CHRISTCHURCH BANSTEAD

England & Wales · Charity number 1126514

Details

Other names	BANSTEAD BAPTIST CHURCH, CHRIST CHURCH BANSTEAD
Status	Registered
Legal form	Charitable company
Company number	06700653
Registered	2008-10-30
Register	View on the Charity Commission register

Contact

Address	Christ Church Banstead 150 High Street Banstead SM7 2NZ
Phone	01737361313
Email	office@christchurchbanstead.org
Website	www.christchurchbanstead.org

Activities

Objects: TO ADVANCE AND EXPRESS THE CHRISTIAN FAITH IN ACCORDANCE WITH THE STATEMENT OF FAITH IN PARTICULAR BY:- WORSHIPPING GOD IN EVERY PART OF PERSONAL AND CORPORATE LIFE;MAKING FAITHFUL AND OBEDIENT DISCIPLES OF JESUS CHRIST;MAKING KNOWN THE GOSPEL OF JESUS TO AS MANY PEOPLE AS POSSIBLE;EQUIPPING CHRISTIANS FOR MINISTRY AND ENCOURAGING THEM TO USE EVERY SPIRITUAL GIFT PROVIDED BY GOD IN LOVE, IN ACCORDANCE WITH THE BIBLE;LIFESTYLE, SOCIAL ACTION AND COMMUNITY INVOLVEMENT CONSISTENT WITH BIBLICAL TEACHING;MAINTAINING AN UNDENOMINATIONAL GOSPEL MISSION WORK; AND FUNCTIONING AS A LOCAL CHURCH OF CHRISTIAN BELIEVERS.

Activities: Promotion of the Christian religion

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Classification

- **How:** Provides Services
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** UNDEFINED, IN PRACTICE
- Nigeria
- Spain
- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£730,974	£704,650	£2,985,916	18
2023-12-31	£714,247	£686,957	£2,959,592	19
2022-12-31	£738,022	£617,436	£2,932,302	19
2021-12-31	£574,648	£610,905	£2,811,716	18
2020-12-31	£546,885	£509,620	£2,847,973	19

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Trustees

Name	Role	Appointed
Timothy John Bodman	Chair	2025-02-22
Alan Peter Bowyer		2023-05-11
Alex Berry		2022-05-05
Andrew David Evans		2021-05-06
Andrew Duncan James Butt		2015-05-14
Andrew John Grimstone		2013-11-15
DR NIGEL JOHN HAYWARD PAGET		
MR FRED PATON		
Shakeel Sulliman		2018-05-03
Stewart Paul Foster		2015-05-14
Timothy Peter Benjamin Shelley		2023-05-11

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CHRISTCHURCH BANSTEAD

England & Wales - Charity number 1126514

Accounts

CHRISTCHURCH
Banstead

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

Registered office:
150 High Street,
Banstead,
Surrey,
SM7 2NZ

Company number: 06700653
Registered charity number: 1126514

ChristChurch Banstead
Annual Report & Unaudited Financial Statements for the year ended 31 December 2024

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ChristChurch Banstead

Charity registration number: 1126514
Company number: 06700653

Registered office: 150 High Street, Banstead, Surrey, SM7 2NZ

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR 2024

1. Introduction

ChristChurch Banstead (or "the Church") was incorporated as a private company limited by guarantee (Company number 06700653) on 17th September 2008 and thereafter was registered with the Charities Commission (Charity number 1126514).

The Trustees present their report and the financial statements of the Church for the year ended 31 December 2024 ("2024"), giving an account of how the Church has fulfilled its charitable and legal obligations.

The financial statements have been prepared in accordance with the accounting policies set out in Note 1 to these financial statements and comply with the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" effective from January 2019 (which complies with the provisions of Financial Reporting Standard 102) and the relevant provisions of the Companies Act 2006.

