of Assets and Liabilities
5. Report of the Independent Examiner

**DOVERCOURT CHURCH AND POORLANDS**

**CHARITY INFORMATION**

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**TRUSTEES**

Revd. Canon M A Shaw (Chair)  
K J Wheeler  
P D Finnigan  
S E Sutcliffe  
A Whelan (to 18<sup>th</sup> May 2021)  
J Hurst  
D Reedman  
E McLeod  
Dr J Shaw

**TREASURER**

S A Abbott  
99 Dockfield Avenue  
Dovercourt  
Harwich  
Essex CO12 4LF

**REGISTERED CHARITY NO.**

243599

**INDEPENDENT EXAMINER**

Douglas Cooper

**BANKERS**

TSB Bank Plc  
230 High Street  
Dovercourt  
Harwich  
Essex CO12 3AY

# DOVERCOURT CHURCH AND POORLANDS

## TRUSTEES' REPORT

---

The Trustees present their report and accounts for the year ended 31 December 2021.

### Structure, governance and management

The charity is an unincorporated entity constituted under a Deed of Trust and is registered with the Charity Commission (Registered no. 243599). Trustees are selected from members of the community considered by the existing board to have suitable qualities and experience. They are formerly appointed at the twice yearly meetings of the Trustees and Management committee. The Trustees served throughout the year and up to the date of these accounts, except as detailed below:

The Revd. Canon M A Shaw (Chair)  
K J Wheeler  
P D Finnigan  
S E Sutcliffe  
A Whelan (to 18<sup>th</sup> May 2021)  
J Hurst  
D Reedman  
E McLeod  
Dr J Shaw

The Management committee consists of the above Trustees.

### Objectives and activities

The charity's principal objective is to maintain the fabric of the building of All Saints' Church, Dovercourt. This is achieved by organising and helping to fund an ongoing maintenance programme for the church building.

### Achievements and performance

The charity raises funds through its investments, including the management of a small number of properties which are rented out. The retention relating to the repairs to 5 of the 6 rental properties was not released as expected in 2021, it is expected to be released in 2022 following a final inspection by the Architect and presentation of the final account by the Builders.

The tenancies of the cottages have remained stable with Priory Estates managing all of the properties on behalf of the Trustees. The shop attached to 503 Main Road is currently unoccupied.

Priory Estates, was appointed by the Trustees to manage the rental properties on their behalf in 2020.

### Reserves policy

The Trustees consider that an appropriate level of reserves would be the sum equivalent to cover the standard ongoing maintenance costs of the church for a period of one year, so that the charity could be able to operate in the event that the cottages, from which it derives the majority of its income, were empty for a protracted length of time due to major repair works being undertaken. In addition, due to the age of these cottages, it is anticipated that a sum in the region of £120,000 could be required in the future to carry out major remedial works in the event of an adverse structural survey. Accordingly, it is considered that there should be sufficient reserves to cover the cost of this in addition to the standard ongoing maintenance regarding the church.

Approved by the Board of Trustees on date 23/3/22

Revd. Canon M A Shaw – Trustee

 2

**DOVERCOURT CHURCH AND POORLANDS**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
<b>Receipts</b>				
Investment income				
Charities Official Investment Fund	8,210	18	8,228	8,068
TSB Bank Plc Interest	99	-	99	223
Cottage rents	37,393	-	37,393	25,793
Other	147	-	147	1,364
<b>Total Receipts</b>	<b>45,849</b>	<b>18</b>	<b>45,868</b>	<b>35,448</b>
<b>Payments</b>				
Church and Churchyards				
Repairs, maintenance & refurbishment	720	-	720	2,160
Contributions to upkeep	-	-	-	-
	720	-	720	2,160
Cottages				
Repairs and maintenance	5,988	-	5,988	62,346
Insurance	1,482	-	1,482	1,353
Estate managers fees	3,809	-	3,809	3,653
Small repairs and incidental payments taken from rent	1,331	-	1,331	1,321
Temporary accommodation and removal expenses	-	-	-	525
Shop window repairs	-	-	-	695
Council Tax - 503	778	-	778	-
	13,388	-	13,388	69,893
Donation	-	-	-	-
Governance costs				
Independent examiner's fees	-	-	-	200
Treasurer's expenses	-	-	-	25
	-	-	-	225
<b>Total Payments</b>	<b>14,108</b>	<b>-</b>	<b>14,108</b>	<b>72,278</b>
<b>Net (payments)/receipts</b>	<b>31,741</b>	<b>18</b>	<b>31,759</b>	<b>(36,830)</b>
Cash balances at 1 January 2021	60,195	413	60,608	97,438
<b>Cash balances at 31 December 2021</b>	<b>91,936</b>	<b>431</b>	<b>92,367</b>	<b>60,608</b>

**DOVERCOURT CHURCH AND POORLANDS**

**STATEMENT OF ASSETS AND LIABILITIES**

**AS AT 31 DECEMBER 2021**

	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
<b>Cash funds</b>				
TSB Bank Current Accounts	62,286	431	62,717	31,057
TSB Bank Instant Access Account	29,650	-	29,650	29,551
<b>Total cash funds</b>	<u>91,936</u>	<u>431</u>	<u>92,367</u>	<u>60,608</u>

**Investment assets – at bid market value**

Charities Official Investment Fund				
- Income units – 15,559.96 units	319,552	-	319,552	279,078
- Income units – 0 units	-	-	-	624
	<u>319,552</u>	<u>-</u>	<u>319,552</u>	<u>262,817</u>

**Debtors and Liabilities**

The retention of £8,151 (incl. VAT) attached to the renovation and improvement work to the charity's properties will be released in 2022 following a satisfactory final inspection of the properties by the Trustees and Architect.

