

# Chiltern Church

Report and Accounts  
Year ended 31 December 2024

Stewardship   
*Active generosity*

1 Lamb's Passage, London EC1Y 8AB  
[www.stewardship.org.uk](http://www.stewardship.org.uk)

**CHILTERN CHURCH**  
**LEGAL AND ADMINISTRATIVE DETAILS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

ADDRESS FOR CORRESPONDENCE	Mrs Susan Legg Chiltern Church 83 Chiltern Road Sutton SM2 5QY
GOVERNING DOCUMENT	Trust deed dated 1963 Trust deed dated 1958 for church buildings only
CHARITY REGISTRATION NUMBER	1116502
TRUSTEES RESPONSIBLE FOR MANAGING THE CHARITY	Rachel Berende Susan Legg David Lunn John Morton Adebimpe Oki David Roberts
CUSTODIAN TRUSTEES	The Church Growth Trust
BANKERS	CAF Bank Ltd HSBC UK National Westminster Bank Plc Nationwide Building Society
INDEPENDENT EXAMINER	Sarah Crispin ACA Stewardship 1 Lamb's Passage LONDON EC1Y 8AB

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## **Chiltern Church – Charity 1116502**

### **Report of the Trustees for the year ended 31 December 2024**

The Trustees are pleased to submit their Report and Accounts for the year.  
The accounts incorporate the accounts of Chiltern Church Property Trust.

#### **Objects of the Church**

The objects of the Church comprise –

- The advancement of the Protestant and evangelical tenets of the Christian Faith, either in the United Kingdom or overseas.
- The encouragement of missionary activity designed for the spread of the Christian faith.
- The furtherance of religious education.
- The relief of the poor and needy.
- The help and comfort of the sick and aged.
- The administration of any property or estate for any religious or other charitable object, institution or work.
- The general advancement of any religious or other charitable object, not inconsistent with the above.

#### **Governance, staff and volunteers**

The Trustees are responsible for ensuring that the property and activities of Chiltern Church (the Church) are applied to the objects of the Church and this includes managing the Church building and any property owned by the Church. They are legally responsible for all activities, employees and funds used in the Church and its associated activities.

The Trust Deeds do not specify the arrangements for the running and day to day management of the Church. The Church Constitution therefore complements the Trusts by setting out guidance and procedures for the internal governance of the Church, subject always to the requirements of the Trust Deeds. Under the Constitution, the Leadership Team, chaired by the Pastor, lead the day-to-day organisation and operation of the Church and plan and supervise the activities of the Church under delegated authority from the Trustees. A series of policies are also in place to provide for the effective operation and safety of the Church (e.g. Health and Safety, Safeguarding) and these are reviewed regularly by the Leadership Team and/or Trustees and amended where necessary.

The staff, Trustees, Leadership Team, and Church members comprise people of a wide variety of backgrounds, ethnicity and ages, whose lives have been changed by the Christian faith. The Church is blessed to have two full-time members of staff, namely the Pastor and the Youth & Worship Pastor, and three part-time staff (Children & Families Leader, Children & Families Worker and Church Administrator). A large proportion of the membership of the Church are also involved as volunteers in leading and helping to run the activities of the Church.

#### **Review of Activities**

The vision of the Church is for our fellowship to be energised by the love and power of God, to grow as followers of Jesus and share His message of hope with our community, city and world. These three elements are summarised as Loved, Equipped and Involved. The inspiration of the Bible, the essential role of the Holy Spirit and Jesus' message of love and redemption are at the core of the ministry of the Church. Further details of our vision and core values and all the activities of the Church are available on the Church's website at [www.chilternchurch.org.uk](http://www.chilternchurch.org.uk).

The activities of the Church have continued to grow and develop and we thank God for his blessing on our ministry. Cameo, our seniors' group, and Tots & Toys, our parent and toddlers' group, are very well attended. The children's ministry is growing and held a very successful holiday club in the summer holidays. Our youth ministry (Pursuit) continues to be very popular. Attendance on Friday evenings reaches around 20-30 young people on average.

