

THE CHURCH ESTATE CHARITY, DURHAM No 250248

ANNUAL REPORT FOR YEAR ENDED 31 MARCH 2021.

The Charity Commission Scheme Order dated 8 January 2001 governs the regulation of the charity known as The Church Estate Charity (250248) Durham.

Under the Scheme, the objects are: -

- The repair of the fabric of the Parish Church of St Margaret and to maintain the services therein, and subject thereto
- In furthering the religious and other work of the Church of England in the area of the benefit.

The area of the benefit comprises the parishes of St Margaret of Antioch, Crossgate Durham and St John's Neville's Cross, Durham.

The Trustees of the Charity during the year were: -

For St Margaret's – the Rector the Rev. Barnaby T Huish (also appointed Chairman); Jonathan Bramley Cook; Susan Helen Lyons; Peter Athen Smith and Posy O'Neill.

For St John's – Mike Chater, Joan Twomey and Susan Massey.

The Secretary of the Trustees is Peter Athen Smith: the post is an honorarium. He keeps the minutes, advises the Trustees generally and is also responsible for keeping the accounting records of the Charity and maintaining the Register of Trustees.

The Charity's independent examiner is Mr John Bamborough Gibson, a retired Assistant Durham County Council Treasurer.

The Charity has one asset, namely an endowment – that is funds – which are invested to produce income and so cover the work it undertakes, as described above. Being an endowment, those funds cannot themselves be spent save with the prior consent of the Charity Commissioners first obtained. Presently those funds are invested in Charifunds, a unit trust managed by M & G. Further details of the investment are set out in the Statement of Assets and Liabilities.

As set out in that separate report, there are no other assets and there has been no change in the assets held in Charifunds during the year.

Equally, the Charity has no liabilities, overheads or staff.

The primary object of the Charity is the repair of the fabric of St Margaret's Church, which is a Grade I listed building: its repair and upkeep is a heavy burden. As an added guidance, there is a requirement for every parish to obtain a quinquennial report from a suitably qualified architect as to the state of their church building and carry out the repairs specified within the stipulated time frame.

The Trustees of the Charity held meetings on 29th April 2020, 21st October 2020 and 3rd February 2021. In the previous year it had been agreed to try and hold meetings quarterly so

as to assist St John's Church's cash flow (the Rector's secretary is employed by St John's and initially paid by them but they then claim that payment, together with office expenses and subscriptions from the Charity each quarter). Due to the difficulties caused by Covid, it was hard to arrange meetings with the independent examiner to hand over and then collect the papers when he did the audit. On the other hand, the Trustees' meetings were all via Zoom and the medium seems to be much appreciated. Attendances were good, and the time limit imposed by Zoom suited the Trustees as it kept meetings short and to the point!

The problems of Covid and perhaps Brexit resulted in a fall in income for the year but equally restricted many activities so there was not a great call for assistance via grants. Whilst dividend payments were down during the relevant financial year, the first one received in the current financial year is a little higher than last year so it may be an indication that there is room for optimism. The value of the holding in Charifunds fell during the year but this is a notional loss. The Trustees may well conclude now is too uncertain a time to change investments – it is only when the funds are moved that an actual loss (or gain for that matter) is made.

Taking all in all, the performance of the endowment has been encouraging during the course of the year.

It is perhaps interesting therefore to look at the income generated by the investment over the course of the past ten years and the value of the investment, so as to put this year's figures in context.

DATE	DIVIDEND INCOME	VALUE OF INVESTMENT
31/3/20	43,348	620,616
31/3/19	41,531	798,270
31/3/18	39,065	792,830
31/3/17	36,988	809,427
31/3/16	35,950	734,645
31/3/15	34,652	785,821
31/3/14	33,136	754,071
31/3/13	32,165	681,189
31/3/12	30,084	592,594
31/3/11	29,658	603,323

St Margaret's have had in the past couple of years, a quinquennial report with some repairs listed, principally to the roof which in the short to medium term will need to be replaced, as well as renewal of the lighting system and redecoration. When the works are done, substantial claims for grants are likely to be made by St Margaret's PCC.

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STATEMENT OF ASSETS & LIABILITIES

YEAR ENDED 31 MARCH 2021

The only asset of the Charity is moneys invested in M & G Charifunds, a Charity Authorised Investment Fund. This fund constitutes an endowment, that is the actual fund cannot be spent save with the Charity Commissioners' consent, whereas the income it produces is available to spend on all authorised purposes.

M & G operate an ethical investment policy and pay the dividends gross quarterly.

The Charity holds 51,913.975 units and in the financial year covered by this Statement neither acquired nor disposed of any units.

The Charity has no other assets of any kind save moneys it holds in its bank accounts with CAFBank.

The Charity does not have any liabilities: it does not make any form of payment to its Trustees; does not have any employees; does not employ canvassers; does not engage in door to door or street collections; does not own, rent or have any form of interest in real property; it does not have any outgoings of any sort.

In the past M & G have explained their investment policy: some of the funds are in interest bearing securities but much is invested in carefully chosen smaller companies with a good record, likely to grow to the point that they will issue shares under a rights issue and from such the bulk of the income is generated.

