

Registered Charity No: 243599

DOVERCOURT CHURCH AND POORLANDS CHARITY

Trustees' Report and Accounts

For the year ended 31 December 2023

DOVERCOURT CHURCH AND POORLANDS

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DOVERCOURT CHURCH AND POORLANDS

CHARITY INFORMATION

TRUSTEES

Dr J Shaw (Chair)
P D Finnigan
S E Sutcliffe
J Hurst
M Mayo
E McLeod
Revd. Canon M A Shaw (to May 2023)
K J Wheeler (to July 2023)

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 2023.

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 quarterly 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:

Dr J Shaw (Chair)
 P D Finnigan
 S E Sutcliffe
 J Hurst
 M Mayo
 E McLeod
 Revd. Canon M A Shaw (to May 2023)
 K J Wheeler (to July 2023)

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 plans to improve the shop attached to 503 Main Road noted in the last report and accounts were put into action and completed 2023 incorporating the shop premises into the cottage. In addition, the land located between 503 and 505 and directly to the rear of 503 was tarmacked and two parking spaces provided for the tenant of 503. As part of the same contract the land to the front of 503 was walled off and converted to a garden.

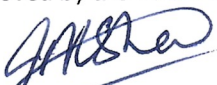
The tenancies of 4 out of the 6 cottages changed during 2023. Priory Estates continues to manage all of the properties on behalf of the Trustees.

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: 24/2/24


 Dr J Shaw – Trustee

DOVERCOURT CHURCH AND POORLANDS

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
Receipts				
Investment income				
Charities Official Investment Fund	8,477	-	8,477	8,444
TSB Bank Plc Interest	297	-	297	125
Cottage rents	34,050	-	34,050	36,868
Other	90	-	90	431
Total Receipts	42,914	-	42,914	45,868
Payments				
Church and Churchyards				
Repairs, maintenance & refurbishment	5,297	-	5,297	-
Contributions to upkeep	-	-	-	-
	5,297	-	5,297	-
Cottages				
Repairs and maintenance	10,845	-	10,845	19,761
Insurance	810	-	810	1,714
Estate managers fees	3,219	-	3,219	3,760
Small repairs and incidental payments taken from rent	7,020	-	7,020	1,331
Property Valuations	-	-	-	720
Shop refurbishment/maintenance - 503	76,592	-	76,592	4,108
	98,486	-	98,486	31,494
Bagshaw restricted funds transferred to unrestricted funds	-	-	-	431
Governance costs				
Independent examiner's fees	150	-	150	300
Trustee Insurance	218	-	218	409
	368	-	368	709
Total Payments	104,151	-	104,151	14,108
Net (payments)/receipts	(61,237)	-	(61,237)	13,234
Cash balances at 1 January 2023	105,601	-	105,601	92,367
Cash balances at 31 December 2023	44,364	-	44,364	105,601

DOVERCOURT CHURCH AND POORLANDS

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2023

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
Cash funds				
TSB Bank Current Accounts	14,292	-	14,292	75,826
TSB Bank Instant Access Account	30,072	-	30,072	29,775
Total cash funds	44,364	-	44,364	105,601
Investment assets – at bid market value				
Charities Official Investment Fund - Income units – 15,559.96 units	308,787	-	308,787	282,402
	308,787	-	308,787	282,402

Debtors and Liabilities

One cheque outstanding for 2023 as of 31st December 2023 of £150.00 payable to Douglas Cooper in respect of the 2022 accounts audit.

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

Approved by the Board of Trustees on date 24/2/24 and signed on their behalf by

Dr J 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 2023, 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:


6 May 2024