

# CHURCH LANDS

England & Wales · Charity number 254285

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1967-11-17

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

## Contact

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**Address** Abbots Wootton Cottage  
Wootton Fitzpaine  
Bridport  
Dorset  
DT6 6NL

**Phone** 07812056564

## Activities

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**Objects:** IN FURTHERING THE RELIGIOUS AND OTHER CHARITABLE WORK OF THE CHURCH OF ENGLAND IN THE PARISH OF WHITCHURCH CANONICORUM WITH STANTON ST GABRIEL AND FISHPOND.

**Activities:** Making grants to Whitchurch PCC and Fishpond and Stanton St Gabriel DCCs towards repairs to the churches and the religious work of the Church of England in the ecclesiastical parish

## Classification

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- **How:** Makes Grants To Organisations
- **What:** Religious Activities
- **Who:** Other Charities Or Voluntary Bodies

## Geography

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- **Area of benefit:** ECCLESIASTICAL PARISH OF WHITCHURCH CANONICORUM WITH STANTON ST GABRIEL AND FISHPOND
- Dorset

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£26,713	£45,668	-	-
2024-12-31	£26,768	£10,290	-	-
2023-12-31	£22,862	£8,456	-	-
2022-12-31	£14,163	£18,372	-	-
2021-12-31	£13,892	£21,000	-	-
2020-12-31	£13,764	£34,989	-	-

## Trustees

Name	Role	Appointed
Ann Bartlett		2013-06-01
Rev Virginia Lockett		2021-05-31
Richard Colby		2018-08-21
SUSAN MARY JOHNSON		2013-06-18

**CHURCH LANDS**

England & Wales - Charity number 254285

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# Accounts

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Charity Registration No. 254285

**Whitchurch Canonorum Church Lands Charity**

Trustees' Report And Financial Statements

For The Year Ended 31 December 2025

# Whitchurch Canonicorum Church Lands Charity

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## **Whitchurch Canonorum Church Lands Charity**

### **Legal and Administrative Information**

<b>Trustees</b>	Rev Virginia Lockett (Chair) Richard Colby (Treasurer) Ann Bartlett Susan Johnson
<b>Charity registered number</b>	254285
<b>Registered office</b>	Abbotts Wootton Cottage Wootton Fitzpaine Bridport Dorset DT6 6NL
<b>Bankers</b>	TSB Bank 9 West Street Bridport Dorset DT6 3QL
<b>Independent Examiner</b>	Mr. M. J. Cridland B.A. (Hons) F.C.A. Scott Vevers Ltd Chartered Accountants and Registered Auditors 65 East Street Bridport Dorset DT6 3LB

**Whitchurch Canonicorum Church Lands Charity**  
**Report of the Trustees for the year ended 31 December 2025**

**Objectives**

The Charity objectives are in the furtherance of religious and other charitable work of the Church of England in the Parish of Whitchurch Canonicorum with Stanton St Gabriel and Fishpond.

**Main activities**

The Charity has been supporting the work of the church by paying for the maintenance of the fabric at St Candida and Holy Cross including the tower, the floor, and improvements to enhance use of the building for services e.g., the kitchen facilities, so that refreshments after services, concerts and fund raising events can be better provided.

The Trustees have considered the Charity Commission's guidance on public benefit and in particular, the specific guidance on charities for the advancement of religion.

**Achievements and performance**

The Trustees met twice in 2025 with Rev Virginia Luckett as Chair.

The first meeting was held in March 2025 and took the form of an open meeting with local parishioners invited to attend. A presentation by Rev Luckett outlined the structure of the Charity, the funds available and the grant giving arrangements. Ten parishioners attended the meeting and took part in a question-and-answer session at the end of the presentation.

As well as describing some of the grants provided by the Charity in the past year, the presentation also included details of the new grant fund for local organisations to apply to for projects that met the charities' objective of 'Furthering the religious and other charitable work of the Church of England in the Parish'.

During the year the Charity continued to use income from its investments and the rental of two small fields in Whitchurch to make grants to churches within the Parish of St Candida and Holy Cross, Whitchurch Canonicorum with St Gabriels, Morcombelake and St John, Fishpond.

