

# CORNERSTONE BUILDING TRUST

England & Wales · Charity number 1066381

## Details

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**Status** Registered

**Legal form** Trust

**Registered** 1997-11-28

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 21 Jubilee Road  
Watton  
Thetford  
IP25 6BJ

**Phone** 01953881685

## Activities

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**Objects:** TO PROVIDE AND MAINTAIN PREMISES FOR CHRISTIAN WORSHIP AND THE ASSOCIATED ACTIVITIES OF CHRISTIAN TEACHING AND NURTURE AND ANY ACTIVITIES COMPATIBLE WITH THE FOREGOING OBJECTS.

**Activities:** To provide and maintain premises for Christian worship and associated activities. Christian teaching nurture and any activities compatible with the foregoing objectives

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Religious Activities
- **Who:** Children/young People, Elderly/old People, Other Charities Or Voluntary Bodies

## Geography

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- **Area of benefit:** ASHILL, NORFOLK
- Cambridgeshire
- Norfolk
- Suffolk

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-11-30	£31,577	£27,460	-	-
2024-11-30	£28,228	£21,509	-	-
2023-11-30	£26,162	£41,009	-	-
2022-11-30	£49,000	£38,700	-	-
2021-11-30	£26,056	£16,895	-	-
2020-11-30	£24,935	£19,631	-	-

## Trustees

Name	Role	Appointed
<b>PAUL FRASER WILKINSON</b>	Chair	
ANDY LOWLES		2018-01-01
Dr SIMON CARROLL		2018-01-01
JOHN RICHARD WATTS		
John Coe		2019-05-16
Joseph Wilfrid Welch		2021-05-24
RYSIA BANE		2011-04-13
TERENCE MARTIN		

**CORNERSTONE BUILDING TRUST**

England & Wales - Charity number 1066381

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# Accounts

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## Report and Accounts for the Year Ended 30th November 2025

### Trustees -

Rev. PF Wilkinson - Chairman  
Mrs R Bane - Secretary  
Dr SM Carroll - Treasurer  
Mr J Coe  
Mr A Lowles  
Mr T Martin  
Mr JR Watts  
Mr J Welch

**Registered Number -** 1066381

**Address -** 43 Cressingham Road, Ashill, Thetford, Norfolk, IP25 7DG

### Independent Examiner -

Matthew Sturman  
Lovewell Blake LLP  
Bankside 300, Peachman Way, Broadland Business Park, Norwich, NR7 0LB

**Bankers -** Barclays Bank Plc, Swaffham, Norfolk

**Purpose of Trust -** To provide and maintain premises for Christian worship and associated activities, Christian teaching, nurture and any activities compatible with the foregoing objectives.

**Investment Powers -** The trustees may invest funds not immediately required in the name of any clearing bank and any trust corporation or any stockbroking company which is a member of the Stock Exchange (or any subsidiary company) as nominee for the trustees.

## **Independent examiner's report to the trustees of Cornerstone Building Trust**

I report to the trustees on my examination of the accounts of Cornerstone Building Trust (the Trust) for the year ended 30 November 2025.

### **Responsibilities 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 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 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; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of 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.



Matthew Sturman  
FCCA  
08-Apr-26

**Statement of Accounts**  
**Income and Expenditure for the year ended 30th November 2025**

	Note	2025 £	2024 £
<b>Income</b>			
Voluntary income - donations and tax recovery	a	3,515	2,890
Other income received	b	2,097	1,957
Income from use of property	c	20,585	20,290
Rental income for Stables/Income from use of property	d	5,200	3,010
Interest received	e	179	82
<b>Total Incoming Resources</b>		<b>31,577</b>	<b>28,228</b>
<b>Outgoing resources</b>			
<b>Charitable Activities</b>			
Premises costs	The Well	2	(18,259)
	The Stables	2	(7,719)
		(25,978)	(21,509)
Finance Charges - Interest (mortgage account)		-	-
Depreciation on Equipment @ 20%		(1,482)	(1,853)
<b>Total Outgoing resources</b>		<b>(27,460)</b>	<b>(23,362)</b>
<b>Net Incoming/(Outgoing) Resources for the Year</b>		<b>4,117</b>	<b>4,866</b>
<b>Unrestricted Fund at 1st December 2024</b>		<b>1,020,177</b>	<b>1,015,311</b>
<b>Unrestricted Fund at 30th November 2025</b>		<b>1,024,294</b>	<b>1,020,177</b>

Notes:	a	b	c	d	e
Dec-24	210.00	0.00	1415.00	400.00	27.30
Jan-25	190.00	1336.82	3110.00	400.00	0.00
Feb-25	180.00	0.00	1265.00	400.00	0.00
Mar-25	1425.00	246.08	1360.00	800.00	45.97
Apr-25	190.00	514.30	1340.00	400.00	0.00
May-25	190.00	0.00	2660.00	400.00	0.00
Jun-25	190.00	0.00	1265.00	400.00	47.45
Jul-25	190.00	0.00	1490.00	400.00	0.00
Aug-25	180.00	0.00	1265.00	400.00	0.00
Sep-25	200.00	0.00	1340.00	400.00	58.72
Oct-25	190.00	0.00	2810.00	400.00	0.00
Nov-25	180.00	0.00	1265.00	400.00	0.00
<b>Total</b>	<b>3515.00</b>	<b>2097.20</b>	<b>20585.00</b>	<b>5200.00</b>	<b>179.44</b>

## BALANCE SHEET AS AT 30 NOVEMBER 2025

		2025		2024	
	<i>Note</i>	£	£	£	£
Fixed assets					
Land and Buildings	3	994,943		994,943	
Furniture and Equipment	4	5,927		7,409	
			1,000,870		1,002,352
Current assets					
Debtors and prepayments	5	-		-	
Balances at bank	6	23,424		17,825	
			23,424		17,825
Current liabilities					
Other creditors	7	-		-	
Loans, mortgages (<1yr)	6	-		-	
			-		-
Long term liabilities					
Mortgage >1 year	6	-		-	
					-
<b>Total assets less current liabilities</b>			<b>1,024,294</b>		<b>1,020,177</b>
<u>Capital and Reserves</u>					
Reserves b/fwd			1,020,177		1,015,311
Profit / (loss) for the year			4,117		4,866
<b>Reserves c/fwd</b>			<b>1,024,294</b>		<b>1,020,177</b>

**Notes to the Financial Statements for the Year Ended 30 November 2025**

**1. Accounting Policies -**

These accounts have been prepared under the historic cost convention and in accordance with applicable accounting standards and the Recommended Practice on Accounting by Charities.

