

Registered Charity No: 243599

DOVERCOURT CHURCH AND POORLANDS CHARITY

Trustees' Report and Accounts

For the year ended 31 December 2020

DOVERCOURT CHURCH AND POORLANDS

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DOVERCOURT CHURCH AND POORLANDS

CHARITY INFORMATION

TRUSTEES

Revd. Canon M A Shaw (Chair)
K J Wheeler
P D Finnigan
S E Sutcliffe
A Whelan
J Hurst
D Reedman
E McLeod
Dr J Shaw

TREASURER

S A Abbott
99 Dockfield Avenue
Dovercourt
Harwich
Essex CO12 4LF

REGISTERED CHARITY NO.

243599

INDEPENDENT EXAMINER

TBC

BANKERS

TSB Bank Plc
230 High Street
Dovercourt
Harwich
Essex CO12 3AY

DOVERCOURT CHURCH AND POORLANDS

TRUSTEES' REPORT

The Trustees present their report and accounts for the year ended 31 December 2020.

Structure, governance and management

The charity is an unincorporated entity constituted under a Deed of Trust and is registered with the Charity Commission (Registered no. 243599). Trustees are selected from members of the community considered by the existing board to have suitable qualities and experience. They are formerly appointed at the twice yearly meetings of the Trustees and Management committee. The Trustees served throughout the year and up to the date of these accounts, except as detailed below:

The Revd. Canon M A Shaw (Chair)
K J Wheeler
P D Finnigan
S E Sutcliffe
A Whelan
J Hurst
D Reedman
E McLeod
Dr J Shaw

The Management committee consists of the above Trustees.

Objectives and activities

The charity's principal objective is to maintain the fabric of the building of All Saints' Church, Dovercourt. This is achieved by organising and helping to fund an ongoing maintenance programme for the church building.

Achievements and performance

The charity raises funds through its investments, including the management of a small number of properties which are rented out. The significant repairs and refurbishment of the remaining 5 rental properties which commenced in 2019 continued into 2020. In addition to the costs incurred in 2019 of £302,380 a further £60,306 was required in 2020 to finish this project. The retention will be released in 2021 following a final inspection by the Trustees and Architect.

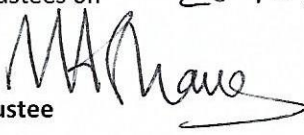
During the refurbishments the Charity supported (assistance with rental deposits, top up rent and removal expenses) the Tenants who returned to their respective rental properties between March and June in 2020. Once the tenants who temporarily moved into 503 Main Road had returned to their respective refurbished cottages, 503 was advertised 'For Let' with the new tenant moving in in October.

The Trustees appointed a new Agent, Priory Estates, to manage the rental properties on their behalf in 2020

Reserves policy

The Trustees consider that an appropriate level of reserves would be the sum equivalent to cover the standard ongoing maintenance costs of the church for a period of one year, so that the charity could be able to operate in the event that the cottages, from which it derives the majority of its income, were empty for a protracted length of time due to major repair works being undertaken. In addition, due to the age of these cottages, it is anticipated that a sum in the region of £120,000 could be required in the future to carry out major remedial works in the event of an adverse structural survey. Accordingly, it is considered that there should be sufficient reserves to cover the cost of this in addition to the standard ongoing maintenance regarding the church.

Approved by the Board of Trustees on 25/5/21



Revd. Canon M A Shaw – Trustee

DOVERCOURT CHURCH AND POORLANDS

RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted Funds 2020 £	Restricted Funds 2020 £	Total Funds 2020 £	Total Funds 2019 £
Receipts				
Investment income				
Charities Official Investment Fund	8,050	18	8,068	339,720
TSB Bank Plc Interest	223	-	223	331
Cottage rents	25,793	-	25,793	20,718
Other	1,364	-	1,364	756
Total Receipts	35,430	18	35,448	361,525
Payments				
Church and Churchyards				
Repairs, maintenance & refurbishment	2,160	-	2,160	-
Contributions to upkeep	-	-	-	-
	2,160	-	2,160	-
Cottages				
Repairs and maintenance	62,346	-	62,346	395,101
Insurance	1,353	-	1,353	2,201
Estate managers fees	3,653	-	3,653	1,726
Small repairs and incidental payments taken from rent	1,321		1,321	3,314
Temporary accommodation and removal expenses	525	-	525	3,130
Shop window repairs		-		16,596
	695	-	695	464
		-		3,417
	69,893	-	69,893	425,769
Donation	-	-	-	-
Governance costs				
Independent examiner's fees	200	-	200	120
Treasurer's expenses	25		25	
	225	-	225	120
Total Payments	72,278	-	72,278	425,889
Net (payments)/receipts	(36,848)	18	(36,830)	(64,365)
Cash balances at 1 January 2020	97,044	394	97,438	161,803
Cash balances at 31 December 2020	60,195	413	60,608	97,438

DOVERCOURT CHURCH AND POORLANDS

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2020

	Unrestricted Funds 2020 £	Restricted Funds 2020 £	Total Funds 2020 £	Total Funds 2019 £
Cash funds				
TSB Bank Current Accounts	30,644	413	31,057	70,676
TSB Bank Instant Access Account	29,551	-	29,551	26,762
Total cash funds	60,195	413	60,608	97,438

Investment assets – at bid market value

Charities Official Investment Fund				
- Income units – 15,525.27 units	279,078	-	279,078	262,231
- Income units – 34.69 units	-	624	624	586
	279,078	624	279,702	262,817

Debtors and Liabilities

The retention of £8,151 (incl. VAT) attached to the renovation and improvement work to the charity’s properties will be released in 2020 following a satisfactory final inspection of the properties by the Trustees and Architect.

These costs will be met from the charity’s existing reserves.

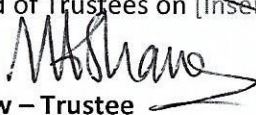
Other assets

	Funds to which asset belongs
Land & buildings let for the benefit of the charity	
503 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
505 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
507 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
509 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
511 Main Road, Dovercourt, Harwich, Essex	Unrestricted funds
511A Main Road, Dovercourt, Harwich, Essex	Unrestricted funds

Notes

There is only one restricted fund – The Bagshaw Coal Fund – this fund was due to be closed in 2020 on the instructions of the Trustees, however, this was not possible due to Covid-19 restrictions. This instruction will be executed in 2020 as soon as the ongoing restrictions allow.

Approved by the Board of Trustees on [insert date] and signed on their behalf by


25/5/21.

Revd. Canon M A Shaw – Trustee

DOVERCOURT CHURCH AND POORLANDS

INDEPENDENT EXAMINER'S REPORT

Independent Examiner's Report to the Trustees of Dovercourt Church and Poorlands Charity

I report to the charity trustees on my examination of the accounts of Dovercourt Church and Poorlands Charity for the year ended 31 December 2020, which are set out in pages 3 and 4.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by Section 130 of the Act; or
2. the accounts do not accord with those records.

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

Doug Cooper
ACIÉ.
[Insert date]



31/5/2021