

THE DODBROOKE PARISH CHARITY

England & Wales · Charity number 800214

Details

Other names	DODBROOKE FEOFFEEES
Status	Registered
Legal form	Other
Registered	1988-10-10
Register	View on the Charity Commission register

Contact

Address	Springfield House Ashleigh Road Kingsbridge TQ7 1HB
Phone	01548854321

Activities

Objects: FOR RELIEF IN NEED IN RELIEVING EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN THE PARISH OF KINGSBRIDGE WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS, SERVICES OR FACILITIES CALCULATED TO REDUCE THE NEED, HARDSHIP OR DISTRESS OF SUCH PERSONS.

Activities: A charity based in the Dodbrooke area of Kingsbridge, South Devon. Renting property to local tenants in the area; supporting the parish Church and giving alms to local pensioners.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Other Finance
- **What:** General Charitable Purposes, The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities
- **Who:** Elderly/old People, Other Charities Or Voluntary Bodies

Geography

- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£28,366	£23,817	-	-
2023-12-31	£24,970	£24,855	-	-
2022-12-31	£24,574	£29,288	-	-
2021-12-31	£25,090	£28,353	-	-
2020-12-31	£24,120	£18,010	-	-

Trustees

Name	Role	Appointed
Michael Kenneth Court	Chair	2022-06-13
Darren Tilbury		2025-06-16
Harriet George		2022-03-21
JOHN DYSON DODWELL		2012-02-24
Martina Hilda Ruth Edmonds		2025-06-16
Peter Sarjeant		2025-09-29
Philip Cole		2019-03-25
Stuart Barrett		2024-06-17

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Dodbrooke Feoffees (The Parish Lands Charity)

800214

Receipts and payments accounts

CC16a

For the period
from

Period start date
01/01/2024

To

Period end date
31/12/2024

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 £
A1 Receipts					
Rental Income	26,810	-	-	26,810	23,435
COIF Charifund Income	1,556	-	-	1,556	1,535
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	28,366	-	-	28,366	24,970
A2 Asset and investment sales, (see table).					
COIF Deposit Units sale	-	-	-	-	21
COIF Accumulation Units sale	-	-	-	-	20,000
Sub total	-	-	-	-	20,021
Total receipts	28,366	-	-	28,366	44,991
A3 Payments					
Property Repairs	6,502	-	-	6,502	6,404
Clerk	2,600	-	-	2,600	2,400
Admin Expenses	283	-	-	283	122
Advertising	-	-	-	-	87
Council Tax/Water Rates	-	-	-	-	781
Property Insurance	635	-	-	635	573
Relief in Need (Donations)	500	-	-	500	2,000
Relief in Need (Pensions)	6,120	-	-	6,120	6,300
Charity Account (Church)	7,177	-	-	7,177	6,188
#66 Refurbishment	-	-	-	-	24,798
	-	-	-	-	-
	-	-	-	-	-
Sub total	23,817	-	-	23,817	49,653
A4 Asset and investment purchases. (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	23,817	-	-	23,817	49,653
Net of receipts/(payments)	4,550	-	-	4,550	4,662
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	4,550	-	-	4,550	4,662

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 £
B1 Cash funds	Lloyds Bank	14,397	-	-
		-	-	-
		-	-	-
	Total cash funds (agree balances with receipts and payments account(s))	14,397	-	-

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	57.12 COIF Accumulation Units	14,886	-	-
	4.45 COIF Accumulation Units	1,160	-	-
	2817.47 COIF Income Units	57,476	-	-
	251.237 M&G Accumulation Units	82,152	-	-
		-	-	-
		-	-	-

57,176
KL

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	
			-	
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use (Property)	21 Kenwith Drive TQ7 1DU		-	315,000
	66 Vincents Road TQ7 1RP		-	360,000
	18 Kenwith Drive TQ7 1DU		-	335,000
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by Auditor and Chairman on behalf of all the trustees

Signature	Print Name	Date of approval
K Latter	KATHY LATTER	12/3/25
Michael K. Covert	MICHAEL K. COVERT	24/03/25