**2. Premises Costs -**

	<b>2025</b>	<b>2025</b>	<b>2024</b>	<b>2024</b>
	<b>Well</b>	<b>Stables</b>	<b>Well</b>	<b>Stables</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Heating/Lighting/wifi/TV licence	7,463.08	4,910.28	5,746.27	4,235.20
Water charges/septic tank	849.88	471.00	1,022.00	1,002.00
Insurance	3,357.19	-	2,952.56	-
Repairs and Servicing	3,596.29	535.02	2,317.06	136.50
Telephone	981.82	-	853.32	-
Cleaning/sundry costs	973.32	-	734.26	-
Caretaking	1,037.00	-	1,095.00	-
General rates	-	1,483.74	-	1,414.81
Furniture/Equipment/Carpets &c	-	319.00	-	-
Mortgage payments	-	-	-	-
	<u>18,258.58</u>	<u>7,719.04</u>	<u>14,720.47</u>	<u>6,788.51</u>

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>3. Property -</b>		
Cost 1-Dec-24	994,943.00	994,943.00
Additions in year	-	-
	<u>994,943.00</u>	<u>994,943.00</u>

**4. Furniture and Equipment -**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Cost 1-Dec-24	54,441.19	51,616.19
Additions in year	-	2,825.00
	<u>54,441.19</u>	<u>54,441.19</u>
Depreciation 1-Dec-24	47,031.62	45,178.62
Depreciation in year	1,482.00	1,853.00
	<u>48,513.62</u>	<u>47,031.62</u>
	<u>5,927.00</u>	<u>7,409.00</u>

**Notes to the Financial Statements for Year Ended 30 November 2025 (continued)**

		<b>2025</b>	<b>2024</b>
		<b>£</b>	<b>£</b>
<b>5. Debtors</b>			
	Tax Refund due on Gift Aid donations	-	-
	Prepayments	-	-
		<u>-</u>	<u>-</u>
<b>6. Balances in bank on 30-Nov-2025</b>			
	Current a/c	3,918.27	5,452.10
	Saver a/c	19,506.17	12,373.32
	Total	<u>23,424.44</u>	<u>17,825.42</u>
	Mortgage a/c	-	-
<b>7. Creditors</b>			
	Premises costs	-	-
	Accrued interest	-	-
		<u>-</u>	<u>-</u>

**CORNERSTONE BUILDING TRUST**

England & Wales - Charity number 1066381

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# Accounts

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## Report and Accounts for the Year Ended 30th November 2024

### Trustees -

Rev. PF Wilkinson - Chairman  
Mrs R Bane - Secretary  
Dr SM Carroll - Treasurer  
Mr J Coe  
Mr A Lowles  
Mr T Martin  
Mr JR Watts  
Mr J Welch

**Registered Number -** 1066381

**Address -** 43 Cressingham Road, Ashill, Thetford, Norfolk, IP25 7DG

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Matthew Sturman  
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**Independent examiner's statement**

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- 2 the accounts do not accord with those records; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of 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.



Matthew Sturman  
FCCA  
03-Apr-25

**Statement of Accounts**  
**Income and Expenditure for the year ended 30th November 2024**

	Note	2024 £	2023 £
<b>Income</b>			
Voluntary income - donations and tax recovery	a	2,890	2,530
Other income received	b	1,957	4,414
Income from use of property	c	20,290	19,140
Rental income for Stables/Income from use of property	d	3,010	-
Interest received	e	82	78
<b>Total Incoming Resources</b>		<b>28,228</b>	<b>26,162</b>
<b>Outgoing resources</b>			
<b>Charitable Activities</b>			
Premises costs	The Well <b>2</b>	(14,720)	(34,070)
	The Stables <b>2</b>	(6,789)	(6,939)
		(21,509)	(41,009)
Finance Charges - Interest (mortgage account)		-	-
Depreciation on Equipment @ 20%		(1,853)	(1,609)
<b>Total Outgoing resources</b>		<b>(23,362)</b>	<b>(42,618)</b>
<b>Net Incoming/(Outgoing) Resources for the Year</b>		4,866	(16,456)
<b>Unrestricted Fund at 1st December 2023</b>		1,015,311	1,031,767
<b>Unrestricted Fund at 30th November 2024</b>		<b>1,020,177</b>	<b>1,015,311</b>

Notes:	a	b	c	d	e
Dec-23	190.00	0.00	1265.00	-	20.13
Jan-24	210.00	0.00	2585.00	-	0.00
Feb-24	190.00	0.00	1265.00	-	0.00
Mar-24	200.00	0.00	1515.00	50.00	21.70
Apr-24	210.00	1765.06	1265.00	400.00	0.00
May-24	200.00	0.00	2585.00	400.00	0.00
Jun-24	190.00	0.00	1415.00	400.00	19.04
Jul-24	210.00	0.00	1415.00	-	0.00
Aug-24	200.00	191.88	1340.00	400.00	0.00
Sep-24	200.00	0.00	2660.00	400.00	20.64
Oct-24	700.00	0.00	1715.00	400.00	0.00
Nov-24	190.00	0.00	1265.00	560.00	0.00
<b>Total</b>	<b>2890.00</b>	<b>1956.94</b>	<b>20290.00</b>	<b>3010.00</b>	<b>81.51</b>

## BALANCE SHEET AS AT 30 NOVEMBER 2024

		2024		2023	
	<i>Note</i>	£	£	£	£
Fixed assets					
Land and Buildings	3	994,943		994,943	
Furniture and Equipment	4	7,409		6,437	
			1,002,352		1,001,380
Current assets					
Debtors and prepayments	5	-		-	
Balances at bank	6	17,825		13,931	
			17,825		13,931
Current liabilities					
Other creditors	7	-		-	
Loans, mortgages (<1yr)	6	-		-	
			-		-
Long term liabilities					
Mortgage >1 year	6	-		-	
					-
<b>Total assets less current liabilities</b>			<b>1,020,177</b>		<b>1,015,311</b>
<u>Capital and Reserves</u>					
Reserves b/fwd			1,015,311		1,031,767
Profit / (loss) for the year			4,866		- 16,456
<b>Reserves c/fwd</b>			<b>1,020,177</b>		<b>1,015,311</b>

## Notes to the Financial Statements for the Year Ended 30 November 2024

### 1. Accounting Policies -

These accounts have been prepared under the historic cost convention and in accordance with applicable accounting standards and the Recommended Practice on Accounting by Charities.

### 2. Premises Costs -

	<b>2024</b>	<b>2024</b>	<b>2023</b>	<b>2023</b>
	<b>Well</b>	<b>Stables</b>	<b>Well</b>	<b>Stables</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Heating/Lighting/wifi/TV licence	5,746.27	4,235.20	13,036.47	3,218.31
Water charges/septic tank	1,022.00	1,002.00	650.00	867.00
Insurance	2,952.56	-	2,796.74	-
Repairs and Servicing	2,317.06	136.50	14,262.32	1,501.66
Telephone	853.32	-	737.12	-
Cleaning/sundry costs	734.26	-	878.92	-
Caretaking	1,095.00	-	1,708.00	-
General rates	-	1,414.81	-	1,352.41
Furniture/Equipment/Carpets &c	- 0.00	-	-	-
Mortgage payments	-	-	-	-
	<u>14,720.47</u>	<u>6,788.51</u>	<u>34,069.57</u>	<u>6,939.38</u>

		<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
<b>3. Property -</b>	Cost 1-Dec-23	994,943.00	994,943.00
	Additions in year	-	-
		<u>994,943.00</u>	<u>994,943.00</u>

		<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
<b>4. Furniture and Equipment -</b>	Cost 1-Dec-23	51,616.19	51,616.19
	Additions in year	2,825.00	-
		<u>54,441.19</u>	<u>51,616.19</u>
	Depreciation 1-Dec-23	45,178.62	43,569.62
	Depreciation in year	1,853.00	1,609.00
		<u>47,031.62</u>	<u>45,178.62</u>
		<u>7,409.00</u>	<u>6,437.57</u>

**Notes to the Financial Statements for Year Ended 30 November 2024 (continued)**

		<b>2024</b>	<b>2023</b>
		£	£
<b>5. Debtors</b>			
	Tax Refund due on Gift Aid donations	-	-
	Prepayments	-	-
		<u>-</u>	<u>-</u>
<b>6. Balances in bank on 30-Nov-2024</b>			
	Current a/c	5,452.10	8,149.14
	Saver a/c	12,373.32	5,781.81
	Total	<u>17,825.42</u>	<u>13,930.95</u>
	Mortgage a/c	-	-
<b>7. Creditors</b>			
	Premises costs	-	-
	Accrued interest	-	-
		<u>-</u>	<u>-</u>

**CORNERSTONE BUILDING TRUST**

England & Wales - Charity number 1066381

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# Accounts

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## Report from the Trustees for the year ended 30<sup>th</sup> November 2023

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This is a report on the workings of CBT for the financial year to the end of November 2023.