Following reorganization and relaunch of our small group ministry, this has continued to develop. We currently have seven Connect Groups meeting regularly that serve over 70 people. Over the past year we have also had a strong programme of short courses, training opportunities and social events.

Attendance at Sunday morning services has grown steadily over the last few years. In view of this growth we are approaching the limits of our seating capacity. The Trustees and Leadership Team have started a process of reviewing options to enable further growth.

The Church premises are used as a community facility for various local initiatives. We have continued to maintain a high standard of maintenance and facilities across all the Church's property.

During the year, members approved the Church becoming a charitable incorporated organisation (CIO). The application to become a CIO was submitted in September and we are currently awaiting approval of our application with a view to transitioning to this structure during 2025.

## **Financial Review**

Details of the Church's finances are set out in the accompanying accounts. Offerings and donations are the primary source of the Church's income and these grew by 6% compared with the previous year. This is especially encouraging given the constrained economic environment and follows significant growth in 2022 and 2023. The growth in donations was underpinned by the regular giving of our members and friends by standing order and bank transfer. Income from use of Church premises also showed a significant increase. Increases in income were partially offset by cost increases due to inflation and increased activity with the result that there was a modest surplus on normal activities.

The Church sets aside 10% of its undesignated donation income and associated gift aid to assist missionaries, charitable organizations and community projects in the UK and overseas. The amount paid out from this allocation in 2024 exceeded £17k. The Church's Christmas Appeal contributed £4K from this allocation split between Sutton Community Work's community food shop, Creating Hope/CAP Sutton, Hope Together and Mission Without Borders. Members and friends also gave substantial funds of approximately £6k to these causes.

In 2020, the Church assisted the pastor and his wife to purchase a home on a shared ownership basis. The Church has an interest of approximately 40% in this property. It financed its stake with an existing fund designated for this purpose and funds raised from a mortgage on the flat owned by the Church.

The Church flat provides housing for the Youth & Worship Pastor and his family. The Church is seeking to replace the flat with larger, better situated accommodation and launched an appeal for funding pledges for this purpose in February 2025.

## **Reserves**

The Church has a minimum reserves policy which is reviewed annually by the Trustees. This minimum level of reserves provides flexibility to cover short term risks and uncertainties, such as fluctuations in donations and costs, and meeting contractual obligations. The minimum general reserve is not invested in fixed assets or designated for specific purposes. The Trustees consider that the Church should continue to maintain the minimum level of general reserves at a level broadly equivalent to three months of expenditure on salaries and other committed costs. In accordance with this policy, the

Trustees agreed in 2023 to increase minimum general reserves from £30k to £35k with effect from the end of 2023 in view of the increased level of the Church's salary costs and committed costs given significant inflation in recent years. No further adjustment was required in 2024 as the change in 2023 provided sufficient coverage.

At the year end, the Church held unrestricted cash of £56.5k. The Church has a designated reserve which enables the Church to invest in accommodation for the pastor in the Church area. This reserve was invested in the purchase of a house for the pastor and his family on a shared ownership basis in 2020 as described in the Financial Review section above.

### **Investment Policy**

The policy for investing liquid funds is as follows: -

- Funds in the general reserves representing the minimum amount seen as being required by the Trustees, are held in current accounts or interest-bearing deposits with up to a three months' notice period.
- Funds in excess of the minimum required level of general reserves are held in current accounts or interest-bearing deposits with no restrictions on notice period.
- In either case, deposits are placed with UK banks, building societies or other UK institutions of good standing (e.g. the Charities Aid Foundation) and are covered by the Financial Services Compensation Scheme.

### **Risk Control**

The Trustees review, on an annual basis, the significant risks to which the Church may be exposed and the measures in place to constrain such risks. The Leadership Team and activity leaders are also involved in risk assessment and mitigation.

