

**ST MARY'S (DEVIZES) CHURCH  
AND POOR LANDS CHARITY**

**ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

**Charity Number: 201342**

**ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**  
**YEAR ENDED 31 DECEMBER 2023**

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**ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY****CHARITY INFORMATION**

<b>Trustees</b>	Mr I Sault (Chairman) Rev J Poston Mr A Sheppard Mrs A Cross Mr R Simpson Mr I Brown Mr P Morgan Mr M Houghton
<b>Charity Number</b>	201342
<b>Clerk to the Trustees Charity Offices</b>	Mrs P Broomfield 46 Hillier Road Devizes Wiltshire SN10 2FB
<b>Accountants</b>	The Alanbrookes Group Ltd T/a J S Weeks & Co 10 Market Place Devizes Wiltshire SN10 1HT
<b>Main Bankers</b>	HSBC 45 Market Place Devizes Wiltshire SN10 1HZ

## ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY

### Report of the Independent Examiner To The Trustees of St Mary's (Devizes) Church and Poor Lands Charity

I report on the accounts of the Charity for the year ended 31 December 2023, which are set out on pages 3 to 8.

#### Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees 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 Commissioners (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 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 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.

.....  
Mr A Fisher FCA  
The Alanbrookes Group Ltd – T/A JS Weeks & Co  
10 Market Place  
Devizes  
Wiltshire

30 August 2024

**ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**  
**Statement of Financial Activities**  
**for the year ended 31 December 2023**

	Notes	Repair Funds £	General Fund £	Almshouse Branch £	Total £	2022 £
<b>Incoming Resources</b>						
Property Income	2a	-	18,826	-	18,826	18,826
Investment Income	2b	-	99,607	-	99,607	91,323
Almshouse Contributions		-	-	32,240	32,240	31,775
		-----	-----	-----	-----	-----
<b>Total Incoming Resources</b>		-	118,433	32,240	150,673	141,924
		-----	-----	-----	-----	-----
<b>Resources Expended</b>						
Expenditure:-						
Overhead Expenses	3a	-	20,117	48,542	68,659	48,961
Church Share		-	61,448	-	61,448	54,894
		-----	-----	-----	-----	-----
<b>Total Resources Expended</b>		-	81,565	48,542	130,107	103,855
		-----	-----	-----	-----	-----
<b>Net Income (Expenditure) For The Year</b>		-	36,868	(16,302)	20,566	38,069
Transfers Between Funds		3,600	(36,868)	33,268	-	-
		-----	-----	-----	-----	-----
Net Incoming Resources before Recognised Gains and (Losses)		3,600	-	16,966	20,566	38,069
Other Recognised Gains and (Losses)	4	-	82,056	4,492	86,548	(248,597)
		-----	-----	-----	-----	-----
<b>Net Movement of Funds</b>		3,600	82,056	21,458	107,114	(210,528)
Total Funds Brought Forward		122,580	2,974,454	268,822	3,365,856	3,576,384
		-----	-----	-----	-----	-----
<b>Total Funds Carried Forward</b>		126,180	3,056,510	290,280	3,472,970	3,365,856
		=====	=====	=====	=====	=====

**ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**  
**Balance Sheet**  
**As at 31 December 2023**

	Notes	£	2023 £	2022 £
<b>Fixed Assets</b>				
Tangible Assets	5		478,023	478,023
Investments	6		2,651,185	2,561,037
			-----	-----
			3,129,208	3,039,060
<b>Current Assets</b>				
Debtors and Prepayments	7	547		2,203
Balances at Building Society & COIF Deposit		316,171		316,171
Balances at Bank and Cash in Hand		45,811		30,989
			-----	-----
			362,529	349,363
			-----	-----
<b>Creditors:-</b> Amounts falling due within one year	8	(18,767)		(22,567)
			-----	-----
			343,762	326,794
			-----	-----
<b>Net Assets</b>			3,472,970	3,365,856
			=====	=====
<b>Fund Balances</b>				
General Fund		3,056,510		2,974,454
Almshouse Branch Fund		290,280		268,822
			-----	-----
			3,346,790	3,243,276
<b>Designated Funds</b>				
General Repairs Fund		3,800		3,800
Almshouse Repairs Fund		70,092		66,492
Almshouse Cyclical Maintenance		52,288		52,288
			-----	-----
			126,180	122,580
			-----	-----
			3,472,970	3,365,856
			=====	=====

These financial statements are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved by the officers on 30 August 2024 and signed on its behalf.

.....  
Trustee

.....  
Trustee

The notes on pages 4 to 7 form part of these accounts

**ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**  
**Notes To The Accounts**  
**Year Ended 31 December 2023**

**1. Accounting policies**

**Basis of preparation of accounts**

The accounts are prepared under the historical cost convention.

The accounts have been prepared in compliance with Statements of Recommended Practice on Charity Accounts.

The charity has taken advantage of the exemption in Financial Reporting Standard No.1 from the requirement to produce a cash flow statement.

