

**THE TRUST FUND OF THE ORTHODOX GREEK CHURCH**

**AT HIGHER BROUGHTON, MANCHESTER**

**31 DECEMBER 2023**

**THE TRUST FUND OF THE ORTHODOX GREEK CHURCH  
AT HIGHER BROUGHTON, MANCHESTER**

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**CHARITY INFORMATION  
31 DECEMBER 2023**

Charity Number 1042299

Address 176 Monton Road  
Monton  
Manchester  
M30 9GA

Trustees Secretary George A Levendi

Chairman Andriani Ioannou

Tasos Pattichis

Maria Yioutani-Iacovides

Angelo Gabrilatsou

Honorary auditors Lucas Reis Limited  
Chartered Accountants and Business Advisors  
Lansdowne House  
85 Buxton Road  
Stockport  
SK2 6LR  
0161 523 2929

THE TRUST FUND OF THE ORTHODOX GREEK CHURCH  
AT HIGHER BROUGHTON, MANCHESTER

Honorary auditors report

The attached accounts for the year ended 31 December  
2023 were prepared from and are in agreement with the  
books and explanations given by the trustees.

Lucas Reis Limited:

*Lucas Reis Ltd*

Date:

*18th March 2024*

Lucas Reis Limited  
Chartered Accountants and Business Advisors  
Lansdowne House  
85 Buxton Road  
Stockport  
SK2 6LR

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**Receipts and Payments for the year ended 31 December 2023**

	<u>Notes</u>	<u>2023</u>	<u>2022</u>
		£	£
<b>Receipts</b>			
Rents		41,375	36,425
Grant - VAT recovery		12,980	-
Donations		518	5
Compensation		200	450
		<u>55,073</u>	<u>36,880</u>
<b>Payments</b>			
Agents Fees		806	792
Repairs		72	867
House insurances		1,535	1,440
House repairs		857	2,265
Church repairs	3	51,472	55,050
Information Commissioners Office		<u>35</u>	<u>-</u>
		<u>54,777</u>	<u>60,414</u>
<b>Surplus/(Deficit) for the year</b>		£ <u><u>296</u></u>	£( <u><u>23,534</u></u> )

**Balance Sheet as at 31 December 2023**

	<u>Notes</u>	<u>2023</u>	<u>2022</u>
		£	£
<b>Fixed Assets</b>			
Properties (Houses)		726,316	726,316
<b>Current Assets</b>			
Bank Accounts		84,960	84,664
<b>Total Assets</b>		£ <u><u>811,276</u></u>	£ <u><u>810,980</u></u>
<b>Represented By</b>			
Accumulated Fund brought forward		810,980	834,514
Deficit for the year		296	( 23,534 )
<b>Accumulated Fund carried forward</b>	4	£ <u><u>811,276</u></u>	£ <u><u>810,980</u></u>

**Trustees**

Mr G A Levendi - Secretary

*George Levendi*

Date 12/3/2024

Miss A Ioannou - Chairperson

*A Ioannou*

Date 17/03/2024

Mr T Pattichis

*Tasos Pattichis*

Date 17/3/2024

Mrs M Yioutani-Iacovides

*M. Yioutani-Iacovides*

Date 15/3/24

Mr A Gabrilatsou

*Mr A Gabrilatsou*

Date 17/3/24

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**Notes to the Accounts**

- (1) The accounts have been prepared on a historical basis with normal accounting conventions.
- (2) In addition to the assets in the accounts, the Trustees also hold the land and buildings of the Greek Orthodox Church at Higher Broughton Manchester, under the terms of the original Declaration of Trust dated 12th November 1867 and as subsequently amended by various deeds.
- (3) Major works undertaken by the Trust during the year were as follows:
  - The works to the leaning Presbytery south gable wall was completed together with all the associate repair works to the first and ground floor windows to the bedroom, lounge and the Priest's office.
  - The existing internal defective plastic drainage pipe works located within the main Church roof void was replaced with new cast iron drainage pipework's, thereby eliminating the risk of damage to the existing ceiling and internal finishes.
  - A maintenance inspection was carried out to the main Church, Presbytery and Hall buildings' roofs.
  - The canopy of the main entrance to the Priest's apartment and Church Hall had become defective. This was temporarily propped and then repaired to eliminate any Health and Safety risks.
  - Repairs were carried out to the Apse high level timber windows.

(4) Accumulated Fund carried forward

	<u>31/12/2023</u>	<u>31/12/2022</u>
Properties	£726,316	£726,316
Cash at Bank	£84,960	£84,664
	<u>£811,276</u>	<u>£810,980</u>

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**Notes to the Accounts -continued**

The Trustees would wish to remind all members to consider:

**A - Donations through Gift Aid to the Fund**

The Trust Fund can claim a top-up from HM Revenue & Customs with no additional cost to any tax paying donors.

Further information is available from the Honorary Auditors of the Trust Fund.

**B - Bequeathing money to the Trust Fund in your will**

Any money left to the Trust Fund is deducted from the value of an estate before Inheritance Tax is applied.

The aim of the Trust Fund is to have sufficient funds for the maintenance of the Church and associated buildings thus providing for the needs of the current and future generations of the Greek Orthodox community in the area, especially the young and elderly.



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AT HIGHER BROUGHTON, MANCHESTER**

**Asset Details**

**Cost**

**1 Church & Buildings**

Bury New Road  
Higher Broughton  
Manchester  
M7 4EY

**2 Let Properties**

a 19 Brocklebank Road  
Fallowfield  
Manchester  
M14 6EL

£175,695

b 2 Castlerigg Drive  
Middleton  
Manchester  
M24 4LY

£130,000

c 7 Brocklebank Road  
Fallowfield  
Manchester  
M14 6EL

£200,621

d 619 Mauldeth Road West  
Chorlton-Cum-Hardy  
Manchester  
M21 7SA

£220,000

Total

£726,316

**Fund Details**

Properties

£726,316

Cash at bank

NatWest Bank  
Lloyds Bank

£49,794

£35,166

£84,960

Total Accumulated Fund

£811,276





**Independent examiner's report to the trustees of The Greek Church of the Annunciation,  
Manchester, Charity number 1182883.**

I report to the trustees on my examination of the accounts of The Greek Church of the Annunciation,  
Manchester (the Trust) for the year ended 31 December 2023.

**Responsibility and basis of report**

As the charity trustees of the Trust 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 Trust's accounts carried out under section 145 of the  
2011 Act and in carrying out my examination I have followed all 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 Trust 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 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.

Signed:

Name: Michael Lucas

Professional qualification: FCCA

Date: 18th March 2024