

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

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**Report of the Trustees
Statement of Financial Activities
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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

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			£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
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