

THE ST STEPHEN'S RESTORATION AND PRESERVATION TRUST

England & Wales · Charity number 1075080

Details

Other names	ST STEPHEN'S TRUST
Status	Registered
Legal form	Other
Registered	1999-04-14
Register	View on the Charity Commission register

Contact

Address	St Stephen's Restoration And Preservation Trust Pond Street Hampstead London NW3 5PP
Phone	02074331272
Email	enquiries@ststephenstrust.co.uk
Website	WWW.STSTEPHENSTRUST.CO.UK

Activities

Objects: TO RESTORE PROTECT AND PRESERVE FOR THE BENEFIT OF THE PUBLIC THE PROPERTY FORMERLY KNOWN AS ST STEPHEN'S CHURCH POND STREET HAMPSTEAD LONDON NW3 2PP (ST STEPHEN'S) AND IN PARTICULAR (IF THE TRUSTEES SHALL THINK FIT AND WITHOUT PREJUDICE TO THE GENERALITY OF THE FOREGOING) TO MAKE PROVISION FOR THE USE OF ST STEPHEN'S FOR THE PURPOSES OF EDUCATION OR FOR THE BENEFIT OF THE COMMUNITY OF HAMPSTEAD.

Activities: THE OBJECTS OF THE TRUST ARE TO RESTORE, PROTECT AND PRESERVE FOR THE BENEFIT OF THE PUBLIC THE GRADE 1 LISTED FORMER VICTORIAN CHURCH OF ST STEPHEN'S, HAMPSTEAD, AND TO MAKE PROVISION FOR ITS USE FOR EDUCATION AND FOR THE BENEFIT OF THE COMMUNITY OF HAMPSTEAD. BUILDING WORK WAS COMPLETED IN 2009. THE PERMANENT TENANT HAS MOVED IN AND THE BUILDING IS NOW OPEN FOR PUBLIC USE.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Education/training, Arts/culture/heritage/science, Environment/conservation/heritage
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, The General Public/mankind

Geography

- **Area of benefit:** HAMPSTEAD
- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£154,612	£155,997	-	-
2023-12-31	£112,945	£135,529	-	-
2022-12-31	£110,125	£152,887	-	-
2021-12-31	£127,923	£126,342	-	-
2020-12-31	£101,649	£94,324	-	-

Trustees

Name	Role	Appointed
Bijan Seghatchian		2020-12-01
ELAINE WHEELER		2018-09-14
Jennifer Magloire		2022-07-05
Lora Binh		2024-06-08
Rebby Jake Wallis		2024-06-08
Tanya Seghatchian		2024-06-08

THE ST STEPHEN'S RESTORATION AND PRESERVATION TRUST

England & Wales - Charity number 1075080

Accounts

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
[1075080]

ACCOUNTS

YEAR ENDED : 31/12/24

FINNISTON & CO

CHARTERED ACCOUNTANTS

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
TRUSTEES' REPORT
YEAR ENDED 31/12/24

The trustees present their report and accounts for the above year.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's Declaration of Trust, the Charities Act 2011 and the Statement of Recommended Practice, "Accounting and reporting by Charities", issued in March 2005.

Constitution

The Trust is constituted and governed by a Declaration of Trust dated 26th March 1999. A copy of this is lodged with the Charity Commission. During the year the Trustees numbered six of whom three form a quorum. A minimum of three meetings must be held each year.

Recruitment and appointment of Trustees

The Trust was formed by local people who wished to save St. Stephens, a derelict Grade 1 listed Victorian church. They raised £26 million and restored the building for use by the community. Some have left and the principles guiding their replacement are: local resident willing to give personal effort to running St. Stephen's as well as attending meetings. A professional skill is an advantage. These criteria are aimed at filling many tasks without wasting money on fees to others.

Induction and training of Trustees

The Trust has no formal policy. It is expected that trustees will be aware of the aims.