The Cornerstone Building Trust was formed in November 1997 to “provide and maintain premises for Christian worship and the associated activities of Christian teaching and to nurture activities compatible with these objectives”.

The CBT Trustees look after the buildings to allow the FOL Trustees to do the work of mission and ministry.

The church acquired the bungalow and next-door garage in August 2000 with a view to converting the garage into a worship building; The **Well** was opened in October 2004 for the congregation of the Fountain of Life Church to use. The **Bungalow** was also refurbished and is now used by First Steps Preschool and Noah’s Ark during the week, as well as by children’s and youth groups on Sundays. In November 2012 there was a further donation that allowed the church to acquire the **Stables** for office accommodation, as a meeting place and prayer space as well as a residence for staff and interns.

Detailed accounts for the year to the end of November 2023 are sent to the Charity Commission along with this report, detailing the breakdown of costs of running the Well and the Bungalow, and also the Stables. The accounts are approved by the Trustees at a regular meeting after they have been audited by our accountants, Lovewell Blake in Norwich.

For the period to end of November 2023 our Gross income from Voluntary Donations, Gift Aid and use of premises was **£27,116**. Total expenditure was **£46,791**, leaving a net deficit of **£19,675**.

- Income is typically from the regular payments from FOL, along with payments from First Steps and Kidz Klub for the use of the buildings. Last year our income was substantially boosted by a donation in someone’s will which allowed us to pay off our mortgage. It would be a wonderful encouragement for us all if this is something you have planned to do – and if so, thank you in advance.
- Expenditure this year was higher than normal: we have had external contractors in to resurface the front driveway (£3500) and reroof the bungalow (almost £9000) and part of the Stables (£1200) as well as there being significant cost of living increases such as for electricity and oil. All of these have caused us to use up a lot of our reserve savings.

- The cost of almost £3,000 on a new oven for the Well kitchen was however paid for by a very generous donation for which we are very grateful.
- To help plan for future expenditure we have a proposed schedule of works that covers the next two years. Thank you, John, for developing this.

Special thanks are due to the trustees (and others) who give up their time and energy doing the work that we discuss at our meetings; there is a significant cost saving when we do work ourselves, rather than asking external contractors to come in. There are plans to have work parties over the coming months help with decoration and general maintenance if any of the congregation want to help.

The CBT Trustees are also very grateful to those of you who continue to give financially; several donors have been committed to monthly giving ever since the start of the building project 24 years ago. As well as the income we receive for rent, these donations remain a significant income stream to help maintain the buildings and fund future projects. Thank you to all of you. If you would like to consider a one-off or regular giving to the work of CBT please get in touch with the Treasurer.

Approved by the trustees.

Signed: .....

Rev Paul Wilkinson, Chairman

April 2024

## Report and Accounts for the Year Ended 30th November 2023

### Trustees -

Rev. PF Wilkinson - Chairman  
Mrs R Bane - Secretary  
Dr SM Carroll - Treasurer  
Mr J Coe  
Mr A Lowles  
Mr T Martin  
Mr JR Watts  
Mr J Welch

**Registered Number -** 1066381

**Address -** 43 Cressingham Road, Ashill, Thetford, Norfolk, IP25 7DG

**Independent Examiner -**  
Matthew Sturman

**Bankers -** Barclays Bank Plc, Swaffham, Norfolk

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- 1 accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
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- 3 the accounts do not comply with the applicable requirements concerning the form and content of 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.



Matthew Sturman  
FCCA  
15-Apr-24

**Statement of Accounts**  
**Income and Expenditure for the year ended 30th November 2023**

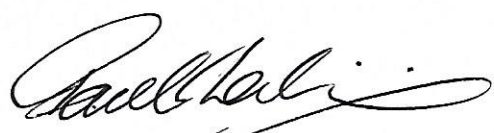
	Note	2023 £	2022 £
<b>Income</b>			
Voluntary income - donations and tax recovery	a	2,530	27,741
Other income received	b	4,414	2,056
Income from use of property	c	19,140	19,290
Interest received	d	78	6
<b>Total Incoming Resources</b>		<u>26,162</u>	<u>49,092</u>
<b>Outgoing resources</b>			
<b>Charitable Activities</b>			
Premises costs			
The Well	2	(34,070)	(26,585)
The Stables	2	(6,939)	(9,570)
		<u>(41,009)</u>	<u>(36,156)</u>
Finance Charges - Interest (mortgage account)	e	-	(548)
Depreciation on Equipment @ 20%		(1,609)	(2,012)
<b>Total Outgoing resources</b>		<u>(42,618)</u>	<u>(38,716)</u>
<b>Net Incoming/(Outgoing) Resources for the Year</b>		(16,456)	10,377
<b>Unrestricted Fund at 1st December 2022</b>		1,035,624	1,025,247
<b>Unrestricted Fund at 30th November 2023</b>		<u>1,019,168</u>	<u>1,035,624</u>

Notes:	a	b	c	d	e
Debtor b/f		-562.00			
Dec-22	230.00	74.33	1265.00	3.60	
Jan-23	200.00	0.00	1265.00	0.00	
Feb-23	190.00	2076.24	1265.00	0.00	
Mar-23	210.00	0.00	2585.00	24.24	
Apr-23	190.00	0.00	1265.00	0.00	
May-23	210.00	0.00	1265.00	0.00	
Jun-23	200.00	0.00	2585.00	35.02	
Jul-23	200.00	0.00	1265.00	0.00	
Aug-23	300.00	0.00	1265.00	0.00	
Sep-23	190.00	0.00	1265.00	15.29	
Oct-23	210.00	0.00	1265.00	0.00	
Nov-23	200.00	2825.00	2585.00	0.00	
<b>Total</b>	<u>2530.00</u>	<u>4413.57</u>	<u>19140.00</u>	<u>78.15</u>	<u>0.00</u>