This report provides an account of activity during the year, under the following themes:

- Achieving the Church's Purpose
- Financial Management
- Charity Management
- Governance Matters

2. Achieving the Church's Purpose

2.1 Purpose and Aims

The Church's purpose is to advance and express the Christian faith in particular by:

- making known the Gospel of Jesus to as many people as possible;
- maintaining an undenominational gospel mission work;
- making faithful and obedient disciples of Jesus Christ;
- equipping Christians for ministry and encouraging them to use every spiritual gift provided by God in love, in accordance with the Bible;
- worshipping God in every part of personal and corporate life;
- functioning as a local church of Christian believers; and
- pursuing lifestyle, social action and community involvement consistent with Biblical teaching.

The purpose and aims of the Church are focused on bringing spiritual benefit and practical assistance to those in need, especially those within our local community. The prime spiritual benefit is to bring people into a direct relationship with the Lord Jesus Christ, while the practical benefits flow from a desire to reflect the love and truth of Christ in a needy world.

Spiritual benefits
To achieve these we engage in:

- Evangelism to all, regardless of age, sex, lifestyle, ability or ethnicity;
- Public Christian worship;
- Bible teaching to children, young people and adults;
- Discipleship to those who want to grow in the Christian faith;
- Training for those who participate in the work of the Church; and
- Support for organisations and individuals who engage in evangelism, church planting and Bible teaching across the world.

Practical benefits
To achieve these we provide in a Biblical context:

- Recreational and learning facilities for children and young people;
- Support to young families and parents;
- Pastoral and practical care to others in a variety of settings: home, hospital, nursing homes and prisons;
- Counselling and training in relationship issues; and
- Support to organisations and individuals who provide care or respond to the personal needs of others.

These two channels of the Church being a benefit to others directly flow from the teaching of Jesus Christ:

"I am the light of the world.
Whoever follows me will never walk in darkness,
but will have the light of life." *(Matthew 8.12)*

and

"Let your light shine before men,
that they may see your good deeds
and praise your Father in heaven." *(Matthew 5.16)*

The Church operates as an undenominational gospel mission work to conform with the covenant on the church premises. This is achieved through delivering all the activities of the Church in an integrated manner. Worship, teaching, training and mission are the reasons for every activity and aspect of the Church's life. This follows the Biblical pattern of church life in which there is a continuous cycle of disciple-making, disciple-equipping and disciple-sending to make more disciples of the Lord Jesus Christ - all within a framework of worship and Biblical teaching.

The Trustees take this opportunity to reaffirm their full commitment to the stated purpose and to the Church's Statement of Faith (as displayed on the church website).

2.2 Values

The Church's primary values, introduced in January 2018, are as follows:

- Jesus... it's all about him;
- The Bible... everything we need to know about everything that matters;
- The Cross... the place of forgiveness, the power for change;
- Each Other... all believers in Christ belong to God's family; and
- The World... we want to share God's good news with everyone.

2.3 Overview of the Year

Key Objectives

Our key objectives remained unchanged, reflecting the continuing purpose and aims of the Church which are to:

1) provide a full programme of evangelism and outreach;
2) maintain a firm commitment to discipleship and ministry training;
3) support the community within a Biblical framework; and
4) develop the Church as a local body of Christian believers.

Summary

The Trustees give thanks to the Lord as they recognise His goodness in so many ways during 2024, notably for:

- the new staff the Lord provided in 2024 to oversee the Children, Young People and Music & Media Ministries, and office support;
- the continued growth in numbers attending Sunday services, especially families with young children;
- 1 person professing faith in Jesus Christ publicly through baptism;
- the Church weekend away in October, which was attended by 175 people (including 40 children);
- visits to the UK by the Creightons (serving in Nigeria), the Millers (serving in Spain), and Waseem Khokar (serving in Pakistan);
- being able to send several Serving Members on short term mission, and starting to support a new mission partner, Asnath Uwizeye serving as a women's Bible teach in Rwanda;
- the financial needs of the Church being fully met, principally by regular committed giving but also through lump sum giving, to enable it to fulfil its purpose and aims.

There was much sadness when it became clear that Kevin Newman was no longer able to continue in his role as Senior Pastor. Kevin finished his ministry at the Church in July 2024. The Trustees are very grateful for the service Kevin gave to the Church over 10 years, and would like to take this opportunity to publicly thank him and his family.

