

Christ's Chapel of God's Gift at Dulwich

Annual Report and Financial Statements

for the year ended

31 March 2025

**Christ's Chapel of God's Gift at Dulwich
Annual Report & Financial Statements
Year Ended 31 March 2025**

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Christ's Chapel of God's Gift at Dulwich

Report of the Trustees

Year Ended 31 March 2025

Trustees

	Name	Nominated by
<i>Chair:</i>	Irene Bishop, CBE, BEd, MA, LLd	Dulwich College
<i>Deputy Chair:</i>	Rosemarie Jones, MRICS	The Most Revd and Rt Hon the Lord Archbishop of Canterbury
<i>Chair of the Chapel Committee:</i>	Penny King, LLB	James Allen's Girls' School
	Dami Ayeko, CFA	Central Foundation Schools of London
	Peter Cornforth, BSc MRICS FRSA (from 24.6-24)	Co-optative
	Helen Freeman	Co-optative
	Helen Gough, FRICS	James Allen's Girls' School
	Howard Kerr, MBA	Dulwich College
	Ben Kottler, CFA	Co-optative
	Faith Locken (from 24.6.24)	Alleyn's School
	Menna McGregor (from 24.6.24)	Alleyn's School
	Stephen Parry	St. Olave's and St. Saviour's Schools Foundation
	Caroline Price, LLB, ACA	The Dulwich Almshouse Charity
	Patrick Seth (from 24.6.24)	Co-optative

Executives of The Dulwich Estate

<i>Chief Executive:</i>	Simone Crofton, BA, PgDip Law FRSA
<i>Director of Property:</i>	Adrian C Brace, MRICS
<i>Director of Finance:</i>	Paul Greenwood, BA, ACA
<i>Principal Building Surveyor:</i>	Glyn Knight, MRICS

Principal Professional Advisers

<i>Independent Examiner:</i>	Moore Kingston Smith LLP, 6th Floore, 9 Appold Street, London, EC2A 2AP
<i>Bankers:</i>	Barclays Bank Plc, 1 Churchill Place, Canary Wharf, London E14 5HP

Office Address:	The Old College, Gallery Road, Dulwich, London, SE21 7AE Tel: 020 8299 1000 Fax: 020 8693 2456 E-mail : info@thedulwichestate.org.uk
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Registered Charity No:	1057970
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Website:	www.thedulwichestate.org.uk
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Christ's Chapel of God's Gift at Dulwich

Report of the Trustees

Year Ended 31 March 2025

History and Constitution

Alleyn's College of God's Gift

Edward Alleyn, a successful actor manager and entrepreneur, purchased the Manor of Dulwich in 1605. Some years later, he decided to create a charitable foundation in Dulwich, endowing it with his estate and other property. Christ's Chapel of God's Gift was the first of the buildings to be completed, being consecrated on 1 September 1616. Letters patent were granted by King James I, and on 21 June 1619 Alleyn's College of God's Gift was formally established.

The original beneficiaries were twelve poor scholars, six poor brothers and six poor sisters, all chosen from four parishes with which Alleyn was closely associated: St Botolph's Bishopsgate (where he was born); St Saviour's Southwark (where he had lived and been Churchwarden); the parish of St Giles Cripplegate (where his Fortune Theatre was situated); and the parish of Camberwell, in which his Manor lay.

The Dulwich College Act of 1857 reconstituted the Foundation and in 1882 the Charity was re organised. The Upper School became Dulwich College and the Lower School became Alleyn's School. Two boards of trustees were formed: the Estates Governors, with responsibility for managing the Estate's property, investments and the Eleemosynary branch (Edward Alleyn House comprising sixteen flats benefitting the elderly in need of housing); and the College Governors to administer Dulwich College, Alleyn's School, Christ's Chapel and Dulwich Picture Gallery.