THE DODBROOKE PARISH CHARITY

England & Wales - Charity number 800214

Accounts

Minutes of the AGM of Feoffees of Dodbrooke Parish Lands (The Parish Charity)
held at Quay House, Kingsbridge on Monday 21 March 2022 at 7.15 pm

Present: Mrs J Wingate (Chairman), Mr C Lane (Vice Chairman), Mrs A Bloomer, Cllr P Cole, Mr J Dodwell, Ms H George, Mr P Tuck and Clerk

- 1 **Apologies for absence:** Mr K F Court. Mrs Wingate was sad to inform the Trustees that, after 33 years of loyal service, Mr Court has resigned his position as Trustee. Mrs Wingate welcomed Ms George as a new Trustee.

2 **Election of Chairman**

This section of the meeting was Chaired by the Clerk who ascertained that Mrs Wingate was willing to stand again. Proposed by Mrs Bloomer and seconded by Cllr Cole, all present were in favour.

The Trustees wished to record their thanks for Mrs Wingate's work over the past year.

3 **Election of Vice Chairman**

The Chairman asked Mr Lane if he was willing to stand again. He agreed and was duly elected after being proposed by Mrs Wingate and seconded by Mrs Bloomer. All present were in favour. Mrs Wingate thanked Mr Lane for all his help over the past year.

4 **Trustees' term**

All trustees were prepared to continue in office – the new expiry dates are:

Position	Title/Forenames	Surname	Expiry	Type
Trustee	Mr Peter	Tuck	11/06/2022	Co-Optative
Trustee	Cllr Philip	Cole	25/03/2023	Town Council
Trustee	Mrs Amanda	Bloomer	25/06/2023	Co-Optative
Chairman	Mrs Janet H	Wingate	16/03/2024	Co-Optative
Trustee	Mr John D	Dodwell	23/01/2027	Co-Optative
Vice-Chair	Mr Chris B	Lane	20/03/2027	Co-Optative
Trustee	Ms Harriet	George	20/03/2027	Co-Optative

Barry and Juanita Greenhill have intimated that one of them might like to join us. Mr Dodwell will have a word with Michael Court to follow in his father's footsteps.

5 **The Minutes of the last Meeting** (24 January 2022)

The minutes of the previous meeting had been circulated to the Trustees. It was proposed by Mrs Bloomer and seconded Cllr Cole by that they be confirmed and signed by the Chairman as an accurate record. All present being in favour, the minutes were duly signed.

6 **Matters arising**

- 6.1 Re Minutes 3.1 and 6 Pensioners: Two people (Mrs Raymond and Meletha) were suggested and they will be contacted by the Clerk, once permission has been given.
- 6.2 Re Minute 4 Property repairs: Despite Oracle Windows investigating, there is still a problem with the door at number 21. Mr Lane has arranged for Southfield Windows to give a quote for all new windows and doors (except the French doors). It is expected to be under £6,000.
- 6.3 Re Minute 4 Property repairs: Mr Lane will look into the possibility of a government grant for free insulation in the properties.
- 6.4 Regarding the next electrical checks, Cllr Cole suggested that we do all three at once, so there will be no doubt when each property is due to be checked. Mr Lane will contact Andy Morgan to put this in hand.

7 **Bank statements/cash in hand**

Lloyds Bank plc – current account (14/03/2022)	22,532.64
COIF – deposit account (31/12/2021)	20.83

8 **Confirm the drawing of the following Cheques/Transfers**

a. Pensions	£120 x 8 Oct-Dec2021		960.00
b. Clerk's Salary	Oct-Dec 2021	550.00	
	Post/Phone/Staty etc	<u>1.40</u>	551.40
c. Oracle	21 Kenwith Drive door		tbc

9 **Cheques/Transfers to be drawn**

a. Pensions	£120 x 8 Jan-Mar 2022		960.00
b. Clerk's Salary	Jan-March 2022	550.00	
	Post/Phone/Staty/Copies etc	<u>45.49</u>	595.49
c. Dodbrooke Churchwardens 2021 Payment			10,620.05

10 Confirmation of Accounts for 2021

The accounts have been audited by Kathy Latter. Mr Dodwell expressed concern that the investment portfolio would reduce further.

