

# **GILLIGATE CHURCH ESTATE CHARITY**

## **Annual Report and Accounts**

### **Year Ended 31 December 2021**

A Registered Charity No. 222676

Registered Office

7 Elvet Waterside  
Durham City  
Co. Durham  
DH1 3DA

Trustees as at 31 December 2021

	St Giles Church	Belmont Church
Ex-Officio:	Vacant position Ms S Petrovic Mr M Richardson	Rev H Murray Mr K Reynolds Mr A Port
Elected:	Mr A Moss Vacant position Vacant	Mr J Cotton Mrs C Reynolds – Chairman Mrs A Corbett

Clerk and Receiver

Mr T J Hardman

# ANNUAL REPORT

The Gilligate Church Estate Charity is a registered Charity, which was established under a High Court Order of 1866 and now operates under schemes dated 6 October 1922, 31 January 1995 and 3 January 2001. The Vicars and Churchwardens of St Giles and Belmont Churches are Trustees “Ex-Officio” and a further four Trustees are elected by each Parochial Church Council to give a total of fourteen Trustees.

The objects of the Charity are to generate income from endowed funds and distribute that income according to prescribed shares under the scheme to the parish churches of St Giles and Belmont and to Education Trusts in each parish. Annual income not distributed is invested by the Charity in Extraordinary Repair Funds for each Church for their future use. Part of the endowed funds of the Charity forms the Chantry Fund, the income of which is divided equally between the incumbents of the two Churches.

The overall income of the Charity for the 2021 year has increased by £3,330 compared to the previous year to give a total revenue surplus for the year of £80,921. Part of the surplus was distributed to the two Churches and Education Trusts; the balance was credited to the St Giles and Belmont Churches ERFs. These reserve funds are available to be drawn on by the respective Churches as and when required to fund repairs. No capital distribution were made in the year from income.

The total net assets of the Charity also increased during the year by £294,341 to stand at £2,639,238 at the year end which was due to increases in investment asset values. Given present asset values and income returns the Trustees feel they can still meet the requirements of the beneficiaries and the beneficiaries are also aware of the position that there may be reductions in income levels over the next few years given the present lower yields on investments and lower interest rates due to the impact of the Corona Virus. However it was noted that a substantial loss of income and asset values due to the pandemic had not materialised as had been initially feared.

With this in mind the Trustees feel they can continue to provide ongoing surplus income to support the two Churches and Educational Trusts albeit at reduced levels in the future.

Mrs C Reynolds - Chairman on behalf of Trustees

26<sup>th</sup> April 2022

**GILLIGATE CHURCH ESTATE CHARITY**  
**Balance Sheet - Year Ended 31st December 2021**

			<b>2021</b>	<b>2020</b>
<b>FIXED ASSETS - Note 2</b>				
Property			66,000	66,000
Investments			2,375,371	2,090,497
			<u>2,441,371</u>	<u>2,156,497</u>
<b>CURRENT ASSETS</b>				
<b>Debtors</b>				
Rental arrears	0			500
Accrued interest	0			0
PCC loans - Belmont	4,500			6,000
Prepayments	796			0
		5,296		<u>6,500</u>
<b>Bank Accounts</b>				
Lloyds - General	9,419			19,716
Cambridge & Counties Bank	54,246			53,709
C of E CBF	149,136			146,579
		212,801		<u>220,004</u>
		<u>218,097</u>		<u>226,504</u>
<b>CURRENT LIABILITIES</b>				
Creditors	0			8,166
Distribution of surplus	20,230			29,938
		<u>20,230</u>		<u>38,104</u>
<b>NET CURRENT ASSETS</b>			<u>197,867</u>	<u>188,400</u>
<b>TOTAL NET ASSETS</b>			<u><b>£2,639,238</b></u>	<u><b>£2,344,897</b></u>
<b>FUNDS - Note 4</b>				
Endowed				
Estate	2,453,877			2,169,003
		2,453,877		<u>2,169,003</u>
<b>Restricted ERFs</b>				
Estate	0			0
St Giles	159,641			152,922
Belmont	25,720			22,972
		185,361	2,639,238	<u>175,894</u>
<b>TOTAL FUNDS</b>			<u><b>£2,639,238</b></u>	<u><b>£2,344,897</b></u>

**Mrs C Reynolds**  
**On behalf of Trustees**  
**26th April 2022**

**GILLIGATE CHURCH ESTATE CHARITY**  
**Financial Activities - Year Ended 31 December 2021**

	<b>Estate Fund</b>	<b>Restricted Funds</b>	<b>Endowed Funds</b>	<b>Total 2021</b>	<b>Total 2020</b>
Investment income	83,322	1,759	0	85,081	80,790
Rental income	5,500	-	-	5,500	6,673
Transfer to / from ERFs	-	7,708	-	7,708	4,488
<b>TOTAL INCOMING RESOURCES</b>	<b>88,822</b>	<b>9,467</b>	<b>0</b>	<b>£98,289</b>	<b>£91,951</b>