### **Provision of Public Benefit**

The Leadership Team and the Trustees acknowledge the guidance of the Charity Commission in respect of Public Benefit and Religion and have paid due regard to it. The wide ranging and varied activities of the Church supply much appreciated benefit and support both to those in the Church, the community and to various projects and individuals around the world. These benefits have helped to meet spiritual, physical and educational needs and supported and helped communities irrespective of background and status. As noted in the Financial Review, the Church sets aside 10% of its undesignated donation income and associated gift aid for funding missionaries, charitable organizations and community projects in the UK and overseas.

### **Trustee Responsibilities**

Charity law requires us as Trustees to prepare financial statements for each accounting year which record the receipts and payments of the Church for the year. We are responsible for keeping proper accounting records which disclose with reasonable accuracy, at any time, the financial position of the Church and enable us to ensure that the financial statements comply with the Charities Act 2011. We also have responsibility to safeguard the assets of the Church and to take reasonable steps to prevent fraud or any other irregularities.

**Approval** This report was approved by the Trustees and signed on their behalf by:



SLegg (Jun 7, 2025 08:30 GMT+1)

Susan Legg

Date: Jun 7, 2025

**INDEPENDENT EXAMINER'S REPORT**  
**TO THE TRUSTEES OF**  
**CHILTERN CHURCH**

I report to the trustees on my examination of the accounts of Chiltern Church ('the charity') for the year ended 31 December 2024 on pages 6-9 following.

**Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 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 accordance with section 130 of the 2011 Act; or
2. the accounts do not accord with the accounting records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*Sarah Crispin*  
Sarah Crispin (Jun 10, 2025 11:26 GMT+1)  
Sarah Crispin ACA

Stewardship  
1 Lamb's Passage  
LONDON  
EC1Y 8AB

Date: Jun 10, 2025

**CHILTERN CHURCH**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

		Unrestricted Funds		Restricted			
	Notes	General Funds £	Designated Funds £	Property Trust £	Other Restricted £	Total 2024 £	Total 2023 £
<b>Income receipts</b>							
Donations		143,669	-	-	15,225	158,893	149,360
Gift aid receipts		28,328	-	-	1,483	29,811	40,180
Legacies		-	-	-	-	-	2,000
Income from charitable activities		11,477	434	-	1,305	13,215	13,069
Income from letting of facilities		-	-	5,167	-	5,167	4,588
Events including church weekend		4,715	-	-	-	4,715	7,237
Investment income		1,627	-	-	-	1,627	1,072
Other		21	-	-	-	21	1,502
<b>Total receipts</b>		<b>189,837</b>	<b>434</b>	<b>5,167</b>	<b>18,013</b>	<b>213,450</b>	<b>219,008</b>
<b>Payments</b>							
Payments in relation to charitable activities undertaken directly	2	156,954	551	13,145	9,966	180,616	180,898
Grants paid in relation to charitable activities undertaken by others	3	17,260	-	-	6,894	24,154	22,338
		174,214	551	13,145	16,860	204,770	203,236
Mortgage capital repaid		6,328	-	-	-	6,328	6,417
		6,328	-	-	-	6,328	6,417
<b>Total payments</b>		<b>180,541</b>	<b>551</b>	<b>13,145</b>	<b>16,860</b>	<b>211,098</b>	<b>209,653</b>
Net of receipts / (payments) before transfers		9,296	(117)	(7,978)	1,152	2,353	9,355
Transfers between funds	5	(7,964)	(14)	7,978	-	-	-
<b>Net movement in funds</b>		<b>1,331</b>	<b>(131)</b>	<b>-</b>	<b>1,152</b>	<b>2,353</b>	<b>9,355</b>
Cash funds as at last year end		40,390	14,875	-	1,220	56,485	47,130
<b>Cash funds at this year end</b>	A	<b>41,721</b>	<b>14,744</b>	<b>-</b>	<b>2,372</b>	<b>58,838</b>	<b>56,485</b>

The notes on pages 8-9 form part of these accounts.