**2. Incoming Resources**

<b>2a. Property Income</b>	<b>Rent</b>	<b>Outgoings</b>	<b>Net</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>(Net)</b>
				<b>£</b>
Oxhouse Field	427	-	427	427
Wayleave	39	-	39	39
81 Victoria Road	8,160	-	8,160	8,160
83 Victoria Road	10,200	-	10,200	10,200
	-----	-----	-----	-----
	18,826	-	18,826	18,826
	-----	-----	-----	-----
 <b>2b. Investment Income</b>	<b>Repair</b>	<b>General</b>	<b>Almshouse</b>	<b>2022</b>
	<b>Funds</b>	<b>Fund</b>	<b>Fund</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Nationwide Interest	-	-	-	73
NAACIF Income Shares	-	44,015	-	40,540
Brewin Dolphin Portfolio	-	19,948	-	19,231
COIF - Deposit Interest	-	6,408	-	1,449
Fixed Interest Fund	-	4,240	-	5,103
Property Fund	-	6,051	-	6,051
Global Equity	-	10,067	-	10,592
Ethical Investments	-	8,878	-	8,284
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	-	99,607	-	91,323
	-----	-----	-----	-----

**ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**  
**Notes To The Accounts**  
**Year Ended 31 December 2023**

**3. Resources Expended**

<b>3a. Overhead Expenditure</b>	<b>Repair Fund £</b>	<b>General Fund £</b>	<b>Almshouse Branch £</b>	<b>Total £</b>	<b>2022 £</b>
Secretarial Fees	-	9,737	-	9,737	9,164
Gardener - Wages and Expenses	-	3,087	-	3,087	2,646
Insurance	-	2,499	-	2,499	2,167
Water and Sewerage	-	1,483	-	1,483	1,326
Central Heating and Gas	-	-	26,193	26,193	11,004
Central Heating Maintenance	-	-	5,983	5,983	5,894
General Expenses	-	1,235	1,579	2,814	3,246
Audit Fees	-	2,076	-	2,076	1,920
Lifeline Expenses	-	-	2,069	2,069	2,920
Quinquennial Fees	-	-	-	-	3,666
Repairs and Maintenance	-	-	12,718	12,718	5,008
	-----	-----	-----	-----	-----
	-	20,117	48,542	68,659	48,961
	-----	-----	-----	-----	-----

**4. Other Recognised Gains & (Losses)**

	<b>Repair Fund £</b>	<b>General Fund £</b>	<b>Almshouse Fund £</b>	<b>Total £</b>	<b>2022 £</b>
Profit/(Loss) on Sale of Shares	-	(3,018)	-	(3,018)	(17,427)
Proceeds on Sale of Land	-	-	-	-	-
Revaluation of Investments (see Note 6)	-	85,074	4,492	89,566	(231,170)
	-----	-----	-----	-----	-----
	-	82,056	4,492	86,548	(248,597)
	-----	-----	-----	-----	-----

**5. Tangible Fixed Assets**

	<b>Freehold Property</b>	
	<b>2023 £</b>	<b>2022 £</b>
Freehold Properties:-		
81 Victoria Road, Devizes	251,161	251,161
83 Victoria Road, Devizes	226,862	226,862
	-----	-----
Cost as at 31 December 2023	478,023	478,023
	=====	=====

**ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**  
**Notes To The Accounts**  
**Year Ended 31 December 2023**

**6. Investments**

<b>Market Value of Investments as at 31 December</b>	<b>2023</b>		<b>2022</b>
	<b>£</b>		<b>£</b>
M&G Charity Fund Income Shares (1158278)	1,040,366		1,022,875
M&G Charity Fund Accumulation Shares (581/537)	76,796		68,704
Brewin Dolphin Portfolio	510,627		526,366
COIF Fixed Interest Units (151428)	185,227		175,944
COIF Property Income Units (108045)	112,799		120,309
COIF Global Equity Income Units (155313/86693)	433,385		380,967
COIF Ethical Investment Fund Units (97005)	291,985		265,872
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	2,651,185		2,561,037
	-----		-----
	<b>General</b>	<b>Almshouse</b>	<b>Total</b>
	<b>Fund</b>	<b>Fund</b>	<b>2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Market Value of Investments as at 31 December 2022	2,492,333	68,704	2,561,037
Add:- Investments Purchased	-	3,600	3,600
Net Profit/(Loss) of Disposal of Shares	(3,018)	-	(3,018)
Unrealised Profit(Loss) on Investments	85,074	4,492	89,566
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Market Value of Investments at 31 December 2023	2,574,389	76,796	2,651,185
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	<b>General</b>	<b>Almshouse</b>	<b>Total</b>
	<b>Fund</b>	<b>Fund</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>At Cost</b>			
M&G Charity Fund Income Shares (1158278)	730,023	-	730,023
M&G Charity Fund Accumulation Shares (581/537)	-	48,085	44,485
Brewin Dolphin Portfolio	471,206	-	471,206
COIF:-			
Fixed Interest Fund (151428)	200,000	-	200,000
Property Fund Units (108045)	121,000	-	121,000
Global Equity Fund (155313)	200,000	-	200,000
Ethical Investment Fund (97005)	175,133	-	175,133
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	1,897,362	48,085	1,945,447
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**ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**  
**Notes To The Accounts**  
**Year Ended 31 December 2023**

<b>7. Debtors and Prepayments</b>	<b>Almshouse Fund £</b>	<b>Total £</b>	<b>2022 £</b>
Almshouse Contributions	-	-	1,890
Prepayment	547	547	313
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	547	547	2,203
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<b>8. Creditors</b>	<b>General Fund</b>	<b>Almshouse Fund £</b>	<b>Total £</b>	<b>2022 £</b>
Church Branch	18,767	-	18,767	22,567
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	18,767	-	18,767	22,567
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**9. Trustee Remuneration and Related Party Transactions**

None of the Trustees received any remuneration or reimbursement of expenses during the year.

No Trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year.