

# **St Luke's Hall Trust**

Charity No. 1069790

## **Report and Accounts For The Year Ended 31 December 2020**

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**St. Luke's Hall Trust**

**Trustees' Annual Report for the Year Ended 31<sup>st</sup> December 2020**

Registered Charity Number 1069790

**Administrative Details**

Address:

The Parish Office, St. Stephen's Church, St. Stephen's Road, West Ealing, London, W13 8HB.

Trustees:

Revd Stephen Newbold; Chair; Incumbent of St. Stephen's, Ealing

Mr. Christopher Irwin-Childs: Nominated from 18th July 2018 until 17th July 2022

Mr. Jonathan Jones: Nominated from 18th July 2019 until 17th July 2023

Mr. Geoffrey Nolan: Nominated from 18th July 2016 until 17th July 2020

Ms. Heather Sharland: Nominated from 18th July 2018 until 17th July 2022

Secretary: Mr. Jonathan Jones (as Correspondent Trustee)

Treasurer: Mr. Christopher Irwin-Childs

Bankers: Barclays Bank plc

Insurers: Ecclesiastical Insurance Office plc

Investment Manager: CCLA Investment Management Limited

Independent Examiner: Mr Anthony Aldridge MA, ACA

**Legal Status, Structure, Governance and Management**

The Charity was founded as a Trust by deed dated 26<sup>th</sup> May 1911 and re-placed by a Charity Commission scheme dated the 18<sup>th</sup> July 1996.

The body of Trustees shall consist when complete of five competent persons, being one ex-officio Trustee who shall be the Incumbent for the time being of the benefice of St. Stephen's Ealing; and four Trustees nominated by the Parochial Church Council of St. Stephen's Ealing. The nominated Trustees shall serve for a term of four years. The Trustees met twice during the year. The Trustees receive no remuneration and the Trust does not actively fundraise.

**Objectives and Activities**

The objects of the Trust are to use the permanent endowment assets of the Trust for the religious and other charitable purposes of the Church of England in the Ecclesiastical Parish of St. Stephen, Ealing.

The Trustees practically aim to achieve these objects by applying any clear income generated from the assets for the above cause, transferring an agreed amount each year to St Stephen's Church for use by the PCC. Such donations are used to fund various activities and projects, including buildings improvement and the appointment of members of staff, thus providing a benefit to those worshipping in the parish, as well as to other users of the church facilities from the local area.

The Trustees confirm that they have complied with the duty to have due regard to the Charity Commission's general guidance on public benefit.

## Achievement and Performance

The investment income generated from the Permanent Endowment capital allowed the Trust to make donations to St Stephen's Church totalling £44,000 during 2020, in furtherance of its objectives. The Trustees anticipate that future investment income will continue to allow for donations to St Stephen's in the coming years of approximately £10,000 per calendar quarter, subject to the impact of COVID-19 (see below). St Stephen's is itself a registered charity and reports to the Trustees periodically on the significant work and projects funded by donations from the Trust.

## Financial Review

### Investments

The Trust retained its holdings in the two investment funds operated by CCLA Investment Management Limited. The Trustees adopted an investment policy aimed at achieving a reasonable growth in the value of the investments whilst generating income to achieve the Trust's objects. Funds are invested consistent with the ethical standards of the Church of England. Trustees monitor investment performance on a regular basis. Total income generated from the investment portfolio during 2020 was £44,046 and the portfolio's value increased by £85,055.

### Reserves

The Trust spends only income generated from the invested permanent endowment capital. The permanent endowment capital itself may not be expended. Trustees retain a balance of general, unrestricted funds to meet modest potential reductions in investment income, which might impact donations to St Stephen's in any year, in addition to any ad hoc expenses of the Trust. The latter are expected to be extremely modest and infrequent in nature. At 31 December 2020 the General Fund balance was £6,860.

## Risks

The main risk to the Trust is that its investments do not generate sufficient income to meet the Trust's objects. The investment policy adopted as described above is aimed at generating income sufficient to meeting the Trust's objectives, and the Trustees monitor investment performance on a regular basis. In addition, as described above, a modest General Fund (unrestricted) balance is held to meet small potential fluctuations in investment income.

The Trustees monitored the impact of the COVID-19 pandemic on the Trust's investments and income during 2020 and continue to do so in 2021. It is anticipated significant fluctuations in investment values and income over the course of the year may arise, given the ongoing impact on the global economy.