Organisational structure

The Building Management service continues to handle the day-to-day administration and has been very successful. The principal elements are:

- 1) Monitoring the condition of the building and liaising with the trustees about repairs.
- 2) Liaising with Hampstead Hill School, the permanent tenant.
- 3) Encouraging new business and processing enquiries and bookings for events.

Trustees who served during year

Celia Schapira (secretary)
Elaine Wheeler
Bijan Seghatchian
Jenni Magloire

Relationship with related party

The Trust is entirely independent but has a tenant. A permanent sub-lease was signed with Hampstead Hill School which moved its senior branch into St Stephen's in September 2009.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
TRUSTEES' REPORT
YEAR ENDED 31/12/24
(continued)

Aims of the Trust

The Trust signed the lease of St. Stephen's for 100 years from the Diocese of London on 1st May 2002. Our building proposal was the creation of lettable space at lower ground level, the tenant to be Hampstead Hill School, and the opening of the building for community use when not required by the school. The Diocese approved involvement of the school since the commercial background would ensure ongoing maintenance, and the lease guarantees that the school remains a sub-lessee. _x0000_

The nature of school hours and holidays leaves the building available for community use for 60% of available time. St. Stephen's operates as a venue for social events such as concerts, art exhibitions, lectures and public meetings.

All these are the means to the basic aims of the Trust – to open St. Stephen's to the local and the wider community.

Main objectives for the year

- 1) To manage St. Stephen's as a venue to maximise income from letting.
- 2) To earn enough money to enable the Trust to:
 - i) pay for routine services and maintenance.
 - ii) accumulate reserves to keep the fabric in order and execute restoration tasks.
 - iii) Plan for further works, particularly repair and stabilisation of the boundary walls.

Strategies for achieving objectives

- 1) To publicise, as widely as we can, the advantages of St. Stephen's as a venue for a wide range of events.
- 2) Fund-raising among the local community.
- 3) Modest reduction in prices in the hope that it will present a more manageable option for prospective clients' budgets - caterers, florists and musicians have all reported a decline in wedding numbers and as The Guardian reported in February this year 'marriage rates are falling fast'.

Achievement of objectives

The Trust is still seeing the effects of Covid and the general economic climate with a decrease in income from social events, whilst maintenance and running costs have increased.

Review of activities

During 2024, the following maintenance work, above and beyond the norm, was undertaken: maintenance work was undertaken:

Boiler maintenance
 Security and fire alarm maintenance
 Repair of the main gates
 On-going survey and monitoring of the boundary walls
 Roof repairs
 Tree surgery

Future objectives

To increase our success in hiring out St. Stephen's.
 To accumulate resources to ensure continued maintenance and restoration.

Assets

The sole asset of the Trust is a 99 year lease on St. Stephen's (now down to 79 years).

On behalf of the board of Trustees

Bijan Seghatchian

Trustee

Dated: 28/10/25

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
INDEPENDENT EXAMINER'S REPORT
ON THE UNAUDITED ACCOUNTS
YEAR ENDED 31/12/24

I report on the accounts of the trust for the above year.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts and they consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 and that an independent examination is needed.

It is my responsibility to:

- (1) examine the accounts under section 145 of the 2011 Act;
- (2) to follow the procedures laid down in the general directions given by the Charities Commission under section 145(5)(b) of the 2011 act; and
- (3) to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general directions given by the Charities 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 you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently 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

Your attention is drawn to the fact that the charity has prepared the accounts 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 for Smaller Entities (FRSE).

We understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 01/01/15.

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with section 130 of the 2011 Act, and to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act, have not been met, and to which in my opinion, attention should be drawn in order and to enable a proper understanding of the accounts to be reached.