New arrangements for both Boards were introduced by Schemes approved by the Charity Commissioners on 31 July 1995. The Boards of Estates Governors and College Governors ceased to exist on that day. With effect from 1 August 1995 the functions of the Board of Estates Governors were assumed by the Trustees of The Dulwich Estate (as regards the properties, investments and other activities of the Estate) and by the Trustees of the Dulwich Almshouse Charity (as regards the Eleemosynary Branch). Separate boards of trustees came into existence for Dulwich College and for Alleyn's School, a new and separate Board of Trustees of Dulwich Picture Gallery having been formed earlier in the year. Under a separate Scheme, the Trustees of The Dulwich Estate also became the Trustees of the Charity Christ's Chapel of God's Gift at Dulwich. In 1998 The Dulwich Estate Trustees became an incorporated body by an Order of the Charity Commission.

Object

The Trustees are committed to continuing to maintain Christ's Chapel at Dulwich as a place of public worship and for the Foundation Schools and the residents of the Dulwich Almshouse in accordance with the rites of the Church of England.

Public Benefit

The Trustees have reviewed the Charity Commission's guidance on the requirement to report on public benefit. In meeting its object, stated above, the Board is satisfied that Christ's Chapel is of benefit to the general public as a place of worship and for associated activities.

Governance and Management

The Board of The Dulwich Estate is the governing body of the Chapel Charity and the Trustees who served during the year and their nominating bodies are shown on page 3.

Under the Scheme approved by the Charity Commission in respect of The Dulwich Estate, Trustees ordinarily serve for an initial term of five years and may then be re appointed for a second, continuous, term of five years. Where, exceptionally, at least two thirds of the remainder of the Trustees resolve that a particular Trustee should be appointed for a third consecutive term, this period shall not exceed five years.

Christ's Chapel of God's Gift at Dulwich

Report of the Trustees

Year Ended 31 March 2025

New Trustees are introduced to the operation of The Dulwich Estate and its Beneficiary Charities, including the Chapel Charity, and are made aware of the Charities' objects. Trustees are encouraged to avail themselves of seminars and training courses of relevance which are made available to the charity sector.

The Board meets ordinarily three times a year to consider all matters in relation to the Chapel Charity and day to day management and administration of the Chapel is delegated by the Board to the staff of The Dulwich Estate.

The Chapel Committee, which meets twice a year, has responsibility for most aspects of the administration of the Chapel within overall policies set by the Board and has a consultative role in the development and review of policies and budgets. The Committee comprises five Trustees and six others drawn from users of the Chapel, including the Foundation Chaplain, the Organist, representatives from the Parish and Congregation, and a representative of the three Dulwich schools of the Foundation (the Heads of all three schools are invited to attend). Chaplains of the Foundation Schools attend as Observers.

Operation

The use of the Chapel as a place of worship is the responsibility of the parish of St Barnabas - the Vicar of St Barnabas serves as the Foundation Chaplain. In addition to weekly Holy Communion, morning prayers and Evensong, the Chapel is used by the Foundation Schools and others. Bookings for the Chapel are made through the Parish Office in liaison with the Estate Office.

The repair and maintenance of the fabric of the Chapel is managed by the staff of The Dulwich Estate.

Statement of Responsibilities of the Board of Trustees

The Board of Trustees is responsible for preparing the annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the charity and of its income and expenditure of the Charity for the year. In preparing those financial statements the Board of Trustees is required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, and;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time, the financial position of the Charity and enable it to ensure that the financial statements comply with the Charities' Act 2011 and regulations made thereunder and the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Christ's Chapel of God's Gift at Dulwich

Report of the Trustees

Year Ended 31 March 2025

The Trustees are responsible for the maintenance and integrity of the Charity's financial information included on The Dulwich Estate Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of the financial statements and other information included in annual reports may differ from legislation in other jurisdictions.

The Board of Trustees confirms its acceptance of these responsibilities.

Review of Activities

The Chapel continues to meet the Charity's object as a place of worship for the Foundation Schools, the Parish and the public.

