

CHURCH STREET PROPERTY

England & Wales · Charity number 252001

Details

Status Registered

Legal form Other

Registered 1967-04-07

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

Contact

Address Brookes Croft
Seggs Lane
Alcester
Warwickshire
B49 5HJ

Phone 07900303134

Email jandbbunting@btinternet.com

Activities

Objects: BY USAGE THE INCOME IS APPLIED IN ACCORDANCE WITH THE WISHES OF THE MAJORITY OF THE INHABITANTS TOWARDS REPAIRS AND MAINTENANCE OF THE PROPERTY AND THE BENEFIT OF THE TOWN OF ALCESTER.

Activities: The Trust manages a terrace of five houses in the centre of the town of Alcester and uses the profit from the income received in rents to make donations and grants which will provide maximum benefit for the people of Alcester

Classification

- **How:** Makes Grants To Organisations
- **What:** General Charitable Purposes
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** ALCESTER
- Warwickshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£46,597	£67,862	-	-
2024-12-31	£42,494	£92,840	-	-
2023-12-31	£42,360	£43,937	-	-
2022-12-31	£39,530	£42,763	-	-
2021-12-31	£42,405	£62,201	-	-
2020-12-31	£36,465	£15,349	-	-

Trustees

Name	Role	Appointed
CHRISTOPHER DENNIS GOUGH		
Dougie Gordon		2024-08-06
Mark David Cargill		2021-12-07
Mark Venables		2025-10-09
PROFESSOR CHRIS BRANNIGAN		2015-06-05
STEVE PAYNE		
Sharon Constable		2024-10-03

Accounts

REGISTERED CHARITY NUMBER: 252001

**REPORT OF THE TRUSTEES AND EXAMINED ACCOUNTS FOR THE
YEAR ENDED**

31 DECEMBER 2025

for

CHURCH STREET PROPERTY TRUST

CHURCH STREET PROPERTY TRUST

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**Report of the Trustees
Statement of Financial Activities Income
& Expenditure Summary**

for the Year Ended

31 December 2025

CHURCH STREET PROPERTY TRUST

REPORT OF THE TRUSTEES For the Year Ended 31 December 2025

The trustees present their report with the financial statements of the charity for the year ended 31 December 2025

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
252001

Principal Address

5 Seggs Lane
Alcester
Warwickshire
B49 5HJ

Trustees

John Bunting	Died: 1 September 2025
Christopher Gough	
Steve Payne	
Christopher Brannigan	
Tracy Parkes	resigned October 2025
Sharon Constable	
Mark Venables	appointed October 2025
Mark Cargill	
Dougie Gordon	

Clerk to the Trustees

Bronwen Bunting

STRUCTURE, GOVERNANCE AND MANAGEMENT

There is no formal Scheme of Management for the Charity. The Trustees operate in accordance with The Charity Commission suggestions in a letter dated 24th July 1979.

The Charity manages a terrace of five houses in the centre of the town of Alcester. The properties are rented out and the profits used for local charitable purposes. Grant requests submitted to the Charity are considered on an individual basis by the Trustees at the time, in line with the policies of the Trust which are to utilise the profit from the rental income for the maximum benefit to the community of Alcester.

INCOME AND EXPENDITURE SUMMARY

INCOME

In line with the annual rent review, a rent increase was implemented in July 2024, giving an annual revenue from the five properties of £44,860.00. One property became vacant due to illness of the tenant and was re-let at an increased rent. £727.44 was earned in bank interest.

EXPENDITURE

Property Expenditure

Annual expenditure on the properties for 2025 has totalled £27,908.06 which includes £21,633.07 on repairs, renewals and maintenance, £2,282.54 on buildings insurance and £2,032.45 on the annual contract with British Gas to service and maintain the gas appliances and provide the Landlords Gas Safety Certification. £875 was spent on letting agent's fees and £75 on an EPC for the property which became vacant and a deposit of £1,010.00 has been lodged with the Deposit Protection Scheme. £1,200.00 was spent on administration.

Grants Expenditure

£38,754.33 has been paid out in grants during the year to the benefit of Alcester residents, including ATC SPEND project, ATC Visit Alcester website, St Nicholas Night celebrations, Alcester in Bloom, Royal British Legion Veterans, Court Leet Pancake Races, Court Leet Wassail, Faces for All, Crafty Lunch Club, Girl Guides, Alcester Town Football Club, and the Stroke Association.

