

# CHURCH HOUSES

England & Wales · Charity number 258401

## Details

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**Other names** TRUSTEES OF THE CHURCH COTTAGES POUGHILL

**Status** Registered

**Legal form** Other

**Registered** 1969-08-27

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

## Contact

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**Address** Bay Trees  
Holnicote Road  
Bude  
EX23 8EJ

**Phone** 07772775591

**Email** [rich.page@me.com](mailto:rich.page@me.com)

## Activities

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**Objects:** INCOME TO BE APPLIED PRIMARILY IN THE MAINTENANCE AND REPAIR OF THE FABRIC OF THE PARISH CHURCH OF POUGHILL AND, SUBJECT THERETO, IN THE MAINTENANCE OF THE SERVICES IN THE SAID CHURCH.

**Activities:** To use the income from the rent of two cottages for the maintenance of the cottages and adjoining Old School building. Any surplus to be used towards the upkeep of St. Olaf's Church, Poughill, Bude. The School is used by children's organisations in Poughill, a lunch club and meetings for the elderly. Regular meetings of the Parochial Church Council, gatherings following funerals etc.

## Classification

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- **How:** Provides Human Resources, Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Religious Activities
- **Who:** Children/young People, Elderly/old People, Other Charities Or Voluntary Bodies

## Geography

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- **Area of benefit:** PARISH OF POUGHILL
- Cornwall

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-01-17	£61,809	£71,689	-	-
2023-12-31	£11,143	£10,149	-	-
2022-12-31	£5,576	£11,758	-	-
2021-12-31	£5,642	£13,151	-	-
2020-12-31	£6,482	£5,140	-	-

## Trustees

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Name	Role	Appointed
Dr Richard Page		2013-10-16
Howard John Emmens		2025-07-01
Kathleen Emmens		2025-07-01
Mark Edgar John Sinden		2020-02-12
Rev Teresa Lorraine Folland		2019-09-01

**CHURCH HOUSES**

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# Accounts

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# Church Cottages, Poughill Annual Report & Accounts 2024

## Church Houses Poughill Income 2024

Income	Details	Amount	Notes
1 Jan 2024	Interest CAF cash	£3.86	Bank interest
1 Jan 2024	Interest CAF gold	£144.65	Bank interest
1 Jan 2024	Interest Co-op Bank	£49.75	Bank interest
1 Jan 2024	Cottage 1H Miles	£12,935.00	H L Miles rent
1 Jan 2024	Cottage 2 C King	£6,195.00	Rent (less fees & VAT 10 months)
6 Mar 2024	Donation	£10,000.00	Received
16 Jul 2024	Donation	£5,000.00	Received
22 Aug 2024	Gift aid	£2,500.00	Gift aid claim
28 Aug 2024	Donation	£12,500.00	Received
1 Oct 2024	Gift aid	£4,375.00	Gift aid claim
17 Oct 2024	Donation	£2,000.00	Received
21 Oct 2024	WWW.ARGOS.	£16.00	Refund
4 Nov 2024	Donation	£3,000.00	Received
14 Nov 2024	Sale of old chairs	£215.00	Via Hatherleigh Market
21 Nov 2024	eBay	£9.60	Refund
25 Nov 2024	Screwfix	£5.23	Refund
6 Dec 2024	Donation	£2,000.00	Received + claimed gift aid
9 Dec 2024	Bryants	£40.00	Wake ref Ted Bright, via PCC
13 Dec 2024	Cash	£69.50	Small cash donations
13 Jan 2025	Gift aid	£750.00	Gift aid claim
<b>Total Income</b>		<b>£61808.59</b>	
<b>2024 Categories</b>	Returns, sales	£246	
	Donations + legacies PAID 2024	£42,125	
	Other charitable activities	£110	
	Other trading income for CC	£19,130	
	Investments	£198	
	<b>Total</b>	<b>£61,809</b>	

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## Church Houses Poughill Expenditure 2024

