

REGISTERED CHARITY NUMBER: 252001

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YEAR ENDED**

31 DECEMBER 2023

for

CHURCH STREET PROPERTY TRUST

CHURCH STREET PROPERTY TRUST

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for the Year Ended

31 December 2023

CHURCH STREET PROPERTY TRUST

REPORT OF THE TRUSTEES For the Year Ended 31 December 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023

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>£1,263,825.14</u>