The Chapel and its historic organ is used for musical events by all three Dulwich Foundation Schools, as well as by the Parish and visitors. An annual Commemoration Service is held on the eve of Founder's Day with all Dulwich School pupils past and present being well represented. The Dulwich Schools hold their annual Remembrance Day service around the war memorial in the Chapel grounds.

Board of Trustees composition

The changes during the year of the membership of the Board of the Incorporated Trustees of the Dulwich Estate are recorded at the beginning of this annual report.

Chapel Committee

The Board acknowledges its appreciation of the continuing and effective contribution of the members of the Chapel Committee and observers in achieving the Charity's object.

Financial Position

In accordance with clause 14 1 (c), Scheme Number 2 of 5, dated 31 July 1995, The Dulwich Estate Charity makes an annual payment to the Chapel Charity which provides a significant proportion of the Chapel Charity's regular annual income. After consultation with all its beneficiaries, the trustees of The Dulwich Estate Charity applied to the Charity Commission, in 2021, to increase the annual payment to £50,000 and for the annual payment to be escalated by CPI in each subsequent year. The Charity's own resources, together with the continuing support of The Dulwich Estate, are considered to be sufficient to meet future financial needs.

Reserves Policy

The Board's primary objective in relation to its management of the Charity concerns its stewardship of an historic building and ensuring that it is maintained in excellent condition for frequent use as a place of worship for the public, the Foundation Schools and the residents of The Dulwich Almshouse Charity. The Board recognises that conservation of the fabric of the building is expensive and the need for expert repair and restoration work can arise without warning. As explained elsewhere in this report, the Charity benefits from a strong relationship with The Dulwich Estate and can, as in the past, obtain additional funding from the Estate to provide for major restoration work if necessary, as well as the annual payment referred to above. Nevertheless, the purpose of the application to increase the annual payment from the Estate to the Chapel was to enable the Charity to build up larger reserves and reduce the frequency of requests to the Estate for additional funding.

Christ's Chapel of God's Gift at Dulwich
Report of the Trustees
Year Ended 31 March 2025

The Board has established, by way of transfers from the Unrestricted Fund a Designated Fund - £50,468 (2024 - £42,940) to provide for the costs of maintaining the Chapel in good repair in accordance guided by a five-year cyclical maintenance programme. An annual amount of £12,500 per annum is transferred from the Unrestricted Fund to this Designated Fund so that the total estimated costs of these works is provided for when they are carried out. The balance of this fund is reviewed annually to ensure reserves are sufficient for this purpose. The details of these funds are shown in notes 10 and 11 to the Financial Statements.

Investment Policy

The Board's policy is to invest its endowment capital in managed funds designed for charities which provides a balance of income and capital growth. Currently the endowment is invested in the Cazenove Charity Equity Value Fund. The market value of the portfolio increased by 3.02% during the year ended 31 March 2025 (2024 - loss 3.11%).

Approved by the Board of the Incorporated Trustees of The Dulwich Estate on 2 December 2025 and signed on its behalf by:



Irene Bishop
Chair

**Independent Examiner's Report to the Trustees of
Christ's Chapel of God's Gift at Dulwich**

I report to the charity trustees on my examination of the accounts of Christ's Chapel of God's Gift at Dulwich for the year ended 31 March 2025.

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 2011 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 matters have come to my attention in connection with the examination giving me cause to believe:

- (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 these records; or
- (3) the accounts do not comply with the applicable requirements concerning the form and content of the accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.