After much prayer and a rigorous recruitment process, the Trustees were delighted to unanimously appoint Tim Bodman as the Church's new Senior Pastor. Tim began his ministry work at the Church in February 2025.

Regular Groups

All the established groups, for children, young people and adults continued to run and were well attended. The Trustees are grateful to the Serving Members who have started serving in these groups over the past year.

The Small & Local Groups and monthly Prayer Gatherings continued to be well supported. A monthly Saturday morning meeting continues for the purpose of praying for the Church, for our local community and wider issues in the world.

Membership

The Serving Membership stood at 156 at 31st December 2024. This was an increase of 3 over the year. In total, 11 Serving Members were inducted in 2024, with 8 Members (including some staff and their families) moving on. 1 new believer was baptised.

Families', Children's and Young People's Events
These included the established Family Fun Time (once a quarter), Easter Eggsplored, a Light Party at the end of October and Carols Round the Crib during Advent.

As part of our Christmas events, the Church presented the Christmas story through Lego displays. This was seen by more than 300 children and parents, including children from a local primary school.

A Youth Camp was held at Sizewell Hall in Suffolk and was attended by 65 young people and leaders.

Outreach and Guest Events
A number of special outreach events were held during the year, including a Quiz Night in September, art workshops, a Warm Lounge in the early months of 2024 and guest speaker events, in addition to the more regular guest events such as Men's and Women's breakfasts.

In June, the Church ran Coffee, Dinner, Gospel where Serving Members were encouraged to meet with non-Christian friends to build friendships and share Jesus through hospitality. This resulted in a deepening of some friendships, gospel partnerships within the Church and ideas about future gospel opportunities.

Our Easter and Christmas services and events were publicised through the delivery of invitations, with a gospel tract, each to more than 3,000 homes. This was supported by a small team undertaking evangelism in the High Street, engaging people in conversations about the Church and the gospel.

One Hope Explored course was run.

Jack and Jill Pre-School
The Lord continued to equip the Pre-School with strong Christian leadership and to draw the required numbers of children to keep it viable financially. 2024 was another good year, with no vacancies in the current academic year.

Ridgemount Care Home
The monthly services at Ridgemount have continued. The team continues to be welcomed by the staff and the residents who attend the services.

The Trustees are especially grateful to all the Staff and to all the Serving Members who served so willingly and sacrificially in order to maintain the Church's gospel ministry and to honour the Lord Jesus Christ.

Development
Thanks to the gracious provision of the Lord, it has been possible to undertake a number of development projects in 2024, including improvements to the staff offices and the Manse.

2.4 Future Plans

The objective of all future ministry is, as stated in Matthew's Gospel (chapter 28 verse 19), to go and make disciples of all nations, to baptise them in the name of the Father, Son and Holy Spirit and to teach them to obey everything our Lord has commanded.

The Church will continue to fulfil its purpose and aims through ministry which is Christ-centred, Spirit-filled, Bible-based and prayer-fuelled. This will be done by using the same four key objectives and pursuing the theme of "Go, Win, Grow".

The Trustees will continue to review the appropriateness of different formats and channels for the ongoing teaching and outreach of the Church.

A priority for the early part of 2025, will be welcoming Tim Bodman into the role of Senior Pastor. The Trustees recognise the giftings that Tim has been given, and his desire to lead the Church alongside the other Elders and Deacons.

The Trustees recognise the importance of making time for the Church to rejoice and delight in Christ after a busy few years. To that end, there have been several changes to term plans to ensure space is made for focusing on spiritual growth and for time spent with people, whilst also maintaining the Church's outward view.

3. Financial Management

3.1 Financial Review

The Trustees have continued to seek the Lord's leading for the Church's ministry and mission work and are thankful to all who have given faithfully during this past year, notwithstanding the continuing financial pressures on many households.