These costs will be met from the charity's existing reserves.

**Other assets**

	Funds to which asset belongs
Land & buildings let for the benefit of the charity	
503 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
505 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
507 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
509 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
511 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
511A Main Road, Dovercourt, Harwich, Essex	Unrestricted funds


**Notes**

There is only one restricted fund – The Bagshaw Coal Fund – as approved by the Trustees the COIF units were transferred to the main COIF fund in December 2021.

Instructions are currently with TSB to close the current account attached to this fund and we await confirmation that the instructions have been executed.

Approved by the Board of Trustees on 23/3/22 and signed on their behalf by

Rev. Canon M A Shaw – Trustee



## DOVERCOURT CHURCH AND POORLANDS

### INDEPENDENT EXAMINER'S REPORT

---

#### Independent Examiner's Report to the Trustees of Dovercourt Church and Poorlands Charity

I report to the charity trustees on my examination of the accounts of Dovercourt Church and Poorlands Charity for the year ended 31 December 2021, which are set out in pages 3 and 4.

#### Responsibilities and basis of report

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

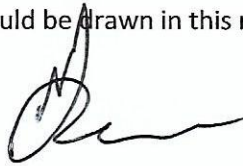
I report in respect of my examination of the charity's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

#### 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 charity 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.



Douglas Cooper

Date: 02 June 2022

**CHURCH AND POOR LANDS AND ANOTHER**

England & Wales - Charity number 243599

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# Accounts

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**Registered Charity No: 243599**

**DOVERCOURT CHURCH AND POORLANDS CHARITY**

**Trustees' Report and Accounts**

**For the year ended 31 December 2020**

# DOVERCOURT CHURCH AND POORLANDS

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1. Charity Information
2. Report of the Trustees
3. Receipts and Payments Account
4. Statement of Assets and Liabilities
5. Report of the Independent Examiner

**DOVERCOURT CHURCH AND POORLANDS**

**CHARITY INFORMATION**

---

**TRUSTEES**

Revd. Canon M A Shaw (Chair)  
K J Wheeler  
P D Finnigan  
S E Sutcliffe  
A Whelan  
J Hurst  
D Reedman  
E McLeod  
Dr J Shaw

**TREASURER**

S A Abbott  
99 Dockfield Avenue  
Dovercourt  
Harwich  
Essex CO12 4LF

**REGISTERED CHARITY NO.**

243599

**INDEPENDENT EXAMINER**

TBC

**BANKERS**

TSB Bank Plc  
230 High Street  
Dovercourt  
Harwich  
Essex CO12 3AY

# DOVERCOURT CHURCH AND POORLANDS

## TRUSTEES' REPORT

---

The Trustees present their report and accounts for the year ended 31 December 2020.

### Structure, governance and management

The charity is an unincorporated entity constituted under a Deed of Trust and is registered with the Charity Commission (Registered no. 243599). Trustees are selected from members of the community considered by the existing board to have suitable qualities and experience. They are formerly appointed at the twice yearly meetings of the Trustees and Management committee. The Trustees served throughout the year and up to the date of these accounts, except as detailed below:

The Revd. Canon M A Shaw (Chair)  
K J Wheeler  
P D Finnigan  
S E Sutcliffe  
A Whelan  
J Hurst  
D Reedman  
E McLeod  
Dr J Shaw

The Management committee consists of the above Trustees.

### Objectives and activities

The charity's principal objective is to maintain the fabric of the building of All Saints' Church, Dovercourt. This is achieved by organising and helping to fund an ongoing maintenance programme for the church building.

### Achievements and performance

The charity raises funds through its investments, including the management of a small number of properties which are rented out. The significant repairs and refurbishment of the remaining 5 rental properties which commenced in 2019 continued into 2020. In addition to the costs incurred in 2019 of £302,380 a further £60,306 was required in 2020 to finish this project. The retention will be released in 2021 following a final inspection by the Trustees and Architect.

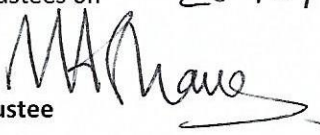
During the refurbishments the Charity supported (assistance with rental deposits, top up rent and removal expenses) the Tenants who returned to their respective rental properties between March and June in 2020. Once the tenants who temporarily moved into 503 Main Road had returned to their respective refurbished cottages, 503 was advertised 'For Let' with the new tenant moving in in October.

