

The Eastbury Church Northwood Trust
Trustees' Report and Financial Statements

For the year ended 31 December 2024

Registered number: 1082065

The Eastbury Church Northwood Trust

Report of the Trustees

The trustees present their report and the financial statements for the year ended 31 December 2024.

Legal Structure

The Eastbury Church Northwood Trust is a registered charity, number 1082065. It is governed by a declaration of trust dated 1 March 2000. This document was clarified by a supplemental deed dated 25 July 2000.

Principal address

The principal address of the Trust is 13 Eastbury Road, Northwood, Middlesex HA6 3AJ.

Trustees

The Trust is governed by a Board of Trustees. The following are the present trustees who have served throughout the year under review.

Kieran Glynn (Chair)
John Bridges
Brian Ladd

How Peng Lim
Andrew Myers

It is the aim of the trustees to maintain a balance of appropriate skills and experience within the board of trustees. The composition of the board will be kept under review and any appropriate appointments will be made. Any new trustees will receive a suitable induction as to the duties and responsibilities of a trustee (including a copy of CC3) and also to the governance and activities of the charity.

Objects

The principal object of the Charity is the furtherance of the Christian Religion, especially within the Parish of Emmanuel Church Northwood and the area of Eastbury, Hertfordshire. This has been done historically mainly through the provision of a property to house the minister of Eastbury Church.

Public Benefit

The trustees recognise their responsibilities towards public benefit under the requirements of the Charities Act 2011. The Trust was established with objects that are for the public benefit. The trustees recognise their responsibility for the continued monitoring of the public benefit of the Charity's activities.

Activities and Achievements

During the year under review the Trust continued to be responsible for the day to day management of the property at 54 Rofant Road, Northwood.

Review of transactions and financial position

During the year total income of £30,881 (2023 - £12,206) was received. All of this was unrestricted. The Trust made a surplus of £24,661 during the year (2023 restated - £2,494 deficit). The total unrestricted fund was £547,780 (2023 restated - £523,119). Having regard to the above and the restricted repairs and improvements fund of £3,130 (2023 - £3,130), the trustees believe that the financial position of the Trust is satisfactory.

Future plans

As of 1 January 2023, the Eastbury Church Sunday service has ceased and a mid-week service introduced with very little interest. As a consequence the majority of the members have temporarily moved to other churches and the majority of giving to Eastbury Church Northwood Trust (ECNT) by ECNT donors has ceased.

A thorough consultation was carried out with original donors and individuals who were part of the Eastbury community at the time of the church's closure. The purpose was to seek their views on the trustees' proposal to sell the property at 54 Rofant Road. Twelve original donors (or their families) were contacted. The responses indicated strong support for the proposal, particularly now that it is clear the Eastbury church will not be restarting. It was now appropriate to sell the house and to distribute the assets to causes which would further Christian mission.

Accordingly, 54 Rofant Road was listed for sale on 28 July 2025. Once the sale is completed, the trustees will begin the process of allocating the funds to organisations that align with the Trust's objectives.

Reserves policy

It is the trustees' policy to maintain enough reserves to meet their obligations relating to 54 Rofant Road and to ensure that there are sufficient reserves available at the right time in order to meet the cost of any future large expenses relating to that property, particularly with regard to improvements.

Major risks

The trustees have identified and reviewed the major risks to which the Trust is exposed. They believe that the major risks relate to the property at 54 Rofant Road. This risk is reviewed regularly by the trustees. The trustees maintain appropriate insurance and also retain sufficient reserves to cover this and other potential risks.

The trustees are satisfied that appropriate systems have been installed to mitigate these risks.

Trustees' responsibilities in respect of the financial statements

The trustees are responsible for preparing the trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs in the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.
- The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection and detection of fraud and other irregularities.

Disclosure

The trustees of the charity, confirm, so far as they are aware, that: there is no relevant information of which the charity's independent examiner is unaware; and that they have taken all the steps that we ought to have taken as trustees in order to make themselves aware of any relevant information and to establish that the charity's independent examiner is aware of that information.

Advisers*Bankers*

Barclays Bank plc
Leicester
LE87 2BB

Approved by the trustees and signed on their behalf.



Kieran Glynn
Chair of Trustees
25 September 2025

**Independent Examiner's Report to the Trustees of
The Eastbury Church Northwood Trust**

I report on the accounts of the Trust for the year ended 31 December 2024 which are set out on pages 4 to 8.

Respective responsibilities of trustees and examiner

The Trust's trustees are responsible for the preparation of the accounts. The 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 report

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 Trust 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. 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 which gives me reasonable cause to believe that in any material respect accounting records were not kept in accordance with section 130 of the Charities Act;

or

- the accounts did not accord with the accounting records; or
- the accounts did 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 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.



David Hadley
25 September 2025

37 Ellenbrook Lane
Hatfield
AL10 9RW

The Eastbury Church Northwood Trust

Statement of Financial Activities

Year ended 31 December 2024

	Notes	2024 Restricted Funds £	2024 Unrestricted Fund £	2024 Total Funds £	2023 (restated) Total Funds £
Incoming Resources					
Activities in furtherance of the charity's objects:					
Donations received	2	-	-	-	1,730
Tax refund		-	-	-	-
		-	-	-	1,730
Investment income					
Interest on bank deposit		-	281	281	176
Rental income	3	-	30,600	30,600	10,200
Other Income			-	-	100
Total Incoming Resources		-	30,881	30,881	12,206
Resources Expended					
Charitable expenditure					
Donations to Eastbury Church		-	-	-	(1,730)
Rental expenditure					
Property expenses	3	-	(6,220)	(6,220)	(5,470)
Total Resources Expended		-	(6,220)	(6,220)	(7,200)
Net Incoming (outgoing) Resources		-	24,661	24,661	5,006
Prior Year Adjustment	7				(7,500)
Fund Balances brought forward at 1 January 2024		£503,130	£17,989	523,119	525,613
Fund Balances carried forward at 31 December 2024	6	£503,130	£42,650	£547,780	£523,119

All income and expenditure derive from continuing activities and there are no gains and losses other than those passing through the Statement of Financial Activities.

