

**ST MARY'S (DEVIZES) CHURCH
AND POOR LANDS CHARITY**

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

Charity Number: 201342

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
YEAR ENDED 31 DECEMBER 2022

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ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY**CHARITY INFORMATION**

| | |
|--|--|
| Trustees | Mr I Sault (Chairman) Rev J Poston Mr A Sheppard Mrs A Cross Mr R Simpson Mr P Croft Mr I Brown Mr P Morgan Mrs J Scorer |
| Charity Number | 201342 |
| Clerk to the Trustees Charity Offices | Mrs P Broomfield 46 Hillier Road Devizes Wiltshire SN10 2FB |
| Accountants | The Alanbrookes Group Ltd T/a J S Weeks & Co 10 Market Place Devizes Wiltshire SN10 1HT |
| Main Bankers | HSBC 45 Market Place Devizes Wiltshire SN10 1HZ |

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY

Report of the Independent Examiner To The Trustees of St Mary's (Devizes) Church and Poor Lands Charity

I report on the accounts of the Charity for the year ended 31 December 2022, which are set out on pages 3 to 8.

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 Commissioners (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 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 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.

.....
 Mr A Fisher FCA
 The Alanbrookes Group Ltd – T/A JS Weeks & Co
 10 Market Place
 Devizes
 Wiltshire

20 July 2023

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Statement of Financial Activities
for the year ended 31 December 2022

| | Notes | Repair Funds £ | General Fund £ | Almshouse Branch £ | Total £ | 2021 £ |
|--|-------|----------------------|----------------------|--------------------------|------------|-----------|
| Incoming Resources | | | | | | |
| Property Income | 2a | - | 18,826 | - | 18,826 | 18,517 |
| Investment Income | 2b | 25 | 91,250 | 48 | 91,323 | 85,280 |
| Almshouse Contributions | | - | - | 31,775 | 31,775 | 30,370 |
| | | ----- | ----- | ----- | ----- | ----- |
| Total Incoming Resources | | 25 | 110,076 | 31,823 | 141,924 | 134,167 |
| | | ----- | ----- | ----- | ----- | ----- |
| Resources Expended | | | | | | |
| Expenditure:- | | | | | | |
| Overhead Expenses | 3a | - | 22,145 | 26,816 | 48,961 | 59,206 |
| Church Share | | - | 54,894 | - | 54,894 | 53,209 |
| | | ----- | ----- | ----- | ----- | ----- |
| Total Resources Expended | | - | 77,039 | 26,816 | 103,855 | 112,415 |
| | | ----- | ----- | ----- | ----- | ----- |
| Net Income (Expenditure) For The Year | | 25 | 33,037 | 5,007 | 38,069 | 21,752 |
| Transfers Between Funds | | 6,700 | (33,037) | 26,337 | - | - |
| | | ----- | ----- | ----- | ----- | ----- |
| Net Incoming Resources before Recognised Gains and (Losses) | | 6,725 | - | 31,344 | 38,069 | 21,752 |
| Other Recognised Gains and (Losses) | 4 | - | (249,094) | 497 | (248,597) | 257,404 |
| | | ----- | ----- | ----- | ----- | ----- |
| Net Movement of Funds | | 6,725 | (249,094) | 31,841 | (210,528) | 279,156 |
| Total Funds Brought Forward | | 115,880 | 3,223,548 | 236,981 | 3,576,384 | 3,297,228 |
| | | ----- | ----- | ----- | ----- | ----- |
| Total Funds Carried Forward | | 122,605 | 2,974,454 | 268,822 | 3,365,881 | 3,576,384 |
| | | ===== | ===== | ===== | ===== | ===== |

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Balance Sheet
As at 31 December 2022