There was a high demand for grant funding from St Candida during 2025 due to some urgent building projects and grants of nearly £14,000 were provided to replace a collapsing retaining wall adjacent to the church car park access and footpath to the church. This expenditure plus grants of over £10,000 towards various structural works to the church building resulted in the Charity exceeding the budget available in the dedicated Emergency Repair Fund for St Candida. The grants were covered by drawing on resources that had been accumulated in previous years when grant funding had been less than the income generated.

In addition to supporting St Candida, the Charity was able to provide a grant of £10,000 for new facilities at St John Fishpond and also cover the insurance costs for all three churches, but the Charities' available funds were significantly depleted by the end of the year.

Following the opening of a second new income generating account in 2023 the Charity has been able to reserve funds for its objective of 'Furthering the religious and other charitable work of the Church of England in the Parish' with a focus on the following criteria.

- Alleviating isolation and loneliness
- Supporting young people aged 10 to 16 to flourish
- Celebrating and promoting St Candida and Holy Cross as a site of pilgrimage

After the successful public meeting in March, application forms for the new fund were issued to two local organisations before the end of the year and it is hoped that the first grant from this fund will be made in early 2026.

**Whitchurch Canonorum Church Lands Charity**  
**Report of the Trustees for the year ended 31 December 2025**

**Financial review**

As a result of the high building repair costs during the year, there was a deficit of £18,715 (2024: surplus of £16,422). The unrestricted funds on 31 December 2025 were £16,720 (2024: £35,435)

The endowment funds amounted to £1,184,568 on 31 December 2025, a decrease of £51,114 on the opening balance of £1,235,682.

**Reserves**

The Charity aims to protect its reserves and only use the income derived from investment of the capital reserves (interest and dividends etc) to fund requests for grants.

**Structure, governance and management**

The governing document is a scheme dated 19 August 1986 amended by resolution dated 9 April 2012 and amended by scheme dated 30 September 2013.

The Trustees consist of the Vicar and Churchwardens by virtue of their offices and two persons appointed by the Whitchurch Parochial Church Council from amongst its members who shall serve for a term of three years or for so long as they are members of the council whichever is shorter. The Trustees will be eligible for reappointment at the end of their term.

**Statement of Trustees' responsibilities**

The Board of Trustees is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

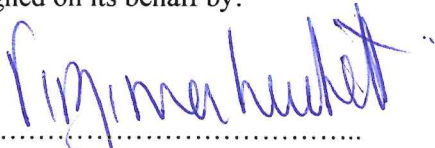
The law applicable to charities in England and Wales requires the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

In preparing these financial statements the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enables them to ensure that the financial statements comply with the Charities Act 2011, applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The Trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The annual report was approved by the Trustees of the charity on ..... 25th June 2026 ..... and signed on its behalf by:



.....  
Rev Virginia Lockett  
Chair of Trustees

**Whitchurch Canonicorum Church Lands Charity**

**Independent Examiner's Report to the Trustees of Whitchurch Canonicorum Church Lands Charity**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2025 which are set out on pages 5 to 6.

**Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mr. M. J. Cridland B.A. (Hons) F.C.A  
Scott Vevers Ltd  
Chartered Accountants and Registered Auditors  
65 East Street  
Bridport  
Dorset  
DT6 3LB

Date:  .....



CHARITY COMMISSION  
FOR ENGLAND AND WALES

WHITCHURCH CANONICORUM CHURCH  
LANDS CHARITY

No (if any)  
254285

CC16a

Receipts and payments accounts

For the period from	Period start date 01/01/2025	To	Period end date 31/12/2025
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Rent	130	-	-	130	130
Dividends	-	-	26,256	26,256	25,780
Interest	567	-	-	567	803
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<i>Sub total (Gross income for AR)</i>	<b>697</b>	-	<b>26,256</b>	<b>26,953</b>	<b>26,713</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<i>Sub total</i>	-	-	-	-	-
<i>Total receipts</i>	<b>697</b>	-	<b>26,256</b>	<b>26,953</b>	<b>26,713</b>
<b>A3 Payments</b>					
Building repairs	36,063	-	-	36,063	3,470
Insurance	8,630	-	-	8,630	6,287
Organ repairs	950	-	-	950	-
Accountancy	-	-	-	-	534
Hall fee	25	-	-	25	-
	-	-	-	-	-
<i>Sub total</i>	<b>45,668</b>	-	-	<b>45,668</b>	<b>10,291</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<i>Sub total</i>	-	-	-	-	-
<i>Total payments</i>	<b>45,668</b>	-	-	<b>45,668</b>	<b>10,291</b>
<i>Net of receipts/(payments)</i>	<b>(44,971)</b>	-	<b>26,256</b>	<b>(18,715)</b>	<b>16,422</b>
A5 Transfers between funds	26,256	-	(26,256)	-	-
A6 Cash funds last year end	35,435	-	-	35,435	19,013
<i>Cash funds this year end</i>	<b>16,720</b>	-	-	<b>16,720</b>	<b>35,435</b>

