

CHURCH ESTATE TRUST
ANNUAL REPORT
AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

Fawley Judge & Easton
Chartered Certified Accountants
12 Pavement
Pocklington
York
YO42 2AX

CHURCH ESTATE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Rev Caroline Pinchbeck
Mr Andrew J Frankland-Barber -
Treasurer
Mrs Margaret Oakes
Mrs Irene Pittaway
Mr David Millican - Lay Chair
Mr David Rudd
Mr Christopher Clubley
Mr S J King

Charity number

250285

Independent examiner

Fawley Judge & Easton
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CHURCH ESTATE TRUST

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CHURCH ESTATE TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their annual report and financial statements for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charities Act 2011 and the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in March 2005.

Objectives and activities

The charity's objects are the maintenance and repair of the parish church. The policies adopted in furtherance of these objects are the continuing investment in land and property to maximise the funding available for the maintenance and repair of the parish church, there has been no change in these during the year.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The aim of the Trust is the "maintenance and care of the fabric and ornaments of All Saints Church Market Weighton". In accordance with this aim the Trust made a grant towards the cost of the insurance, gas, churchyard and repairs of £17,094.

Financial review

The charity's restricted income was £38,163 for the period with governance and support costs of £18,939 and a grant made to All Saints Church of £17,094. This resulted in an increase in restricted funds of £2,130 in the year. Given this the trustees are pleased that all other income and expenditure were within budget expectations.

The properties during the year were fully let with the exception of three voids, two voids relate to the letting of the flat and the other was a minor void in relation to 108 Wickets Way. The properties continue to be managed day to day by the agents in conjunction with the Secretary and Treasurer.

The Investments have returned a decrease in market value of £22,548 during the year.

The review of the reserve structure has been completed and together with the investment review it has enabled a structure to be implemented that meets the requirements of the Trust in future years.

A review of the property valuations was carried out by the Trustees' together with a valuation carried out by Hornseys Estate Agents. It was determined that the value of the properties had increased by £96,150. It was decided to reflect this uplift this year as it is a material amount.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity was established by a charitable trust deed on scheme of 19/11/1886 and varying scheme of 27/07/1966.

CHURCH ESTATE TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees who served during the year and up to the date of signature of the financial statements were:

Rev Caroline Pinchbeck

Mr Andrew J Frankland-Barber - Treasurer

Mrs Margaret Oakes

Mrs Irene Pittaway

Mr David Millican - Lay Chair

Mr David Rudd

Mr Christopher Clubley

Mr S J King

The latter scheme provided for a body of 9 trustees. As vacancies arise efforts are made to recruit suitable individuals who through residence, occupation or employment or otherwise have special knowledge of the benefit area.

Rev Caroline Pinchbeck is the Chair during the year under review, the Treasurer is Mr Andrew Frankland-Barber and the Secretary is Mr David Millican. The Board met 1 time during the year.

As Mr Andrew Frankland-Barber is Treasurer for All Saints Church Market Weighton he is not a signatory to the Trust bank accounts.

There are no related party transactions to report on in the year.

The trustees' report was approved by the Board of Trustees.

Mr Andrew J Frankland-Barber - Treasurer

Trustee

19 July 2023

CHURCH ESTATE TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF CHURCH ESTATE TRUST

I report to the trustees on my examination of the financial statements of Church Estate Trust (the charity) for the year ended 31 December 2022.

Responsibilities and basis of report

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

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements 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 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 financial statements to be reached.

Jonathan Leathley

Fawley Judge & Easton

Chartered Certified Accountants

12 Pavement

Pocklington

York

YO42 2AX

Dated: 19 July 2023

CHURCH ESTATE TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Restricted funds 2022 £	Restricted funds 2021 £
<u>Income from:</u>			
Investments	3	38,163	41,958
<u>Expenditure on:</u>			
Charitable activities	4	36,033	11,614
Net gains/(losses) on investments	9	(22,548)	23,636
Net incoming/(outgoing) resources		(20,418)	53,980
Other recognised gains and losses			
Revaluation of tangible fixed assets		96,150	-
Net movement in funds		75,732	53,980
Fund balances at 1 January 2022		1,726,271	1,672,290
Fund balances at 31 December 2022		1,802,003	1,726,270