## BALANCE SHEET AS AT 30 NOVEMBER 2023

	Note	2023		2022	
		£	£	£	£
<b>Fixed assets</b>					
Land and Buildings	3	994,943		994,943	
Furniture and Equipment	4	<u>6,437</u>		<u>8,047</u>	
			1,001,380		1,002,990
<b>Current assets</b>					
Debtors and prepayments	5	-		562	
Balances at bank	6	<u>13,931</u>		<u>28,216</u>	
			13,931		28,778
<b>Current liabilities</b>					
Other creditors	7	-		-	
Loans, mortgages (<1yr)	6	<u>-</u>		<u>-</u>	
					-
<b>Long term liabilities</b>					
Mortgage >1 year	6	<u>-</u>		<u>-</u>	
					-
<b>Total assets less current liabilities</b>			<u><u>1,015,311</u></u>		<u><u>1,031,767</u></u>
<b>Capital and Reserves</b>					
Reserves b/fwd			1,031,767		1,021,390
Profit / (loss) for the year			<u>(16,456)</u>		<u>10,377</u>
Reserves c/fwd			<u><u>1,015,311</u></u>		<u><u>1,031,767</u></u>

Approved by Trustees at their meeting on  
21st April 2024

Chairman:  21/04/2024  
REV'D PAUL WILKINSON

**Notes to the Financial Statements for the Year Ended 30 November 2023**

**1. Accounting Policies -**

These accounts have been prepared under the historic cost convention and in accordance with applicable accounting standards and the Recommended Practice on Accounting by Charities.

**2. Premises Costs -**

	<b>2023</b>	<b>2023</b>	<b>2022</b>	<b>2022</b>
	<b>Well</b>	<b>Stables</b>	<b>Well</b>	<b>Stables</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Heating/Lighting/wifi/TV licence	13,036.47	3,218.31	4,949.48	6,347.01
Water charges/septic tank	650.00	867.00	267.00	516.00
Insurance	2,796.74	-	2,393.77	-
Repairs and Servicing	14,262.32	1,501.66	15,233.93	2,438.40
Telephone	737.12	-	451.43	138.95
Cleaning/sundry costs	878.92	-	754.28	-
Caretaking	1,708.00	-	1,240.00	130.00
General rates	-	1,352.41	-	1,295.25
Furniture/Equipment/Carpets &c	-	-	-	-
Mortgage payments	-	-	1,049.84	-
	<u>34,069.57</u>	<u>6,939.38</u>	<u>26,339.73</u>	<u>10,865.61</u>

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>3. Property -</b>		
Cost 1-Dec-22	994,943.00	994,943.00
Additions in year	-	-
	<u>994,943.00</u>	<u>994,943.00</u>

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>4. Furniture and Equipment -</b>		
Cost 1-Dec-22	51,616.19	48,464.60
Additions in year	-	3,151.59
	<u>51,616.19</u>	<u>51,616.19</u>
Depreciation 1-Dec-22	43,569.62	41,557.98
Depreciation in year	1,609.00	2,011.64
	<u>45,178.62</u>	<u>43,569.62</u>
	<u>6,437.00</u>	<u>8,046.57</u>

**Notes to the Financial Statements for Year Ended 30 November 2023 (continued)**

		<b>2023</b>	<b>2022</b>
		<b>£</b>	<b>£</b>
<b>5. Debtors</b>			
	Tax Refund due on Gift Aid donations	-	-
	Prepayments	-	561.60
		<u>-</u>	<u>561.60</u>
<b>6. Balances in bank on 30-Nov-2023</b>			
	Current a/c	8,149.14	8,748.42
	Saver a/c	5,781.81	19,467.76
	Total	<u>13,930.95</u>	<u>28,216.18</u>
		<u>-</u>	<u>-</u>
	Mortgage a/c	-	-
<b>7. Creditors</b>			
	Premises costs	-	-
	Accrued interest	-	-
		<u>-</u>	<u>-</u>

## Report and Accounts for the Year Ended 30th November 2023

### Trustees -

Rev. PF Wilkinson - Chairman  
Mrs R Bane - Secretary  
Dr SM Carroll - Treasurer  
Mr J Coe  
Mr A Lowles  
Mr T Martin  
Mr JR Watts  
Mr J Welch

**Registered Number -** 1066381

**Address -** 43 Cressingham Road, Ashill, Thetford, Norfolk, IP25 7DG

**Independent Examiner -**  
Matthew Sturman

**Bankers -** Barclays Bank Plc, Swaffham, Norfolk

**Purpose of Trust -** To provide and maintain premises for Christian worship and associated activities, Christian teaching, nurture and any activities compatible with the foregoing objectives.

**Investment Powers -** The trustees may invest funds not immediately required in the name of any clearing bank and any trust corporation or any stockbroking company which is a member of the Stock Exchange (or any subsidiary company) as nominee for the trustees.

**Independent examiner's report to the trustees of Cornerstone Building Trust**

I report to the trustees on my examination of the accounts of Cornerstone Building Trust (the Trust) for the year ended 30 November 2023.

**Responsibilities 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 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 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; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of 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.



Matthew Sturman  
FCCA  
15-Apr-24

**Statement of Accounts**  
**Income and Expenditure for the year ended 30th November 2023**

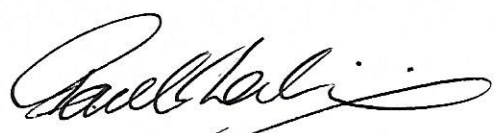
	Note	2023 £	2022 £
<b>Income</b>			
Voluntary income - donations and tax recovery	a	2,530	27,741
Other income received	b	4,414	2,056
Income from use of property	c	19,140	19,290
Interest received	d	78	6
<b>Total Incoming Resources</b>		<u>26,162</u>	<u>49,092</u>
<b>Outgoing resources</b>			
<b>Charitable Activities</b>			
Premises costs			
The Well	2	(34,070)	(26,585)
The Stables	2	(6,939)	(9,570)
		<u>(41,009)</u>	<u>(36,156)</u>
Finance Charges - Interest (mortgage account)	e	-	(548)
Depreciation on Equipment @ 20%		(1,609)	(2,012)
<b>Total Outgoing resources</b>		<u>(42,618)</u>	<u>(38,716)</u>
<b>Net Incoming/(Outgoing) Resources for the Year</b>		(16,456)	10,377
<b>Unrestricted Fund at 1st December 2022</b>		1,035,624	1,025,247
<b>Unrestricted Fund at 30th November 2023</b>		<u>1,019,168</u>	<u>1,035,624</u>

Notes:	a	b	c	d	e
Debtor b/f		-562.00			
Dec-22	230.00	74.33	1265.00	3.60	
Jan-23	200.00	0.00	1265.00	0.00	
Feb-23	190.00	2076.24	1265.00	0.00	
Mar-23	210.00	0.00	2585.00	24.24	
Apr-23	190.00	0.00	1265.00	0.00	
May-23	210.00	0.00	1265.00	0.00	
Jun-23	200.00	0.00	2585.00	35.02	
Jul-23	200.00	0.00	1265.00	0.00	
Aug-23	300.00	0.00	1265.00	0.00	
Sep-23	190.00	0.00	1265.00	15.29	
Oct-23	210.00	0.00	1265.00	0.00	
Nov-23	200.00	2825.00	2585.00	0.00	
<b>Total</b>	<u>2530.00</u>	<u>4413.57</u>	<u>19140.00</u>	<u>78.15</u>	<u>0.00</u>