CHURCH STREET PROPERTY TRUST, ALCESTER No. 252001

CHURCH STREET PROPERTY TRUST, ALCESTER No. 252001					
Receipts and Payments Accounts for the year ending 31 December 2025					
2024	Receipts	2025	2024	Payments	2025
£3,744.59	Brought forward Treasurers Account	£2,182.36	£48,611.65	Repairs, Renewals and Maintenance	£21,633.07
£46,581.26	Brought Forward Business Interest Acc	£5,918.00	£2,136.64	Buildings Insurance	£2,282.54
£82,524.11	Brought forward National Savings Bank	£83,351.61	£1,935.60	Gas Insurance	£2,032.45
£9,182.82	Transfers from cyclical maintenance Acc		£9,707.82	External Redecoration	
£20,212.63	BF Cyclical Maintenance Account	£11,264.34	£895.00	Letting Fee	£875.00
				EPC No 15	£75.00
				No 15 deposit paid to DPS	£1,010.00
			£63,286.71	Property Expenditure Sub-Total	£27,908.06
			£1,000.00	Clerk's Honorarium	£1,000.00
			£50.00	Telephone, Postage, Travel etc 2021 + 22	£50.00
£40,100.00	Rents	£44,860.00	£150.00	Clerk's Office Allowance 2021 + 22	£150.00
£995.00	Deposit return from No 13			Accounts Examiner Honorarium	
	Deposit for Number 15	£1,010.00		Stationery & Printing	
£827.50	National Savings Bank Interest	£615.71	£1,200.00	Admin Sub-Total	£1,200.00
£336.74	Business Interest Access A/S Interest	£47.07			
	Cyclical Maintenance A/C interest	£64.66			
				Grants	
				ATC SPEND Project	£2,500.00
				High Bailiff Pancake Races	£300.00
				Faces For All	£25,000.00
				Royal British Legion Veterans	£300.00
				ATC Crafty Lunch Club	£1,500.00
				Stratford Girl Guides	£500.00
				Alcester Town Football Club	£5,000.00
				Court Leet Wassail	£500.00
				ATC Visit Alcester Website	£1,000.00
				Stroke Association	£500.00
			£679.20	St Nic's Night	654.33
			£919.00	Alcester in Bloom	£1,000.00
			£1,000.00	ATC Telephone Kiosk Restoration	
			£5,500.00	Greig Hall	
			£800.00	Overley Bridge Interpretation Panel	
			£2,000.00	ATC: RBL Commemorative WWII Book	
			£3,531.60	Greig Hall Additional Fencing	
			£1,000.00	AMVC Anniversary Concerts at Ragley	
			£3,914.00	Alcester Methodist Church renovations	
			£1,250.00	ATC: Water Safety Device	
			£100.00	ATC: Window Wanderland	
			£6,409.54	Court Leet new civic robes	
			£1,250.00	Malt Mill Lane Hanging Baskets for 2025	
			£28,353.34	Grants sub total	£38,754.33
			£2,182.36	Balance: Treasurers Account	£12,839.97
			£5,918.00	Balance: BIA A/C	£5,965.07
			£83,351.61	Balance: National Savings Bank	£58,967.32
			£11,264.34	Balance: Cyclical Maintenance Account	£3,679.00
£204,504.65		£149,313.75	£204,504.65		£149,313.75

CHURCH STREET PROPERTY TRUST, ALCESTER No. 252001

CHURCH STREET PROPERTY TRUST, ALCESTER No. 252001					
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£20,212.63	BF Cyclical Maintenance Account	£11,264.34	£895.00	Letting Fee	£875.00
				EPC No 15	£75.00
				No 15 deposit paid to DPS	£1,010.00
			£63,286.71	Property Expenditure Sub-Total	£27,908.06
			£1,000.00	Clerk's Honorarium	£1,000.00
			£50.00	Telephone, Postage, Travel etc 2021 + 22	£50.00
£40,100.00	Rents	£44,860.00	£150.00	Clerk's Office Allowance 2021 + 22	£150.00
£995.00	Deposit return from No 13			Accounts Examiner Honorarium	
	Deposit for Number 15	£1,010.00		Stationery & Printing	
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	Cyclical Maintenance A/C interest	£64.66			
				Grants	
				ATC SPEND Project	£2,500.00
				High Bailiff Pancake Races	£300.00
				Faces For All	£25,000.00
				Royal British Legion Veterans	£300.00
				ATC Crafty Lunch Club	£1,500.00
				Stratford Girl Guides	£500.00
				Alcester Town Football Club	£5,000.00
				Court Leet Wassail	£500.00
				ATC Visit Alcester Website	£1,000.00
				Stroke Association	£500.00
			£679.20	St Nic's Night	654.33
			£919.00	Alcester in Bloom	£1,000.00
			£1,000.00	ATC Telephone Kiosk Restoration	
			£5,500.00	Greig Hall	
			£800.00	Oversley Bridge Interpretation Panel	
			£2,000.00	ATC: RBL Commemorative WWII Book	
			£3,531.60	Greig Hall Additional Fencing	
			£1,000.00	AMVC Anniversary Concerts at Ragley	
			£3,914.00	Alcester Methodist Church renovations	
			£1,250.00	ATC: Water Safety Device	
			£100.00	ATC: Window Wanderland	
			£6,409.54	Court Leet new civic robes	
			£1,250.00	Malt Mill Lane Hanging Baskets for 2025	
			£28,353.34	Grants sub total	£38,754.33
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			£5,918.00	Balance: BIA A/C	£5,965.07
			£83,351.61	Balance: National Savings Bank	£58,967.32
			£11,264.34	Balance: Cyclical Maintenance Account	£3,679.00
£204,504.65		£149,313.75	£204,504.65		£149,313.75