## Responsibilities of the Trustees

The Charities Act requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity at the year end and of the income and outgoing resources for the year then ended. In preparing those financial statements, the Trustees are required to select suitable accounting policies and then apply them consistently, making judgements and estimates that are reasonable and prudent. The Trustees must also prepare the financial statements on a going concern basis unless it is inappropriate to presume the charity will continue its activities. The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy, at any time, the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. The Trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud.

The Trustees declare that they have approved the Trustees' report above. Signed on behalf of the Charity's Trustees on the 22nd of June 2021.



Rev Stephen Newbold  
Chair



Christopher Irwin-Childs  
Trustee

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDING 31 DECEMBER 2020

Note	Unrestricted Funds	Permanent Endowment Funds	Total Funds	Unrestricted Funds	Permanent Endowment Funds	Total Funds
	2020	2020	2020	2019	2019	2019
	£	£	£	£	£	£
<b>Income and endowments from:</b>						
Investments						
CBF Investment Fund Income	-	39,212	39,212	-	38,071	38,071
CBF Property Fund Income	-	4,834	4,834	-	5,500	5,500
CBF Interest	11	-	11	15	-	15
<b>TOTAL INCOME</b>	<b>11</b>	<b>44,046</b>	<b>44,057</b>	<b>15</b>	<b>43,572</b>	<b>43,586</b>
<b>Expenditure on</b>						
Charitable activities						
Donations to St Stephen's Church	44,000	-	44,000	44,000	-	44,000
Management/Administration Expenses	419	-	419	403	-	403
<b>TOTAL EXPENDITURE</b>	<b>44,419</b>	<b>-</b>	<b>44,419</b>	<b>44,403</b>	<b>-</b>	<b>44,403</b>
<b>Net income/(expenditure) before investment gains</b>	<b>(44,408)</b>	<b>44,046</b>	<b>(362)</b>	<b>(44,388)</b>	<b>43,572</b>	<b>(817)</b>
<b>NET GAINS ON INVESTMENTS</b>						
Unrealised gains/(losses) on investments	2	-	85,055	-	203,668	203,668
<b>NET INCOME/(EXPENDITURE)</b>	<b>(44,408)</b>	<b>129,101</b>	<b>84,693</b>	<b>(44,388)</b>	<b>247,239</b>	<b>202,851</b>
Fund Transfers	44,046	(44,046)	-	43,571	(43,571)	-
<b>NET MOVEMENT IN FUNDS</b>	<b>(362)</b>	<b>85,055</b>	<b>84,693</b>	<b>(817)</b>	<b>203,668</b>	<b>202,851</b>
Reconciliation of Funds:						
<b>FUNDS BROUGHT FORWARD AT 1.1.20</b>	<b>7,222</b>	<b>1,410,557</b>	<b>1,417,779</b>	<b>8,039</b>	<b>1,206,889</b>	<b>1,214,928</b>
<b>FUNDS CARRIED FORWARD AT 31.12.20</b>	<b>6,860</b>	<b>1,495,612</b>	<b>1,502,472</b>	<b>7,222</b>	<b>1,410,557</b>	<b>1,417,779</b>

**BALANCE SHEET AT 31 DECEMBER 2020**

	Note	2020 2019	2019
		£	£
<b>FIXED ASSETS</b>			
Fixed Asset Investments	2	1,495,612	1,410,557
<b>TOTAL FIXED ASSETS</b>		<u>1,495,612</u>	<u>1,410,557</u>
<b>CURRENT ASSETS</b>			
Barclays Bank		4,797	5,166
CBF Deposit Fund		2,000	2,000
Accounts receivable & prepayments		<u>164</u>	<u>156</u>
Total Current Assets		6,960	7,322
<b>LIABILITIES</b>		<u>(100)</u>	<u>(100)</u>
<b>NET CURRENT ASSETS</b>		<u>6,860</u>	<u>7,222</u>
<b>TOTAL NET ASSETS</b>		<u>1,502,472</u>	<u>1,417,779</u>
<b>Funds of the charity:</b>			
General Funds (Unrestricted)	4	6,860	7,222
Permanent Endowment Fund	4	1,495,612	1,410,557
<b>TOTAL FUNDS</b>		<u>1,502,472</u>	<u>1,417,779</u>

Approved by the Trustees on 22 June 2021 and signed on their behalf by:



Rev Stephen Newbold

Chair



Chris Irwin-Childs

Trustee

## NOTES TO THE ACCOUNTS

### Note 1: Accounting Policies

#### Basis of Preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)) as amended by Update Bulletin 1, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015. The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

St Luke's Hall Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

#### Going Concern

St Luke's Trustees have prepared the accounts on a going concern basis and foresee that St Luke's will be able to meet all liabilities as they fall due given the reserves and forthcoming plans.