Adam Fullerton
Independent Examiner
For and on behalf of Moore Kingston Smith LLP

6th Floor
9 Appold Street
London
EC2A 2AP

Date: 16 December 2025

Christ's Chapel of God's Gift at Dulwich
Statement of Financial Activities
Year Ended 31 March 2025

	Note	Unrestricted General £	Unrestricted Designated £	Restricted £	Endowment £	2025 Total £	2024 Total £
Income from							
Charitable activities:							
The Dulwich Estate: Annual Payment	13	59,628	-	-	-	59,628	57,225
Contribution from Parish & Schools		10,843	-	-	-	10,843	8,744
Investments:							
Rent receivable		21,800	-	-	-	21,800	16,994
Investment income		22,768	-	-	-	22,768	21,779
Donations	9	-	-	1,014	-	1,014	260
Total Income		115,039	-	1,014	-	116,053	105,002
Expenditure on:							
Charitable activities:							
Maintenance of Christ's Chapel as a place of worship	2	124,441	4,972	-	10,511	139,924	108,717
Raising funds:							
Rented property costs		3,569	-	-	-	3,569	3,994
Total Expenditure		128,010	4,972	-	10,511	143,493	112,711
Net income / (expenditure) before (losses) / gains on investments		(12,971)	(4,972)	1,014	(10,511)	(27,440)	(7,709)
(Losses) / gains on investments	4	-	-	-	45,213	45,213	14,686
Net income		(12,971)	(4,972)	1,014	34,702	17,773	6,977
Transfers between Funds	9,10,11	(11,486)	12,500	(1,014)	-	-	-
Net movement in Funds		(24,457)	7,528	-	34,702	17,773	6,977
Fund balances brought forward at 1 April		395,039	42,940	-	405,284	843,263	836,286
Fund balances carried forward at 31 March		370,582	50,468	-	439,986	861,036	843,263

All amounts relate to continuing operations. There are no gains or losses other than those stated above.

Christ's Chapel of God's Gift at Dulwich

Balance Sheet as at 31 March 2025

		2025		2024	
	Note	£	£	£	£
Fixed Assets	3		510,009		532,120
Investments	4		531,432		486,219
Current Assets					
Debtors	5	22,807		12,953	
Cash at bank and on deposit		<u>18,834</u>		<u>46,146</u>	
		41,641		59,099	
Less: Current Liabilities					
Creditors: amounts falling due in less than one year	6	<u>(222,046)</u>		<u>(234,175)</u>	
Net Current (Liabilities) / Assets			(180,405)		(175,076)
Net Assets			<u>861,036</u>		<u>843,263</u>
Financed By:					
Permanent Endowment Fund:	8		439,986		405,284
Restricted Funds:	9		-		-
Unrestricted Fund:	10		370,582		395,039
Designated Fund:	11		50,468		42,940
			<u>861,036</u>		<u>843,263</u>

Approved by the Board of the Incorporated Trustees of The Dulwich Estate on 2 December 2025

Signed:



Irene Bishop
(Chair)

Signed:



Rosemarie Jones
(Deputy Chair)

Countersigned:



Simone Crofton
(Chief Executive, The Dulwich Estate)

Christ's Chapel of God's Gift at Dulwich
Notes to the Financial Statements
Year Ended 31 March 2025

1 General information and accounting policies

a) Basis of accounting

These financial statements are prepared on a going concern basis, under the historical cost convention as modified by the revaluation of certain fixed assets. The financial statements are prepared in Sterling which is the functional currency of the entity. Monetary amounts are rounded to the closest whole pound and that the functional currency is £ sterling.

The financial statements have been prepared in accordance with the Statement of Recommended Practice for charities (SORP 2013) (second edition, effective 1 January 2019) and the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS102).

Christ's Chapel of God's Gift at Dulwich meets the definition of a public benefit entity under FRS 102.

Going Concern

The Trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. After making enquiries the Trustees have concluded that there is a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Charity therefore continues to adopt the going concern basis in preparing its financial statements.

b) Fixed Assets

Expenditure on the Organ restoration is included at cost of works done, is capitalised within the Endowment Fund, and is being depreciated on a straight-line basis over 40 years from 1 July 2009. A Steinway Model V upright piano was purchased at a total cost £20,220 and is being depreciated on a straight-line basis over 20 years from 1 Jan 2020. The Heating System and the audio-visual facilities of the Chapel are being depreciated over their expected useful life of 20 years on a straight line basis from 2023/2024 financial year. The Chapel building is consecrated property and is therefore excluded from accountability in these financial statements by virtue of section 10(2) of the Charities' Act 2011. Whilst the Chapel has heritage qualities by virtue of its age and architectural merit, it is used primarily as a place of worship and is not therefore regarded as a heritage asset as defined by the Charities SORP. All expenditure on maintenance and restoration of the building is written off in the Statement of Financial Activities in the year in which it is incurred.