Total voluntary income across all Church funds was £496,765 (2023: £524,771), reflecting a lower level of lump sum gifts received in the year at £89,817, mostly to the General Fund, versus £111,152 in 2023, and a corresponding reduction in the total amount of Gift Aid reclaimed. The overall level of spend for Church Activities decreased mainly due to reduced ministry support costs as a result of gaps in replacing staff who left during the year. The benevolent reserve was applied in response to significant needs for financial support being identified within the membership which resulted in a higher level of grants paid at £44,130 (2023: £24,506). The surplus across all funds of £26,324 (2023: £27,290) was added to reserves.

The Church's free reserves (defined as net current assets of the General Fund only) at 31 December 2024 were £147,144 (2023: £123,851) mainly due to a significant debtor arising from the termination of the Dignity Funeral Limited lease in November, the funds for which were received in January 2025 (£31,926).

Summary financials for each of the three main funds are given below. Further details can be found in the financial statements and related notes.

3.2 General Fund

During 2024 the Church ran a full range of activities whilst maintaining the live streaming of the Sunday morning service for those unable to attend in person. Overall income increased slightly and but costs were higher than last year. The increased income was due to increased church activities partly offset by reduced lump sum voluntary giving, whilst the increased costs were mainly due to increased church activities and benevolent grants.

Regular giving was impacted by several donors leaving and new giving not yet reaching the same level, a net reduction of £10,552. Overall total voluntary giving decreased to £392,209 (2023: £431,822), primarily reflecting the lower level of lump sum gifts, £80,817, compared to the prior year (2023: £106,152). The total costs of the General Fund church activities were higher at £451,491 (2023: £440,354) mainly due to increased Fellowship and Outreach costs (primarily the church weekend away) partly offset by the reduction in staff costs arising from the vacant periods before replacing staff who left during the year.

The net surplus for 2024 was £29,241 (2023: £46,033) after charging depreciation of £19,343 (2023: £10,244) and receiving £10,000 from the Pre-school as a contribution for use of church premises.

At the year end, General Fund cash reserves were lower, at £59,742 (2023: £91,316), largely due to the final payments in early 2024 for the enhanced security systems and the refurbishment of the disabled toilet, which have been capitalised.

3.3 Mission Fund

Mission Fund voluntary income in 2024 was higher at £90,506 (2023: £84,885) including Gift Aid received and receivable and fully covered the Ministry and mission staff support costs. The increase was attributable to the generous Christmas collection donations of £8,785 for 3 specific causes, as noted under Special Collections below (2023: £1,055 for 1 cause).

Total Mission Fund costs including Ministry and mission staff support costs were £86,700 (2023: £83,165). The increase was mainly due to short term mission support and increased support of our mission links.

As a result, there was a £4,690 net inflow of funds, including interest, for 2024 (2023: £2,436), increasing Mission Fund reserves at end-2024 to £63,416 (2023: £58,726), which has provided us with capacity to prioritise General Fund giving in 2025.

3.4 Designated Funds

Designated funds are those activities which the Trustees consider need to be separately identified so that the income and costs associated with the relevant activity are accounted for discretely. The Designated Funds primarily consist of the Jack & Jill Pre-school, the Development Fund and other activities such as the Benevolent fund and grants received and/or awarded.

The Jack & Jill Pre-school provides weekday learning for children below school age and is primarily funded by grants from Surrey County Council. Staff costs, resources and equipment costs in 2024 were higher at £98,432 (2023: £92,994) attributable to growth in the number of child-sessions and minimum wage driven staff cost increases. In addition, Pre-School paid £10,000 to the General Fund as the annual contribution for usage of the Church property. Income increased by circa 3% to £120,143 (2023: £116,860), reflecting the growth in child-session, covering a significant proportion of the cost increases.

In the Development Fund regular giving from members during 2024 totalled £5,280, and £6,000 of lump sum gifts were received, (2023: £5,491 with no lump sum gifts). Gift Aid received and receivable on the total giving was £1,570 (2022: £1,373). In addition, rental payments of £12,000 (2023: £24,000) were received from the physio practice which is using the temporary buildings erected mid-2023. The rental was front loaded in 2023 to substantially offset the significant costs of clearing the site and installing temporary buildings.