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

CHURCH ESTATE TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	10	1,480,750		1,384,600	
Investments	11	224,588		247,135	
		<u>1,705,338</u>		<u>1,631,735</u>	
Current assets					
Cash at bank and in hand		96,665		94,535	
		<u>96,665</u>		<u>94,535</u>	
Net current assets			96,665		94,535
Total assets less current liabilities		<u>1,802,003</u>		<u>1,726,270</u>	
Income funds					
General restricted funds		1,705,853		1,726,270	
Revaluation reserve		96,150		-	
		<u>1,802,003</u>		<u>1,726,270</u>	
Unrestricted funds	12	-		-	
		<u>1,802,003</u>		<u>1,726,270</u>	

The financial statements were approved by the Trustees on 19 July 2023

Mr Andrew J Frankland-Barber - Treasurer
Trustee

Mr David Millican - Lay Chair
Trustee

CHURCH ESTATE TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

Church Estate Trust is a Charity.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

CHURCH ESTATE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings

Impairment review is carried out by the trustees

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

CHURCH ESTATE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Investments

	Restricted funds	Restricted funds
	2022	2021
	£	£
Rental income	38,163	41,958

CHURCH ESTATE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

4 Charitable activities

	All Saints Church, Market Weighton 2022 £	All Saints Church, Market Weighton 2021 £
Grant funding of activities (see note 5)	17,094	3,150
Share of support costs (see note 6)	13,208	3,455
Share of governance costs (see note 6)	5,731	5,009
	<u>36,033</u>	<u>11,614</u>

5 Grants payable

	All Saints Church, Market Weighton 2022 £	All Saints Church, Market Weighton 2021 £
Grants to institutions: All Saints Church, Market Weighton	17,094	3,150
-		

6 Support costs

	Support costs £	Governance costs £	2022 £	Support costs £	Governance costs £	2021 £
Insurance	2,801	-	2,801	2,568	-	2,568
Repairs and maintenance	8,308	-	8,308	887	-	887
Utilities	2,099	-	2,099	-	-	-
Accountancy	-	276	276	-	270	270
Legal and professional	-	5,455	5,455	-	4,739	4,739
	<u>13,208</u>	<u>5,731</u>	<u>18,939</u>	<u>3,455</u>	<u>5,009</u>	<u>8,464</u>
Analysed between Charitable activities	13,208	5,731	18,939	3,455	5,009	8,464

Governance costs includes payments to the auditors of £270 (2021- £270) for audit fees.

CHURCH ESTATE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year.

8 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Total	-	-

There were no employees whose annual remuneration was more than £60,000.

9 Net gains/(losses) on investments

	Restricted funds	Restricted funds
	2022 £	2021 £
Revaluation of investments	(22,548)	23,636

10 Tangible fixed assets

	Land and buildings £
Cost	
At 1 January 2022	1,384,600
Revaluation	96,150
At 31 December 2022	1,480,750
Carrying amount	
At 31 December 2022	1,480,750
At 31 December 2021	1,384,600

11 Fixed asset investments

CHURCH ESTATE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

11 Fixed asset investments

(Continued)

	Unlisted investments £
Cost or valuation	
At 1 January 2022	247,135
Valuation changes	(22,547)
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At 31 December 2022	224,588
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Carrying amount	
At 31 December 2022	224,588
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At 31 December 2021	247,135
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CHURCH ESTATE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

12 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

Movement in funds					Movement in funds				
Balance at 1 January 2021	Incoming resources	Resources expended	Revaluations, gains and losses	Balance at 1 January 2022	Incoming resources	Resources expended	Revaluations, gains and losses	Balance at 31 December 2022	
£	£	£	£	£	£	£	£	£	£
1,672,290	41,958	(11,614)	23,636	1,726,271	38,163	(36,033)	73,602	1,802,003	

CHURCH ESTATE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

13 Analysis of net assets between funds

	Restricted funds 2022 £	Restricted funds 2021 £
Fund balances at 31 December 2022 are represented by:		
Tangible assets	1,480,750	1,384,600
Investments	224,588	247,135
Current assets/(liabilities)	96,665	94,535
	<hr/>	<hr/>
	1,802,003	1,726,270
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14 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).