Accounts

CHURCH STREET PROPERTY TRUST, ALCESTER No. 252001						
Receipts and Payments Accounts for the year ending 31 December 2024						
2023	Receipts	2024	2023	Payments		
£15,321.13	Brought forward Treasurers Account	£3,744.59	£3,979.74	Repairs, Renewals and Maintenance		£48,611.65
£36,215.60	Brought Forward Business Interest Acc	£46,581.26	£2,040.38	Buildings Insurance		£2,136.64
£81,890.52	Brought forward National Savings Bank	£82,524.11	£2,068.42	Gas Insurance		£1,935.60
	Brought forward Cyclical Maintenance Ac	£20,212.63		External Redecoration		£9,707.82
				Letting Fee		£895.00
			£8,088.54	Property Expenditure Sub-Total		£63,286.71
			£1,000.00	Clerk's Honorarium		£1,000.00
			£50.00	Telephone, Postage, Travel etc 2021 + 22		£50.00
£42,360.00	Rents	£40,100.00	£150.00	Clerk's Office Allowance 2021 + 22		£150.00
	Deposit return from No 13	£995.00		Accounts Examiner Honorarium		
				Stationery & Printing		
£633.59	National Savings Bank Interest	£827.50	£1,200.00	Admin Sub-Total		£1,200.00
£365.66	Business Interest Access A/C Interest	£336.74				
	Cyclical Maintenance A/C Interest	£234.53				
				Grants		
			£34,648.00	January - December 2023		
			£4,000.00	Alcester Baptist Church		
			£500.00	Heart of England Town Criers Competition		
			£600.00	ATC Crafty Lunch Club		
			£2,238.00	High Bailiff's a/c Coronation Expenses		
			£5,000.00	ATC Play Equipment		
			£1,695.00	ATC Coronation Commemorative Bench		
			£500.00	Alcester Community Trust (Globe Island)		
			£451.50	ABLE (new flags for coronation)		
			£1,911.50	Parking Buddies for Our Lady's School		
			£890.00	Our Lady's PTA		
			£300.00	ATC (Weston Trip)		
			£822.00	St Nic's Night		£679.20
			£2,500.00	ATC D-Day Commemorative Bench		
			£2,240.00	Alcester Ladies Netball Club		
			£10,000.00	ATC Community Shed		
			£1,000.00	Alcester Heritage Trust - 20th anniversary		
				Alcester in Bloom		£919.00
				ATC Telephone Kiosk Restoration		£1,000.00
				Greig Hall		£5,500.00
				Oversley Bridge Interpretation Panel		£800.00
				ATC: RBL Commemorative WWII Book		£2,000.00

REGISTERED CHARITY NUMBER: 252001

**REPORT OF THE TRUSTEES AND EXAMINED ACCOUNTS FOR THE
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31 DECEMBER 2024

for

CHURCH STREET PROPERTY TRUST

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**Report of the Trustees
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REPORT OF THE TRUSTEES For the Year Ended 31 December 2024

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
252001

Principal Address

5 Seggs Lane
Alcester
Warwickshire
B49 5HJ

Trustees

John Bunting
Christopher Gough
Steve Payne
Christopher Brannigan
Martyn Burden
Tracy Parkes
Mark Cargill
Dougie Gordon
Sharon Constable

resigned October 2024
appointed October 2023
appointed August 2024
appointed October 2024

Clerk to the Trustees

Bronwen Bunting

STRUCTURE, GOVERNANCE AND MANAGEMENT

There is no formal Scheme of Management for the Charity. The Trustees operate in accordance with The Charity Commission suggestions in a letter dated 24th July 1979.

The Charity manages a terrace of five houses in the centre of the town of Alcester. The properties are rented out and the profits used for local charitable purposes. Grant requests submitted to the Charity are considered on an individual basis by the Trustees at the time, in line with the policies of the Trust which are to utilise the profit from the rental income for the maximum benefit to the community of Alcester.

INCOME AND EXPENDITURE SUMMARY

INCOME

In line with the annual rent review, a small rent increase was implemented in July 2024, giving an annual revenue from the five properties of £40,100.00. One property had a lengthy unoccupied period whilst under repair from unreported water leaks. £1,398.77 was earned in bank interest.

