



Trustees' Annual Report for the period								
		Period start date			Period end date			
		01	October	2023	30		September	2024
From					To			

Section A Reference and administration details

Charity name	CHURCH LANDS
Other names charity is known by	THE CHURCH LANDS TRUST
Registered charity number (if any)	254122
Charity's principal address	SWALLOW BARN, PARK FARM, MERTON ROAD AMBROSDEN, OXFORDSHIRE Postcode OX5 2LX

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Russell Thompson OBE	Chair		
2	Wendy Cheeseman	Secretary		
3	Lucia Hanley	Treasurer		

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
Carol Andrews	
Martin Richardson	
Vince Bailey	
David Rhodes	
Dawn Seaward	
Graham Watson	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Auditor	Tom Duff	Three Corners Garage Ambrosden, Oxon OX25 2SA

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	A Constitution and Governance document, which is revised with the assent of trustees as and when necessary.
---	---

How the charity is constituted  
(eg. trust, association, company)  
Trustee selection methods  
(eg. appointed by, elected by)

As a Trust

New trustees are nominated and seconded by existing ones and should meet one or more of the skills and experiences required. Trustees are elected by a majority of serving trustees and serve a fixed term of three years after which they may be re-elected for another fixed term, if elected, the trustee's details should be notified to the Charity Commission.

#### **Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

There are up to 10 unpaid trustees including three (unpaid) officers chosen from their number, a chair, secretary, and treasurer. The three officer positions are subject to election at each Annual General Meeting. The three officers form a standing committee, which may make urgent decisions between meetings on single items of expenditure of up to £1000.

The number of trustees must not fall below six. At this point new trustees must be appointed. New trustees must normally be resident in the parish, that is within Ambrosden, Arncott and Blackthorn, or be a member of St Mary's Parish and should be at least 18 years of age. Prior to accepting a nomination as a new trustee, he or she should have received a pack of information from the Secretary, explaining the purpose of the Church Lands Trust, its status as a charity and the responsibilities and rights of trustees.

### **Section C                      Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

The Church Lands Trust exists to use the income from its land and buildings to fund the maintenance and upkeep of St Mary's Church in Ambrosden, Oxfordshire. The Trust does not normally undertake fundraising; however, donations are welcome.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

The trustees have complied with our duty to have due regard to public benefit based on Charity Commission guidance.

Trustees disburse funds to St Mary's Ambrosden church for the maintenance and upkeep of the buildings and those facilities incorporated or attached to St Mary's Church Ambrosden, which are used to maintain the functions of St Mary's. The Trust will make agreed contributions to certain maintenance or other contracts taken out to prevent damage or deterioration of, and repair to, the fabric, to maintain the upkeep of St Mary's and its facilities. By precedent, the Trust has made contributions to the installation and maintenance of facilities, such as the heating, bells and organ.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grant making;
- policy programme related investment;
- contribution made by volunteers.

The Trustees have agreed that works at Church House, Blackthorn exceeding costs of £200 are subject to the notification and authorisation of Trustee officers. The Trust has instructed the letting agent for the property to this effect.

From time to time the Trustees formally approve budgets up to a set maximum for works at St Mary's. Officers of the Trust are authorised to spend up to £1000 to pay for sundry repairs or maintenance to St Mary's or Church House, Blackthorn without seeking separate formal approval from Trustees. A majority of trustees, normally at one of the Trust's meetings, must approve projected expenditure over this amount, though a written circulation of Trustees may approve urgent spending over this limit.

**Summary of the main achievements of the charity during the year**

As in previous years, the Trust contributed towards the regular upkeep and maintenance of the church.

The Trust continues to seek advice on the small triangular plot of land adjacent to the equestrian tenancy, which our land agent believes to be owned by the Trust

The Trustees agreed the sale of the Corner Plot at Church House in Blackthorn. An offer of £412,500 was accepted in April 2023, however the sale wasn't finalised until Nov 23, thus the 23/24 accounts reflect this.

The Trustee also agreed the sale of the two fields near March Gibbon totalling 20 acres. An offer of £300,00 was accepted in May 2024.

The Trustees agreed the purchase of a detached house at 2a Lancaster Close in Bicester in May 2024. The purchase price of £370,00 was funded by the sale of the Corner Plot in Blackthorn. The property is currently let to private tenants for £1650.00 per month.



Date

December 2024

**AMBROSDEN CHURCH LANDS TRUST**

**Charity No: 254122**

**End of Year Accounts**

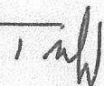
**Top Level Summary**

**01 Oct 23 - 30 Sep 24**

Balance B/Fwd from Previous Year	Total	45662.39
Income		£713,428.70
Expenditure		£385,035.09
Balance C/FWD		£374,056.00

Checked and certified correct

Name: Thomas Duff F.M.A.A.T.