That the accounts be accepted and a cheque sent to the Church was proposed by Mrs Lane and seconded by Cllr Cole. All present were in favour.

The Clerk asked whether she might be permitted to re-invest the COIF deposit account (of £20) with CCLA. This was proposed by Mr Dodwell and seconded by Mrs Bloomer, all present were in favour.

The Clerk advised that Mr and Mrs Lilburn at 18 Kenwith Drive are a little behind with their agreed rent arrears and she will write to them.

11 Any other business by direction of the Chairman

No other business

12 Date for the next Meeting

Monday 13 June 2022 at Quay House, 7.15 pm

The meeting ended at 8.10 pm.

Signed:
Mrs J H Wingate
Chairman Dodbrooke Feoffees
Dated: 13/06/2022

CASHBOOK SUMMARY 2021		
Feoffees of Dodbrooke Parish Lands (The Parish Charity) - Charity Number 800214		
RECEIPTS	£	£
Rental Income		23,600.00
COIF Charifund Income		1,489.87
COIF Deposit Interest		0.00
TOTAL		25,089.87
EXPENDITURE		
Property Repairs	747.21	
Clerk	2,200.00	
Admin Expenses	105.61	
Insurance	546.96	
Relief in Need (Donations)	820.15	
Relief In Need (Pensions)	3,940.00	
Charity Account (Church)	9,992.84	
Capital Investment to COIF Charity Invesment	10,000.00	
		28,352.77
Net Income		-3,262.90
Opening Balance		22,406.07
Plus : Income		25,089.87
Less : Expenditure		28,352.77
Closing Balance		19,143.17
<u>Represented by:</u>		
Lloyds bank balance at 31/12/2021		19,122.29
Less: unrepresented cheques		0.00
		19,122.29
COIF Deposit Fund C022530001C		20.88
		19,143.17

CASHBOOK RECEIPTS 2021											
Feoffees of Dodbrooke Parish Lands (The Parish Charity) - Charity Number 800214											
			LLOYDS BANK			CAPITAL		LLOYDS		COIF	
			REVENUE					TOTAL		DEPOSIT	
			Bank							REVENUE	
Date	Received From	Detail	£	✓	Property Rental	Repairs	COIF Income Units	Sale of Property & Assets			Interest
01/18/2021	T Lilburn	18 Kenwith Drive	680.00	✓	680.00						
01/21/2021	T Lillburn	18 Kenwith Drive	20.00	✓	20.00						
01/28/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
01/29/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
02/19/2021	T Lilburn	18 Kenwith Drive	680.00	✓	680.00						
02/19/2021	T Lilburn	18 Kenwith Drive	20.00	✓	20.00						
02/25/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
02/26/2021	COIF Charity	022530002T	365.99	✓			365.99				
03/01/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
03/19/2021	T Lilburn	18 Kenwith Drive	680.00	✓	680.00						
03/22/2021	T Lilburn	18 Kenwith Drive	20.00	✓	20.00						
03/25/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
03/29/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
04/19/2021	T Lilburn	18 Kenwith Drive	680.00	✓	680.00						
04/26/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
04/29/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
04/30/2021	T Lilburn	18 Kenwith Drive	20.00	✓	20.00						
05/19/2021	T Lilburn	18 Kenwith Drive	680.00	✓	680.00						
05/26/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
05/28/2021	COIF Charity	022530002T	371.62	✓			371.62				
06/01/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
06/18/2021	T Lilburn	18 Kenwith Drive	650.00	✓	650.00						
06/25/2021	T Lilburn	18 Kenwith Drive	30.00	✓	30.00						
06/28/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
06/29/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
07/23/2021	T Lilburn	18 Kenwith Drive	680.00	✓	680.00						
07/28/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
07/29/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
08/18/2021	T Lilburn	18 Kenwith Drive	680.00	✓	680.00						
08/25/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
08/31/2021	COIF Charity	022530002T	371.62	✓			371.62				
08/31/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
09/16/2021	T Lilburn	18 Kenwith Drive	650.00	✓	650.00						
09/24/2021	T Lilburn	18 Kenwith Drive	30.00	✓	30.00						
09/28/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
09/29/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
10/29/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
10/29/2021	T Lilburn	18 Kenwith Drive	680.00	✓	680.00						
10/29/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
11/29/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
11/30/2021	COIF Charity	022530002T	380.64	✓			380.64				
11/30/2021	T Lilburn	18 Kenwith Drive	680.00	✓	680.00						
11/30/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
12/29/2021	Vitali-Hurrell	66 Vincents Road	640.00	✓	640.00						
12/29/2021	Ryan-Whiting	21 Kenwith Drive	640.00	✓	640.00						
12/31/2021	T Lilburn	18 Kenwith Drive	680.00	✓	680.00						
			25,089.87								
	CCLA COIF Deposit Fund Int		0.00								0.00
	Actual Credit for 2021		25,089.87		23,600.00	0.00	1,489.87	0.00			0.00
	01/01/2021 Cashbook Opening Balance (Lloyds)		22,385.19								
	Bank Receipts		25,089.87								
	Less Payments		-28,352.77								
	31/12/2021 Cashbook Closing Balance (Lloyds)		19,122.29								
	Balance as per bank statement 31/12/2021		19,122.29								