c) Investments

Investments are a form of a basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value at the balance sheet date using the closed quoted market price. The Statement of Financial Activities includes those unrealised gains and losses arising from the revaluation of the investment portfolio during the year and does not distinguish between the valuation adjustments relating to sales and those relating to continued holdings as they are together treated as changes in the value of the investment portfolio. Investment income is accounted for on a receivable basis.

Christ's Chapel of God's Gift at Dulwich
Notes to the Financial Statements
Year Ended 31 March 2025

d) Financial Instruments

Cash and Cash Equivalents

Cash and cash equivalents include cash at bank and in hand and short-term deposits with a maturity date of three months or less.

Debtors and Creditors

Debtors and creditors receivable or payable within one year of the reopening date are carried at their transaction price.

e) Income

The Statement of Financial Activities is credited, on an accruals basis, with investment income and rent receivable, legacy and donation income is recognised when the charity's entitlement has been established, and conditions have been met and the amount receivable has been quantified.

f) Expenditure

Raising funds comprise all expenses with regard to the Charity's non operational property which is rented out.

Charitable activity comprises all costs directly related to maintaining Christ's Chapel as a place of worship for the population of the area.

Governance costs are associated with the governance arrangements of the Charity. These costs include recharges from The Dulwich Estate of £4,633 (2024: £4,467) in connection with preparing the accounts, board meeting agendas and budgets; governance costs also include the Professional and Independent Examiner fees of £2,006 (2024: £6,776).

g) Permanent Endowment Fund

Permanent Endowment capital must be maintained but the income derived thereon may be applied at the discretion of the Trustees for any purpose in the furtherance of the objective of the Charity. The bulk of Permanent Endowment stems from sales of property in 1995/1996 and 1998/1999 which had no historic cost or value and also includes the Organ.

h) Restricted Funds

Donations received which are specifically designated for particular purposes, for example the restoration of the organ are applied to the cost of works and maintenance of the subject of the restriction.

i) Unrestricted Fund

The unrestricted fund comprises the accumulated surplus that has not been designated for specific purposes. These are available, at the discretion of the Trustees, for use in furtherance of the objective of the Charity.

j) Designated Fund

A fund to provide for Cyclical Repairs to the Charity's property has been established by annual allocations from the Unrestricted Fund. Surplus funds are held on bank deposit pending release to meet the cost of repair works.

Christ's Chapel of God's Gift at Dulwich
Notes to the Financial Statements
Year Ended 31 March 2025

2 Expenditure

					2025	2024
	Unrestricted	Restricted	Designated	Endowment	Total	Total
	£	£	£		£	£
Charitable activity						
Maintenance of Christ's Chapel as a place for worship:						
Building running costs	60,246	-	-		60,246	42,343
Repairs and maintenance						
Cyclical	-	-	4,972		4,972	2,094
Other	20,958	-	-		20,958	13,871
Diocesan Ministry Fund	12,945	-	-		12,945	12,045
Depreciation	14,386	-	-	10,511	24,897	18,188
The Dulwich Estate recharge	9,267	-	-		9,267	8,933
Governance costs						
The Dulwich Estate recharge	4,633	-	-		4,633	4,467
Insurance valuation fee	-				-	3,000
Independent Examiner fee	2,006	-	-		2,006	3,776
	<u>124,441</u>	<u>-</u>	<u>4,972</u>	<u>10,511</u>	<u>139,924</u>	<u>108,717</u>
Raising funds						
Rented property costs	3,569	-	-	-	3,569	3,994
Total Expenditure	<u>128,010</u>	<u>-</u>	<u>4,972</u>	<u>10,511</u>	<u>143,493</u>	<u>112,711</u>