## BALANCE SHEET AS AT 30 NOVEMBER 2023

	Note	2023		2022	
		£	£	£	£
<b>Fixed assets</b>					
Land and Buildings	3	994,943		994,943	
Furniture and Equipment	4	<u>6,437</u>		<u>8,047</u>	
			1,001,380		1,002,990
<b>Current assets</b>					
Debtors and prepayments	5	-		562	
Balances at bank	6	<u>13,931</u>		<u>28,216</u>	
			13,931		28,778
<b>Current liabilities</b>					
Other creditors	7	-		-	
Loans, mortgages (<1yr)	6	<u>-</u>		<u>-</u>	
					-
<b>Long term liabilities</b>					
Mortgage >1 year	6	<u>-</u>		<u>-</u>	
					-
<b>Total assets less current liabilities</b>			<u><u>1,015,311</u></u>		<u><u>1,031,767</u></u>
<b>Capital and Reserves</b>					
Reserves b/fwd			1,031,767		1,021,390
Profit / (loss) for the year			<u>(16,456)</u>		<u>10,377</u>
Reserves c/fwd			<u><u>1,015,311</u></u>		<u><u>1,031,767</u></u>

Approved by Trustees at their meeting on  
21st April 2024

Chairman:  21/04/2024  
REV'D PAUL WILKINSON

**Notes to the Financial Statements for the Year Ended 30 November 2023**

**1. Accounting Policies -**

These accounts have been prepared under the historic cost convention and in accordance with applicable accounting standards and the Recommended Practice on Accounting by Charities.

**2. Premises Costs -**

	<b>2023</b>	<b>2023</b>	<b>2022</b>	<b>2022</b>
	<b>Well</b>	<b>Stables</b>	<b>Well</b>	<b>Stables</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Heating/Lighting/wifi/TV licence	13,036.47	3,218.31	4,949.48	6,347.01
Water charges/septic tank	650.00	867.00	267.00	516.00
Insurance	2,796.74	-	2,393.77	-
Repairs and Servicing	14,262.32	1,501.66	15,233.93	2,438.40
Telephone	737.12	-	451.43	138.95
Cleaning/sundry costs	878.92	-	754.28	-
Caretaking	1,708.00	-	1,240.00	130.00
General rates	-	1,352.41	-	1,295.25
Furniture/Equipment/Carpets &c	-	-	-	-
Mortgage payments	-	-	1,049.84	-
	<u>34,069.57</u>	<u>6,939.38</u>	<u>26,339.73</u>	<u>10,865.61</u>

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>3. Property -</b>		
Cost 1-Dec-22	994,943.00	994,943.00
Additions in year	-	-
	<u>994,943.00</u>	<u>994,943.00</u>

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>4. Furniture and Equipment -</b>		
Cost 1-Dec-22	51,616.19	48,464.60
Additions in year	-	3,151.59
	<u>51,616.19</u>	<u>51,616.19</u>
Depreciation 1-Dec-22	43,569.62	41,557.98
Depreciation in year	1,609.00	2,011.64
	<u>45,178.62</u>	<u>43,569.62</u>
	<u>6,437.00</u>	<u>8,046.57</u>

**Notes to the Financial Statements for Year Ended 30 November 2023 (continued)**

		<b>2023</b>	<b>2022</b>
		<b>£</b>	<b>£</b>
<b>5. Debtors</b>			
	Tax Refund due on Gift Aid donations	-	-
	Prepayments	-	561.60
		<u>-</u>	<u>561.60</u>
<b>6. Balances in bank on 30-Nov-2023</b>			
	Current a/c	8,149.14	8,748.42
	Saver a/c	5,781.81	19,467.76
	Total	<u>13,930.95</u>	<u>28,216.18</u>
		<u>-</u>	<u>-</u>
	Mortgage a/c	-	-
<b>7. Creditors</b>			
	Premises costs	-	-
	Accrued interest	-	-
		<u>-</u>	<u>-</u>

**CORNERSTONE BUILDING TRUST**

England & Wales - Charity number 1066381

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# Accounts

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## Report from the Trustees for the year ended 30<sup>th</sup> November 2022

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This is a report on the workings of CBT for the financial year to the end of November 2022.

The Cornerstone Building Trust was formed in November 1997 to "provide and maintain premises for Christian worship and the associated activities of Christian teaching and to nurture activities compatible with these objectives".

The CBT Trustees look after the buildings to allow the FOL Trustees to do the work of mission and ministry.

The church acquired the bungalow and next door garage in August 2000 with a view to converting the garage into a worship building; The **Well** was opened in October 2004 for the congregation of the Fountain of Life Church to use. The **Bungalow** was also refurbished and is now used by First Steps Preschool and Noah's Ark during the week, as well as by children's and youth groups on Sundays. In November 2012 there was a further donation that allowed the church to acquire the **Stables** for office accommodation, as a meeting place and prayer space as well as a residence for staff and interns.

Detailed accounts for the year to the end of November 2022 are sent to the Charity Commission along with this report, detailing the breakdown of costs of running the Well and the Bungalow, and also the Stables. The accounts were approved by the Trustees at their last meeting.


For the period to end of November 2022 our Gross income from Voluntary Donations, Gift Aid and use of premises was £49,093. Total expenditure was £38,716, leaving a net surplus of £10,377.

- Income is typically from the regular payments from FOL, along with payments from First Steps and Kidz Klub for the use of the buildings. This year however our income was substantially boosted by a legacy donation that allowed us to pay off the mortgage on the Well and Bungalow.
- Expenditure was higher than normal also due to roof repairs to the Bungalow costing almost £14,000 last November; we also spent over £2,500 in March on a commercial dish washer in the Well.

Special thanks are due to the trustees (and others) who give up their time and energy doing the work that is discussed in the meetings; there is a significant cost saving when we do work ourselves, rather than asking contractors to come in. There are plans to have work parties over the coming months to help with decoration and general maintenance if any of the congregation want to help.

The CBT Trustees are also very grateful to those of you who continue to give financially, especially during this cost-of-living crisis; several donors have been committed to monthly giving ever since the start of the building project 23 years ago. Even though the mortgage is paid off now, these donations remain a significant income stream to help maintain these buildings and fund future projects. Thank you to all of you. If you would like to consider a one-off or regular giving to the work of CBT please get in touch with the Treasurer.

Approved by the trustees.

Signed:  23/04/23.

Rev Paul Wilkinson, Chairman

10<sup>th</sup> April 2023

## Report and Accounts for the Year Ended 30th November 2022

### Trustees -

Rev. PF Wilkinson - Chairman  
Mrs R Bane - Secretary  
Dr SM Carroll - Treasurer  
Mr J Coe  
Mr A Lowles  
Mr T Martin  
Mr JR Watts  
Mr J Welch

**Registered Number -** 1066381

**Address -** 43 Cressingham Road, Ashill, Thetford, Norfolk, IP25 7DG

### Independent Examiner -

Matthew Sturman

### Bankers -

Barclays Bank Plc, Swaffham, Norfolk

### Purpose of Trust -

To provide and maintain premises for Christian worship and associated activities, Christian teaching, nurture and any activities compatible with the foregoing objectives.

### Investment Powers -

The trustees may invest funds not immediately required in the name of any clearing bank and any trust corporation or any stockbroking company which is a member of the Stock Exchange (or any subsidiary company) as nominee for the trustees.

**Independent examiner's report to the trustees of Cornerstone Building Trust**

I report to the trustees on my examination of the accounts of Cornerstone Building Trust (the Trust) for the year ended 30 November 2022.