#### Recognition of Income

Incoming resources are included in the Statement of Financial Activities when the charity becomes entitled to the resources, the trustees are virtually certain they will receive the resources, and the monetary value can be measured with sufficient reliability.

Interest and investment income is recognised when receivable, receipt is probable and the amount receivable can be measured reliably.

#### Offsetting

There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.

#### Investment Gains and Losses

This includes any realised gains or losses on the sale of investments and unrealised gains or losses resulting from revaluing investments to market value at the end of the year.

#### Liabilities

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

#### Fixed Asset Investments

Fixed asset investments are valued initially at cost and subsequently at fair value (their market value) at year end.

### Note 2: Fixed Asset Investments

The original land and buildings were acquired by the the charity at its inception in 1911, and constituted permanent endowment property under the Charity Commission Scheme of 1996. Following the sale of the land and buildings in 2015, the net proceeds of the sale, (Permanent Endowment capital), were invested into two funds selected by the Trustees and operated by CCLA Investment Management Limited. CCLA is authorised and regulated by the Financial Conduct Authority and is the manager of the CBF Church of England Funds.

	2020	2019
	£	£
Carrying (Fair) Value of Investments at 1 January 2020	1,410,557	1,206,889
Net unrealised gain/(loss) on revaluation	85,055	203,668
Carrying (Fair) Value at 31 December 2020	<u>1,495,612</u>	<u>1,410,557</u>
Investments are held in the following:		
CBF Church of England Investment Fund Income Shares	1,399,810	1,309,743
CBF Church of England Property Fund Income Shares	95,802	100,814
	<u>1,495,612</u>	<u>1,410,557</u>
Total Cost of Investments	<u>1,003,168</u>	<u>1,003,168</u>

The market value of the funds include holdings at the mid market price (net asset value) of a share.

### Note 3: Analysis of Net Assets by Fund

	General Fund	Permanent Endowment Fund	Total 2019
	£	£	£
Fixed Asset Investments	-	1,495,612	1,495,612
Net Current Assets	6,860	-	6,860
	<u>6,860</u>	<u>1,495,612</u>	<u>1,502,472</u>

### Note 4: Funds

2020	B/F 01/01/2020	Incoming Resources	Expenditure	Gains	Transfers	C/F 31/12/2020
	£	£	£	£	£	£
Permanent Endowment Fund	1,410,557	44,046	-	85,055	(44,046)	1,495,612
General Fund (Unrestricted)	7,222	11	(44,419)	-	44,046	6,860
	<u>1,417,779</u>	<u>44,057</u>	<u>(44,419)</u>	<u>85,055</u>	<u>-</u>	<u>1,502,472</u>

  

2019	B/F 01/01/2019	Incoming Resources	Expenditure	Gains	Transfers	C/F 31/12/2019
	£	£	£	£	£	£
Permanent Endowment Fund	1,206,889	43,571	-	203,668	(43,571)	1,410,557
General Fund (Unrestricted)	8,039	15	(44,403)	-	43,571	7,222
	<u>1,214,928</u>	<u>43,586</u>	<u>(44,403)</u>	<u>203,668</u>	<u>-</u>	<u>1,417,779</u>

Unrestricted funds (General Fund) represent income funds of the charity that are available for spending on the general purposes of the charity.

Permanent Endowment funds must be retained permanently, although any income derived from permanent endowment capital may be used as unrestricted, general funds of the charity. This income is transferred to the General Fund.

**Independent Examiner's Report to the Trustees of St Luke's Hall Trust (Charity Number 1069790)**

I report on the accounts for the year ended 31 December 2020 which are set out on pages 3 to 6.

**Respective responsibilities of the Trustees and Independent Examiner**

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

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

**Basis of Independent Examiner's Statement**

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

**Independent Examiner's Statement**

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that, in any material respect, the requirements:  
(a) to keep accounting records in accordance with section 130 of the Charities Act; and  
(b) to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act  
have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Mr Anthony Aldridge MA, ACA  
29 Hollingbourne Gardens  
Ealing  
London W13 8EN

May 2021

*A. Aldridge*  
*16<sup>th</sup> June 2021.*