

Registered Charity No: 243599

DOVERCOURT CHURCH AND POORLANDS CHARITY

Trustees' Report and Accounts

For the year ended 31 December 2024

DOVERCOURT CHURCH AND POORLANDS

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DOVERCOURT CHURCH AND POORLANDS

CHARITY INFORMATION

TRUSTEES

Reverend I Smith
P D Finnigan
S E Sutcliffe
J Hurst
J Greenwood

TREASURER

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

REGISTERED CHARITY NO.

243599

INDEPENDENT EXAMINER

Douglas Cooper

BANKERS

TSB Bank Plc
PO Box 453
Mitcheldean
GL14 9LR

DOVERCOURT CHURCH AND POORLANDS

TRUSTEES' REPORT

The Trustees present their report and accounts for the year ended 31 December 2024.

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 (to October 2024)
P D Finnigan
S E Sutcliffe
J Hurst
M Mayo (to May 2024)
E McLeod (to May 2024)
J Greenwood (from May 2024)
Reverend I Smith (from December 2024)

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.

There were no significant works on either the Church or cottages in 2024. The retention for the works to 503 Main Road to incorporate the shop into the cottage was released in April. The Church Architects have been engaged to oversee the repairs to the south wall of the Church and for the relocation and display of the cruciform wooden grave marker bequeathed to All Saints by the family of Captain Fryatt whose memorial is situated in the churchyard.

Only 1 of the tenancies out of the 6 changed during 2024. 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 18th March 2025:

Reverend Ian Smith - Trustee



DOVERCOURT CHURCH AND POORLANDS

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Receipts				
Investment income				
Charities Official Investment Fund	8,595	-	8,595	8,477
TSB Bank Plc Interest	451	-	451	297
Cottage rents	41,040	-	41,040	34,050
Other	-	-	-	90
Total Receipts	50,086	-	50,086	42,914
Payments				
Church and Churchyards				
Repairs, maintenance & refurbishment	8,415	-	8,415	5,297
Contributions to upkeep	-	-	-	-
	8,415	-	8,415	5,297
Cottages				
Repairs and maintenance	3,371	-	3,371	10,845
Insurance	2,819	-	2,819	810
Estate managers fees	4,186	-	4,186	3,219
Small repairs and incidental payments taken from rent	4,677	-	4,677	7,020
Property Valuations	720	-	720	-
Change of use (Shop to residential) - 503	144	-	144	76,592
Donation				
All Saints Church of England VA School	500	-	500	-
	16,417	-	16,417	98,486
Governance costs				
Independent examiner's fees	150	-	150	150
Trustee Insurance	218	-	218	218
	368	-	368	368
Total Payments	25,200	-	25,200	104,151
Net (payments)/receipts				24,886
Cash balances at 1 January 2024	44,364	-	44,364	105,601
Cash balances at 31 December 2024	69,250	-	69,250	44,364

DOVERCOURT CHURCH AND POORLANDS**STATEMENT OF ASSETS AND LIABILITIES****AS AT 31 DECEMBER 2024**

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Cash funds				
TSB Bank Current Accounts	38,727	-	38,727	14,292
TSB Bank Instant Access Account	30,523	-	30,523	30,072
Total cash funds	69,250	-	69,250	44,364
Investment assets – at bid market value				
Charities Official Investment Fund - Income units – 15,559.96 units	315,763	-	315,763	308,787
	315,763	-	317,763	308,787

Debtors and Liabilities

One cheque outstanding for 2024 as of 31st December 2024 of £408.00 payable to Inkpen Downie Architecture and Design limited in respect of invoice ID24-160.

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 18th March 2025 and signed on their behalf by

Reverend I Smith – 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 2024, 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:


14/4/2025