Signature: 

Date: 28-11-24

**Ambrosden Church Lands Trust**  
**End of Year Statement**  
**01 Oct 23 - 30 Sep 24**

**Balance brought forward 30 Sep 2023** £45,662.39

**Income**

Church House Rent	£12,420.00
2a Lancaster Close Rent	£4,900.00
Blackthorn Land Rent	£3,900.00
Marsh Gibbon Land Rent	£500.00
Sales of Land	£691,708.70

**Total Income** £713,428.70

**Expenditure**

St Mary's Maintenance	£5,066.02
Lands Trust Admin	£1,319.91
Marsh Gibbon Land Sale Expenses	£525.00
Church House Maintenance	£1,777.24
Church House - agents fees	£1,341.36
2a Lancaster Purchase	£370,000.00
2a Lancaster Legal fees for purchase	£2,745.56
2a Lancaster Maintenance	£1,180.80
2a Lancaster - agents fees	£529.20
2 Germander Way Legal fees for purchase	£550.00

**Total Expenditure** £385,035.09

<b>Reconciled Balance</b>	<b>£374,056.00</b>
---------------------------	--------------------

**Lands Trust - Land Transactions 01 Oct 23 - 30 Sep 24****Miscellaneous Income**

Date	Details	CHAPs Transfer attributed to	Amount
13/11/2023	Sale of Blackthorn Land	HMG Law	£400,753.10
09/07/2024	Sale of Marsh Gibbon Land	HMG Law	£290,955.60
	<b>TOTAL</b>		<b>£691,708.70</b>



Merrifields statements 01 Oct 23 - 30 Sep 24				Church House		
Statement No	Date	Reason for Transaction	Income	9% Fees	Maintenance	Paid to Bank
5	06/10/2023	Rent Received	£1,035.00			
5	06/10/2023	Management Fees		£111.78		
5	06/10/2023	Paid to Bank				£923.22
6	06/11/2023	Rent Received	£1,035.00			
6	06/11/2023	Management Fees		£111.78		
6	06/11/2023	Church House Maintenance			£84.00	
6	06/11/2023	Church House Maintenance			£198.00	
6	06/11/2023	Paid to Bank				£641.22
7	06/12/2023	Rent Received	£1,035.00			
7	06/12/2023	Management Fees		£111.78		
7	06/12/2023	Church House Maintenance			£96.00	
7	06/12/2023	Paid to Bank				£827.22
8	06/01/2024	Rent Received	£1,035.00			
8	06/01/2024	Management Fees		£111.78		
8	06/01/2024	Church House Maintenance			£145.00	
8	06/01/2024	Church House Maintenance			£213.42	
8	06/01/2024	Church House Maintenance			£263.82	
8	06/01/2024	Church House Maintenance			£300.98	
8	06/01/2024	Paid to Bank				£0.00
9	06/02/2024	Rent Received	£1,035.00			
9	06/02/2024	Management Fees		£111.78		
9	06/02/2024	Church House Maintenance			£87.00	
9	06/02/2024	Balance from previous			£179.02	
9	06/02/2024	Paid to Bank				£657.20
10	06/03/2024	Rent Received	£1,035.00			
10	06/03/2024	Management Fees		£111.78		
10	06/03/2024	Paid to Bank				£923.22
11	02/04/2024	Rent Received	£1,035.00			
11	02/04/2024	Management Fees		£111.78		
11	02/04/2024	Paid to Bank				£923.22
12	07/05/2024	Rent Received	£1,035.00			
12	07/05/2024	Management Fees		£111.78		
12	07/05/2024	Paid to Bank				£923.22
13	07/06/2024	Rent Received	£1,035.00			
13	07/06/2024	Management Fees		£111.78		
13	07/06/2024	Church House Maintenance			£210.00	
13	07/06/2024	Paid to Bank				£713.22
14	05/07/2024	Rent Received	£1,035.00			
14	05/07/2024	Management Fees		£111.78		
14	05/07/2024	Paid to Bank				£923.22
15	07/08/2024	Rent Received	£1,035.00			
15	07/08/2024	Management Fees		£111.78		
15	07/08/2024	Paid to Bank				£923.22
16	06/09/2024	Rent Received	£1,035.00			
16	06/09/2024	Management Fees		£111.78		
16	06/09/2024	Paid to Bank				£923.22
TOTALS			£12,420.00	£1,341.36	£1,777.24	£9,301.40

Total for  
 Pest control bill  
 300.98  
 + 179.02  
 480.00

(causing)

Maintenance exceeded rent

Merrifields statements 01 Oct 23 - 30 Sep 24			2a Lancaster Close			
Statement No	Date	Reason for Transaction	Income	9% Fees	Maintenance	Paid to Bank
1	09/07/2024	Rent Received	£1,650.00			
1	09/07/2024	Management Fees		£178.20		
1	09/07/2024	Letting Fee			£990.00	
1	09/07/2024	Paid to Bank				£481.80
2	07/08/2024	Rent Received	£1,650.00			
2	07/08/2024	Management Fees		£178.20		
2	07/08/2024	2a Lancaster Maintenance			£106.80	
2	07/08/2024	2a Lancaster Maintenance			£84.00	
2	07/08/2024	Paid to Bank				£1,281.00
3	06/09/2024	Rent Received	£1,600.00			
3	06/09/2024	Management Fees		£172.80		
3	06/09/2024	Paid to Bank				£1,427.20
		<b>TOTALS</b>	<b>£4,900.00</b>	<b>£529.20</b>	<b>£1,180.80</b>	<b>£3,190.00</b>