To an extent there is not a real correlation between the value of the fund and the income it produces.

Table A below shows the dividend distribution rate and amounts received.

Table B gives the value of the fund at the times stated.

TABLE A

PERIOD	DIVIDEND DISTRIBUTION RATE PER UNIT	DATE OF PAYMENT	AMOUNT
1/2/20 to 30/4/20	19p	29/5/20	9,863.66
1/5/20 to 31/7/20	17p	28/8/20	8,825.38
1/8/20 to 31/10/20	17p	15/12/20	8,825.38
1/11/20 to 31/1/20	11.5p	26/2/20	5,970.11

TABLE B

DATE	VALUE OF HOLDING
31/3/20	620,616.00
30/6/20	664,441.77
30/9/20	624,904.09
31/12/20	712,555.65
31/3/21	764,386.56

Signed..... Chairman of Trustees

On behalf of all The Trustees.

TABLE A

PERIOD	DIVIDEND DISTRIBUTION RATE PER UNIT	DATE OF PAYMENT	AMOUNT
1/1/20 to 31/1/20	11.5p	26/2/20	2,970.11
1/8/20 to 31/10/20	17p	15/12/20	8,825.38
1/5/20 to 31/7/20	17p	28/8/20	8,825.38
1/2/20 to 30/4/20	19p	29/5/20	9,863.66

THE CHURCH ESTATE CHARITY, DURHAM No. 250248

RECEIPTS & PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

RECEIPTS	1/4/20 to 31/3/21	1/4/19 to 31/3/20
Charifund dividends	33,484.53	43,348.18
Interest on CafGold account	42.25	127.89
TOTAL RECEIPTS (A)	33,526.78	43,476.07
PAYMENTS		
To St John's		
Rector's Secretary Salary, office expenses and contribution to cost of Youth Worker	21,956.84	21,410.46
To St Margaret's		
Youth Ministry	2,080.00	2,080.00
Insurance	3085.00	2,988.12
Bibles for school leavers	00.00	200.00
Masonry repairs	00.00	713.85
Plastering	00.00	00.00
Architect's fees	00.00	00.00
Grant to Neville's Cross Primary School for storyteller	00.00	230.00
Bank charges	70.00	60.00
TOTAL PAYMENTS (B)	27,191.84	27,682.43
Brought forward from 1/4/19		86,111.33
Add Receipts (A)		43,476.07
		129,587.40
Less Payments (B)		27,682.43
Closing balance on 31/3/20		101,904.97
Brought forward from 1/4/20	101,904.97	
Add Receipts (A)	33,526.78	
	135,431.75	
Less Payments(B)	27,191.84	
	108,239.91	

Represented by moneys in: -		
CafGold account	102,089.32	
CafCash account	6,150.59	
Total of moneys at bank	108,239.91	

RECEIPTS	1/1/20 to 31/3/20	1/4/19 to 31/3/20
Charitable dividends	33,484.23	43,348.18
Interest on CafGold account	42.25	127.89
TOTAL RECEIPTS (A)	33,526.78	43,476.07
PAYMENTS		
To St John's		
Rector's Secretary Salary		
Office expenses and		
contribution to cost of Youth		
Worker	21,926.84	21,410.46
To St Margaret's		
Youth Ministry	2,080.00	2,080.00
Insurance	3082.00	2,988.12
Bibles for school leavers	00.00	200.00
Masonry repairs	00.00	713.82
Plastering	00.00	00.00
Architect's fees	00.00	00.00
Grant to Neville's Cross		
Primary School for		
storyteller		
	00.00	230.00
Bank charges	70.00	60.00
TOTAL PAYMENTS (B)	27,191.84	27,682.43
Brought forward from		
1/4/19		86,111.33
Add Receipts (A)		43,476.07
Less Payments (B)		27,682.43
Closing balance on 31/3/20		101,904.97
Brought forward from		
1/4/20	101,904.97	
Add Receipts (A)	33,526.78	
Less Payments (B)	27,191.84	
	108,239.91	

Signed

Chairman of Trustees on behalf of all the Trustees.

**RECEIPTS AND PAYMENTS ACCOUNT AND STATEMENT OF
ASSETS AND LIABILITIES**
under section 42(3) of the Charities Act 1993

Charity Name: The Church Estate Charity, Durham.
Charity Commission Number: 250248
Financial Year: 12 months to 31 March 2021

INDEPENDENT EXAMINER'S REPORT

I have examined the Receipts and Payments Account of the Church Estate Charity Durham for the year ended 31 March 2021 with the vouchers, bank statements and information submitted to me and I am of the opinion the Accounts are a true record of the income and disbursements of the Charity for the aforementioned year.
I further certify that the information given in the Statement of Assets & Liabilities is correct.

Signed..... *John B. Gibson* Dated... *14th July 2021*
Independent Examiner

DECLARATION ON BEHALF OF THE TRUSTEES

The Receipts & Payments Account as attached for the year ended 31 March 2021 and the Statement of Assets & Liabilities at that date as also set out attached are as approved by the Trustees.

Signed..... Dated.....

Trustee authorised to sign on behalf of all Trustees.