EXPENDITURE

Property Expenditure

Annual expenditure on the properties for 2023 has totalled £63,286.71 which includes £48,611.65 on repairs, renewals and maintenance, £9,707.82 on external redecoration; £2,136.64 on buildings insurance, £1,935.60 on the annual contract with British Gas to service and maintain the gas appliances and provide the Landlords Gas Safety Certification. £1,200.00 was spent on administration.

Grants Expenditure

£28,353.34 has been paid out in grants during the year to the benefit of Alcester residents, including St Nicholas Night celebrations, Alcester in Bloom, historic telephone box restoration, the Greig Hall Community Centre, Oversley Bridge interpretation panel, Royal British Legion Commemorative Book for WWII, Alcester Male Voice Choir 50th Anniversary concerts at Ragley Hall, Alcester Methodist Church renovations, a Water Safety Device for the River Arrow, Alcester Window Wanderland, Court Leet Civic Robes, Hanging Baskets for Malt Mill Lane.

Accounts

REGISTERED CHARITY NUMBER: 252001

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**REPORT OF THE TRUSTEES AND EXAMINED ACCOUNTS FOR THE
YEAR ENDED**

31 DECEMBER 2023

for

CHURCH STREET PROPERTY TRUST

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CHURCH STREET PROPERTY TRUST

REPORT OF THE TRUSTEES For the Year Ended 31 December 2023

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REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
252001

Principal Address

5 Seggs Lane
Alcester
Warwickshire
B49 5HJ

Trustees

John Bunting
Christopher Gough
Steve Payne
Christopher Brannigan
Martyn Burden
Tracy Parkes
Thomas F Wilson
Mark Venables
Mark Cargill

appointed October 2022

appointed October 2023

resigned October 2023

Clerk to the Trustees

B Bunting

STRUCTURE, GOVERNANCE AND MANAGEMENT

There is no formal Scheme of Management for the Charity. The Trustees operate in accordance with The Charity Commission suggestions in a letter dated 24th July 1979.

The Charity manages a terrace of five houses in the centre of the town of Alcester. The properties are rented out and the profits used for local charitable purposes. Grant requests submitted to the Charity are considered on an individual basis by the Trustees at the time, in line with the policies of the Trust which are to utilise the profit from the rental income for the maximum benefit to the community of Alcester.

INCOME AND EXPENDITURE SUMMARY

INCOME

In line with the annual rent review, a small rent increase was implemented in July 2023, giving an annual revenue from the five properties of £42,360.00 with all five properties fully let throughout the year. £999.25 was earned in bank interest.

EXPENDITURE

Property Expenditure

Annual expenditure on the properties for 2023 has totalled £8,088.54 which includes £3,979.74 on repairs, renewals and maintenance, £2,521 of which was spent on the ongoing programme of cellar upgrades to the properties; £2,040.38 on buildings insurance, £2,068.42 on the annual contract with British Gas to service and maintain the gas appliances and provide the Landlords Gas Safety Certification. £1,200.00 was spent on administration.

Grants Expenditure

£34,648.00 has been paid out in grants during the year to the benefit of Alcester residents, including Alcester Baptist Church, the Heart of England Town Criers Competition, The Crafty Lunch Club, Alcester's Coronation celebrations, new flags & Commemorative bench, Play Equipment, refurbishment of the Globe Island, Parking Buddies for Our Ladies School, assistance with trips for needy families and children, Alcester's St Nicholas Night, Alcester Ladies Netball Club, the Community Shed project, 20th Anniversary events for Alcester Heritage Trust.

