Feoffees of Dodbrooke Parish Lands

The Dodbrooke Parish Charity
Registered Charity 800214
Annual report for the year to 31 December 2025

Annual report for the year to 31 December 2025

Charity Information

The Dodbrooke Parish Charity is constituted and operates under the provisions of a trust deed, the Scheme of the Charity Commission dated 10 June 1988 (the 'Scheme').

The Charity is registered with the Charity Commission as charity 800214. It is known locally as 'Dodbrooke Feoffees' or 'Feoffees of Dodbrooke'.

Address: The Clerk, Springfield House, Ashleigh Road, Kingsbridge, TQ7 1HB

Trustees (plus one vacancy)

Mr M K Court (Chairman)
Mr S Barrett
Cllr P Cole
Mr J Dodwell
Cllr Mrs M Edmonds
Ms H George
Mr P Sarjeant
Mr D Tilbury

Clerk

Mrs S Jane Balhatchet, Springfield House, Ashleigh Road, Kingsbridge, TQ7 1HB

Auditor

Mrs K Latter, A.C.A., Corner Cottage, Woodleigh, Kingsbridge, TQ7 4DG

Bank

Lloyds Bank plc, PO Box 1000, BX1 1LT

Solicitors

Windeatts, 65-67 Fore Street, Kingsbridge, TQ7 1PG

Assets

The Charity owns three freehold residential properties in Kingsbridge; 18 Kenwith Drive, 21 Kenwith Drive and 66 Vincents Road, revalued December 2025, worth £345,000; £325,000 and £375,000 respectively.

The Charity has investments with CCLA and M&G, totalling £172,528.

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Michael K Court remained as Chair of the Trustees. There was one vacancy for a co-opted Trustee which the Charity has been seeking to fill.

Mrs S Jane Balhatchet remained as Clerk to the Trustees and her home is the Charity's registered address. The Clerk is not considered to be an employee of the Charity, she is paid a quarterly honorarium.

The objectives of the Charity continued to be:

- To provide an annual donation to the upkeep of Dodbrooke Church
- To provide relief either generally or individually to persons resident in the local area who may be in condition of need, hardship or distress
- To provide funds to other charitable causes for the benefit of the people of Dodbrooke and surrounding district.

The Charity has carried out its charity's purposes for the public benefit and confirms that, in doing so, it has had regard to the Charity Commission's public benefit guidance where relevant, and as detailed below.

- The Charity gifted half of its annual profit to Dodbrooke Church.

- The Charity owns three properties in Kingsbridge which are let out, long-term, at affordable rents to three local families. These properties provide affordable rental housing to residents of Dodbrooke and Kingsbridge who would otherwise be unable to find affordable housing in the area. The properties were regularly inspected and maintained by the Charity.

- The Charity gave out nine pensions to people who live in rented accommodation in the local area and have asked for support. If the Charity can afford it, a Christmas bonus is also given to the nine pensioners. This year a Christmas bonus was given.

- The Charity gave a donation to Kingsbridge Estuary Rotary Club towards their annual Christmas Luncheon at the Thurlestone Hotel, to which local elderly, blind and infirm people were invited. This year, unusually, the Charity did not donate to Kingsbridge Food Bank (due to high property maintenance expenses).

The Trustees edited, created and implemented several policies as required by the Charity Commission, including the ongoing risk management of the charitable operation.

The Trustees herewith present their annual report and the financial statements (receipts and payments accounts) of the Charity for the year ended 31 December 2025. The financial statements (receipts and payments accounts) comply with the Charity's trust deed (the Scheme) and applicable law, and have been independently examined by Mrs K Latter, A.C.A.

Signed: Michael K Court (Chairman) _____ Date: 08/10/2026

CHARITY COMMISSION FOR ENGLAND AND WALES

The Dodbrooke Parish Charity	800214

Receipts and payments accounts

CC16a

For the period from	01/01/2025	To	31/12/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Rental Income	27,825	-	-	27,825	26,810
COIF Charifund Income	1,598	-	-	1,598	1,556
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
***Sub total** (Gross income for AR)*	29,423	-	-	29,423	28,366
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	29,423	-	-	29,423	28,366
A3 Payments					
Property Repairs	12,084	-	-	12,084	6,502
Clerk's Honourarim	2,700	-	-	2,700	2,600
Admin Expenses	245	-	-	245	283
Property Insurance	444	-	-	444	635
Relief in Need (Donations)	500			500	500
Relief in Need (Pensions)	6,660			6,660	6,120
Charity Account (Church)	9,048			9,048	7,177
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	31,681	-	-	31,681	23,817
A4 Asset and investment purchases. (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	31,681	-	-	31,681	23,817
Net of receipts/(payments)	- 2,258	-	-	- 2,258	4,549
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	- 2,258	-	-	- 2,258	4,549

Section B Statement of assets and liabilities at the end of the period

B1 Cash funds

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	Lloyds Band plc	12,039	-	-
		-	-	-
		-	-	-
	Total cash funds	12,039	-	-
	(agree balances with receipts and payments account(s))			

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
57.12 COIF Accumulation Units	14,596	-	-
4.45 COIF Accumulation Units	1,137	-	-
2817.47 COIF Income Units	54,439	-	-
251.237 M&G Accumulation Units	102,356	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-

B4 Assets retained for the charity's own use (Property)

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
21 Kenwith Drive, Kingsbridge, TQ7 1DU		-	325,000
66 Vincents Road, Kingsbridge, TQ7 1RP		-	375,000
18 Kenwith Drive, Kingsbridge, TQ7 1DU		-	345,000
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
MICHAEL K. COURT	(Chairman) Michael K Court	23/03/2026
	(Trustee)	23/03/2026

Independent Examiner's Report to the Trustees of Dodbrooke Parish Lands (The Parish Charity)

I report on the accounts of the Trust for the year ended 31 December 2025

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 43(2) of the Charities Act 1993 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 43(7) (b) of the Act, whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements
   - to keep accounting records in accordance with section 41 of the Act; and
   - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

   have not been met: or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: K Latter ..... Kathy Latter

Relevant professional qualification or Body: ACA

Address: Corner Cottage, Woodleigh, Kingsbridge, Devon, TQ7 4DG

Dated: 15/3/2026