Christ's Chapel of God's Gift at Dulwich
Notes to the Financial Statements
Year Ended 31 March 2025

3 Fixed Assets

	2025	2024
	£	£
Cost:		
At 1 April -	698,125	589,447
Additions in year	2,787	108,677
At 31 March	<u>700,911</u>	<u>698,125</u>
Depreciation:		
At 1 April	166,005	147,813
Charge for year	24,897	18,192
At 31 March	<u>190,902</u>	<u>166,005</u>
Net Book Value:		
At 31 March	<u><u>510,009</u></u>	<u><u>532,120</u></u>

The investment in the heating system and the audio-visual facilities of the Chapel, are to be depreciated over 20 years from completion in this financial year. Installation of an Organ humidifier is to be depreciated over 5 years. Depreciation on the Organ is being charged on a straight line basis over 40 years from 1 July 2009. Depreciation on the Piano is being charged on a straight line basis over 20 years from 1 Jan 2020.

4 Investments

	2025	2024
	£	£
Summary of Movements during the year:		
Investments at market value 1 April	486,219	471,533
Investment (loss) / gain	45,213	14,686
Investments at market value 31 March	<u><u>531,432</u></u>	<u><u>486,219</u></u>

Holdings:	2025		2024	
	Cost or Book Value	Market Value	Cost or Book Value	Market Value
Endowment Fund	£	£	£	£
Schroder Charity Equity Fund	321,000	531,432	321,000	486,219
Total Investments	<u><u>321,000</u></u>	<u><u>531,432</u></u>	<u><u>321,000</u></u>	<u><u>486,219</u></u>

Christ's Chapel of God's Gift at Dulwich
Notes to the Financial Statements
Year Ended 31 March 2025

		2025	2024
		£	£
5	Debtors		
	St Barnabas Parish	15,397	6,604
	Sundry debtors	7,410	6,349
		<u>22,807</u>	<u>12,953</u>
		2025	2024
		£	£
6	Creditors		
	Trade Creditors	7,161	4,025
	Due to tenant	1,900	1,750
	The Dulwich Estate	202,145	218,404
	Sundry accruals	10,840	9,996
		<u>222,046</u>	<u>234,175</u>
		2025	2024
		£	£
7	Permanent Endowment Fund		
	Balance at 1 April	405,284	401,109
	Prior year adjustment	-	-
	Restated balance at 1 April	<u>405,284</u>	<u>401,109</u>
	Gain on investment assets	45,213	14,686
	Depreciation of Organ Refurbishment	(10,511)	(10,511)
		<u>439,986</u>	<u>405,284</u>
	Current Balance at 31 March		

Christ's Chapel of God's Gift at Dulwich
Notes to the Financial Statements
Year Ended 31 March 2025

8 Restricted Funds	2025	2024
	£	£
<u>Donations</u>		
Balance at 1 April	-	50,000
Donations received during the year	1,014	260
Expenditure in year	-	-
Transfer to Unrestricted Fund	<u>(1,014)</u>	<u>(50,260)</u>
Balance at 31 March	<u>-</u>	<u>-</u>
Total	<u><u>-</u></u>	<u><u>-</u></u>

As the funds donated for the piano have been fully expended on its purchase, the restriction on their use has been fulfilled and the balance has been transferred to the Unrestricted Fund.

During the financial year 22-23, £50,000 was received from the Dulwich Schools in relation to the Audio-Visual and Lighting projects, the balance was transferred to the Unrestricted Fund following the completion of the project in 23-24.

All other donations have been transferred to the Unrestricted Fund (note 9, below) and have been applied to the costs of maintaining the organ.