CHURCH STREET PROPERTY TRUST, ALCESTER NO. 252001

Receipts and Payments Accounts for the year ending 31 December 2023

2022	Receipts	2023	2022	Payments	2023
£18,648.66	Brought forward Treasurers Account	£15,321.13	£4,723.32	Repairs, Renewals and Maintenance	£3,979.74
£36,197.03	Brought Forward Business Interest Ac	£36,215.60	£2,016.43	Buildings Insurance	£2,040.38
£81,814.38	Brought forward National Savings Bar	£81,890.52	£1,975.04	Gas Insurance	£2,068.42
			£8,714.79	Property Expenditure Sub-Total	£8,088.54
			£1,000.00	Clerk's Honorarium	£1,000.00
			£100.00	Telephone, Postage, Travel etc 2021 + 22	£50.00
£39,435.00	Rents	£42,360.00	£300.00	Clerk's Office Allowance 2021 + 22	£150.00
				Accounts Examiner Honorarium	
				Stationery & Printing	
£76.14	National Savings Bank Interest	£633.59	£1,400.00	Admin Sub-Total	£1,200.00
£18.57	Business Interest Access A/S Interest	£365.66			
			£32,647.74	Grants	
				January - December 2023	
				Alcester Baptist Church	£4,000.00
				Heart of England Town Criers Competition	£500.00
				ATC Crafty Lunch Club	£600.00
				High Bailiffs a/c Coronation Expenses	£2,238.00
				ATC Play Equipment	£5,000.00
				ATC Coronation Commemorative Bench	£1,695.00
				Alcester Community Trust (Globe Island)	£500.00
				ABLE (new flags for coronation)	£451.50
				Parking Buddies for Our Lady's School	£1,911.50
				Our Lady's PTA	£890.00
				ATC (Weston Trip)	£300.00
				St Nic's Night	£822.00
				ATC D-Day Commemorative Bench	£2,500.00
				Alcester Ladies Netball Club	£2,240.00
				ATC Community Shed	£10,000.00
				Alcester Heritage Trust - 20th anniversary	£1,000.00
				Grants sub total	£34,648.00
			£15,321.13	Balance: Treasurers Account	£3,744.59
			£36,215.60	Balance: BIA A/C	£46,581.26
			£81,890.52	Balance: National Savings Bank	£82,524.11
£176,189.78		£176,786.50	£176,189.78		£176,786.50

Checked and found to be correct
Ngc 13/12

VAUGHAN BLAKE 3/3/2

CHURCH STREET PROPERTY TRUST, ALCESTER No 252001

CYCLICAL MAINTENANCE FUND for the year ending 31st December 2023

<u>2022</u>	<u>Receipts</u>	<u>2023</u>	<u>2022</u>	<u>Payments</u>	<u>2023</u>
£20,026.07 Brought Forward Flexible Savings A/C		£20,036.32		£20,036.32 Balance Flexible Savings Account	£20,212.63
£10.25 Bank Interest		£176.31			
<u>£20,036.32</u>		<u>£20,212.63</u>		<u>£20,036.32</u>	<u>£20,212.63</u>

Statement of Assets and Liabilities as at 31 December 2022

Cash Balances as per the Receipts and Payments Account	£132,292.51	
Cash Balances Cyclical Maintenance Fund	£20,212.63	
Value of 5 Houses 13 - 17 Church St, Alcester (Insurance Value £1,111,320.00		Balance
		<u>£1,263,825.14</u>
TOTAL		<u><u>£1,263,825.14</u></u>

Accounts

**CHURCH STREET PROPERTY TRUST
REPORT FOR THE YEAR ENDING 31 DECEMBER 2022**

INCOME AND EXPENDITURE SUMMARY

INCOME

In view of the current difficult economic situation, a minimal rent increase was implemented during 2022, giving an annual revenue from the five properties of £39, 435.00 with all five properties fully let throughout the year.
£94.71 was earned in bank interest.

EXPENDITURE

Property Expenditure

Annual expenditure on the properties for 2022 has totalled £8,714.79 which includes £4,723.32 on repairs, renewals and maintenance, half of which was spent on the ongoing programme of cellar upgrades to the properties; £1,951.15 on buildings insurance and £1,974.04 on the annual contract with British Gas to service and maintain the gas appliances and provide the Landlords Gas Safety Certification. £1,400.00 was spent on administration.

Grants Expenditure

£32, 647.74 has been paid out in grants during the year to the benefit of Alcester residents, including The Depot Youth Club, The Greig Hall, Royal British Legion, Alcester Community Fridge, Alcester Ladies Netball Club, Alcester Youth Project for enhancement of the Abbey Fields site, St Nicholas Churchwomen's Guild and Sensory Garden, Alcester in Bloom.

Regrettably, Ragley Estate no longer wishes to sell the central parcel of land in Alcester which would have ensured its continuation as public open space and the ongoing negotiations have now ceased.

CHURCH STREET PROPERTY TRUST HISTORY

For anyone who is unaware of the history of Church Street Property Trust, it provides a fine example of how 3 buildings with clever investment in 1787 can pay an important role in our Town over 200 years later. The 3 original tenements with outbuildings & gardens were held by the Bailiffs & Churchwarden as Trustees for the inhabitants of Alcester and the properties were leased with the profits used to benefit the inhabitants of Alcester as the Trustees thought fit.

A deed of 1787 states that a 99-year lease of the 3 houses in Church Street was granted to William Farr, Steel Toymaker of Birmingham, for 99 years for a yearly rental of one shilling, and the payment in cash of £150 with the proviso that within 3 years the then existing tenements were to be taken down and new buildings erected of equal or greater yearly value than the old tenements, the whole property to be handed over to the Bailiffs and Churchwardens at the expiration of the lease in good and substantial order and repair.