**Responsibilities 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 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 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; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of 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.



Matthew Sturman  
FCCA  
29-Mar-23

**Statement of Accounts**

**Income and Expenditure for the year ended 30th November 2022**

	Note	2022 £	2021 £
<b>Income</b>			
Voluntary income - donations and tax recovery	<b>a</b>	27,741	8,520
Other income received	<b>b</b>	2,056	881
Income from use of property	<b>c</b>	19,290	16,500
Interest received	<b>d</b>	6	156
<b>Total Incoming Resources</b>		<u>49,093</u>	<u>26,056</u>
<b>Outgoing resources</b>			
<b>Charitable Activities</b>			
Premises costs	The Well	2	(10,979)
	The Stables	2	(3,627)
		<u>(36,156)</u>	<u>(14,606)</u>
Finance Charges - Interest (mortgage account)	<b>e</b>	(548)	(563)
Depreciation on Equipment @ 20%		(2,012)	(1,727)
<b>Total Outgoing resources</b>		<u>(38,716)</u>	<u>(16,895)</u>
<b>Net Incoming/(Outgoing) Resources for the Year</b>		10,377	9,162
<b>Unrestricted Fund at 1st December 2021</b>		1,025,247	1,016,085
<b>Unrestricted Fund at 30th November 2022</b>		<u>1,035,624</u>	<u>1,025,247</u>

Notes:	a	b	c	d	e
Dec-21	250.00	1320.00	1265.00	2.92	-120.94
Jan-22	250.00		1265.00		
Feb-22	240.00		1265.00		
Mar-22	260.00		2585.00		-152.79
Apr-22	25061.30		1265.00		
May-22	260.00	0.00	1265.00		-274.68
Jun-22	250.00	11.41	1265.00		
Jul-22	230.00	77.95	2585.00		
Aug-22	250.00		1265.00		
Sep-22	230.00		1415.00		
Oct-22	230.00	84.95	1265.00		
Nov-22	230.00	561.60	2585.00	2.90	
<b>Total</b>	<u>27741.30</u>	<u>2055.91</u>	<u>19290.00</u>	<u>5.82</u>	<u>-548.41</u>

**BALANCE SHEET AS AT 30 NOVEMBER 2022**

		<b>2022</b>	<b>2021</b>	
		<b>£</b>	<b>£</b>	<b>£</b>
		<b>Note</b>	<b>£</b>	<b>£</b>
<b>Fixed assets</b>				
	Land and Buildings	<b>3</b>	994,943	994,943
	Furniture and Equipment	<b>4</b>	8,047	6,907
			1,002,990	1,001,850
<b>Current assets</b>				
	Debtors and prepayments	<b>5</b>	562	-
	Balances at bank	<b>6</b>	28,216	41,583
			28,778	41,583
<b>Current liabilities</b>				
	Other creditors	<b>7</b>	-	-
	Loans, mortgages (<1yr)	<b>6</b>	-	3,529
			-	3,529
<b>Long term liabilities</b>				
	Mortgage >1 year	<b>6</b>	-	18,514
			-	18,514
	<b>Total assets less current liabilities</b>		<b>1,031,767</b>	<b>1,021,390</b>
 <u>Capital and Reserves</u>				
	Reserves b/fwd		1,021,390	1,012,228
	Profit for the year		10,377	9,162
	<b>Reserves c/fwd</b>		<b>1,031,767</b>	<b>1,021,390</b>

## Notes to the Financial Statements for the Year Ended 30 November 2022

### 1. Accounting Policies -

These accounts have been prepared under the historic cost convention and in accordance with applicable accounting standards and the Recommended Practice on Accounting by Charities.

### 2. Premises Costs -

	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021</b>
	<b>Well</b>	<b>Stables</b>	<b>Well</b>	<b>Stables</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Heating/Lighting/wifi/TV licence	4,949.48	6,347.01	3,782.72	2,257.53
Water charges/septic tank	267.00	516.00	228.00	702.00
Insurance	2,393.77	-	2,180.14	-
Repairs and Servicing	15,233.93	2,438.40	1,389.44	480.16
Telephone	451.43	138.95	291.32	-
Cleaning/sundry costs	754.28	-	400.43	-
Caretaking	1,240.00	130.00	1,410.00	-
General rates	1,295.25	-	1,296.72	-
Furniture/Equipment/Carpets &c	-	-	-	186.99
Mortgage payments	1,049.84	-	3,242.70	-
	<u>27,634.98</u>	<u>9,570.36</u>	<u>14,221.47</u>	<u>3,626.68</u>

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>3. Property -</b>		
Cost 1-Dec-21	994,943.00	994,943.00
Additions in year	<u>-</u>	<u>-</u>
	<u>994,943.00</u>	<u>994,943.00</u>

### 4. Furniture and Equipment -

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Cost 1-Dec-21	48,464.60	48,464.60
Additions in year	3,151.59	-
	<u>51,616.19</u>	<u>48,464.60</u>
Depreciation 1-Dec-21	41,557.98	39,831.32
Depreciation in year	2,011.64	1,726.66
	<u>43,569.62</u>	<u>41,557.98</u>
	<u>8,046.57</u>	<u>6,906.62</u>

**Notes to the Financial Statements for Year Ended 30 November 2022 (continued)**

		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
<b>5. Debtors</b>			
	Tax Refund due on Gift Aid donations	-	-
	Prepayments	<u>561.60</u>	<u>-</u>
		<u>561.60</u>	<u>-</u>
<b>6. Balances in bank on 30-Nov-2022</b>			
	Current a/c	8,748.42	8,892.64
	Saver a/c	<u>19,467.76</u>	<u>32,690.34</u>
	Total	<u>28,216.18</u>	<u>41,582.98</u>
	Mortgage a/c	<u>-</u>	<u>22,042.73</u>
<b>7. Creditors</b>			
	Premises costs	-	-
	Accrued interest	<u>-</u>	<u>-</u>
		<u>-</u>	<u>-</u>

## Report and Accounts for the Year Ended 30th November 2022

### Trustees -

Rev. PF Wilkinson - Chairman  
Mrs R Bane - Secretary  
Dr SM Carroll - Treasurer  
Mr J Coe  
Mr A Lowles  
Mr T Martin  
Mr JR Watts  
Mr J Welch

**Registered Number -** 1066381

**Address -** 43 Cressingham Road, Ashill, Thetford, Norfolk, IP25 7DG

### Independent Examiner -

Matthew Sturman

### Bankers -

Barclays Bank Plc, Swaffham, Norfolk

### Purpose of Trust -

To provide and maintain premises for Christian worship and associated activities, Christian teaching, nurture and any activities compatible with the foregoing objectives.

### Investment Powers -

The trustees may invest funds not immediately required in the name of any clearing bank and any trust corporation or any stockbroking company which is a member of the Stock Exchange (or any subsidiary company) as nominee for the trustees.

**Independent examiner's report to the trustees of Cornerstone Building Trust**

I report to the trustees on my examination of the accounts of Cornerstone Building Trust (the Trust) for the year ended 30 November 2022.

**Responsibilities 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 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 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; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of 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.