The Trustees appointed a new Agent, Priory Estates, to manage the rental properties on their behalf in 2020

### Reserves policy

The Trustees consider that an appropriate level of reserves would be the sum equivalent to cover the standard ongoing maintenance costs of the church for a period of one year, so that the charity could be able to operate in the event that the cottages, from which it derives the majority of its income, were empty for a protracted length of time due to major repair works being undertaken. In addition, due to the age of these cottages, it is anticipated that a sum in the region of £120,000 could be required in the future to carry out major remedial works in the event of an adverse structural survey. Accordingly, it is considered that there should be sufficient reserves to cover the cost of this in addition to the standard ongoing maintenance regarding the church.

Approved by the Board of Trustees on 25/5/21



Revd. Canon M A Shaw – Trustee

## DOVERCOURT CHURCH AND POORLANDS

RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted Funds 2020 £	Restricted Funds 2020 £	Total Funds 2020 £	Total Funds 2019 £
<b>Receipts</b>				
Investment income				
Charities Official Investment Fund	8,050	18	8,068	339,720
TSB Bank Plc Interest	223	-	223	331
Cottage rents	25,793	-	25,793	20,718
Other	1,364	-	1,364	756
<b>Total Receipts</b>	<b>35,430</b>	<b>18</b>	<b>35,448</b>	<b>361,525</b>
<b>Payments</b>				
Church and Churchyards				
Repairs, maintenance & refurbishment	2,160	-	2,160	-
Contributions to upkeep	-	-	-	-
	2,160	-	2,160	-
Cottages				
Repairs and maintenance	62,346	-	62,346	395,101
Insurance	1,353	-	1,353	2,201
Estate managers fees	3,653	-	3,653	1,726
Small repairs and incidental payments taken from rent	1,321		1,321	3,314
Temporary accommodation and removal expenses	525	-	525	3,130
Shop window repairs		-		16,596
	695	-	695	464
		-		3,417
	69,893	-	69,893	425,769
Donation	-	-	-	-
Governance costs				
Independent examiner's fees	200	-	200	120
Treasurer's expenses	25		25	
	225	-	225	120
<b>Total Payments</b>	<b>72,278</b>	<b>-</b>	<b>72,278</b>	<b>425,889</b>
<b>Net (payments)/receipts</b>	<b>(36,848)</b>	<b>18</b>	<b>(36,830)</b>	<b>(64,365)</b>
Cash balances at 1 January 2020	97,044	394	97,438	161,803
<b>Cash balances at 31 December 2020</b>	<b>60,195</b>	<b>413</b>	<b>60,608</b>	<b>97,438</b>

**DOVERCOURT CHURCH AND POORLANDS**

**STATEMENT OF ASSETS AND LIABILITIES**

**AS AT 31 DECEMBER 2020**

	Unrestricted Funds 2020 £	Restricted Funds 2020 £	Total Funds 2020 £	Total Funds 2019 £
<b>Cash funds</b>				
TSB Bank Current Accounts	30,644	413	31,057	70,676
TSB Bank Instant Access Account	29,551	-	29,551	26,762
<b>Total cash funds</b>	60,195	413	60,608	97,438

**Investment assets – at bid market value**

Charities Official Investment Fund				
- Income units – 15,525.27 units	279,078	-	279,078	262,231
- Income units – 34.69 units	-	624	624	586
	279,078	624	279,702	262,817

**Debtors and Liabilities**

The retention of £8,151 (incl. VAT) attached to the renovation and improvement work to the charity’s properties will be released in 2020 following a satisfactory final inspection of the properties by the Trustees and Architect.

These costs will be met from the charity’s existing reserves.

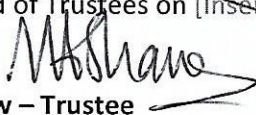
**Other assets**

	Funds to which asset belongs
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505 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
507 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
509 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
511 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
511A Main Road, Dovercourt, Harwich, Essex	Unrestricted funds

**Notes**

There is only one restricted fund – The Bagshaw Coal Fund – this fund was due to be closed in 2020 on the instructions of the Trustees, however, this was not possible due to Covid-19 restrictions. This instruction will be executed in 2020 as soon as the ongoing restrictions allow.

Approved by the Board of Trustees on [insert date] and signed on their behalf by


25/5/21.

Revd. Canon M A Shaw – Trustee

## DOVERCOURT CHURCH AND POORLANDS

### INDEPENDENT EXAMINER'S REPORT

---

#### Independent Examiner's Report to the Trustees of Dovercourt Church and Poorlands Charity

I report to the charity trustees on my examination of the accounts of Dovercourt Church and Poorlands Charity for the year ended 31 December 2020, which are set out in pages 3 and 4.

#### Responsibilities and basis of report

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I report in respect of my examination of the charity's accounts carried out under Section 145 of the 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 charity 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.

Doug Cooper  
ACIÉ.  
[Insert date]



31/5/2021