

**ST MARY'S (DEVIZES) CHURCH
AND POORLANDS CHARITY**

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2024

Charity Number: 201342

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
YEAR ENDED 31 DECEMBER 2024

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

Trustees	Mr I Sault (Chairman) Mr A Sheppard Mrs A Cross Mr R Simpson Mr I Brown Mr P Morgan
Charity Number	201342
Clerk to the Trustees Charity Offices	Miss Lois Linsley 2 Winchcombe Avenue Devizes Wiltshire SN10 2QX
Accountants	The Alanbrookes Group Ltd T/a J S Weeks & Co 10 Market Place Devizes Wiltshire SN10 1HT
Main Bankers	HSBC 45 Market Place Devizes Wiltshire SN10 1HZ

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Trustees' Annual Report
for the year ended 31 December 2024

The Trustees present their report together with the financial statements of St Marys and Poorlands Charity for the year ended 31 December 2024.

Objectives and Activities

The Charity's objective is to provide independent living accommodation and support for people over the age of 60 within the community of Devizes. The Charity achieves this through the provision of affordable housing, maintenance of safe and comfortable living environments, and engagement with local services and welfare providers.

Public Benefit

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the Charity Commission's guidance on public benefit.

Achievements and Performance

During the year, the Charity continued to provide accommodation and support to residents at St Marys Gardens. The Trustees have overseen maintenance projects, improvements to facilities, and resident engagement initiatives to enhance wellbeing and independence.

Financial Review

The Charity's income during the year was £143,513, and expenditure amounted to £114,291. The resulting surplus for the year was £29,222. Reserves at the year-end totalled £3,620,948, which the Trustees consider satisfactory to meet the Charity's obligations and planned activities.

Reserves Policy

The Trustees aim to maintain free reserves sufficient to cover at least six months of operating costs and any foreseeable maintenance expenditure.

Plans for the Future

The Charity plans to continue maintaining high-quality accommodation for residents and to explore opportunities for energy efficiency, community engagement, and partnership with local support services.

Structure, Governance and Management

St Marys and Poorlands Charity is governed by its charitable trust deed. Trustees are appointed in accordance with the governing document, and meetings are held regularly to oversee management and operations.

Risk Management

The Trustees have considered the major risks to which the Charity is exposed, particularly in relation to governance, health and safety, and property maintenance. Systems have been established to mitigate these risks as far as reasonably possible.

Approved by the Trustees on 20 August 2025 and signed on their behalf by:

.....
 Chairman

ST MARY'S (DEVIZES) CHURCH AND POORLANDS 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 2024, which are set out on pages 4 to 9.

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 SN10 1HT

Date: - 23 October 2025

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Statement of Financial Activities
for the year ended 31 December 2024

	Notes	Repair Funds £	General Fund £	Almshouse Branch £	Total £	2023 £
Incoming Resources						
Property Income	2a	-	6,170	-	6,170	18,826
Investment Income	2b	-	105,268	-	105,268	99,607
Almshouse Contributions		-	-	32,075	32,075	32,240
		-----	-----	-----	-----	-----
Total Incoming Resources		-	111,438	32,075	143,513	150,673
		-----	-----	-----	-----	-----
Resources Expended						
Expenditure: -						
Overhead Expenses	3a	-	21,237	36,678	57,915	68,659
Church Share		-	56,376	-	56,376	61,448
		-----	-----	-----	-----	-----
Total Resources Expended		-	77,613	36,678	114,291	130,107
		-----	-----	-----	-----	-----
Net Income (Expenditure) For The Year		-	33,825	(4,603)	29,222	20,566
Transfers Between Funds		3,600	(33,825)	30,225	-	-
		-----	-----	-----	-----	-----
Net Incoming Resources before Recognised Gains and (Losses)		3,600	-	25,622	29,222	20,566
Other Recognised Gains and (Losses)	4	-	112,989	5,767	118,756	86,548
		-----	-----	-----	-----	-----
Net Movement of Funds		3,600	112,989	31,389	147,978	107,114
Total Funds Brought Forward		126,180	3,056,510	290,280	3,472,970	3,365,856
		-----	-----	-----	-----	-----
Total Funds Carried Forward		129,780	3,169,499	321,669	3,620,948	3,472,970
		=====	=====	=====	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Balance Sheet
As at 31 December 2024

	Notes	£	2024 £	2023 £
Fixed Assets				
Tangible Assets	5		478,023	478,023
Investments	6		2,773,541	2,651,185
			-----	-----
			3,251,564	3,129,208
Current Assets				
Debtors and Prepayments	7	485		547
Balances at Building Society & COIF Deposit		316,171		316,171
Balances at Bank and Cash in Hand		90,185		45,811
			-----	-----
		406,841		362,529
			-----	-----
Creditors: - Amounts falling due within one year	8	(37,457)		(18,767)
			-----	-----
			369,384	343,762
			-----	-----
Net Assets			3,620,948	3,472,970
			=====	=====
Fund Balances				
General Fund		3,169,499		3,056,510
Almshouse Branch Fund		321,669		290,280
			-----	-----
			3,491,168	3,346,790
Designated Funds				
General Repairs Fund		3,800		3,800
Almshouse Repairs Fund		73,692		70,092
Almshouse Cyclical Maintenance		52,288		52,288
			-----	-----
			129,780	126,180
			-----	-----
			3,620,948	3,472,970
			=====	=====

Approved by the officers on _____ and signed on its behalf.

