

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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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

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
				£150.00	Clerk's Office Allowance 2021 + 22	£150.00
					Accounts Examiner Honorarium	
					Stationery & Printing	
				£1,200.00	Admin Sub-Total	£1,200.00
					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
				£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

Handwritten notes:
Brought forward
corrected
BF
corrected
2019/20

CHURCH STREET PROPERTY TRUST, ALCESTER No. 252001

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