Bernard Finniston LLB CA
c/o Finniston & Company
Chartered accountants

Wedderburn House
1 Wedderburn Road
London NW3 5QR

DATED:

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31/12/24

	Note	2024	2023
<u>Income</u>			
Donations and legacies		44511	5100
Hire of premises		48901	46645
Rent received		61200	61200
		-----	-----
		154612	112945
Expenditure on charitable activities		-155997	-135529
		-----	-----
NET DEFICIT FOR THE YEAR	2	-1385	-22584
		-----	-----

The attached notes form part of these financial statements.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
BALANCE SHEET AT
31/12/24

	Note	2024	2023
FIXED ASSETS			
Tangible assets	3	627	22283
CURRENT ASSETS			
Debtors & prepayments	4	0	3716
Cash at bank & in hand		63165	39178
		-----	-----
		63165	42894
CREDITORS - amounts falling due within one year			
	5	0	0
		-----	-----
NET CURRENT ASSETS		63165	42894
		-----	-----
TOTAL ASSETS LESS CURRENT LIABILITIES		63792	65177
CREDITORS - amounts falling due after more than one year			
		0	0
		-----	-----
		63792	65177
		-----	-----
INCOME FUNDS			
Unrestricted	6	63792	65177
		-----	-----

Approved by the trustee

Bijan Seghatchian

DATED: 28/10/25

The attached notes form part of these financial statements.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
NOTES FORMING PART OF THE FINANCIAL STATEMENTS
YEAR ENDED 31/12/24

1 ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the FRSSE published on 16/07/14, the FRSSE (January 2015) and the Charities Act 2011 and applicable regulations.

2 NET DEFICIT

The net deficit is stated after charging:

	2024	2023
Computer expenses	396	384
Examiner's fee	2790	2580
Management services	40000	40419
Premises expenses	81237	14101
	-----	-----

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31/12/24

	2024	2023
Donations and legacies	44511	5100
Hire of premises	48901	46645
Rent received	61200	61200
	-----	-----
	154612	112945
OVERHEADS		
Bank charges	119	99
Bank interest	-372	-90
Cleaning	4556	5703
Computer expenses	396	384
Depreciation	21656	21656
Examiner's fee	2790	2580
General expenses	826	151
Insurance	26377	24384
Legal & professional fees	0	5012
Management services	40000	40419
Printing postage & stationery	58	264
Rent	2070	1000
Repairs & maintenance	52790	29121
Security expenses	3968	4462
Telephone	763	384
	-----	-----
	155997	135529
NET DEFICIT FOR THE YEAR	-----	-----
	-1385	-22584
	-----	-----

THE ST STEPHEN'S RESTORATION AND PRESERVATION TRUST

England & Wales - Charity number 1075080

Accounts

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
[1075080]

ACCOUNTS

YEAR ENDED : 31/12/23

FINNISTON & CO

CHARTERED ACCOUNTANTS

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
TRUSTEES' REPORT
YEAR ENDED 31/12/23

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Organisational structure

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Elaine Wheeler

Bijan Seghatchian

Jenni Magloire

Relationship with related party

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ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
TRUSTEES' REPORT
YEAR ENDED 31/12/23
(continued)

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Achievement of objectives

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Review of activities

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Boiler maintenance

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Repair of the main gates

On-going survey and monitoring of the boundary walls

Roof repairs

Tree surgery

Future objectives

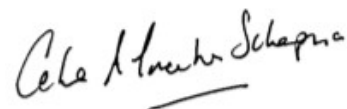
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To accumulate resources to ensure continued maintenance and restoration.

Assets

The sole asset of the Trust is a 99 year lease on St. Stephen's (now down to 79 years).

On behalf of the board of Trustees



Celia A. Trenton Schapira

Trustee

Dated: 21st October 2024

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
INDEPENDENT EXAMINER'S REPORT
ON THE UNAUDITED ACCOUNTS
YEAR ENDED 31/12/23

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Respective responsibilities of trustees and examiner

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Basis of independent examiner's report

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DATED:

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31/12/23

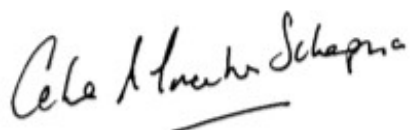
	Note	2023	2022
<u>Income</u>			
Donations and legacies		5100	300
Hire of premises		46645	48625
Rent received		61200	61200
		-----	-----
		112945	110125
Expenditure on charitable activities		-135529	-152887
		-----	-----
NET DEFICIT FOR THE YEAR	2	-22584	-42762
		-----	-----

