

**Registered Charity No: 243599**

**DOVERCOURT CHURCH AND POORLANDS CHARITY**

**Trustees' Report and Accounts**

**For the year ended 31 December 2022**

# DOVERCOURT CHURCH AND POORLANDS

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**DOVERCOURT CHURCH AND POORLANDS**

**CHARITY INFORMATION**

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**TRUSTEES**

Revd. Canon M A Shaw (Chair)  
K J Wheeler  
P D Finnigan  
S E Sutcliffe  
J Hurst  
M Mayo (from 15<sup>th</sup> Julu 2022)  
D Reedman (to February 2022)  
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

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The Trustees present their report and accounts for the year ended 31 December 2022.

#### 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  
 J Hurst  
 M Mayo (15<sup>th</sup> July 2022)  
 D Reedman (to February 2022)  
 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 released in July 2022, following a final inspection by the Architect and presentation of the final account by the Builders. Plans have been draw up to improve the shop attached to 503 Main Road with work due to start in early 2023.


The tenancies of the cottages remained stable for the most part with Priory Estates managing all of the properties on behalf of the Trustees. The shop attached to 503 Main Road and 507 Main Road are 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



Revd. Canon M A Shaw – Trustee

**DOVERCOURT CHURCH AND POORLANDS****RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2022**

	<b>Unrestricted Funds 2022 £</b>	<b>Restricted Funds 2022 £</b>	<b>Total Funds 2022 £</b>	<b>Total Funds 2021 £</b>
<b>Receipts</b>				
Investment income				
Charities Official Investment Fund	8,444	-	8,444	8,228
TSB Bank Plc Interest	125	-	125	99
Cottage rents	36,868	-	36,868	37,393
Other	431	-	431	147
<b>Total Receipts</b>	<b>45,868</b>	<b>-</b>	<b>45,868</b>	<b>45,868</b>
<b>Payments</b>				
Church and Churchyards				
Repairs, maintenance & refurbishment	-	-	-	720
Contributions to upkeep	-	-	-	-
	-	-	-	720
Cottages				
Repairs and maintenance	19,761	-	19,761	5,988
Insurance	1,714	-	1,714	1,482
Estate managers fees	3,760	-	3,760	3,809
Small repairs and incidental payments taken from rent	1,431	-	1,431	1,331
Property Valuations	720	-	720	-
Shop repairs and maintenance	4,108	-	4,108	-
Council Tax – 503	-	-	-	778
	31,494	-	31,494	13,388
Bagshaw restricted funds transferred to unrestricted funds	431	-	431	-
Governance costs				
Independent examiner's fees	300	-	300	-
Trustee Insurance	409	-	409	-
	709	-	709	-
<b>Total Payments</b>	<b>32,634</b>	<b>-</b>	<b>32,634</b>	<b>14,108</b>
<b>Net (payments)/receipts</b>	<b>13,234</b>	<b>-</b>	<b>13,234</b>	<b>31,759</b>
Cash balances at 1 January 2022	91,936	431	92,367	60,608
<b>Cash balances at 31 December 2022</b>	<b>105,601</b>	<b>-</b>	<b>105,601</b>	<b>92,367</b>

# DOVERCOURT CHURCH AND POORLANDS

## STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2022

	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
<b>Cash funds</b>				
TSB Bank Current Accounts	75,826	-	75,826	62,717
TSB Bank Instant Access Account	29,775	-	29,775	29,650
<b>Total cash funds</b>	<b>105,601</b>	<b>-</b>	<b>105,601</b>	<b>92,367</b>
<b>Investment assets – at bid market value</b>				
Charities Official Investment Fund - Income units – 15,559.96 units	282,402	-	282,402	319,552
	<b>282,402</b>	<b>-</b>	<b>282,402</b>	<b>319,552</b>

### Debtors and Liabilities

One cheque outstanding for 2022 as of 31<sup>st</sup> December 2022 of £90.00 payable to Hawkins & Wooley in respect of 507 Main Road.

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

### Other assets

Land & buildings let for the benefit of the charity

503	Main Road, Dovercourt, Harwich, Essex
505	Main Road, Dovercourt, Harwich, Essex
507	Main Road, Dovercourt, Harwich, Essex
509	Main Road, Dovercourt, Harwich, Essex
511	Main Road, Dovercourt, Harwich, Essex
511A	Main Road, Dovercourt, Harwich, Essex

### Funds to which asset belongs

Unrestricted funds  
Unrestricted funds  
Unrestricted funds  
Unrestricted funds  
Unrestricted funds  
Unrestricted funds

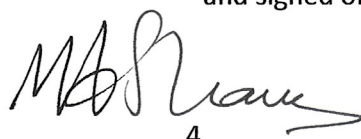
### Notes

The Bagshaw Coal current account was closed in March 2022 with the remaining funds transferred to the unrestricted current account, as approved by the Trustees.

Approved by the Board of Trustees on

and signed on their behalf by

Rev. Canon M A Shaw – Trustee



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# DOVERCOURT CHURCH AND POORLANDS

## INDEPENDENT EXAMINER'S REPORT

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### 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 2022, 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.

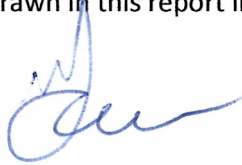
#### Independent examiner's statement

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:

9/4/2023