CASHBOOK PAYMENTS 2021				PAGE 1													
Feoffees of Dodbrooke Parish Lands (The Parish Charity) - Charity Number 800214																	
			Receipt			Bank	EXPENDITURE				CAPITAL		RELIEF IN NEED		CHURCH CHARITY A/C		
Date	Chq	Paid To	✓	Detail	£	✓	Property Repairs	Clerk	Postage/ Staty etc	Insurance	Investment	Pensions	Donations				
01/15/2021	FPO	Mrs S J Balhatchet		Clerk	551.51	✓			550.00	1.51							
03/17/2021	FPO	Mrs S J Balhatchet		Clerk	592.00	✓			550.00	42.00							
03/25/2021	SO	Mrs A M Hill		Pension	90.00	✓							90.00				
03/25/2021	SO	Mr R J Rogers		Pension	30.00	✓							30.00				
03/29/2021	SO	Mrs C Harris		Pension	90.00	✓							90.00				
03/29/2021	SO	Mr T J Jacobs		Pension	90.00	✓							90.00				
03/29/2021	SO	Mrs M Ball		Pension	90.00	✓							90.00				
03/29/2021	SO	Mrs M M Colgate		Pension	90.00	✓							90.00				
04/15/2021		754Dodbrooke Church		Annual payment	9,992.84	✓											9,992.84
05/12/2021	FPO	Mr R J Rogers		Pension	60.00	✓							60.00				
05/14/2021	FPO	G C Low	✓	18 Kenwith - Plumbing	147.19	✓	147.19										
05/18/2021	FPO	S K George	✓	21 Kenwith - Fence	65.00	✓	65.00										
05/20/2021	BP	COIF CHARITIES INV	✓	Investment	10,000.00	✓					10,000.00						
05/21/2021	FPO	Mr and Mrs T Lilburn	✓	Replacement oven	199.98	✓	199.98										
05/24/2021	BP	G C Low	✓	21 Kenwith - gas check	167.52	✓	167.52										
05/25/2021		755Kingsbridge Food Bank		Donation	500.00	✓							500.00				
06/10/2021	FPO	G C Low	✓	18 Kenwith - gas check	167.52	✓	167.52										
06/14/2021	FPO	Mrs S J Balhatchet		Clerk	581.40	✓		550.00	31.40								
06/15/2021	BP	Mrs T M Bruce		Pension	30.00	✓							30.00				
06/25/2021	SO	Mrs A M Hill		Pension	90.00	✓							90.00				
06/28/2021	SO	Mrs C Harris		Pension	90.00	✓							90.00				
06/28/2021	SO	Mr T J Jacobs		Pension	90.00	✓							90.00				
06/28/2021	SO	Mrs M Ball		Pension	90.00	✓							90.00				