The attached notes form part of these financial statements.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
BALANCE SHEET AT
31/12/23

	Note	2023	2022
FIXED ASSETS			
Tangible assets	3	22283	43939
CURRENT ASSETS			
Debtors & prepayments	4	3716	0
Cash at bank & in hand		39178	43822
		42894	43822
CREDITORS - amounts falling due within one year			
	5	0	0
		42894	43822
NET CURRENT ASSETS		42894	43822
TOTAL ASSETS LESS CURRENT LIABILITIES		65177	87761
CREDITORS - amounts falling due after more than one year			
		0	0
		65177	87761
INCOME FUNDS			
Unrestricted	6	65177	87761
		65177	87761

Approved by the trustee



C Schapira

DATED: 21st October 2024

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NOTES FORMING PART OF THE FINANCIAL STATEMENTS
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2 NET DEFICIT

The net deficit is stated after charging:

	2023	2022
Computer expenses	384	336
Examiner's fee	2580	2520
Management services	40419	40000
Premises expenses	54505	14101
	-----	-----

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31/12/23

	2023	2022
Donations and legacies	5100	300
Hire of premises	46645	48625
Rent received	61200	61200
	-----	-----
	112945	110125
OVERHEADS		
Advertising & promotion	0	1980
Bank charges	99	99
Bank interest	-90	-4
Cleaning	5703	5050
Computer expenses	384	336
Depreciation	21656	21656
Examiner's fee	2580	2520
General expenses	151	704
Insurance	24384	20810
Legal & professional fees	5012	1233
Management services	40419	40000
Printing postage & stationery	264	0
Rent	1000	1000
Repairs & maintenance	29121	55871
Security expenses	4462	1296
Telephone	384	336
	-----	-----
	135529	152887
NET DEFICIT FOR THE YEAR	-----	-----
	-22584	-42762
	-----	-----

THE ST STEPHEN'S RESTORATION AND PRESERVATION TRUST

England & Wales - Charity number 1075080

Accounts

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
[1075080]

ACCOUNTS

YEAR ENDED : 31/12/22

FINNISTON & CO

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YEAR ENDED 31/12/22

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Relationship with related party

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TRUSTEES' REPORT
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Achievement of objectives

The Trust is still seeing the effects of Covid with a decrease in income from social events, whilst maintenance and running costs have increased.

Review of activities

During 2022, the following maintenance work, above and beyond the norm, was undertaken: maintenance work was undertaken:

Boiler maintenance
 Security and fire alarm maintenance
 Removal of the weathervane
 Roof repairs
 Tree surgery

Future objectives

To increase our success in hiring out St. Stephen's.
 To accumulate resources to ensure continued maintenance and restoration.

Assets

The sole asset of the Trust is a 99 year lease on St. Stephen's (now down to 80 years).

On behalf of the board of Trustees



Celia A. Trenton Schapira

Trustee

Dated: 11th October 2023

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
INDEPENDENT EXAMINER'S REPORT
ON THE UNAUDITED ACCOUNTS
YEAR ENDED 31/12/22

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Independent examiner's statement

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We understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 01/01/15.

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with section 130 of the 2011 Act, and to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act, have not been met, and to which in my opinion, attention should be drawn in order and to enable a proper understanding of the accounts to be reached.

