

Treasurer's Copy

Registered Charity No: 243599

DOVERCOURT CHURCH AND POORLANDS CHARITY

Trustees' Report and Accounts

For the year ended 31 December 2021

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 (to 18th May 2021)
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

Douglas Cooper

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 2021.

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 (to 18th May 2021)
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 retention relating to the repairs to 5 of the 6 rental properties was not released as expected in 2021, it is expected to be released in 2022 following a final inspection by the Architect and presentation of the final account by the Builders.

The tenancies of the cottages have remained stable with Priory Estates managing all of the properties on behalf of the Trustees. The shop attached to 503 Main Road is currently unoccupied.

Priory Estates, was appointed by the Trustees 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 *Date 23/3/22*

Revd. Canon M A Shaw – Trustee

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DOVERCOURT CHURCH AND POORLANDS

**RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
Receipts				
Investment income				
Charities Official Investment Fund	8,210	18	8,228	8,068
TSB Bank Plc Interest	99	-	99	223
Cottage rents	37,393	-	37,393	25,793
Other	147	-	147	1,364
Total Receipts	45,849	18	45,868	35,448
Payments				
Church and Churchyards				
Repairs, maintenance & refurbishment	720	-	720	2,160
Contributions to upkeep	-	-	-	-
	720	-	720	2,160
Cottages				
Repairs and maintenance	5,988	-	5,988	62,346
Insurance	1,482	-	1,482	1,353
Estate managers fees	3,809	-	3,809	3,653
Small repairs and incidental payments taken from rent	1,331	-	1,331	1,321
Temporary accommodation and removal expenses	-	-	-	525
Shop window repairs	-	-	-	695
Council Tax - 503	778	-	778	-
	13,388	-	13,388	69,893
Donation	-	-	-	-
Governance costs				
Independent examiner's fees	-	-	-	200
Treasurer's expenses	-	-	-	25
	-	-	-	225
Total Payments	14,108	-	14,108	72,278
Net (payments)/receipts	31,741	18	31,759	(36,830)
Cash balances at 1 January 2021	60,195	413	60,608	97,438
Cash balances at 31 December 2021	91,936	431	92,367	60,608

DOVERCOURT CHURCH AND POORLANDS

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2021

	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
Cash funds				
TSB Bank Current Accounts	62,286	431	62,717	31,057
TSB Bank Instant Access Account	29,650	-	29,650	29,551
Total cash funds	<u>91,936</u>	<u>431</u>	<u>92,367</u>	<u>60,608</u>

Investment assets – at bid market value

Charities Official Investment Fund				
- Income units – 15,559.96 units	319,552	-	319,552	279,078
- Income units – 0 units	-	-	-	624
	<u>319,552</u>	<u>-</u>	<u>319,552</u>	<u>262,817</u>

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 2022 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 – as approved by the Trustees the COIF units were transferred to the main COIF fund in December 2021.

Instructions are currently with TSB to close the current account attached to this fund and we await confirmation that the instructions have been executed.

Approved by the Board of Trustees on 23/3/22 and signed on their behalf by

Rev. 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 2021, 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').

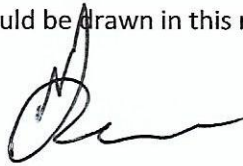
I report in respect of my examination of the charity's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

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.



Douglas Cooper

Date: 02 June 2022