clerical error  
9% of error

**Lands Trust - Blackthorn Land Transactions 01 Oct 23 - 30 Sep 24**

Date	Received From	Amount
02/10/2023	H Jeffries	£325
01/11/2023	H Jeffries	£325
01/12/2023	H Jeffries	£325
02/01/2024	H Jeffries	£325
01/02/2024	H Jeffries	£325
01/03/2024	H Jeffries	£325
02/04/2024	H Jeffries	£325
01/05/2024	H Jeffries	£325
03/06/2023	H Jeffries	£325
01/07/2023	H Jeffries	£325
01/08/2023	H Jeffries	£325
02/09/2023	H Jeffries	£325
	Total	£3,900

Note: £600 held on deposit

**Lands Trust - Land Transactions 01 Oct 23 - 30 Sep 24**

Marsh Gibbon Land

Date	Received From	Amount	Ref
03/10/2023	E & S Burborough	£500.00	CLT BMG20230991
	<b>TOTAL</b>	<b>£500.00</b>	

Lands Trust - Land Coop Account Transactions 01 Oct 23 - 30 Sep 24 Account No:00024929

Serial	Date	Payee	Debits	Payment type	Category of Payment	Comments
1	09/10/2023	St Mary's PCC	1,387.38	BACS	St Mary's Maintenance	Insurance
2	16/10/2023	Ashburnham Insurance	235.47	BACS	Lands Trust Admin	Insurance for land at Blackthorn & Marsh Gibbon
3	17/10/2023	A. Jones	52.36	BACS	Lands Trust Admin	Retirement gift - T honour
4	21/11/2023	TDAS	120.00	BACS	Lands Trust Admin	Annual Audit Fee
5	20/05/2024	CHAPS payment	25.00	BACS	House purchase - 2a Lancaster	Payment fee
6	20/05/2024	Beechwood Solicitors	370,000.00	CHAPS	House purchase - 2a Lancaster	House purchase - 2a Lancaster
7	20/05/2024	St Mary's PCC	2,720.56	CHAPS	2a Lancaster Legal fees for purchase	
8	12/06/2024	RR Thompson	1,170.00	BACS	St Mary's Maintenance	Gutter replacement
			14.00	BACS	Lands Trust Admin	Land registry Church House
			14.00	BACS	Lands Trust Admin	Key cutting for 2a Lancaster
9	26/08/2024	Landlord Mortgages	25.00	BACS	Marsh Gibbon Land Expenses	Padlock 7 chain for Marsh Gibbon Land
10	08/07/2024	Simon Poole Land Clearance	492.83	BACS	Lands Trust Admin	2a Lancaster Insurance
11	22/08/2024	St Mary's PCC	500.00	BACS	Marsh Gibbon Land Expenses	Site clearance in preparation for sale
12	02/09/2024	Landlord Mortgages	1,044.00	BACS	St Mary's Maintenance	Gutter clearing
13	16/09/2024	St Mary's PCC	391.25	BACS	Lands Trust Admin	Church House Insurance
14	16/09/2024	HMG Law	550.00	BACS	St Mary's Maintenance	Insurance
15	18/09/2024	St Mary's PCC	40.00	BACS	2 Gormander Way Legal fees for purchase	Legal searches prior to purchase
TOTAL			380,206.49		St Mary's Maintenance	Organ servicing

Expenditure by category

St Mary's Maintenance	Lands Trust Admin	Marsh Gibbon Land Sale Expenses	2a Lancaster Purchase	2a Lancaster Legal fees for purchase	2 Gormander Way Legal fees for purchase
1,387.38	235.47	25.00	370,000.00	25.00	550.00
1,170.00	52.36	500.00		2,720.56	
1,044.00	120.00				
1,424.64	14.00				
40.00	14.00				
	391.25				
	492.83				
5,066.02	1,319.91	525.00	370,000.00	2,745.56	550.00
				TOTAL	380,206.49



Ambrosden Church Lands Trust

21/07/2025

Dear Mrs Handley

Having independently examined the Ambrosden Church Lands Trust accounts and its associated working papers. In my professional opinion the accounts reflect a true record of the trust's activities for the period ending 30th September 2024. I had no issues with the accuracy or presentation of these accounts.

I have noted that this year included the sales of land and the purchase of a residential property for rental income and that these two events will occur in the 24-25 and possibly the 25-26 financial years.

These events and the rental income will push the charity into a more stringent form of record keeping going forward. Which I'll be happy to help with.

As previously stated charitable trusts trustees, need to be aware that they may need to review and possibly update their Governance documents. To ensure that it meets the current requirements of the Charities Commission for independent examination or audit. This really applies to the older trusts who may not be aware that this needs to happen.

Yours Sincerely

T Duff

F.M.A.A.T