Expenditure	Details	Amount Out	Notes
1 Jan 2024	Pennon water DD	£132.46	Irreg DDs from Pennon, Water
2 Jan 2024	Bromells	£7.51	
17 Jan 2024	Roof etc repairs Libretto	£110.00	
2 Feb 2024	Sinden renovation expenses	£482.37	
6 Feb 2024	Roof etc repairs Libretto	£262.50	
6 Feb 2024	Pennon water one-off via RP	£300.00	In place of DD, I stopped them May
14 Feb 2024	Roof etc repairs Libretto	£263.75	
26 Feb 2024	Bude Windows	£10.00	Trial payment
26 Feb 2024	Bude Windows	£4,646.60	Deposit
26 Apr 2024	Hodgson decorator	£170.00	
6 May 2024	Renovations labour	£60.00	Cash payment
17 May 2024	Hodgson decorator	£110.00	
7 Jun 2024	Electrical materials + labour	£1,115.00	
10 Jun 2024	Lime plaster	£403.10	
10 Jun 2024	Bude Windows	£4,656.60	Final payment
12 Jun 2024	Sundries	£3.00	
13 Jun 2024	Heaters for Old School	£2,396.40	
13 Jun 2024	Lime delivery	£28.05	Fuel for delivery
13 Jun 2024	Keys and keysafe	£46.50	Via Sinden
19 Jun 2024	Renovations labour	£140.00	Renovations labour, cash payment
21 Jun 2024	Lime plaster	£167.76	
21 Jun 2024	Eccles Insurance	£557.63	Annual for cottages
22 Jun 2024	Cleaning	£36.00	
24 Jun 2024	Bromells	£24.95	
24 Jun 2024	Debbie cleaning	£36.00	Paid £12 hourly, casual cleaning
25 Jun 2024	Screwfix	£25.09	Polyfilla, wood filler
27 Jun 2024	Electrical repairs Taylor	£1,475.00	R62
27 Jun 2024	Paul Taylor materials	£988.80	
27 Jun 2024	Paul Taylor labour	£1,475	
28 Jun 2024	Cleaning	£24.00	
28 Jun 2024	Plaster delivery	£27.71	
1 Jul 2024	Decorating materials	£28.81	
1 Jul 2024	Karim mason labour	£140.00	
1 Jul 2024	Karim mason labour	£10.00	
1 Jul 2024	Debbie cleaning	£24.00	
1 Jul 2024	Karim mason labour	£170.00	
5 Jul 2024	Karim mason labour	£100.00	
8 Jul 2024	Eccles. Insurance	£378.88	Lots of DDs
8 Jul 2024	Debbie cleaning	£18.00	
15 Jul 2024	Debbie cleaning	£18.00	
15 Jul 2024	Mark Hodgson decorating	£380.00	
16 Jul 2024	Lime plaster	£224.40	
19 Jul 2024	Screwfix	£11.10	
19 Jul 2024	Mark Hodgson decorating	£770.00	
22 Jul 2024	Paul Taylor	£69.00	
22 Jul 2024	Paul Taylor	£1,117.50	
22 Jul 2024	Premier loft ladder	£2,628.00	
22 Jul 2024	Debbie cleaning	£28.62	

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24 Jul 2024	Mark Hodgson decorating	£100.00	
26 Jul 2024	Debbie cleaning	£18.00	
26 Jul 2024	Mark Hodgson decorating	£750.00	
30 Jul 2024	Mark Hodgson decorating	£90.00	
2 Aug 2024	Lime plaster	£147.48	
2 Aug 2024	Mark Hodgson decorating	£660.00	
9 Aug 2024	Lime plaster	£147.47	
12 Aug 2024	Debbie cleaning	£15.00	
12 Aug 2024	Debbie cleaning	£18.00	
12 Aug 2024	Mark Hodgson decorating	£680.00	
19 Aug 2024	Jag signs	£338.64	Sign above front door
19 Aug 2024	Mark Hodgson decorating	£60.00	
20 Aug 2024	Paul Taylor labour	£920.00	R83
20 Aug 2024	Paul Taylor materials	£1,052.00	R82
6 Sep 2024	Debbie cleaning	£42.00	
6 Sep 2024	Mark Hodgson decorating	£290.00	
9 Sep 2024	Paul Taylor materials	£259.50	R92
9 Sep 2024	Paul Taylor labour	£2,292.00	R91
10 Sep 2024	Decorating materials	£13.27	
10 Sep 2024	Decorating materials	£146.38	
10 Sep 2024	Bromells	£346.28	
11 Sep 2024	Screwfix	£8.00	
11 Sep 2024	Screwfix	£12.49	
13 Sep 2024	National Grid	£1,665.94	3-phase installation
16 Sep 2024	Lighting	£217.19	
16 Sep 2024	Debbie cleaning	£39.00	
16 Sep 2024	Mark Hodgson decorating	£320.00	
17 Sep 2024	Decorating materials	£145.43	See lots Bromell invoices Aug
17 Sep 2024	Kitchen appliances	£215.38	
17 Sep 2024	Kitchen appliances	£248.40	
17 Sep 2024	Bromells	£145.43	
18 Sep 2024	Kitchen appliances	£34.16	
18 Sep 2024	Kitchen appliances	£407.99	
20 Sep 2024	Bude DIY	£12.00	
30 Sep 2024	Carpentry	£772.84	
7 Oct 2024	Debbie cleaning	£18.00	
7 Oct 2024	Mark Hodgson decorating	£200.00	
7 Oct 2024	Paul Taylor labour	£656.50	
9 Oct 2024	Fireplace	£100.00	
11 Oct 2024	Debbie cleaning	£18.00	
11 Oct 2024	Howdens	£50.00	
14 Oct 2024	eBay	£4.08	
15 Oct 2024	eBay	£7.99	
15 Oct 2024	Argos	£16.00	
15 Oct 2024	Howdens	£9,950.00	
16 Oct 2024	eBay	£24.99	
16 Oct 2024	Guttering cottages	£830.00	
16 Oct 2024	Howdens	£1,000.00	Deposit
17 Oct 2024	eBay	£2.62	
17 Oct 2024	Screwfix	£119.00	
18 Oct 2024	Decorating materials	£9.58	
18 Oct 2024	Debbie cleaning	£18.00	
21 Oct 2024	Argos	£16	
22 Oct 2024	Mark Hodgson decorating	£240.00	
23 Oct 2024	Lime plaster	£64.32	