**CHILTERN CHURCH**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**AS AT THE YEAR ENDED 31 DECEMBER 2024**

	<u>Unrestricted Funds</u>			Total 2024	Total 2023
	General funds £	Designated funds £	Restricted funds £	£	£
<b>A Cash funds</b>					
Bank operating accounts	1,871	-	-	1,871	3,165
Bank deposits	38,817	14,744	2,372	55,933	52,640
Petty cash and prepaid card	1,033	-	-	1,033	680
	<u>41,721</u>	<u>14,744</u>	<u>2,372</u>	<u>58,838</u>	<u>56,486</u>
<b>B Other monetary assets</b>					
Gift aid due to charity	5,327	-	-	5,327	2,869
Other debtors	1,320	-	-	1,320	2,890
	<u>6,647</u>	<u>-</u>	<u>-</u>	<u>6,647</u>	<u>5,760</u>
<b>C Liabilities</b>					
<b>Falling due within one year:</b>					
Mortgage	6,328	-	-	6,328	13,451
Accounts preparation and independent examination	1,860	-	-	1,860	1,860
	<u>8,188</u>	<u>-</u>	<u>-</u>	<u>8,188</u>	<u>15,311</u>
<b>Falling due after one year:</b>					
Mortgage	92,164	-	-	92,164	91,368
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>92,164</u>	<u>-</u>	<u>-</u>	<u>92,164</u>	<u>91,368</u>
<b>Total</b>	<u>100,352</u>	<u>-</u>	<u>-</u>	<u>100,352</u>	<u>106,679</u>

The mortgage, secured on a leasehold property owned by the church, is repayable over 15 years at a variable rate of interest.

<b>D Assets retained for charity's own use</b>		Value 2024 £	Value 2023 £
Contents and equipment	General	149,345	149,345
		<u>149,345</u>	<u>149,345</u>

The trustees have used insurance values as the trustees are unable to reliably estimate current values; insurance values may differ materially from current values.

Current values have not been quoted because reliable valuations are not available (disclosure is not mandatory).

<b>E Investment assets</b>		Value 2024 £	Value 2023 £
Investment property (interest in property owned by Mission Housing).		241,994	237,949
		<u>241,994</u>	<u>237,949</u>

The accounts were approved by the trustees and signed on their behalf

by  date Jun 7, 2025  
 Susan Legg

The notes on pages 8-9 form part of these accounts.



**CHILTERN CHURCH**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**1 Accounting policies**

The accounts have been prepared on a receipts and payments basis and comprise a statement that shows the charity's receipts and payments, a statement that summarises the charity's assets and liabilities and related notes. The accountancy profession have determined that only accounts prepared in accordance with applicable accounting standards present a 'true and fair' view and, as these receipts and payments accounts have not (and cannot) be prepared in accordance with accounting standards, these accounts do not present (and are not intended to present) a 'true and fair' view of the charity's financial activities and state of affairs.

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects.

	<u>Unrestricted Funds</u>		<u>Restricted</u>		Total	Total
	General funds	Designated funds	Property Trust	Other Restricted	2024	2023
	£	£	£	£	£	£
<b>2 Payments in relation to charitable activities undertaken directly</b>						
Ministry employment costs	116,074	-	-	-	116,074	101,353
Building refurbishment costs	-	-	-	-	-	6,770
Events including church weekend	2,578	-	-	-	2,578	9,151
Youth and children (exc salary)	8,875	-	-	2,365	11,240	17,463
Equipment	2,799	-	-	5,118	7,917	7,452
<i>Church property:</i>						
Insurance	-	-	1,759	-	1,759	1,749
Utilities	-	-	5,676	-	5,676	8,510
Repairs & maintenance	-	-	5,710	690	6,400	2,588
<i>Devonshire House:</i>						
Service charge	1,112	-	-	-	1,112	1,112
Other expenses	340	-	-	-	340	1,195
<i>Stake in housing for pastor:</i>						
Mortgage interest	7,607	-	-	-	7,607	7,034
Rent	1,152	-	-	-	1,152	1,090
Administration and support costs	2,187	-	-	-	2,187	2,233
Cleaning	5,942	-	-	-	5,942	5,449
Kitchen and cleaning supplies	2,186	-	-	-	2,186	1,451
Governance and professional fees	2,919	-	-	1,794	4,713	2,520
Bank charges, loan interest and sundry expenses	162	-	-	-	162	-
Subscriptions	2,251	-	-	-	2,251	2,257
Sunday Services and other ministries	421	551	-	-	972	929
Telephone	347	-	-	-	347	414
Other	-	-	-	-	-	180
	<u>156,954</u>	<u>551</u>	<u>13,145</u>	<u>9,966</u>	<u>180,616</u>	<u>180,898</u>