| | Notes | £ | 2022 £ | 2021 £ |
|---|-------|-----------|-----------|-----------|
| Fixed Assets | | | | |
| Tangible Assets | 5 | | 478,023 | 478,023 |
| Investments | 6 | | 2,561,037 | 2,786,034 |
| | | | ----- | ----- |
| | | | 3,039,060 | 3,264,057 |
| Current Assets | | | | |
| Debtors and Prepayments | 7 | 2,203 | | 1,645 |
| Balances at Building Society & COIF Deposit | | 316,171 | | 297,925 |
| Balances at Bank and Cash in Hand | | 30,989 | | 30,678 |
| | | | ----- | ----- |
| | | | 349,363 | 330,248 |
| | | | ----- | ----- |
| Creditors:- Amounts falling due within one year | 8 | (22,567) | | (17,921) |
| | | | ----- | ----- |
| | | | 326,796 | 312,327 |
| | | | ----- | ----- |
| Net Assets | | | 3,365,856 | 3,576,384 |
| | | | ===== | ===== |
| Fund Balances | | | | |
| General Fund | | 2,974,454 | | 3,223,548 |
| Almshouse Branch Fund | | 268,822 | | 236,981 |
| | | | ----- | ----- |
| | | | 3,243,276 | 3,460,529 |
| Designated Funds | | | | |
| General Repairs Fund | | 3,800 | | 3,698 |
| Almshouse Repairs Fund | | 66,492 | | 62,892 |
| Almshouse Cyclical Maintenance | | 52,288 | | 49,265 |
| | | | ----- | ----- |
| | | | 122,580 | 115,855 |
| | | | ----- | ----- |
| | | | 3,365,856 | 3,576,384 |
| | | | ===== | ===== |

These financial statements are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved by the officers on 20 July 2023 and signed on its behalf.

.....
Trustee

.....
Trustee

The notes on pages 4 to 7 form part of these accounts

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2022

1. Accounting policies

Basis of preparation of accounts

The accounts are prepared under the historical cost convention.

The accounts have been prepared in compliance with Statements of Recommended Practice on Charity Accounts.

The charity has taken advantage of the exemption in Financial Reporting Standard No.1 from the requirement to produce a cash flow statement.

2. Incoming Resources

| 2a. Property Income | Rent | Outgoings | Net | 2021 (Net) | |
|----------------------------------|-------------------------|-------------------------|---------------------------|-----------------------|-------------|
| | £ | £ | £ | £ | |
| Oxhouse Field | 427 | - | 427 | 427 | |
| Wayleave | 39 | - | 39 | 39 | |
| 81 Victoria Road | 8,160 | - | 8,160 | 7,851 | |
| 83 Victoria Road | 10,200 | - | 10,200 | 10,200 | |
| | ----- | ----- | ----- | ----- | |
| | 18,826 | - | 18,826 | 18,517 | |
| | ----- | ----- | ----- | ----- | |
| 2b. Investment Income | Repair Funds | General Fund | Almshouse Fund | Total | 2021 |
| | £ | £ | £ | £ | £ |
| Nationwide Interest | 25 | - | 48 | 73 | 121 |
| NAACIF Income Shares | - | 40,540 | - | 40,540 | 38,223 |
| Brewin Dolphin Portfolio | - | 19,231 | - | 19,231 | 16,441 |
| COIF - Deposit Interest | - | 1,449 | - | 1,449 | 18 |
| Fixed Interest Fund | - | 5,103 | - | 5,103 | 5,769 |
| Property Fund | - | 6,051 | - | 6,051 | 5,932 |
| Global Equity | - | 10,592 | - | 10,592 | 10,608 |
| Ethical Investments | - | 8,284 | - | 8,284 | 8,168 |
| | ----- | ----- | ----- | ----- | ----- |
| | 25 | 91,250 | 48 | 91,323 | 85,280 |
| | ----- | ----- | ----- | ----- | ----- |

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2022

3. Resources Expended

| 3a. Overhead Expenditure | Repair Fund £ | General Fund £ | Almshouse Branch £ | Total £ | 2021 £ |
|---------------------------------|------------------------------|-------------------------------|-----------------------------------|--------------------|-------------------|
| Secretarial Fees | - | 9,164 | - | 9,164 | 8,948 |
| Gardener - Wages and Expenses | - | 2,646 | - | 2,646 | 3,256 |
| Insurance | - | 2,167 | - | 2,167 | 2,050 |
| Water and Sewerage | - | 1,326 | - | 1,326 | 1,272 |
| Central Heating and Gas | - | - | 11,004 | 11,004 | 8,660 |
| Central Heating Maintenance | - | - | 5,894 | 5,894 | 5,775 |
| General Expenses | - | 1,256 | 1,990 | 3,246 | 2,338 |
| Audit Fees | - | 1,920 | - | 1,920 | 1,800 |
| Lifeline Expenses | - | - | 2,920 | 2,920 | 2,918 |
| Quinquennial Fees | - | 3,666 | - | 3,666 | - |
| Repairs and Maintenance | - | - | 5,008 | 5,008 | 22,189 |
| | ----- | ----- | ----- | ----- | ----- |
| | - | 22,145 | 26,816 | 48,961 | 59,206 |
| | ----- | ----- | ----- | ----- | ----- |