Bernard Finniston LLB CA
c/o Finniston & Co
Chartered accountants

Wedderburn House
1 Wedderburn Road
London NW3 5QR

DATED:

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31/12/22


	Note	2022	2021
<u>Income</u>			
Donations and legacies		300	23900
Hire of premises		48625	47177
Rent received		61200	61200
		-----	-----
		110125	132277
Expenditure on charitable activities		-152887	-126342
		-----	-----
NET DEFICIT FOR THE YEAR	2	-42762	5935
		-----	-----

The attached notes form part of these financial statements.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
BALANCE SHEET AT
31/12/22

	Note	2022	2021
FIXED ASSETS			
Tangible assets	3	43939	64757
CURRENT ASSETS			
Debtors & prepayments	4	0	0
Cash at bank & in hand		43822	65766
		-----	-----
		43822	65766
CREDITORS - amounts falling due within one year			
	5	0	-2600
		-----	-----
NET CURRENT ASSETS		43822	63166
		-----	-----
TOTAL ASSETS LESS CURRENT LIABILITIES		87761	127923
CREDITORS - amounts falling due after more than one year			
		0	0
		-----	-----
		87761	127923
		-----	-----
INCOME FUNDS			
Unrestricted	6	87761	127923
		-----	-----

Approved by the trustee



C Schapira

DATED: 11th October 2023

The attached notes form part of these financial statements.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
NOTES FORMING PART OF THE FINANCIAL STATEMENTS
YEAR ENDED 31/12/22

1 ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the FRSSE published on 16/07/14, the FRSSE (January 2015) and the Charities Act 2011 and applicable regulations.

2 NET DEFICIT

The net deficit is stated after charging:

	2022	2021
Computer expenses	336	1113
Examiner's fee	2520	2400
Management services	40000	39434
Premises expenses	74190	14101
	-----	-----

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31/12/22

	2022	2021
Donations and legacies	300	23900
Hire of premises	48625	47177
Rent received	61200	61200
	-----	-----
	110125	132277
OVERHEADS		
Advertising & promotion	3276	2220
Bank charges	99	87
Bank interest	-4	0
Cleaning	5050	5379
Computer expenses	336	1113
Depreciation	21656	21489
Examiner's fee	2520	2400
Gardening expenses	3491	9965
General expenses	704	427
Insurance	20810	23662
Legal & professional fees	1233	1610
Management services	40000	39434
Rent	1000	1750
Repairs & maintenance	52380	16482
Telephone	336	324
	-----	-----
	152887	126342
NET DEFICIT FOR THE YEAR	-----	-----
	-42762	5935
	-----	-----

THE ST STEPHEN'S RESTORATION AND PRESERVATION TRUST

England & Wales - Charity number 1075080

Accounts

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
[1075080]

ACCOUNTS

YEAR ENDED 31 31/12/21

FINNISTON & CO

CHARTERED ACCOUNTANTS

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
TRUSTEES' REPORT
YEAR ENDED 31/12/21

The trustees present their report and accounts for the above year.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's Declaration of Trust, the Charities Act 2011 and the Statement of Recommended Practice, "Accounting and reporting by Charities", issued in March 2005.

Constitution

The Trust is constituted and governed by a Declaration of Trust dated 26th March 1999. A copy of this is lodged with the Charity Commission. During the year the Trustees numbered seven of whom three form a quorum. A minimum of three meetings must be held each year.

Recruitment and appointment of Trustees

The Trust was formed by local people who wished to save St. Stephens, a derelict Grade 1 listed Victorian church. They raised £26 million and restored the building for use by the community. Some have left and the principles guiding their replacement are: local resident willing to give personal effort to running St. Stephen's as well as attending meetings. A professional skill is an advantage. These criteria are aimed at filling many tasks without wasting money on fees to others.

Induction and training of Trustees

The Trust has no formal policy. It is expected that trustees will be aware of the aims.

Organisational structure

The Building Management service continues to handle the day-to-day administration and has been very successful. The principal elements are:

- 1) Monitoring the condition of the building and liaising with the trustees about repairs.
- 2) Liaising with Hampstead Hill School, the permanent tenant.
- 3) Encouraging new business and processing enquiries and bookings for events.