06/28/2021	SO	Mrs M M Colgate		Pension	90.00	✓							90.00				
06/29/2021	SO	Mr R J Rogers		Pension	90.00	✓							90.00				
09/27/2021	SO	Mrs A M Hill		Pension	90.00	✓							90.00				
09/27/2021	SO	Mr T J Jacobs		Pension	90.00	✓							90.00				
09/27/2021	SO	Mrs M Ball		Pension	90.00	✓							90.00				
09/27/2021	SO	Mrs M M Colgate		Pension	90.00	✓							90.00				
09/27/2021	SO	Mr R J Rogers		Pension	90.00	✓							90.00				
09/27/2021	SO	Mrs C Harris		Pension	90.00	✓							90.00				
09/27/2021	SO	Mrs T M Bruce		Pension	90.00	✓							90.00				
09/27/2021	FPO	Sabre Insurance		Insurance	546.96	✓				546.96							
09/27/2021	FPO	Mrs S J Balhatchet		Clerk	580.70	✓		550.00	30.70								
09/30/2021		756Kingsbridge Estuary Rotary Club		Blind Dinner Donation	320.15	✓							320.15				
10/08/2021	FPO	Ms S J Morgan		Pension	40.00	✓							40.00				
12/15/2021	SO	Mrs C Harris		Pension	120.00	✓							120.00				
12/21/2021	FPO	Mrs T M Bruce		Pension	150.00	✓							150.00				
12/21/2021	FPO	Mrs M Ball		Pension	150.00	✓							150.00				
12/21/2021	FPO	Mrs M M Colgate		Pension	150.00	✓							150.00				
		carried forward			26,762.77		747.21	2,200.00	105.61	546.96	10,000.00	2,350.00	820.15				9,992.84
CASHBOOK PAYMENTS 2021				PAGE 2													
Feoffees of Dodbrooke Parish Lands (The Parish Charity) - Charity Number 800214																	
			Receipt			Bank	EXPENDITURE				CAPITAL		RELIEF IN NEED		CHURCH CHARITY A/C		
Bank Date		Payee (detail)	✓	Detail	£	✓	Property Repairs	Clerk's Salary	Postage/ Staty etc	Insurance	Investment	Pensions	Donations				
		brought forward			26,762.77		747.21	2,200.00	105.61	546.96	10,000.00	2,350.00	820.15				9,992.84
12/21/2021	FPO	Mrs A M Hill		Pension	150.00	✓							150.00				
12/21/2021	FPO	Mr T J Jacobs		Pension	150.00	✓							150.00				
12/21/2021	FPO	Mr R J Rogers		Pension	150.00	✓							150.00				
12/21/2021	FPO	Ms S J Morgan		Pension	150.00	✓							150.00				