.....
Trustee

.....
Trustee

The notes on pages 6 to 9 form part of these accounts

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY

Notes To the Accounts

Year Ended 31 December 2024

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.

Tangible Assets

The tangible assets of the charity are Freehold Property. These assets are held at historic cost.

Investments

All investments are held at market value.

2. Incoming Resources

2a. Property Income	Rent	Outgoings	Net	2023	
	£	£	£	(Net)	
				£	
Oxhouse Field	427	-	427	427	
Wayleave	31	-	31	39	
81 Victoria Road	8,160	(140)	8,020	8,160	
83 Victoria Road	10,200	(12,508)	(2,308)	10,200	
	-----	-----	-----	-----	
	18,818	(12,648)	6,170	18,826	
	-----	-----	-----	-----	
 2b. Investment Income	 Repair	 General	 Almshouse	 Total	 2023
	Funds	Fund	Fund	£	£
	£	£	£		
Nationwide Interest	-	-	-	-	-
NAACIF Income Shares	-	46,910	-	46,910	44,015
Brewin Dolphin Portfolio	-	20,775	-	20,775	19,948
COIF - Deposit Interest	-	7,469	-	7,469	6,408
Fixed Interest Fund	-	6,272	-	6,272	4,240
Property Fund	-	6,195	-	6,195	6,051
Global Equity	-	7,478	-	7,478	10,067
Ethical Investments	-	10,169	-	10,169	8,878
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	-	105,268	-	105,268	99,607
	-----	-----	-----	-----	-----

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Notes To the Accounts
Year Ended 31 December 2024

3. Resources Expended

3a. Overhead Expenditure	Repair Fund £	General Fund £	Almshouse Branch £	Total £	2023 £
Secretarial Fees	-	10,372	-	10,372	9,737
Gardener - Wages and Expenses	-	4,294	-	4,294	3,087
Insurance	-	2,664	-	2,664	2,499
Water and Sewerage	-	1,673	-	1,673	1,483
Central Heating and Gas	-	-	13,252	13,252	26,193
Central Heating Maintenance	-	-	6,105	6,105	5,983
General Expenses	-	914	697	1,611	2,814
Accountancy Fees	-	1,320	-	1,320	2,076
Lifeline Expenses	-	-	2,799	2,799	2,069
Quinquennial Fees	-	-	-	-	-
Repairs and Maintenance	-	-	13,825	13,825	12,718
	-----	-----	-----	-----	-----
	-	21,237	36,678	57,915	68,659
	-----	-----	-----	-----	-----

4. Other Recognised Gains & (Losses)

	Repair Fund £	General Fund £	Almshouse Fund £	Total £	2023 £
Profit/(Loss) on Sale of Shares	-	32,336	-	32,336	(3,018)
Proceeds on Sale of Land	-	-	-	-	-
Revaluation of Investments (see Note 6)	-	80,653	5,767	86,420	89,566
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	-	112,989	5,767	118,756	86,548
	-----	-----	-----	-----	-----

5. Tangible Fixed Assets

	Freehold Property	
	2024 £	2023 £
Freehold Properties: -		
81 Victoria Road, Devizes	251,161	251,161
83 Victoria Road, Devizes	226,862	226,862
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Cost as at 31 December 2024	478,023	478,023
	=====	=====

ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Notes To the Accounts
Year Ended 31 December 2024

6. Investments

Market Value of Investments as at 31 December	2024	2023
	£	£
M&G Charity Fund Income Shares (1158278)	1,096,426	1,040,366
M&G Charity Fund Accumulation Shares (581/537)	86,163	76,796
Brewin Dolphin Portfolio	528,986	510,627
COIF Fixed Interest Units (151428)	190,890	185,227
COIF Property Income Units (108045)	113,340	112,799
COIF Global Equity Income Units (155313/86693)	457,738	433,385
COIF Ethical Investment Fund Units (97005)	299,998	291,985
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	2,773,541	2,651,185
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	General Fund	Almshouse Fund	Total
	£	£	2024
			£
Market Value of Investments as at 31 December 2023	2,574,389	76,796	2,651,185
Add: - Investments Purchased	-	3,600	3,600
Net Profit/(Loss) of Disposal of Shares	32,336	-	32,336
Unrealised Profit (Loss) on Investments	80,653	5,767	86,420
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Market Value of Investments at 31 December 2024	2,687,378	86,163	2,773,541
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At Cost	General Fund	Almshouse Fund	Total	2023
	£	£	£	£
M&G Charity Fund Income Shares (1158278)	730,023	-	730,023	730,023
M&G Charity Fund Accumulation Shares (581/537)	-	51,685	51,685	48,085
Brewin Dolphin Portfolio	503,541	-	503,541	471,206
COIF: -				
Fixed Interest Fund (151428)	200,000	-	200,000	200,000
Property Fund Units (108045)	121,000	-	121,000	121,000
Global Equity Fund (155313)	200,000	-	200,000	200,000
Ethical Investment Fund (97005)	175,133	-	175,133	175,133
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	1,929,697	51,685	1,981,382	1,945,447
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ST MARY'S (DEVIZES) CHURCH AND POORLANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2024

7. Debtors and Prepayments	Almshouse Fund £	Total £	2023 £
Almshouse Contributions	-	-	-
Prepayment	485	485	547
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	485	485	547
	-----	-----	-----

8. Creditors	General Fund	Almshouse Fund £	Total £	2023 £
Church Branch	37,457	-	37,457	18,767
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	37,457	-	37,457	18,767
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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.