The notes on pages 6 to 8 form part of these financial statements

The Eastbury Church Northwood Trust

Balance Sheet at 31 December 2024

	Note	2024 £	2023 (restated) £
Tangible Fixed Asset			
Property at valuation	4	500,000	500,000
Current Assets			
Tax refund due		-	-
Cash at bank			
- Deposit		18,954	18,673
- Current		44,377	19,997
Net Current Assets		63,331	38,670
Net Assets		£563,331	£538,670
 Represented by:			
Funds for church in Eastbury and Mission	5	15,551	15,551
 Restricted Reserves		503,130	503,130
 Unrestricted Reserves	6	44,650	19,989
 Total funds		547,780	523,119
		£563,331	£538,670

Approved by the trustees on 25 September 2025
and signed on their behalf by:



Kieran Glynn
Trustee

The notes on pages 6 to 8 form part of these financial statements

The Eastbury Church Northwood Trust
Notes to the Accounts

Year ended 31 December 2024

1 Accounting policies

Accounting convention

The accounts are prepared on a going concern basis under the historical cost convention, and, except for the treatment of the Trust's property which is stated at valuation (as explained in note 3), comply with the Statement of Financial Reporting Standard (FRS 102) as it applies to charities under the applicable Statement of Recommended Practice (SORP).

Donations received

Donations are recognised in the accounts when received.

Tax status

The Trust is a registered charity and is not subject to corporation tax on its current activities.

Tangible Fixed Assets

Freehold land and buildings are shown at valuation. There are no other fixed assets.

2 Donations received

Total donations received during the year were £nil (2023- £1,730). Eastbury Church contributed £ nil (2023 - £nil) to insurance, rates and repairs.

3 Rental Income and Expenditure

The Minister of the Church moved out of the property in August 2023. Subsequently, the property was let out in September 2023. Expenses incurred on the property were:

	2024	2023
	£	£
Management fees	4,316	1,759
Insurance	1,043	1,028
Repairs and maintenance	420	1,734
Rates and power	441	949
	6,220	5,470

4 Fixed Assets

During 2000 the freehold property, 54 Rofant Road, Northwood, was purchased for £252,000. This property was revalued at open market value with vacant possession at 6 November 2012 by Stephen M Cornish, BSc, FRICS, FFPWS, with a value of £500,000. No up to date valuation has been carried out due to the cost involved. However, the trustees do not believe that the property is currently worth less than this revaluation.

5 Funds for church in Eastbury and Mission

The amount due to Eastbury Church consists of gifts made by members of the congregation of that church, together with the associated Gift Aid. At the donors' request these are all passed directly to the church. The balance at any time represents gifts received, but not yet paid over to the Church.

As of 1 January 2023, the Sunday service in Eastbury Farm school has ceased and a mid-week service introduced with very little interest. As a consequence the majority of the members have temporarily moved to other churches and the majority of giving to ECNT by donors has ceased. The Trustees are taking time to review this and reflect on the wishes of the donors on how best to use this balance.

The Eastbury Church Northwood Trust
Notes to the Accounts (continued)

Year ended 31 December 2024

At the end of the year the balance is made up as follows

	2024	2023 (restated)
Cash at bank	15,551	15,551
Gift Aid due	-	-
	<hr/> £15,551	<hr/> £15,551

6 Reserves

	Pastor's House Fund	Restricted Reserves Repairs and Improvements Fund	Unrestricted Reserves	Total Reserves
Balance 1 January 2022	500,000	3,130	22,483	525,613
Incoming resources	-	-	12,206	12,206
Resources expended	-	-	(7,200)	(7,200)
Prior Year Adjustment (note 7)	-	-	(7,500)	(7,500)
Balance 31 December 2023	500,000	3,130	19,989	523,119
Incoming resources	-	-	30,881	30,881
Resources expended	-	-	(6,220)	(6,220)
Balance 31 December 2024	£500,000	£3,130	£44,650	£547,780

The Pastor's House Fund represents the property at 54 Rofant Road, stated as explained in note 4. This house was purchased with gifts made, mainly by members of Eastbury Church, in order to provide a home for the minister of Eastbury Church.

The Repairs and Improvements Fund consist of a gift that was made to be used for major repairs and improvements to 54 Rofant Road.

At 31 December 2023, the whole of the unrestricted fund has been designated for the maintenance and improvement of 54 Rofant Road. Repairs undertaken during the year are written off as incurred.

The Funds and Unrestricted Reserve are represented by the Trust's assets as follows:

	Tangible fixed asset £	Bank & Deposit Account £	Eastbury Church & Mission £	Total £
Pastor's House Fund	500,000	-	-	500,000
Repairs and improvements Fund	-	3,130	-	3,130
Unrestricted Reserve	-	60,201	(15,551)	44,650
	<hr/> 500,000	<hr/> 63,331	<hr/> (15,551)	<hr/> 547,780

The Eastbury Church Northwood Trust
Notes to the Accounts (continued)

Year ended 31 December 2024

7 Prior Year Adjustment

The trustees had specifically decided that the £7,500 settlement to Emmanuel would come from rental income and not donations from Eastbury church members. This was incorrectly shown in the 2023 accounts and hence the 2023 accounts have been restated to reflect this.

8 Payments to trustees

No remuneration or expenses were paid to any of the trustees.