Overall costs of £19,074 (2023: £32,943) included £10,666 for on-going provision of the temporary buildings (2023: £25,836, including the costs of site clearance and installation of the temporary buildings).

The total net assets of the Development Fund increased in value by £5,776 (2023: £2,080) to £1.860 million (2023: £1.854 million). The net assets consist of the properties at 158 & 160/160a High Street and the Manse at 12 Oakley Gardens, together £1.83 million (2023: £1.83 million), including, as in 2023, £225,000 for the lock-up shop (investment property) and other net assets of £29,651 (2023: £23,875), being mainly cash at bank.

3.5 Special Collections

During 2024, the Church had one special Christmas offering collection for 3 recipients. This was to support Hope Now with their Christian relief efforts in Ukraine (also supported at Christmas 2023), Lahore Evangelical Mission with their work to aid the indentured workers in the local brick kiln villages and to help support a recently widowed pastor and his 3 infant children through Rick Creighton our mission partner in Nigeria.

3.6 Property Valuation Review

A valuation was carried out by Siefers Harrison Limited (RICS) in April 2020 which supports the capitalised valuation of the rented 160 High Street lock-up, which has been recently re-let to a new tenant. The development of the 158-160 High Street buildings for Church use was completed in early 2014. They remain in very good condition, and there has been development interest in the neighbouring properties and in the Church properties, supporting the carrying valuation of church properties.

Demand for family housing units in Banstead remains strong, and the Trustees are confident that the valuation remains above the purchase price at which 12 Oakley Gardens is held in the accounts.

Hence the Trustees consider no impairment charge is required as at 31 December 2024.

3.7 Going Concern Review

The Trustees give thanks to God that the Church recorded a net surplus in 2024, notwithstanding the impact of the energy price and other inflationary pressures on personal and Church finances, leading to a healthy reserves position over all the funds.

There is a continuing risk that some Church members are unable (e.g., through job losses or wage reductions or inflationary and interest rate pressures) to maintain or increase their regular giving from current levels. Additionally, the Church may be called upon to provide further financial and other practical assistance to members affected by the on-going cost of living crisis.

The various Church fund budgets prepared in early 2025 allow for benevolent funding of Church members in particular need, and continuing improvement work on the main Church building, but indicate the overall funding requirement for 2025 is manageable. The budgets include Gift Aid accruing from gifts received in 2024, and some provision for lump sum giving in 2025 (reflecting a modest level of additional gifts).

The Trustees will continue to monitor the regular giving and take appropriate steps to manage costs, if needed, taking into account the General Fund reserves.

In conclusion, the Trustees consider that, notwithstanding the continuing economic uncertainties, it is appropriate to present the financial statements on a Going Concern basis.

4. Charity Management

4.1 Church Leadership

Leadership throughout the Church must be Biblical, prayerful, united, flexible, listening and transparent. The overall responsibility for the legal and spiritual leadership of the Church rests with the Trustees, who are the Senior Pastor, Elders and Deacons.

During 2024 the Elders and Deacons were:

Elders	Revd Kevin Newman, until 31st July
	Andrew Grimstone
	Shak Sulliman
	Stew Foster (previously a Deacon), from 22nd April
Deacons	Alex Berry
	Alan Bowyer
	Andrew Butt
	Daniel Gomes, until 14th January
	Andrew Evans
	Nigel Paget
	Fred Paton
	Tim Shelley

Elders and Deacons are selected from among the serving members, usually serve for a period of three years, and can be reappointed. Before an Elder or Deacon is appointed or re-appointed, the Serving Membership is given an opportunity of indicating in writing if they are aware of any substantive reason why the person should not be appointed. The appointment of Trustees is confirmed at the annual meeting of serving members.

Newly appointed Trustees are advised of their responsibilities as a Trustee of a charitable company and the specific requirements of the Church's governance documents. They are also trained in the principles of Christian leadership. The training needs of Trustees are regularly reviewed.