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23 Oct 2024	Decorating materials	£119.35	
24 Oct 2024	eBay	£4.38	
25 Oct 2024	Debbie cleaning	£24.00	
28 Oct 2024	Smarty internet	£8.00	
30 Oct 2024	Dowel pole	£12.60	
1 Nov 2024	Carpentry	£1,335.88	
1 Nov 2024	Lee Cornish	£1,500.00	
4 Nov 2024	eBay	£8.70	
4 Nov 2024	Decorating materials	£67.38	
4 Nov 2024	Debbie cleaning	£30.00	
4 Nov 2024	Bromells	£229.78	
4 Nov 2024	Mark Hodgson decorating	£1,320.00	
7 Nov 2024	Screwfix	£5.23	
7 Nov 2024	eBay	£6.49	
7 Nov 2024	eBay	£6.95	
7 Nov 2024	eBay	£9.50	
7 Nov 2024	Hardware	£9.92	
7 Nov 2024	eBay	£12.95	
7 Nov 2024	Howdens	£1,033.58	
8 Nov 2024	eBay	£8.92	
8 Nov 2024	Safety signs	£14.34	
8 Nov 2024	Vistaprint	£14.59	
8 Nov 2024	Debbie cleaning	£262.50	
11 Nov 2024	Karim mason labour	£70.00	
11 Nov 2024	Tables chairs	£15.26	
11 Nov 2024	Paul Taylor labour	£900.00	
11 Nov 2024	Tables chairs	£3,464.98	
12 Nov 2024	Guttering cottages	£944.98	
12 Nov 2024	Kitchen appliances	£557.99	
15 Nov 2024	eBay	£5.00	
18 Nov 2024	eBay	£3.09	
18 Nov 2024	Safety signs	£4.85	
18 Nov 2024	eBay	£5.30	
18 Nov 2024	Screwfix	£10.00	
19 Nov 2024	Who gives a crap	£39.00	
19 Nov 2024	Bude hand wash	£99.00	
19 Nov 2024	Lee Cornish	£1,284.00	
20 Nov 2024	Paul Taylor labour	£248.50	
21 Nov 2024	Screwfix	£2.29	
21 Nov 2024	Screwfix	£13.99	
22 Nov 2024	Screwfix	£9.86	
25 Nov 2024	eBay	£15.12	
25 Nov 2024	Ledsone	£95.94	
27 Nov 2024	Smarty internet	£6.00	
29 Nov 2024	6021 SCREWFIX DIRE	£2.03	
2 Dec 2024	6021 eBay O*01-123	£4.79	
2 Dec 2024	6021 eBay O*01-123	£22.89	
2 Dec 2024	Deborah M Thomas Old School cleani	£491.00	
9 Dec 2024	Urban Sparks Elect Poughill elecs	£1,000.00	
9 Dec 2024	Urban Sparks Elect	£2,000.00	
11 Dec 2024	6021 SCREWFIX DIRE	£9.00	
12 Dec 2024	6021 WWW.PANELWARE	£124.80	
13 Dec 2024	6021 SCREWFIX DIRE	£15.35	
17 Dec 2024	Deborah M Thomas OldSchool Cleaning	£169.75	
17 Dec 2024	Urban Sparks Elect IV10730	£699.29	