Matthew Sturman  
FCCA  
29-Mar-23

**Statement of Accounts**

**Income and Expenditure for the year ended 30th November 2022**

	Note	2022 £	2021 £
<b>Income</b>			
Voluntary income - donations and tax recovery	<b>a</b>	27,741	8,520
Other income received	<b>b</b>	2,056	881
Income from use of property	<b>c</b>	19,290	16,500
Interest received	<b>d</b>	6	156
<b>Total Incoming Resources</b>		<u>49,093</u>	<u>26,056</u>
<b>Outgoing resources</b>			
<b>Charitable Activities</b>			
Premises costs	The Well	2	(10,979)
	The Stables	2	(3,627)
		<u>(36,156)</u>	<u>(14,606)</u>
Finance Charges - Interest (mortgage account)	<b>e</b>	(548)	(563)
Depreciation on Equipment @ 20%		(2,012)	(1,727)
<b>Total Outgoing resources</b>		<u>(38,716)</u>	<u>(16,895)</u>
<b>Net Incoming/(Outgoing) Resources for the Year</b>		10,377	9,162
<b>Unrestricted Fund at 1st December 2021</b>		1,025,247	1,016,085
<b>Unrestricted Fund at 30th November 2022</b>		<u>1,035,624</u>	<u>1,025,247</u>

Notes:	a	b	c	d	e
Dec-21	250.00	1320.00	1265.00	2.92	-120.94
Jan-22	250.00		1265.00		
Feb-22	240.00		1265.00		
Mar-22	260.00		2585.00		-152.79
Apr-22	25061.30		1265.00		
May-22	260.00	0.00	1265.00		-274.68
Jun-22	250.00	11.41	1265.00		
Jul-22	230.00	77.95	2585.00		
Aug-22	250.00		1265.00		
Sep-22	230.00		1415.00		
Oct-22	230.00	84.95	1265.00		
Nov-22	230.00	561.60	2585.00	2.90	
<b>Total</b>	<u>27741.30</u>	<u>2055.91</u>	<u>19290.00</u>	<u>5.82</u>	<u>-548.41</u>

**BALANCE SHEET AS AT 30 NOVEMBER 2022**

		<b>2022</b>	<b>2021</b>	
		<b>£</b>	<b>£</b>	<b>£</b>
		<b>Note</b>	<b>£</b>	<b>£</b>
<b>Fixed assets</b>				
	Land and Buildings	<b>3</b>	994,943	994,943
	Furniture and Equipment	<b>4</b>	8,047	6,907
			1,002,990	1,001,850
<b>Current assets</b>				
	Debtors and prepayments	<b>5</b>	562	-
	Balances at bank	<b>6</b>	28,216	41,583
			28,778	41,583
<b>Current liabilities</b>				
	Other creditors	<b>7</b>	-	-
	Loans, mortgages (<1yr)	<b>6</b>	-	3,529
			-	3,529
<b>Long term liabilities</b>				
	Mortgage >1 year	<b>6</b>	-	18,514
			-	18,514
	<b>Total assets less current liabilities</b>		<b>1,031,767</b>	<b>1,021,390</b>
 <u>Capital and Reserves</u>				
	Reserves b/fwd		1,021,390	1,012,228
	Profit for the year		10,377	9,162
	<b>Reserves c/fwd</b>		<b>1,031,767</b>	<b>1,021,390</b>

## Notes to the Financial Statements for the Year Ended 30 November 2022

### 1. Accounting Policies -

These accounts have been prepared under the historic cost convention and in accordance with applicable accounting standards and the Recommended Practice on Accounting by Charities.

### 2. Premises Costs -

	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021</b>
	<b>Well</b>	<b>Stables</b>	<b>Well</b>	<b>Stables</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Heating/Lighting/wifi/TV licence	4,949.48	6,347.01	3,782.72	2,257.53
Water charges/septic tank	267.00	516.00	228.00	702.00
Insurance	2,393.77	-	2,180.14	-
Repairs and Servicing	15,233.93	2,438.40	1,389.44	480.16
Telephone	451.43	138.95	291.32	-
Cleaning/sundry costs	754.28	-	400.43	-
Caretaking	1,240.00	130.00	1,410.00	-
General rates	1,295.25	-	1,296.72	-
Furniture/Equipment/Carpets &c	-	-	-	186.99
Mortgage payments	1,049.84	-	3,242.70	-
	<u>27,634.98</u>	<u>9,570.36</u>	<u>14,221.47</u>	<u>3,626.68</u>

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>3. Property -</b>		
Cost 1-Dec-21	994,943.00	994,943.00
Additions in year	<u>-</u>	<u>-</u>
	<u>994,943.00</u>	<u>994,943.00</u>

### 4. Furniture and Equipment -

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Cost 1-Dec-21	48,464.60	48,464.60
Additions in year	3,151.59	-
	<u>51,616.19</u>	<u>48,464.60</u>
Depreciation 1-Dec-21	41,557.98	39,831.32
Depreciation in year	2,011.64	1,726.66
	<u>43,569.62</u>	<u>41,557.98</u>
	<u>8,046.57</u>	<u>6,906.62</u>

**Notes to the Financial Statements for Year Ended 30 November 2022 (continued)**

		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
<b>5. Debtors</b>			
	Tax Refund due on Gift Aid donations	-	-
	Prepayments	<u>561.60</u>	<u>-</u>
		<u>561.60</u>	<u>-</u>
<b>6. Balances in bank on 30-Nov-2022</b>			
	Current a/c	8,748.42	8,892.64
	Saver a/c	<u>19,467.76</u>	<u>32,690.34</u>
	Total	<u>28,216.18</u>	<u>41,582.98</u>
	Mortgage a/c	<u>-</u>	<u>22,042.73</u>
<b>7. Creditors</b>			
	Premises costs	-	-
	Accrued interest	<u>-</u>	<u>-</u>
		<u>-</u>	<u>-</u>

**CORNERSTONE BUILDING TRUST**

England & Wales - Charity number 1066381

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# Accounts

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## Report from the Trustees for the year ended 30<sup>th</sup> November 2021

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This is a report on the workings of CBT for the financial year to the end of November 2021, for submission to the Charity Commission.

Some of the background to CBT you may know already... but to refresh memories:

The Cornerstone Building Trust was formed in November 1997 to "provide and maintain premises for Christian worship and the associated activities of Christian teaching and to nurture activities compatible with these objectives".

So essentially we look after the buildings to allow the FOL trustees to do the work of mission and ministry.

Legally therefore it was the Trustees who acquired a bungalow and its adjoining garage here in Ashill in August 2000 with a view to converting the garage into this worship building; **The Well** as it was called was opened in October 2004 for us as the congregation of the Fountain of Life Church to use. **The Bungalow** was also refurbished and is now used by First Steps Preschool and Noah's Ark during the week, as well as by children's and youth groups on Sundays. In November 2012 we received a wonderful donation that allowed the Trustees to acquire **The Stables**, over the road, for use as office accommodation for church activities, as a meeting place and prayer space as well as a residence for staff and interns.

Detailed accounts for the year to the end of November 2021 accompany the report we send to the Charity Commission and separate the costs of running The Well (including the bungalow) and The Stables (including the offices and residence).

So for that period our Gross income from Voluntary Donations, Gift Aid and use of premises was £26,056. Total expenditure was £16,895, leaving a net surplus of £9,162. At its simplest we charge rent to FOL, and others support CBT financially, and we use that income to pay off the mortgage and maintain the buildings.