William Farr did this and replaced the 3 houses with the current 5 houses numbered 13 to 17, in Church Street

The property reverted to the Bailiffs and Churchwardens on 25 March 1886, and rents were fixed at £12 each per annum on 2 houses and £10 each per annum on the other three, the Trustees paying Rates.

In 1895 letters from the Charity Commission to the then Churchwarden indicated that it was competent for the Alcester Parish Council to appoint Trustees in place of the Churchwardens and the Charity was recorded in the Books of the Charity Commission.

For many years the Trustees of the property consisted of 2 Trustees appointed by the Alcester Parish Council (later Alcester Town Council) and the High & Low Bailiff but this has recently been increased for ease of administration with 4 additional Trustees co-opted.

Whilst the Charity has no formal Scheme of Management, the Trustees operate in accordance with The Charity Commission suggestions in a letter dated 24th July 1979, the remit being to utilise the rental profits from the properties for local charitable purposes for the maximum benefit to the community.

A list of grants made since 1902 makes interesting reading, including the purchase of a new steam Fire Engine and subsequent payments towards its upkeep, renovations to community buildings in the town, support for the celebration of events of national importance, and support for a wide variety of local organisations contributing to the town's wellbeing.

CHURCH STREET PROPERTY TRUST, ALCESTER No. 252001

Receipts and Payments Accounts for the year ending 31 December 2022

2021	Receipts	2022	2021	Payments	2022
£38,444.68	Brought forward Treasurers Account	£18,648.66	£5,576.00	Repairs, Renewals and Maintenance	£4,723.32
£36,193.38	Brought Forward Business Interest Ac	£36,197.03	£1,797.88	Buildings Insurance	£2,016.43
£81,806.20	Brought forward National Savings Bar	£81,814.38	£1,554.65	Gas Insurance	£1,975.04
			£112.49	Eon Energy (for No. 13)	
			£9,041.02	Property Expenditure Sub-Total	£8,714.79
					£8,714.79
			£1,000.00	Clerk's Honorarium	£1,000.00
				Telephone, Postage, Travel etc 2021 + 22	£100.00
£42,405.00	Rents	£39,435.00		Clerk's Office Allowance 2021 + 22	£300.00
				Accounts Examiner Honorarium	
				Stationery & Printing	
£8.18	National Savings Bank Interest	£76.14	£1,000.00	Admin Sub-Total	£1,400.00
£3.65	Business Interest Access A/S Interest	£18.57			
				Grants	
			£52,160.00	January - December 2021	
				Depot Youth Club	£1,250.00
				RBL Veterans	£250.00
				ATC Greig Hall Security System	£5,000.00
				Alcester Baptist Church Community Fridge Shed	£2,000.00
				Alcester Ladies Netball Club	£2,000.00
				AYP Abbey Field Site	£2,500.00
				St Nicholas Churchwomen's Guild Flower Festival	£262.00
				St Nicholas Church Sensory Garden	£569.74
				ATC Greig Hall External Brickwork Cleaning	£5,000.00
				ATC Greig Hall Security Fencing	£12,400.00
				Alcester in Bloom Planters	£1,416.00
			£52,160.00	Grants sub total	£32,647.74
			£18,648.66	Balance: Treasurers Account	£15,321.13
			£36,197.03	Balance: BIA A/C	£36,215.60
			£81,814.38	Balance: National Savings Bank	£81,890.52
£198,861.09		£176,189.78	£198,861.09		£176,189.78

Examined and found to be correct

✓ P Blake VAUGHAN Blake 26/3/23

CHURCH STREET PROPERTY TRUST, ALCESTER No 252001

CYCLICAL MAINTENANCE FUND for the year ending 31st December 2022

<u>2021</u>	<u>Receipts</u>	<u>2022</u>	<u>2021</u>	<u>Payments</u>	<u>2021</u>
£20,024.08 Brought Forward Flexible Savings A/C		£20,026.07		£20,026.07 Balance Flexible Savings Account	£20,036.32
£1.99 Bank Interest		10.25			
<u>£20,024.08</u>		<u>£20,036.32</u>		<u>£20,026.07</u>	<u>£20,036.32</u>

Statement of Assets and Liabilities as at 31 December 2022

Cash Balances as per the Receipts and Payments Account	£133,427.25		
Cash Balances Cyclical Maintenance Fund		£20,036.32	
Value of 5 Houses 13 - 17 Church St, Alcester (Insurance Value £1,111,320.00			
		Balance	
		<u>£1,264,783.57</u>	
TOTAL			<u>£1,264,783.57</u>