**Section B Statement of assets and liabilities at the end of the period**

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Bank	16,720	-	-
		-	-	-
	<b>Total cash funds</b> (agree balances with receipts and payments account(s))	<b>16,720</b>	<b>-</b>	<b>-</b>

OK

OK

OK

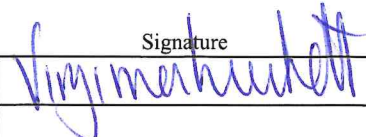
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Investment	Restricted	-	927,288
	Investment	Endowment	-	257,280
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	Accountancy	Unrestricted	1,080	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Rev Virginia Lockett	11 <sup>th</sup> May 2026

**CHURCH LANDS**

England & Wales - Charity number 254285

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# Accounts

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Charity Registration No. 254285

**Whitchurch Canonorum Church Lands Charity**

Trustees' Report And Financial Statements

For The Year Ended 31 December 2024

## **Whitchurch Canonorum Church Lands Charity**

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**Whitchurch Canonorum Church Lands Charity**

**Legal and Administrative Information**

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<b>Bankers</b>	TSB Bank 9 West Street Bridport Dorset DT6 3QL
<b>Independent Examiner</b>	Mr. M. J. Cridland B.A. (Hons) F.C.A. Scott Vevers Ltd Chartered Accountants and Registered Auditors 65 East Street Bridport Dorset DT6 3LB

**Whitchurch Canonorum Church Lands Charity**  
**Report of the Trustees for the year ended 31 December 2024**

**Objectives**

The Charity objectives are in the furtherance of religious and other charitable work of the Church of England in the Parish of Whitchurch Canonorum with Stanton St Gabriel and Fishpond.

**Main activities**

The Charity has been supporting the work of the church by paying for the maintenance of the fabric at St Candida and Holy Cross including the tower, the floor, and improvements to enhance use of the building for services e.g., the kitchen facilities, so that refreshments after services, concerts and fund raising events can be better provided.

The Trustees have considered the Charity Commission's guidance on public benefit and in particular, the specific guidance on charities for the advancement of religion.

**Achievements and performance**

The Trustees met twice in 2024 with Rev Virginia Luckett as Chair.

The Charity has continued to use income from its investments and the rental of two small fields in Whitchurch to make grants to churches within the Parish of St Candida and Holy Cross, Whitchurch Canonorum with St Gabriels, Morcombelake and St John, Fishpond.

Grants were made to St Candida and St Gabriel's for church insurance and to St Candida for roof alarm maintenance plus repairs to a water heater, external lantern, and the church path together with an asbestos survey and architects' inspection.

A new income units account that was opened in 2023 and restricted to the emergency repairs of St Candida, generated an additional £9,350 of income for the Charity during the year.

Following the opening of a second new income generating account in 2023 an additional income of £5,318 was raised during the year. This additional unrestricted income is planned for the Charities objective of 'Furthering the religious and other charitable work of the Church of England in the Parish'.

This new unrestricted income provides an exciting opportunity for the Charity to extend its grant making to organisations in the local community.

In particular, the trustees will be looking to provide grants in the future that support work in the parish that meets at least one of the following criteria:

- Alleviating isolation and loneliness
- Supporting young people aged 10 to 16 to flourish
- Celebrating and promoting St Candida and Holy Cross as a site of pilgrimage

Work will continue to identify recipients for the new grants and put in place the structures necessary to manage the grant applications process and a public meeting to launch the new fund is being planned for spring 2025.

**Financial review**

As a result of the higher investment income for the year, there was a surplus on the unrestricted fund of £16,422 (2023: £14,406). The unrestricted funds on 31 December 2024 were £35,435 (2023: £19,013)

**Whitchurch Canonorum Church Lands Charity**

**Report of the Trustees for the year ended 31 December 2024**

The endowment funds amounted to £1,235,682 on 31 December 2024, an increase of £40,495 on the opening balance of £1,195,187.

