Church Lands Portchester

Charity No. 1181844

Annual Report for 2025

Church Lands Portchester was set up in circa 1809 when an enclosure award (PR VOL: 16 p. 305) was recorded.

The parcel of land was awarded to the Church Wardens and income from it would be paid to St Mary's Church, Portchester "in aid of the Church rates". The asset was a small parcel of land (approximately 2.4 acres) which had been designated for allotments, however, it had not rendered any income for some years. The land has subsequently been sold, and the proceeds of the sale have been invested with two financial institutions.

Although Lloyds Bank changed the account to a Treasurer's Account, the Trustees received notification in November 2025 that the account would be renamed a Charity Account; we were informed that bank charges would be reinstated. The decision was made that the Trustees would look for a bank that would not charge for a charity account. The decision was made to change to the Cooperative Bank; the application is in progress.

The reparation works to the west wall of St Mary's Church were completed in the summer and a cheque for £30,000 from Church Lands was presented to the Honorary Treasurer of St Mary's Church in June.

The Trust has two investment portfolios (St James's Place and Quilter) both with an initial fund of £298,000. From the information presented by both institutions, it was noted that there was considerable disparity between the growth of the two funds. It was agreed that it was right that this situation should be thoroughly investigated and possible changes made to ensure that the Charity funds received the optimum growth.

At this time, Stephen Traer, stepped down as a Trustee and Charity Commission contact of Church Lands. It was decided that just 5 Trustees was sufficient to run the charity efficiently.

The current Trustees are (as of December 2025):

Sally Young (Charity Commission contact), Andrew Rafferty, Eric Standen, Denise Simmons (Churchwarden) and Ian Parker (Churchwarden).

The Trust Assets:

The Trust has financial assets. There are no buildings or land owned by the Trust.

The Trust continues to bank with Lloyds, using the same contacts:

Sort code: 30-90-89 a/c number: 41320768

Balance brought forward from December ’24: £2318; cash at bank £2318

Balance as at 31st December 2025 £2318

The Trust also has two investment portfolios:

St James’s Place: £298,000

Quilter: £298,000

The Future:

With the income received from the investments, trustees will continue to liaise with St Mary’s Parochial Church Council regarding appropriate ways of financing maintenance and upkeep of the Church.

Sally Young

Trustee, Church Lands, Portchester

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name Church Lands Portchester		
On accounts for the year ended	31 December 2025	**Charity no (if any)**	118144
Set out on pages	1-2 (remember to include the page numbers of additional sheets)		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2025.

Responsibilities and basis of report

As the charity trustees of the Trust, 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

** Please delete the words in the brackets if they do not apply.*

Signed:	JCardus	**Date:**	26/09/2026
Name:	Jacob Cardus		
Relevant professional qualification(s) or body (if any):	ICAEW – ACA number 5723292		
Address:	22 Denham Drive Highcliffe Dorset BH23 5AT		