The Church leadership is primarily accountable to God and is recognised by the local church. It maintains an oversight of all Church and fellowship issues. Matters of church discipline are also handled by the Trustees, but in a strictly confidential manner.

The Trustees met on 21 occasions to fulfil prayerfully their responsibilities, which included maintaining spiritual oversight of the Church, agreeing plans for the fulfilment of the Church's aims and objectives and allocating resources to achieve those plans. This included an away day with the Staff Team in October with the aim of reflecting on how the Church works for the progress in joy and faith in Christ of his followers.

The Trustees are satisfied that in fulfilling their responsibilities they have complied with the duty to have due regard to the Charity Commission's guidance on delivering public benefit from the Church's activities.

4.2 Ministry and Service Structure

To fulfil the aims of the Church, the Trustees delegate responsibility for the regular ministry and service activity to approximately 40 ministry and service groups, each with a group leader. The group leader is required to maintain a Biblical approach to their leadership and to comply with the Church's operational policies (e.g. Health & Safety, Security, Safeguarding, Data Protection). The Trustees established a new process for communication between the ministry teams and the Trustees in 2023. This includes a first point of contact within the Trustees for each ministry leader to help resolve issues, provide regular updates and prayer requests and establish communication between the Trustees and the ministry leaders.

The Serving Members meet at an annual meeting to consider the Trustees' report and financial statements, and to transact other business as deemed necessary by the Trustees or determined by the Church's governance documents.

4.3 Staffing

The following comprised the staff during 2024. Those with an asterisk (*) did not receive any financial support and those shown as (P/T) were part-time:

Jonathan Arnold	Assistant Minister
Gaynor Atterbury	Families Co-ordinator (P/T)
Rick and Alanna Creighton	Mission Partners in Nigeria
Elena Bowyer	Operations Manager (P/T), from 1st May
Andrew Evans	Associate Minister
Naomi Foster	Families Worker * (P/T)
Stewart Foster	Facilities Coordinator * (P/T)
Daniel Gomes	Assistant Minister, until 14th January
Chris Lord	Assistant Minster (Music & Media), from 1st February
Kayla Meyer	Assistant Minster (Children), from 1st April
Jonny Miller	Assistant Minister (Youth), from 19th February
Terry and Christine Miller	Mission Partners in Spain
Fran Newman	Operations Manager (P/T), until 3rd March
Kevin Newman	Senior Pastor, until 31st July
David Parkes	Caretaker (P/T), until 31st May
Caroline Scott-Evans	Pre-School Manager
Lorraine Sulliman	Finance Assistant (P/T)

A further eight term-time salaried staff are employed in the Jack & Jill Pre-School.

The arrangements for setting and reviewing the pay and remuneration are undertaken by a Remuneration Group of three Trustee Directors: Andrew Grimstone, Fred Paton and Andy Butt. In undertaking their role, the Group considers the comparable levels of support provided by similar churches for specific roles and responsibilities, together with individual circumstances.

5 Governance

5.1 Church Status

The Church is a charitable company, required to comply with the detailed regulatory framework for such charities. The Trustees act within the remit of the charitable company's Memorandum and Articles of Association.

The Church is an independent fellowship of worshipping and serving believers in the Lord Jesus Christ. The Church does not have any denominational affiliation.

The church site and building at 150 High Street, Banstead, are governed by a property trust created by a trust deed dated 12 June 1896. This deed requires the site and buildings on it to be used for 'undenominational gospel mission work'. The trustees of the property trust are the same as the Church trustees.

5.2 Details of Key Advisors and Service Providers:

Principal Banker	Barclays Bank plc, 1 North End, Croydon CR9 1SX
Solicitors	Anthony Collins Solicitors LLP, 134 Edmund Street, Birmingham, B3 2ES
Independent Examiners	Forvis Mazars LLP, 2nd Floor, Two Chamberlain Square, Birmingham, B3 3AX
Architects	Robinson, Kenning & Gallagher, Airport House, Purley Way, Croydon, CR0 0XZ

5.3 Organisational Affiliations

During 2024 the Church maintained its membership of:

- Evangelical Alliance, the largest UK organisation of evangelical Christians
- the London Gospel Partnership, a group of Bible believing churches seeking to advance the Christian faith.