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18 Dec 2024	Paul Taylor	£146.00	
27 Dec 2024	UNPLANND O/D MTHLY	£20.00	
30 Dec 2024	Smarty internet	£6.00	
31 Dec 2024	Bank fees	£65.00	Taken monthly by CAF
2 Jan 2025	Bromells	£7.51	
7 Jan 2025	Wroes	£31.99	
7 Jan 2025	Kitchen appliances	£49.99	
7 Jan 2025	Kitchen fitting Jayson	£500.00	
8 Jan 2025	B&Q	£77.09	
9 Jan 2025	Kingdom Co	£69.00	
13 Jan 2025	Debbie cleaning	£48.00	
14 Jan 2025	eBay	£3.49	
14 Jan 2025	eBay	£4.25	
14 Jan 2025	Plumbing	£1,792.00	
<b>Total</b>	<b>2004 Expenditure</b>	<b>£71688.95</b>	

## Independent examiner's report to Church Houses, Poughill, CC No. 258401.

I report on the accounts of the trust for the year ended 17/1/2025

Respective responsibilities of the trust and examiner.

The trust is responsible for the preparation of the accounts. The trust consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

## Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

## Independent examiner's statement

In connection with my examination, no matter has come to my attention:


(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed

  
J. E. WONG.

Date 28th OCTOBER 2025

# Church Cottages, Poughill Annual Report & Accounts 2024

## Some notes and explanations.

Previous CAF bank closed 17/1/25. Balance £788.59 was transferred to new Co-op Bank, no overall income or expenditure so no separate accounting entries here. Co-op bank (current, instant and 35-day savings A/Cs) had been opened May 2024.

18/1/25 post-CAF: Co-op current A/C £865.08, Co-op Instant £2700, Co-op 35-day £5044.

We have altered our accounting year-end to 18/1/25, due to our banking change.

Gift Aid for 2x£2,000 donations late 2024 was paid 22/4/2025, so will appear in next year's accounts.

We are currently awaiting roofing repairs, estimate cost slightly under £5,000, and possibly further double glazing costing several thousand pounds next year. Our monthly income remains satisfactory.

## Summaries

<b>Cash in Bank 1/1/ 2024</b>		£9,489.80
<b>INCOME</b>	RENT + INTEREST + DONATIONS	£61,808.59
<b>EXPENDITURE</b>	Old School + COTTAGES	£71,688.95
<b>1/1/2024 Opening Balances</b>	Current A/C	£9,217.02
	Savings A/C	£272.78
	Bank Total 1/1/2024	£9,489.80
<b>18/1/2025 Closing Balances</b>	Current A/C	£865.08
	Savings A/C	£7,744.36
	Bank Total 17/1/25	£8,609.44
<b>Resolution</b>	Opening Balance + Income	£71,298.39
	Minus Expenditure	£71,688.95
<b>Opening + Income - Expenditure</b>		<b>£390.56</b>

# Church Cottages, Poughill Annual Report & Accounts 2024

## Church Houses, Poughill, 2024 Annual Report

### Introduction

This is the Annual Report of the Church Houses, CC Number 258401.

We function from The Old School, Poughill EX23 9ER.  
Our principle office is at Bay Trees, Holnicote Road, Bude EX23 8EJ.

Our Trustees in October 2025 were:

Dr Richard James Page, Bay Trees, Holnicote Road, BUDE EX23 8EJ.  
Rev Teresa Lorraine Folland, 5 Cormorant Close, BUDE , Cornwall , EX23 8FJ.  
Mr Mark Edgar John Sinden, Roselan Meadows, Kilkhampton, BUDE, EX23 9RF  
Mr Howard John Emmens, Bay Tree House, Poughill, Bude, EX23 9EL.  
Mrs Kathleen Emmens, Bay Tree House, Poughill, Bude, EX23 9EL

During 2024 and until 1st July 2025 Timothy George Symonds, Minster Gate, Cleavelands, Bude EX23 8AD was a trustee.

### Structure and Governance

The primary Governing Document is the Charity Commission Schedule of 18th Oct 1935 and CC Registration 24th Aug 1969, together with the Schedule of 2nd September 1969 and letter from Mr Eric Chegwin dated 23rd Dec 1974.

The Incumbent and Churchwardens of St Olaf's Church, Poughill, are appointed Trustees as of right.

Our purposes include the maintenance of a previous (small) village school building as a Church Hall and community asset, supported by rental income from two adjacent cottages. We continue to offer the latter to local working people, avoiding them becoming holiday properties or second homes. To that end we work to maintain our buildings and host local groups wishing to use the now almost fully renovated Old School.

The latter renovation has required most of our effort and assets through the year. We benefitted hugely from a very generous grant from Drs Paget, allowing us to advance the renovations in record time, rather than over a number of years, as our income would otherwise have allowed. We have now completed enough of the Old School renovations to allow the Church to use it for weekly Sunday Club, and latterly a few external events.