4. Other Recognised Gains & (Losses)

| | Repair Fund £ | General Fund £ | Almshouse Fund £ | Total £ | 2021 £ |
|--|------------------------------|-------------------------------|---------------------------------|--------------------|-------------------|
| Profit/(Loss) on Sale of Shares | - | (17,427) | - | (17,427) | 11,186 |
| Proceeds on Sale of Land | - | - | - | - | 19,779 |
| Revaluation of Investments (see Note 6) | - | (231,667) | 497 | (231,170) | 226,439 |
| | ----- | ----- | ----- | ----- | ----- |
| | - | (249,094) | 497 | (248,597) | 257,404 |
| | ----- | ----- | ----- | ----- | ----- |

5. Tangible Fixed Assets

| | Freehold Property 2022 £ | 2021 £ |
|-----------------------------|---|-------------------|
| Freehold Properties:- | | |
| 81 Victoria Road, Devizes | 251,161 | 251,161 |
| 83 Victoria Road, Devizes | 226,862 | 226,862 |
| | ----- | ----- |
| Cost as at 31 December 2022 | 478,023 | 478,023 |
| | ===== | ===== |

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2022

6. Investments

| Market Value of Investments as at 31 December | 2022 | | 2021 |
|--|----------------|------------------|--------------|
| | £ | | £ |
| M&G Charity Fund Income Shares (1158278) | 1,022,875 | | 1,055,770 |
| M&G Charity Fund Accumulation Shares (581/537) | 68,704 | | 64,607 |
| Brewin Dolphin Portfolio | 526,366 | | 580,423 |
| COIF Fixed Interest Units (151428) | 175,944 | | 201,127 |
| COIF Property Income Units (108045) | 120,309 | | 136,589 |
| COIF Global Equity Income Units (155313/86693) | 380,967 | | 443,931 |
| COIF Ethical Investment Fund Units (97005) | 265,872 | | 303,587 |
| | ----- | | ----- |
| | 2,561,037 | | 2,786,034 |
| | ----- | | ----- |
| | General | Almshouse | Total |
| | Fund | Fund | 2022 |
| | £ | £ | £ |
| Market Value of Investments as at 31 December 2021 | 2,721,427 | 64,607 | 2,786,034 |
| Add:- Investments Purchased | 20,000 | 3,600 | 23,600 |
| Net Profit/(Loss) of Disposal of Shares | (17,427) | - | (17,427) |
| Unrealised Profit(Loss) on Investments | (231,667) | 497 | (231,170) |
| | ----- | ----- | ----- |
| Market Value of Investments at 31 December 2022 | 2,492,333 | 68,704 | 2,561,037 |
| | ----- | ----- | ----- |
| | General | Almshouse | Total |
| | Fund | Fund | 2021 |
| | £ | £ | £ |
| At Cost | | | |
| M&G Charity Fund Income Shares (1158278) | 730,023 | - | 730,023 |
| M&G Charity Fund Accumulation Shares (581/537) | - | 44,485 | 44,485 |
| Brewin Dolphin Portfolio | 474,224 | - | 474,224 |
| COIF:- | | | |
| Fixed Interest Fund (151428) | 200,000 | - | 200,000 |
| Property Fund Units (108045) | 121,000 | - | 121,000 |
| Global Equity Fund (155313) | 200,000 | - | 200,000 |
| Ethical Investment Fund (97005) | 175,133 | - | 175,133 |
| | ----- | ----- | ----- |
| | 1,900,380 | 44,485 | 1,944,865 |
| | ----- | ----- | ----- |

ST MARY'S (DEVIZES) CHURCH AND POOR LANDS CHARITY
Notes To The Accounts
Year Ended 31 December 2022

| 7. Debtors and Prepayments | Almshouse Fund £ | Total £ | 2021 £ |
|-----------------------------------|---------------------------------|--------------------|-------------------|
| Almshouse Contributions | 1,890 | 1,890 | 1,645 |
| Prepayment | 313 | 313 | - |
| | ----- | ----- | ----- |
| | 2,203 | 2,203 | 1,645 |
| | ----- | ----- | ----- |

| 8. Creditors | General Fund | Almshouse Fund £ | Total £ | 2021 £ |
|---------------------|-------------------------|---------------------------------|--------------------|-------------------|
| Church Branch | 22,567 | - | 22,567 | 17,921 |
| | ----- | ----- | ----- | ----- |
| | 22,567 | - | 22,567 | 17,921 |
| | ----- | ----- | ----- | ----- |

9. Trustee Remuneration and Related Party Transactions

None of the Trustees received any remuneration or reimbursement of expenses during the year.

No Trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year.