5.4 Beneficial Relationships

Two Trustees, Kevin Newman (until 31st July 2024) and Shak Sulliman are married to staff members who were financially supported during the year.

One Trustee, Nigel Paget, and one former Trustee, John Phillips, are Trustees of BeaconLight Trust, a Christian charity led by a former Senior Pastor of the Church. The Trust uses the Church premises as its registered and postal address and for the storage of archives and makes a small financial contribution to the Church.

5.5 Health and Safety and Security

A review of the security of the premises was undertaken in 2022 where it was concluded that the door access and intruder alarm systems should be replaced, with the addition of CCTV at each external door. CCTV cameras have now been installed to two external doors to the main church building along with a new door access control system. Further updates are planned to coincide with future development works. A further Health & Safety Audit is planned for February 2025.

5.6 Safeguarding

People working directly with children, young people and vulnerable adults are subject to DBS checks, carried out via Thirtyone:eight and reviewed every three years.

The Safeguarding Officer and Deputy Safeguarding Officer keep up to date with all matters pertaining to safeguarding.

No issues were reported during 2024 to the Safeguarding Officer which gave rise to concern making it necessary for any to be reported to the Trustees.

The Trustees adopted an amended safeguarding policy in June 2024. The Trustees also completed a study of a book called "Powerful Leaders" which was written to improve safeguarding within a church context. The outcomes of this study are being worked through.

Following Kevin Newman's leaving as Senior Pastor, Fred Paton was appointed as the trustee in charge of safeguarding on an interim basis until consideration was given to appointing the new Senior Pastor in this role.

The Trustees acknowledge, and apologise, that the 2023 Annual Report did not make reference to a safeguarding issue which was of sufficient cause for concern that it was reported to the Trustees in May 2023. The Trustees wrote to the Serving Membership on 18 May 2023 to set out the issue and the actions that had been undertaken to resolve this matter. The events giving rise to the safeguarding issue took place in a nearby workplace, unrelated to the church, but members of the church were involved. During 2024 meetings were held to support those in the church who had been affected.

5.7 Data Protection

The Data Protection Policy was reviewed with no breaches reported in the 12 month period.

5.8 Risks and Uncertainties

The Trustees reviewed and updated its Corporate Risk Register in February 2024.

5.9 Trustees' Accounting and Reporting Responsibilities

Company law requires the Trustees to prepare financial statements for each financial period that give a true and fair view of the state of affairs of the Church and of the results for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- comply with applicable accounting standards subject to any material departures disclosed and explained in the financial statements; and
- 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 maintaining proper accounting records which 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 Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In accordance with company law, as the charitable company's directors, we certify that:

- so far as we are aware, there is no relevant information of which the charity's Independent Examiner is unaware; and
- as the directors of the charitable company we have taken all steps that we ought to have taken to make ourselves aware of any relevant information and to establish that the charity's Independent Examiner is aware of that information.

This report is prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

On behalf of the Trustees



Alex Berry, Secretary
4 May 2025

Independent Examiner's Report to the Trustees of ChristChurch Banstead

I report on the financial statements of ChristChurch Banstead for the year ended 31 December 2024, which are set out on pages 15 to 24.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(b) of the 2011 Act.

This report, including my statement, has been prepared for and only for the charity's trustees as a body. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body for my examination work, for this report, or for the statements I have made.

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 charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, 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 financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

Since the charity's gross income exceeded £250,000, your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales which is one of the listed bodies.