**EXPENDITURE - NOTES 5 & 6**

Property, admin and ERF expenditure

Property repairs & costs - - - - 1,011

Insurances 776 - - 776 732

Salaries and admin costs 6,625 - - 6,625 6,072

Independent examiner 500 - - 500 500

St Giles ERF spend - - - - -

Belmont ERF spend - - - - -

**Total 7,901 0 0 £7,901 £8,315**

**Application of Income per Scheme**

St Giles PCC 35,271 - - 35,271 32,014

Transfer to St Giles ERF 5,190 - - 5,190 6,712

Belmont PCC 17,712 - - 17,712 19,363

Transfer to / from Belmont ERF 2,518 - - 2,518 -

St Giles Education Trust 10,115 - - 10,115 9,681

Belmont Education Trust 10,115 - - 10,115 9,681

**Total 80,921 0 0 £80,921 £77,451**

**TOTAL EXPENDITURE IN YEAR 88,822 0 0 88,822 85,766**

**NET INCOMING RESOURCES 0 9,467 0 9,467 6,185**  
**BEFORE CAPITAL MOVEMENTS**

**CAPITAL MOVEMENTS - Note 2**

Property sale surplus - - - - 22,320

Capital distributions - - - - -4,891

Property revaluation - - - - 0

Investment gains / losses - - 284,874 284,874 -61,424

**NET CAPITAL INCREASE 0 0 284,874 284,874 -43,995**

**TOTAL INCOMING RESOURCES 0 9,467 284,874 294,341 -37,810**

**TOTAL FUNDS 31 DEC 2020 0 175,894 2,169,003 2,344,897 2,382,707**

**TOTAL FUNDS 31 DEC 2021 0 £185,361 £2,453,877 £2,639,238 £2,344,897**

**GILLIGATE CHURCH ESTATE CHARITY**  
**Notes to the Accounts - Year Ended 31 December 2021**

**1. ACCOUNTING POLICIES**

These accounts have been prepared under the historic cost convention and in accordance with applicable accounting standards under the Charities Acts.

**2. FIXED ASSETS**

a) Property

Houses and land held as part of the charity endowment are valued nominally at ten times their annual rent, there has been no change to the valuation during the year.  
 No property was sold during the year.

The open market value of houses and land owned by the Charity is believed to be substantially in excess of the balance sheet value.

b) Investments

These are shown at their market value as at 31 December 2021.

	<b>31.12.20</b>	<b>Purchase (Sale)</b>	<b>Increase in Value</b>	<b>31.12.21</b>	<b>Cost to Date</b>
Main Fund					
CBF Investment Fund	1,024,013		146,490	1,170,503	329,705
CBF Property Fund	461,939		65,895	527,834	478,911
M & G Charifund	355,539		47,566	403,105	348,764
Schroders Charity Equity Inc Trust	249,006		24,923	273,929	278,911
	<u>2,090,497</u>	<u>0</u>	<u>284,874</u>	<u>2,375,371</u>	<u>1,436,291</u>

Total fixed assets at	<b>31.12.20</b>	<b>31.12.21</b>
Property	66,000	66,000
Investments	<u>2,090,497</u>	<u>2,375,371</u>
Per accounts	<u><u>2,156,497</u></u>	<u><u>2,441,371</u></u>

**3. ANALYSIS OF NET ASSETS BY FUND**

Fund Type	<b>Fixed Assets</b>	<b>Current Assets</b>	<b>Current Liabilities</b>	<b>Total</b>
Endowment				
Main Charity	2,441,371	12,506	0	2,453,877
Restricted				
Estate ERF	0	0	0	0
St Giles ERF	0	159,641	0	159,641
Belmont ERF	0	25,720	0	25,720
Unrestricted	0	20,230	-20,230	0
	<u><b>£2,441,371</b></u>	<u><b>£218,097</b></u>	<u><b>-£20,230</b></u>	<u><b>£2,639,238</b></u>

**GILLIGATE CHURCH ESTATE CHARITY**  
**Notes to the Accounts - Year Ended 31 December 2021**

**4. DESCRIPTION OF FUNDS**

**Main Estate Fund**

This is the permanent endowment of the Charity from which income is derived for the beneficiaries. No capital distributions were made in the year (2019 - nil).

**Estate ERF**

This fund exists to finance the extraordinary repairs or improvements to the Charity's properties. The fund must be maintained out of annual income at a sufficient level for its needs. Given the level of reserves and income levels the Trustees do not consider it necessary to maintain this reserve as any Extraordinary repairs could now be met out of current income.

**St Giles and Belmont Churches ERFs**

These funds exist to assist with the extraordinary repair, improvement or rebuilding of the fabric, fixtures, and fittings of each church and their respective churchyards. Payments are made at the Trustees discretion under the terms of the scheme. No payments were made in the year and surplus funds not spent of £7,708 were transferred to the respective ERFs.

The balance on the loan to Belmont PCC was at £4,500 (2020 £6,000) at the year end.

**Movement of Major Funds**

<b>Fund name</b>	<b>Balance 31.12.20</b>	<b>Incoming Resources</b>	<b>Outgoing Resources</b>	<b>Transfers</b>	<b>Gains / Losses</b>	<b>Balance 31.12.21</b>
Estate Fund	2,169,003	0	0	0	284,874	2,453,877
St Giles ERF	152,922	1,529	0	5,190	0	159,641
Belmont ERF	22,972	230	0	2,518	0	25,720
Total funds	2,344,897	1,759	0	7,708	284,874	2,639,238

**5. EMPLOYEE REMUNERATION**

Remuneration of £6,500 (2020 £6,012) was paid in the year to the Clerk of the Charity.

**6. INDEPENDENT EXAMINER**

Fees of £500 (2020 £500) were paid in the year to Mr S W Armstrong in his position as independent examiner of the Charity's accounts.

**7. TRUSTEE REMUNERATION AND EXPENSES**

No remuneration or expenses was paid either directly or indirectly out of the funds of the Charity to any Trustee or any person or persons known to be connected with any Trustee with the exception of the Chantry Fund income paid to the relevant incumbents under the scheme.

**Independent Examiner's Report  
To the Trustees of  
The Gilligate Church Estate Charity, Durham**

I report on the accounts of the Charity for the year ended 31 December 2021.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state 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 Commission. 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**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 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 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.

**S W Armstrong BSc (Econ.) ACA  
26 April 2022**