Trustees who served during year

Michael Taylor BA (Hons) Arch (Chairman)
Celia Schapira (secretary)
Bernadette Maugham
Mathew Fielden
Elaine Wheeler
Dr Jonathan Costello
Bijan Seghatchian

Relationship with related party

The Trust is entirely independent but has a tenant. A permanent sub-lease was signed with Hampstead Hill School which moved its senior branch into St Stephen's in September 2009.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
TRUSTEES' REPORT
YEAR ENDED 31/12/21
(continued)

Aims of the Trust

The Trust signed the lease of St. Stephen's for 100 years from the Diocese of London on 1st May 2002. Our building proposal was the creation of lettable space at lower ground level, the tenant to be Hampstead Hill School, and the opening of the building for community use when not required by the school. The Diocese approved involvement of the school since the commercial background would ensure ongoing maintenance, and the lease guarantees that the school remains a sub-lessee. _x0000_

The nature of school hours and holidays leaves the building available for community use for 60% of available time. St. Stephen's operates as a venue for social events such as concerts, art exhibitions, lectures and public meetings.

All these are the means to the basic aims of the Trust - to open St. Stephen's to the local and the wider community.

Main objectives for the year

- 1) To manage St. Stephen's as a venue to maximise income from letting.
- 2) To earn enough money to enable the Trust to:
 - i) pay for routine services and maintenance.
 - ii) accumulate reserves to keep the fabric in order and execute restoration tasks.
 - iii) Plan for further works, particularly roof slate repairs.

Strategies for achieving objectives

- 1) To publicise, as widely as we can, the advantages of St. Stephen's as a venue for a wide range of events.
- 2) Fund-raising among the local community.
- 3) Modest increase in prices.

Achievement of objectives

As a result of the pandemic, lockdowns and restrictions on hosting events there has been a decrease in income from social events, whilst maintenance costs have remained level.

Review of activities

During the period without any income from weddings and reduced rental income, the following maintenance work was undertaken:

Basement Pumps Maintenance x 2

Main Hall Lighting replaced

Installation of mandatory Kitchen Fire Suppression System (a key building insurance requirement)

Installation/replacement of Fire Escape Metal Ladder, Fire Escape Evacuation Sled, Fire Escape

Wheelchair, Replacement of Fire Extinguishers

Roof Repairs

Lady Chapel Windows Restoration (final stage completed)

Future objectives

- 1) To increase our success in hiring out St. Stephen's.
- 2) To accumulate resources to ensure continued maintenance and restoration.

Assets

The sole asset of the Trust is a 100 year lease on St. Stephen's (now down to 81 years).

On behalf of the board of Trustees

Celia A. T. Schapira

Celia A. Trenton Schapira

Trustee

Dated: 4th October 2022

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
INDEPENDENT EXAMINER'S REPORT
ON THE UNAUDITED ACCOUNTS
YEAR ENDED 31/12/21

I report on the accounts of the trust for the above year.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts and they consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 and that an independent examination is needed.

It is my responsibility to:

- (1) examine the accounts under section 145 of the 2011 Act;
- (2) to follow the procedures laid down in the general directions given by the Charities Commission under section 145(5)(b) of the 2011 act; and
- (3) to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general directions given by the Charities 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 you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently 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

Your attention is drawn to the fact that the charity has prepared the accounts 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 for Smaller Entities (FRSSE).

We understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 01/01/15.

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with section 130 of the 2011 Act, and to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act, have not been met, and to which in my opinion, attention should be drawn in order and to enable a proper understanding of the accounts to be reached.

Bernard Finniston LLB CA
c/o Finniston & Co
Chartered accountants

Wedderburn House
1 Wedderburn Road
London NW3 5QR

DATED:

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31/12/21

	Note	2021	2020
<u>Income</u>			
Donations and legacies		23900	28510
Hire of premises		47177	22139
Rent received		61200	51000
		-----	-----
		132277	101649
Expenditure on charitable activities		-126342	-94324
		-----	-----
NET SURPLUS FOR THE YEAR	2	5935	7325
		-----	-----

The attached notes form part of these financial statements.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
BALANCE SHEET AT
31/12/21