9 Unrestricted Fund

	2025	2024
	£	£
Balance at 1 April	395,039	352,643
Net movement in fund before transfers	<u>(12,971)</u>	<u>4,636</u>
(Loss)/Gain on investment assets	-	-
Net transfers from/(to) other funds	(11,486)	37,760
Balance at 31 March	<u><u>370,582</u></u>	<u><u>395,039</u></u>

The net transfers (to)/from other funds comprise: £1,014 transferred from the Restricted Fund in respect of Donations (note 8) and the £12,500 provision for cyclical maintenance transferred to the Designated Fund (note 10).

Christ's Chapel of God's Gift at Dulwich
Notes to the Financial Statements
Year Ended 31 March 2025

10 Designated Fund

	Fixed Asset 2025 £	Cyclical Maintenance 2025 £	Total 2025 £	2024 £
Balance at 1 April	-	42,940	42,940	32,534
Donations	-	-	-	-
Transfers (to)/from the Unrestricted Fund (note 10)	-	12,500	12,500	12,500
Expenditure in year	-	(4,972)	(4,972)	(2,094)
Balance at 31 March	-	50,468	50,468	42,940

As disclosed in note 9, the Trustees have decided to transfer the remaining balance of the donated funds for the piano to the Unrestricted Fund.

11 Analysis of Net Assets between Funds

	Fixed Assets £	Investments £	Inter-fund loan £	Net Current (Liabilities)/ Assets £	Total £
Permanent Endowment Fund	254,900	185,086	-	-	439,986
Designated Fund					
Cyclical Maintenance Fund	-	-	-	50,468	50,468
Restricted Funds	-	-	-	-	-
Unrestricted Fund	255,109	346,346	-	(230,873)	370,582
	510,009	531,432	-	(180,405)	861,036

12 The Dulwich Estate Annual Payment

In accordance with clause 14 1 (c), Scheme Number 2 of 5, dated 31 July 1995, The Dulwich Estate Charity makes an annual payment to the Chapel Charity which provides a significant proportion of the Chapel Charity's regular annual income. After consultation with all its beneficiaries, the trustees of The Dulwich Estate Charity applied to the Charity Commission, in 2021, to increase the annual payment from £30,000 to £50,000 and for the annual payment to be escalated by CPI in each subsequent year.

13 Trustees and Employees

No remuneration was paid to Trustees during the year. There were no employees during the year. The Dulwich Estate made no reimbursements to a Trustee in respect of travel costs.

14 Related Party Transactions

Rent of £500 (2024: £500) p.a. is received from a connected charity, The Dulwich Almshouse Charity, for a room used by that Charity as a laundry room. In addition, The Dulwich Estate's staff provided services to Christ's Chapel Of God's Gift at Dulwich for which it was reimbursed £21,138, including VAT (2024: £19,441).

Christ's Chapel of God's Gift at Dulwich
Notes to the Financial Statements
Year Ended 31 March 2025

15 Analysis of Income and Expenditure by Fund

2025	Unrestricted £	Restricted £	Designated £	Endowment £	Total £
Income:					
The Dulwich Estate: Annual Payment	59,628	-	-	-	59,628
Contribution from Parish	10,843	-	-	-	10,843
Rent receivable	21,800	-	-	-	21,800
Investment income	22,768	-	-	-	22,768
Donations	-	1,014	-	-	1,014
Expenditure:					
Charitable activity	(128,010)	-	(4,972)	(10,511)	(143,493)
	<u>(12,971)</u>	<u>1,014</u>	<u>(4,972)</u>	<u>(10,511)</u>	<u>(27,440)</u>
2024	Unrestricted £	Restricted £	Designated £	Endowment £	Total £
Income:					
The Dulwich Estate: Annual Payment	57,225	-	-	-	57,225
Contribution from Parish	8,744	-	-	-	8,744
Rent receivable	16,994	-	-	-	16,994
Investment income	21,779	-	-	-	21,779
Donations	-	260	-	-	260
Expenditure:					
Charitable activity	(100,106)	-	(2,094)	(10,511)	(112,711)
	<u>4,636</u>	<u>260</u>	<u>(2,094)</u>	<u>(10,511)</u>	<u>(7,709)</u>