**3 Grants and gifts paid to others**

<i>Organisations:</i>						
Sutton Schools Work	2,075	-	-	-	2,075	2,075
Sutton Community Works	2,350	-	-	1,458	3,808	3,611
African Child Trust	1,350	-	-	-	1,350	3,443
Tearfund	650	-	-	-	650	3,786
Hope Together	1,425	-	-	1,458	2,883	182
Horizon Church	-	-	-	-	-	2,411
Creating Hope (CAP)	1,425	-	-	1,458	2,883	-
Mission Without Borders	1,000	-	-	1,458	2,458	-
SBT India	-	-	-	1,063	1,063	-
Organisations < £1,000	6,985	-	-	-	6,985	6,832
<i>Individuals</i>						
	<u>17,260</u>	<u>-</u>	<u>-</u>	<u>6,894</u>	<u>24,154</u>	<u>22,338</u>

**CHILTERN CHURCH**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**4 Transactions with related parties**

The spouse of trustee David Lunn, was paid a total of £5,605 [2023: £5,152] as a leader of the church's parent and toddler group. Mr Lunn does not participate in any trustee discussions concerning his wife's employment. This payment is permitted by the Charity Commission.

**5 Movement of funds**

	Opening balance £	Receipts £	Payments £	Transfers £	Closing balance £
General funds	40,390	189,837	(180,541)	(7,964)	41,721
Designated funds					
Property fund	6,035	-	-	-	6,035
Mission fund	8,772	-	-	(14)	8,758
CAMEO	68	434	(551)	-	(49)
	<u>55,265</u>	<u>190,271</u>	<u>(181,092)</u>	<u>(7,978)</u>	<u>56,466</u>
Restricted funds					
Property Trust	-	5,167	(13,145)	7,978	-
Special Appeals	-	6,894	(6,894)	-	-
PA project	-	3,335	(3,335)	-	-
Church Weekend 2025	-	2,213	-	-	2,213
Pursuit/DTI	1,220	1,305	(2,365)	-	160
Roof	-	340	(340)	-	-
Other	-	3,927	(3,927)	-	-
	<u>1,220</u>	<u>23,180</u>	<u>(30,005)</u>	<u>7,978</u>	<u>2,372</u>
Total funds	<u>56,485</u>	<u>213,450</u>	<u>(211,098)</u>	<u>-</u>	<u>58,838</u>

*Designated Funds*

The designated Property fund represents monies set aside to assist pastors of the church secure appropriate accommodation in the church area.

CAMEO (Come And Meet Each Other) is the ministry to seniors in the church and local community.

The Mission Fund represents money set aside for to be available for a mission project.

*Restricted Funds*

The Chiltern Church Property Trust is the original Trust set up in 1958 and limited to the church buildings. In 1963 the trustees signed another trust deed to provide wider powers. The Charity Commission has recognised the second trust as the prime charity with the earlier 1958 trust set up as a linked charity.

The Special Appeals fund relates to donations given for a number of specific charities.

Church weekend 2025 represents donations given to subsidise the 2025 church weekend away.

The Pursuit/DTI Fund is for the work of Pursuit including the purchase of equipment and the cost of attending DTI.

Other restricted funds relates to one-off appeals and donations, all of which were fully spent during the financial year.