	Note	2021	2020
FIXED ASSETS			
Tangible assets	3	64757	84790
CURRENT ASSETS			
Debtors & prepayments	4	0	8457
Cash at bank & in hand		65766	31341
		-----	-----
		65766	39798
CREDITORS - amounts falling due within one year	5	-2600	-2600
		-----	-----
NET CURRENT ASSETS		63166	37198
		-----	-----
TOTAL ASSETS LESS CURRENT LIABILITIES		127923	121988
CREDITORS - amounts falling due after more than one year		0	0
		-----	-----
		127923	121988
		-----	-----
INCOME FUNDS			
Unrestricted	6	127923	121988
		-----	-----

Approved by the trustee

Celia A. T. Schapira

C Schapira

Dated: 4th October 2022

The attached notes form part of these financial statements.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
NOTES FORMING PART OF THE FINANCIAL STATEMENTS
YEAR ENDED 31/12/21

1 ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the FRSSE published on 16/07/14, the FRSSE (January 2015) and the Charities Act 2011 and applicable regulations.

2 NET SURPLUS

The net surplus is stated after charging:

	2021	2020
Computer maintenance	1113	887
Examiner's fee	2400	2400
Management services	39434	23295
Premises expenses	41894	14101
	-----	-----

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31/12/21

	2021	2020
Donations and legacies	23900	28510
Hire of premises	47177	22139
Rent received	61200	51000
	-----	-----
	132277	101649
OVERHEADS		
Advertising & promotion	2220	3426
Bank charges	87	117
Bank interest	0	-16
Cleaning	5379	1196
Computer expenses	1113	887
Depreciation	21489	21197
Examiner's fee	2400	2400
Gardening expenses	9965	2942
General expenses	427	160
Insurance	23662	287
Legal & professional fees	1610	570
Management services	39434	23295
Rent	1750	250
Repairs & maintenance	16482	37613
Telephone	324	0
	-----	-----
	126342	94324
NET SURPLUS FOR THE YEAR	-----	-----
	5935	7325
	-----	-----

THE ST STEPHEN'S RESTORATION AND PRESERVATION TRUST

England & Wales - Charity number 1075080

Accounts

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
[1075080]

ACCOUNTS

YEAR ENDED 31 31/12/20

FINNISTON & CO

CHARTERED ACCOUNTANTS

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
TRUSTEES' REPORT
YEAR ENDED 31/12/20

The trustees present their report and accounts for the above year.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's Declaration of Trust, the Charities Act 2011 and the Statement of Recommended Practice, "Accounting and reporting by Charities", issued in March 2005.

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Induction and training of Trustees

The Trust has no formal policy. It is expected that trustees will be aware of the aims.

Organisational structure

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- 1) Monitoring the condition of the building and liaising with the trustees about repairs.
- 2) Liaising with Hampstead Hill School, the permanent tenant.
- 3) Encouraging new business and processing enquiries and bookings for events.

Trustees who served during year

Michael Taylor BA (Hons) Arch (Chairman)

Celia Schapira (secretary)

Bernadette Maugham

Mathew Fielden

Jane Lyons

Elaine Wheeler

Relationship with related party

The Trust is entirely independent but has a tenant. A permanent sub-lease was signed with Hampstead Hill School which moved its senior branch into St Stephen's in September 2009.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
TRUSTEES' REPORT
YEAR ENDED 31/12/20
(continued)

Aims of the Trust

The Trust signed the lease of St. Stephen's for 100 years from the Diocese of London on 1st May 2002. Our building proposal was the creation of lettable space at lower ground level, the tenant to be Hampstead Hill School, and the opening of the building for community use when not required by the school. The Diocese approved involvement of the school since the commercial background would ensure ongoing maintenance, and the lease guarantees that the school remains a sub-lessee. _x0000_

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 - ii) accumulate reserves to keep the fabric in order and execute restoration tasks.
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Strategies for achieving objectives

- 1) To publicise, as widely as we can, the advantages of St. Stephen's as a venue for a wide range of events.
- 2) Fund-raising among the local community.
- 3) Modest increase in prices.

Achievement of objectives

As a result of the pandemic, lockdowns and restrictions on hosting events there has been a decrease in income from social events, whilst maintenance costs have remained level.