Examined and found to be correct ✓ P Bldo VAUGHAN BLAKE 26/3/23

CHURCH STREET PROPERTY TRUST, ALCESTER No. 252001

Receipts and Payments Accounts for the year ending 31 December 2022

2021	Receipts	2022	2021	Payments	2022
£38,444.68	Brought forward Treasurers Account	£18,648.66	£5,576.00	Repairs, Renewals and Maintenance	£4,723.32
£36,193.38	Brought Forward Business Interest Ac	£36,197.03	£1,797.88	Buildings Insurance	£2,016.43
£81,806.20	Brought forward National Savings Bar	£81,814.38	£1,554.65	Gas Insurance	£1,975.04
			£112.49	Eon Energy (for No. 13)	
			£9,041.02	Property Expenditure Sub-Total	£8,714.79
					£8,714.79
			£1,000.00	Clerk's Honorarium	£1,000.00
				Telephone, Postage, Travel etc 2021 + 22	£100.00
£42,405.00	Rents	£39,435.00		Clerk's Office Allowance 2021 + 22	£300.00
				Accounts Examiner Honorarium	
				Stationery & Printing	
£8.18	National Savings Bank Interest	£76.14	£1,000.00	Admin Sub-Total	£1,400.00
£3.65	Business Interest Access A/S Interest	£18.57			
				Grants	
			£52,160.00	January - December 2021	
				Depot Youth Club	£1,250.00
				RBL Veterans	£250.00
				ATC Greig Hall Security System	£5,000.00
				Alcester Baptist Church Community Fridge Shed	£2,000.00
				Alcester Ladies Netball Club	£2,000.00
				AYP Abbey Field Site	£2,500.00
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				ATC Greig Hall External Brickwork Cleaning	£5,000.00
				ATC Greig Hall Security Fencing	£12,400.00
				Alcester in Bloom Planters	£1,416.00
			£52,160.00	Grants sub total	£32,647.74
			£18,648.66	Balance: Treasurers Account	£15,321.13
			£36,197.03	Balance: BIA A/C	£36,215.60
			£81,814.38	Balance: National Savings Bank	£81,890.52
£198,861.09		£176,189.78	£198,861.09		£176,189.78

Examined and found to be correct

✓ P Blake VAUGHAN BLAKE 26/3/23

CHURCH STREET PROPERTY TRUST, ALCESTER No 252001

CYCLICAL MAINTENANCE FUND for the year ending 31st December 2022

<u>2021</u>	<u>Receipts</u>	<u>2022</u>	<u>2021</u>	<u>Payments</u>	<u>2021</u>
£20,024.08 Brought Forward Flexible Savings A/C		£20,026.07		£20,026.07 Balance Flexible Savings Account	£20,036.32
£1.99 Bank Interest		10.25			
<u>£20,024.08</u>		<u>£20,036.32</u>		<u>£20,026.07</u>	<u>£20,036.32</u>

Statement of Assets and Liabilities as at 31 December 2022

Cash Balances as per the Receipts and Payments Account	£133,427.25		
Cash Balances Cyclical Maintenance Fund		£20,036.32	
Value of 5 Houses 13 - 17 Church St, Alcester (Insurance Value £1,111,320.00			
		Balance	
		<u>£1,264,783.57</u>	
TOTAL			<u>£1,264,783.57</u>

Examined and found to be correct ✓ P Bldo VAUGHAN BLAKE 26/3/23

Accounts

REGISTERED CHARITY NUMBER: 252001

**REPORT OF THE TRUSTEES AND
EXAMINED ACCOUNTS
FOR THE YEAR ENDED**

31 DECEMBER 2021

for

CHURCH STREET PROPERTY TRUST

CHURCH STREET PROPERTY TRUST

CONTENTS

**Report of the Trustees
Statement of Financial Activities
Income & Expenditure Summary**

for the Year Ended

31 December 2021

CHURCH STREET PROPERTY TRUST

REPORT OF THE TRUSTEES For the Year Ended 31 December 2021

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
252001

Principal Address

5 Seggs Lane
Alcester
Warwickshire
B49 5HJ

Trustees

J Bunting	
C Gough	
S Payne	
C Brannigan	
David Henderson	
Timothy Foreman	resigned December 2021
Thomas F Wilson	
Mark Venables	appointed 07 October 2021
Mark Cargill	appointed 07 December 2021

Clerk to the Trustees

B Bunting

STRUCTURE, GOVERNANCE AND MANAGEMENT

There is no formal Scheme of Management for the Charity. The Trustees operate in accordance with The Charity Commission suggestions in a letter dated 24th July 1979.

The Charity manages a terrace of five houses in the centre of the town of Alcester. The properties are rented out and the profits used for local charitable purposes. Grant requests submitted to the Charity are considered on an individual basis by the Trustees at the time, in line with the policies of the Trust which are to utilise the profit from the rental income for the maximum benefit to the community of Alcester.

INCOME AND EXPENDITURE SUMMARY

INCOME

Due to the continuing Covid-19 pandemic, no annual rent increase was implemented for the 2nd consecutive year. The annual revenue from the five properties was £42,405.00.