**Reserves**

The Charity aims to protect its reserves and only use the income derived from investment of the capital reserves (interest and dividends etc) to fund requests for grants.

**Structure, governance and management**

The governing document is a scheme dated 19 August 1986 amended by resolution dated 9 April 2012 and amended by scheme dated 30 September 2013.

The Trustees consist of the Vicar and Churchwardens by virtue of their offices and two persons appointed by the Whitchurch Parochial Church Council from amongst its members who shall serve for a term of three years or for so long as they are members of the council whichever is shorter. The Trustees will be eligible for reappointment at the end of their term.

**Statement of Trustees' responsibilities**

The Board of Trustees is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

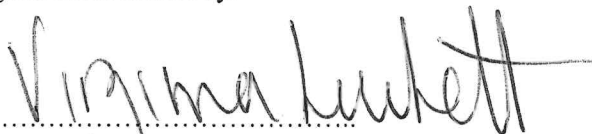
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- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enables them to ensure that the financial statements comply with the Charities Act 2011, applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The Trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The annual report was approved by the Trustees of the charity on ...12/11/2025 and signed on its behalf by:

  
.....  
Rev Virginia Lockett  
Chair of Trustees

## Whitchurch Canonorum Church Lands Charity

### Independent Examiner's Report to the Trustees of Whitchurch Canonorum Church Lands Charity

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2024 which are set out on pages 5 to 6.

#### Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Mr. M. J. Cridland B.A. (Hons) F.C.A  
Scott Vevers Ltd  
Chartered Accountants and Registered Auditors  
65 East Street  
Bridport  
Dorset  
DT6 3LB

Date: 24/02/26



CHARITY COMMISSION  
FOR ENGLAND AND WALES

WHITCHURCH CANONICORUM CHURCH  
LANDS CHARITY

No (if any)  
254285

CC16a

Receipts and payments accounts

For the period from	Period start date 01/01/2024	To	Period end date 31/12/2024
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Rent	130	-	-	130	130
Dividends	-	-	25,780	25,780	17,753
Interest	803	-	-	803	258
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<i>Sub total (Gross income for AR)</i>	<b>933</b>	<b>-</b>	<b>25,780</b>	<b>26,713</b>	<b>18,141</b>
<b>A2 Asset and investment sales, (see table).</b>					
Proceeds from sale of investments	-	-	-	-	4,721
	-	-	-	-	-
<i>Sub total</i>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,721</b>
<i>Total receipts</i>	<b>933</b>	<b>-</b>	<b>25,780</b>	<b>26,713</b>	<b>22,862</b>
<b>A3 Payments</b>					
Building repairs	3,470	-	-	3,470	2,557
Insurance	6,287	-	-	6,287	4,889
Donation	-	-	-	-	500
Accountancy	534	-	-	534	510
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<i>Sub total</i>	<b>10,291</b>	<b>-</b>	<b>-</b>	<b>10,291</b>	<b>8,456</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<i>Sub total</i>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Total payments</i>	<b>10,291</b>	<b>-</b>	<b>-</b>	<b>10,291</b>	<b>8,456</b>
<i>Net of receipts/(payments)</i>	<b>(9,358)</b>	<b>-</b>	<b>25,780</b>	<b>16,422</b>	<b>14,406</b>
A5 Transfers between funds	25,780	-	(25,780)	-	-
A6 Cash funds last year end	19,013	-	-	19,013	4,607
<i>Cash funds this year end</i>	<b>35,435</b>	<b>-</b>	<b>-</b>	<b>35,435</b>	<b>19,013</b>

**Section B Statement of assets and liabilities at the end of the period**

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Bank	35,435	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b> (agree balances with receipts and payments account(s))	<b>35,435</b>	<b>-</b>	<b>-</b>

OK OK OK

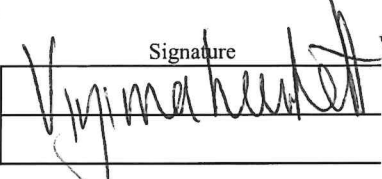
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Investment	Restricted	-	972,676
	Investment	Endowment	-	263,006
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	Accountancy	Unrestricted	540	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Rev Virginia Lockett	12/11/25