Review of activities

During the period without any income from weddings and the five months from April to August 2020 inclusive when the school took a lockdown payment break, the following maintenance work was undertaken:

Basement Pumps Maintenance x 2

Main Hall Lighting replaced

Installation of mandatory Kitchen Fire Suppression System (a key building insurance requirement)

Installation/replacement of Fire Escape Metal Ladder, Fire Escape Evacuation Sled, Fire Escape Wheelchair, Replacement of Fire Extinguishers

Roof Repairs

Lady Chapel Windows Restoration

Future objectives

- 1) To increase our success in hiring out St. Stephen's.
- 2) To accumulate resources to ensure continued maintenance and restoration.

Assets

The sole asset of the Trust is a 100 year lease on St. Stephen's (now down to 82 years).

On behalf of the board of Trustees

Celia A T. Schapira

Celia A. Trenton Schapira

Trustee

Dated:

29th November 2021

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
INDEPENDENT EXAMINER'S REPORT
ON THE UNAUDITED ACCOUNTS
YEAR ENDED 31/12/20

I report on the accounts of the trust for the above year.

Respective responsibilities of trustees and examiner

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Basis of independent examiner's report

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Independent examiner's statement

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Bernard Finniston LLB CA
c/o Finniston & Co
Chartered accountants

Wedderburn House
1 Wedderburn Road
London NW3 5QR

DATED:

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31/12/20

	Note	2020	2019
<u>Income</u>			
Donations and legacies		28510	59752
Hire of premises		22139	95540
Rent received		51000	61200
		-----	-----
		101649	216492
Expenditure on charitable activities		-94324	-123938
		-----	-----
NET SURPLUS FOR THE YEAR	2	7325	92554
		-----	-----

The attached notes form part of these financial statements.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
BALANCE SHEET AT
31/12/20

	Note	2020	2019
FIXED ASSETS			
Tangible assets	3	84790	0
CURRENT ASSETS			
Debtors & prepayments	4	8457	200
Cash at bank & in hand		31341	120843
		-----	-----
		39798	121043
CREDITORS - amounts falling due within one year	5	-2600	-6380
		-----	-----
NET CURRENT ASSETS		37198	114663
		-----	-----
TOTAL ASSETS LESS CURRENT LIABILITIES		121988	114663
CREDITORS - amounts falling due after more than one year		0	0
		-----	-----
		121988	114663
		-----	-----
INCOME FUNDS			
Unrestricted	6	121988	114663
		-----	-----

Approved by the trustee

C Schapira

Celia A T. Schapira

DATED:

29th November 2021

The attached notes form part of these financial statements.

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
NOTES FORMING PART OF THE FINANCIAL STATEMENTS
YEAR ENDED 31/12/20

1 ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the FRSSE published on 16/07/14, the FRSSE (January 2015) and the Charities Act 2011 and applicable regulations.

2 NET SURPLUS

The net surplus is stated after charging:

	2020	2019
Computer maintenance	887	723
Examiner's fee	2400	2400
Management services	23295	35940
Premises expenses	38150	14101
	-----	-----

ST STEPHEN'S RESTORATION AND PRESERVATION TRUST
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31/12/20

	2020	2019
Donations and legacies	28510	59752
Hire of premises	22139	95540
Rent received	51000	61200
	-----	-----
	101649	216492
OVERHEADS		
Advertising & promotion	3426	1413
Bank charges	117	629
Bank interest	-16	-13
Cleaning	1196	3027
Computer expenses	887	723
Depreciation	21197	0
Examiner's fee	2400	2400
Gardening expenses	2942	1216
General expenses	160	593
Insurance	287	0
Legal & professional fees	570	4755
Light & heat	0	4925
Management services	23295	35940
Rent	250	1000
Repairs & maintenance	37613	67265
Telephone	0	65
	-----	-----
	94324	123938
NET SURPLUS FOR THE YEAR	-----	-----
	7325	92554
	-----	-----