£11.83 was earned in bank interest.

EXPENDITURE

Property Expenditure

Annual expenditure on the properties for 2021 has totalled £9,041.02 which includes £5,576.00 on repairs, renewals and maintenance, £1,797.88 on buildings insurance, £1,554.65 on the annual contract with British Gas to service and maintain the gas appliances and provide the Landlords Gas Safety Certification and £112.29 on utility bills during a vacant period. £1,000.00 was spent on administration.

Grants Expenditure

£52,160.00 has been paid out in grants during the year, including monies pledged before the current financial year (£25,000 to the Greig Hall Renovations Fund and £5,000 towards the restoration of Our Lady & St Joseph's Parish Hall)

Negotiations between the Trust and Ragley Estate to purchase a parcel of land to ensure its continuation as public open space for the town have fallen through as the Ragley Estate no longer wishes to sell.

CHURCH STREET PROPERTY TRUST, ALCESTER No. 252001					
Receipts and Payments Accounts for the year ending 31 December 2021					
2020	Receipts	2021	2020	Payments	2021
£17,328.34	Brought forward Treasurers Account	£38,444.68	£4,597.08	Repairs, Renewals and Maintenance	£5,576.00
£36,180.32	Brought Forward Business Interest Acc	£36,193.38	£1,714.25	Buildings Insurance	£1,797.88
£81,221.45	Brought forward National Savings Bank	£81,806.20	£1,432.33	Gas Insurance	£1,554.65
			£1,200.00	Fixtures & fittings from No 13	
				Eon Energy (for No. 13)	£112.49
			£8,943.66	Property Expenditure Sub-Total	£9,041.02
			£1,000.00	Clerk's Honorarium	£1,000.00
			£50.00	Telephone, Postage, Travelling etc	
£36,465.00	Rents	£42,405.00	£150.00	Clerk's Office Allowance	
				Accounts Examiner Honorarium	
				Stationery & Printing	
			£850.00	Fee for new tenancy agreement at No 13	
£584.75	National Savings Bank Interest	£8.18	£2,050.00	Admin Sub-Total	£1,000.00
£13.06	Business Interest Access A/S Interest	£3.65			
				Grants	
				Our Lady & St Joseph's Parish Hall Restorations	£5,000.00
				St Nicholas Church Benefactions Board	£500.00
				Greig Hall Renovations Fund	£25,000.00
				Greig Hall: Repairs to Canopy	£6,660.00
				Greig Hall: Security Fencing	£5,000.00
				Alcester in Bloom	£1,000.00
				Malt Mill Lane Residents Association	£500.00
				Alcester First Responders	£3,000.00
				ATC: Upgrade of Play Area at Hopkins Precinct	£5,000.00
				ATC: Crafty Lunch Club	£500.00
			£2,000.00	ATC (Crisis Fund)	
			£1,355.00	ATC (War Memorial Renovation)	
			£1,000.00	ATC (Resilience Committee)	
			£4,355.00	Grants sub total	£52,160.00
			£38,444.68	Balance: Treasurers Account	£18,648.66
			£36,193.38	Balance: BIA A/C	£36,197.03
			£81,806.20	Balance: National Savings Bank	£81,814.38
£171,792.92		£198,861.09	£171,792.92		£198,861.09

Examined and found to be correct. *N/A* *Blake* *VANSHAN BLAKE* 24/2/22

CHURCH STREET PROPERTY TRUST, ALCESTER No. 252001					
Receipts and Payments Accounts for the year ending 31 December 2021					
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£81,221.45	Brought forward National Savings Bank	£81,806.20	£1,432.33	Gas Insurance	£1,554.65
			£1,200.00	Fixtures & fittings from No 13	
				Eon Energy (for No. 13)	£112.49
			£8,943.66	Property Expenditure Sub-Total	£9,041.02
			£1,000.00	Clerk's Honorarium	£1,000.00
			£50.00	Telephone, Postage, Travelling etc	
£36,465.00	Rents	£42,405.00	£150.00	Clerk's Office Allowance	
				Accounts Examiner Honorarium	
				Stationery & Printing	
			£850.00	Fee for new tenancy agreement at No 13	
£584.75	National Savings Bank Interest	£8.18	£2,050.00	Admin Sub-Total	£1,000.00
£13.06	Business Interest Access A/S Interest	£3.65			
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				ATC: Upgrade of Play Area at Hopkins Precinct	£5,000.00
				ATC: Crafty Lunch Club	£500.00
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			£81,806.20	Balance: National Savings Bank	£81,814.38
£171,792.92		£198,861.09	£171,792.92		£198,861.09

Examined and found to be correct. *N/A* *Blake* *VANSHAN BLAKE* 24/2/22