In this report and as background to the accounts I need to comment on how even in this financial year we have been impacted - albeit not as much the previous one - by the ongoing pandemic: so it was only in July 2021 that the majority of legal restrictions were lifted to enable the congregation to start worshipping as previously at FOL; we have continued to offer the livestreaming of our church services, which has needed regular upgrades of our internet capabilities. Apologies to those of in the congregation

who have at times missed out on attending services remotely, due to the vagaries of rural broadband speed...


Some decisions such as those about broadband upgrades need urgent attention but on the whole planning and discussion takes place in our regular CBT trustees' meetings throughout the year. Young blood has been injected into these meetings with the appointment of Jo Welch as a Trustee in May 2021 to replace (after many years of being a Trustee) Lionel Scott who stepped down earlier in the year. Lionel brought so much expertise with his background in Sound Engineering technology, IT and telecomms from his time at the BBC – thank you, Lionel.

I would also like to say a special thank you to my fellow trustees and others who give up their time and energy actually to do the work that we talk about in the meetings. Them doing the work represents such a significant cost saving and is a testimony to their commitment to CBT.

Finally as trustees we are very grateful for those of you who have been giving financially to CBT over the year; several of the regulars have been committed to monthly giving ever since the start of the building project 22 years ago, helping to pay off the mortgage. It was one of Margaret Spaul's promises to us as fellow trustees that in her will she wanted to leave a legacy that would pay off the mortgage in its entirety. In the last couple of weeks this promise came to pass with a cheque that I was given from Peter. Although technically this news should be reported in a year's time for our current financial year, I thought this news was so significant that I wanted to share it now. I am hoping that once the paperwork is processed the mortgage will be paid off in the next week or so. Thank you Margaret and the Spaul family.

The implications of this legacy are beyond the remit of this presentation. I will leave it to Paul and others to share that with us in other reports.

Approved by the trustees.

Signed: 

Rev Paul Wilkinson, Chairman

24<sup>th</sup> May 2022

**CORNERSTONE BUILDING TRUST**

**Report and Accounts for the Year Ended 30th November 2021**

**Trustees -**

Rev. PF Wilkinson - Chairman

Mrs R Bane - Secretary

Dr SM Carroll - Treasurer

Mr J Coe

Mr A Lowles

Mr T Martin

Mr L Scott (retired 11-May-21)

Mr JR Wattts

Mr J Welch (appointed 24-May-21)

*M. Spaul retired 21st January 2021*

**Registered Number -** 1066381

**Address -** 43 Cressingham Road, Ashill, Thetford, Norfolk, IP25 7DG

**Independent Examiner -**

Matthew Sturman

**Bankers -**

Barclays Bank Plc, Swaffham, Norfolk

**Purpose of Trust -**

To provide and maintain premises for Christian worship and associated activities, Christian teaching, nurture and any activities compatible with the foregoing objectives.

**Investment Powers -**

The trustees may invest funds not immediately required in the name of any clearing bank and any trust corporation or any stockbroking company which is a member of the Stock Exchange (or any subsidiary company) as nominee for the trustees.

## CORNERSTONE BUILDING TRUST

### **Independent examiner's report to the trustees of Cornerstone Building Trust**

I report to the trustees on my examination of the accounts of Cornerstone Building Trust (the Trust) for the year ended 30 November 2021.

### **Responsibilities 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 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 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; or
- 3 the accounts do not comply with the applicable requirements concerning the form and content of 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.



Matthew Sturman  
FCCA  
25-Apr-22

**CORNERSTONE BUILDING TRUST**

**Statement of Accounts**

**Income and Expenditure for the year ended 30th November 2021**

	Note	2021 £	2020 £
<b>Income</b>			
Voluntary income - donations and tax recovery	a	8,520	4,160
Other income received	b	881	1,093
Income from use of property	c	16,500	19,640
Interest received	d	156	42
<b>Total Incoming Resources</b>		<u>26,056</u>	<u>24,935</u>
<b>Outgoing resources</b>			
<b>Charitable Activities</b>			
Premises costs			
The Well	2	(10,979)	(10,895)
The Stables	2	(3,627)	(5,869)
		<u>(14,605)</u>	<u>(16,764)</u>
Finance Charges - Interest (mortgage account)	e	(563)	(708)
Depreciation on Equipment @ 20%		(1,727)	(2,158)
<b>Total Outgoing resources</b>		<u>(16,895)</u>	<u>(19,631)</u>
<b>Net Incoming/(Outgoing) Resources for the Year</b>		9,162	5,305
<b>Unrestricted Fund at 1st December 2020</b>		1,012,228	1,006,923
<b>Unrestricted Fund at 30th November 2021</b>		<u>1,021,390</u>	<u>1,012,228</u>

Notes:	a	b	c	d	e
Dec-20	290.00	1.40	1265.00		-135.41
Jan-21	290.00		1265.00		
Feb-21	290.00		1265.00		
Mar-21	290.00		1265.00		-153.83
Apr-21	5290.00	659.45	1265.00		
May-21	290.00	219.82	1265.00		
Jun-21	290.00		1265.00		-138.65
Jul-21	300.00		2585.00		
Aug-21	300.00		1265.00		
Sep-21	300.00		1265.00		-134.68
Oct-21	300.00		1265.00		
Nov-21	290.00		1265.00		
<b>Total</b>	<u>8520.00</u>	<u>880.67</u>	<u>16500.00</u>	0.00	<u>-562.57</u>

**CORNERSTONE BUILDING TRUST**

**BALANCE SHEET AS AT 30 NOVEMBER 2021**

	<i>Note</i>	2021 £	£	2020 £	£
<u>Fixed Assets</u>					
Land and Buildings	3	994,943		994,943	
Furniture and Equipment	4	<u>6,907</u>		<u>8,633</u>	
			1,001,850		1,003,576
<u>Current Assets</u>					
Debtors and prepayments	5	-		-	
Balances at bank	6	<u>41,583</u>		<u>33,375</u>	
			41,583		33,375
<u>Current Liabilities</u>					
Other creditors	7	-		-	
Loans, mortgages (<1yr)	6	<u>3,529</u>		<u>3,529</u>	
			3,529		3,529
<u>Long term Liabilities</u>					
Mortgage > 1 year	6	<u>18,514</u>		<u>21,194</u>	
			18,514		21,194
<b>Total Assets less Current Liabilities</b>			<u><u>1,021,390</u></u>		<u><u>1,012,228</u></u>
<u>Capital and Reserves</u>					
Reserves b/fwd			1,012,228		1,006,923
Profit for the year			9,162		5,305
Reserves c/fwd			<u><u>1,021,390</u></u>		<u><u>1,012,228</u></u>

Approved by the trustees at their meeting on 08/05/2022

Chairman: Reub Pove F. Wilkinson

Signed: 

**Independent examiner's report to the trustees of Cornerstone Building Trust**

I report to the trustees on my examination of the accounts of Cornerstone Building Trust (the Trust) for the year ended 30 November 2021.

**Responsibilities 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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

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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; or

3 the accounts do not comply with the applicable requirements concerning the form and content of 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.



Mathew Sturman  
FCCA

25-Apr-22