12/21/2021	FPO	Mrs C Harris		Pension	30.00	✓						30.00		
12/29/2021	SO	Mrs A M Hill		Christmas bonus	120.00	✓						120.00		
12/29/2021	SO	Mr T J Jacobs		Christmas bonus	120.00	✓						120.00		
12/29/2021	SO	Mrs M Ball		Christmas bonus	120.00	✓						120.00		
12/29/2021	SO	Mrs M M Colgate		Christmas bonus	120.00	✓						120.00		
12/29/2021	SO	Mr R J Rogers		Christmas bonus	120.00	✓						120.00		
12/29/2021	SO	Mrs C Harris		Christmas bonus	120.00	✓						120.00		
12/29/2021	SO	Mrs T M Bruce		Christmas bonus	120.00	✓						120.00		
12/29/2021	SO	Ms S J Morgan		Christmas bonus	120.00	✓						120.00		
		Actual Payments for 2021			28,352.77		747.21	2,200.00	105.61	546.96	10,000.00	3,940.00	820.15	9,992.84
											10,000.00	4,760.15		

PARISH CHARITY FUNDS SUMMARY 2021

Feoffees of Dodbrooke Parish Lands (The Parish Charity) - Chari		
		£
Income:		
Property rental		23,600.00
COIF Income		1,489.87
Interest on COIF acc C022530001C		0.00
Expenditure:		
Property repairs/maintenance		747.21
Clerk		2,200.00
Admin expenses		105.61
Property Insurance		546.96
Net income:		
Transfer to Repairs Account		
Balance for distribution		
Relief in Need		10,620.04
Church Charity		10,620.05

ty Number 800214
£
25,089.87
3,599.78
21,490.09
-250.00
21,240.09
21,240.09

THE THREE FUND ACCOUNTS 2021				
Feoffees of Dodbrooke Parish Lands (The Parish Charity) - Charity No. 800214				
Extraordinary Repairs Fund				
		£		£
Opening Balance		5,450.00		
Plus Transfer from Parish Fund		250.00		
		5,700.00		
Less Expenditure		0.00		
		5,700.00		5,700.00
Relief in Need Fund				
Opening Balance		6,963.23		
Plus Distribution for 2021		10,620.04		
		17,583.27		
Less Expenditure (Pensions & Donations)		-4,760.15		
		12,823.12		12,823.12
Church Charity Fund				
Opening Balance		9,992.84		
Plus Distribution for 2021		10,620.05		
		20,612.89		
Less Payment to Church for 2020		-9,992.84		
		10,620.05		10,620.05
Less: Transfer of Funds from Lloyds Bank to COIF Investments				-10,000.00
Reconciliation Account				
Lloyds TSB Current Account as at 31/12/2021		19,122.29		
Less unrepresented cheques		0.00		
		19,122.29		
COIF Deposit Fund C022530001C		20.88		
		19,143.17		19,143.17

CAPITAL ASSETS 2021		
Feoffees of Dodbrooke Parish Lands (The Parish Charity) - Charity Number		
Capital Assets Held as at 31 December 2021		
		£
Zoopla thinks £50K+ increase		
21 Kenwith Drive		300,000
66 Vincents Road		325,000
18 Kenwith Drive		310,000
		935,000.00
Investments:		
100.86 COIF Charities Investment Fund		
Accumulation Units @ 24217.33p each		24,425.60
48.55 COIF Charities Investment Fund		
Accumulation Units @ 24217.33p each		11,757.51
2817.47 COIF Charities Investment Fund		
Income Units @ 2053.68p each		57,861.82
251.237 M&G Charifund		
Accumulation Units @ 29004.58p each		72,870.24
		166,915.17
Lloyds Bank Account		
COIF Deposit Fund C022530001C		
Capital Assets Total:		

per 800214
£
935,000.00
166,915.17
£1,101,915.17
19,122.29
20.88
£1,121,058.34

PROPERTY SUMMARY 2021		
Feoffees of Dodbrooke Parish Lands (The Parish Charity) - Charity		
		IN
		£
21 Kenwith Drive, Kingsbridge		
Income:		
Rental	12 x 640	7,680.00
Expenditure:		
05/18/2021	Replace fence	
05/24/2021	G C Low (Inspection)	
09/27/2021	Share of Insurance	
66 Vincents Road, Kingsbridge		
Income:		
Rental	12 x 640	7,680.00
Expenditure:		
09/27/2021	Share of Insurance	
18 Kenwith Drive, Kingsbridge		
Income:		
Rental	12 x 680 and arrears	8,240.00
Expenditure:		
05/14/2021	G C Low plumbing	
05/21/2021	Lilburn replacement oven	
06/10/2021	G C Low (Inspection)	
09/27/2021	Share of Insurance	
Total for Year:		23,600.00
		Income
Profit for Year:		

ty Number 800214	
OUT	BALANCE
£	£
	7,680.00
65.00	
167.52	
182.32	414.84
	£7,265.16
	7,680.00
182.32	182.32
	7,497.68
	8,240.00
147.19	
199.98	
167.52	
182.32	697.01
	7,542.99
1,294.17	22,305.83
Expenditure	Profit
	£22,305.83

sjb's notes

1 T Lilburn	18 Kenwith Drive	680.00
2 T Lillburn	18 Kenwith Drive	20.00
3 Vitali-Hurrell	66 Vincents Road	640.00
4 Ryan-Whiting	21 Kenwith Drive	640.00
5 T Lilburn	18 Kenwith Drive	680.00
6 T Lilburn	18 Kenwith Drive	20.00
7 Vitali-Hurrell	66 Vincents Road	640.00
9 Ryan-Whiting	21 Kenwith Drive	640.00
10 T Lilburn	18 Kenwith Drive	680.00
11 T Lilburn	18 Kenwith Drive	20.00
12 Vitali-Hurrell	66 Vincents Road	640.00
13 Ryan-Whiting	21 Kenwith Drive	640.00
14 T Lilburn	18 Kenwith Drive	680.00
15 Vitali-Hurrell	66 Vincents Road	640.00
16 Ryan-Whiting	21 Kenwith Drive	640.00
17 T Lilburn	18 Kenwith Drive	20.00
18 T Lilburn	18 Kenwith Drive	680.00
19 Vitali-Hurrell	66 Vincents Road	640.00
21 Ryan-Whiting	21 Kenwith Drive	640.00
22 T Lilburn	18 Kenwith Drive	650.00
23 T Lilburn	18 Kenwith Drive	30.00
24 Vitali-Hurrell	66 Vincents Road	640.00
25 Ryan-Whiting	21 Kenwith Drive	640.00
26 T Lilburn	18 Kenwith Drive	680.00
27 Vitali-Hurrell	66 Vincents Road	640.00
28 Ryan-Whiting	21 Kenwith Drive	640.00
29 T Lilburn	18 Kenwith Drive	680.00
30 Vitali-Hurrell	66 Vincents Road	640.00
32 Ryan-Whiting	21 Kenwith Drive	640.00
33 T Lilburn	18 Kenwith Drive	650.00
34 T Lilburn	18 Kenwith Drive	30.00
35 Vitali-Hurrell	66 Vincents Road	640.00
36 Ryan-Whiting	21 Kenwith Drive	640.00
37 Ryan-Whiting	21 Kenwith Drive	640.00
38 T Lilburn	18 Kenwith Drive	680.00
39 Vitali-Hurrell	66 Vincents Road	640.00
40 Ryan-Whiting	21 Kenwith Drive	640.00
42 T Lilburn	18 Kenwith Drive	680.00
43 Vitali-Hurrell	66 Vincents Road	640.00
44 Vitali-Hurrell	66 Vincents Road	640.00
45 Ryan-Whiting	21 Kenwith Drive	640.00
46 T Lilburn	18 Kenwith Drive	680.00

23,600.00

#21	#66	#18
		680.00
		20.00
	640.00	
640.00		
		680.00
		20.00
	640.00	
640.00		
		680.00
		20.00
	640.00	
640.00		
		680.00
640.00		
		20.00
		680.00
	640.00	
640.00		
		650.00
		30.00
	640.00	
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		650.00
		30.00
	640.00	
640.00		
640.00		
		680.00
	640.00	
640.00		
		680.00
	640.00	
	640.00	
640.00		
		680.00
7,680.00	7,680.00	8,240.00

Independent Examiner's Report to the Trustees of Dodbrooke Parish Lands
(The Parish Charity)

I report on the accounts of the Trust for the year ended 31 December 2021.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 43(2) of the Charities Act 1993 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 43(7) (b) of the Act, 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 Commissioners. 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 I do not express an audit opinion on the view given by the accounts.

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 41 of the Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Acthave 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: K. Lister

Relevant professional qualification or Body: ACA

Address: Corner Cottage, Woodleigh, Kingsbridge, Devon, TQ7 4DG

Dated: 15/3/22