In connection with my examination, which is complete, no matters have come to my attention which give me reasonable cause to believe that in any material respect:

- accounting records were not kept in respect of ChristChurch Banstead in accordance with section 386 of the 2006 Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the financial statements have not been prepared in accordance with the methods and principals of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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

Signed: DHoose
David Hoose (May 6, 2025 11:10 GMT+1)

David Hoose

For and on behalf of Mazars LLP

Chartered Accountants

Two Chamberlain Square

Birmingham

B3 3AX

Date: 06/05/2025

CHRISTCHURCH BANSTEAD

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2024

	Notes	General fund 2024	Mission fund (restricted) 2024	Designated funds * 2024	Endowment fund 2024	Total 2024	Total 2023
Income							
Voluntary income	6	392,209	90,506	14,050	-	**496,765**	524,771
Interest receivable		556	884	545	-	**1,985**	1,618
Income from church activities	7	98,649	-	133,575	-	**232,224**	187,858
Total income		491,414	91,390	148,170	-	**730,974**	714,247
Expenditure							
Charitable activities							
Integrated church activities	8	(451,491)	(56,361)	(130,684)	(21,984)	**(660,520)**	(662,451)
Grants paid and payable	9	(10,682)	(30,339)	(3,109)	-	**(44,130)**	(24,506)
Total expenditure		(462,173)	(86,700)	(133,793)	(21,984)	**(704,650)**	(686,957)
Net movement in funds	22	29,241	4,690	14,377	(21,984)	**26,324**	27,290
Funds at 1 January		229,890	58,726	1,901,536	769,440	**2,959,592**	2,932,302
Funds at 31 December		259,131	63,416	1,915,913	747,456	**2,985,916**	2,959,592

The statement of financial activities includes all gains and losses in the year.

All income and expenditure is derived from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

* An analysis of Designated funds is set out in Note 22.

CHRISTCHURCH BANSTEAD (Company number: 06700653)

BALANCE SHEET
as at 31 December 2024

	Notes	General fund 2024	Mission fund (restricted) 2024	Designated funds 2024	Endowment fund 2024	Total 2024	Total 2023
Fixed assets							
Tangible assets							
Land and buildings	14	-	-	1,605,000	747,456	**2,352,456**	2,374,440
Other tangible assets	15	111,987	-	-	-	**111,987**	106,039
Investments							
Lock up shop	16	-	-	225,000	-	**225,000**	225,000
		111,987	-	1,830,000	747,456	**2,689,443**	2,705,479
Current assets							
Debtors and payments in advance	17	91,962	12,044	920	-	**104,926**	85,518
Deposit accounts	18	11,400	17,934	11,192	-	**40,526**	38,552
Cash at banks and in hand	18	48,342	41,074	74,099	-	**163,515**	181,471
		151,704	71,052	86,211	-	**308,967**	305,541
Creditors due within one year	19	(4,560)	(7,636)	(298)	-	**(12,494)**	(51,428)
Net current assets		147,144	63,416	85,913	-	**296,473**	254,113
Net assets		259,131	63,416	1,915,913	747,456	**2,985,916**	2,959,592
Capital and reserves							
General fund		259,131	-	-	-	**259,131**	229,890
Mission fund		-	63,416	-	-	**63,416**	58,726
Designated funds	21	-	-	1,915,913	-	**1,915,913**	1,901,536
Endowment capital		-	-	-	747,456	**747,456**	769,440
		259,131	63,416	1,915,913	747,456	**2,985,916**	2,959,592

For the year ended 31 December 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006. Members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The Board of Trustees acknowledge their responsibilities for:
(i) ensuring that the company keeps accounting records which comply with section 386 of the Companies Act 2006; and
(ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its surplus for the financial year, in accordance with the requirements of section 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Trustees and signed on its behalf by:

FB Paton *Trustee Director*
4 May 2025

CHRISTCHURCH BANSTEAD

STATEMENT OF CASH FLOWS
for the year ended 31 December 2024

	Notes	General fund 2024	Mission fund (restricted) 2024	Designated funds 2024	Total 2024	Total 2023
Net cash flows before Gift Aid, interest and rent	22	(81,989)	(7,323)	10,959	**(78,353)**	(38,438)
Gift Aid recovered		70,622	16,067	1,543	**88,232**	117,110
Net cash flows from operating activities		(11,367)	8,744	12,502	**9,879**	78,672
Cash flows from investing activities						
Rent received for 160 High Street	7	14,676	-	-	**14,676**	16,000
Purchase of fixtures, fittings, furniture and equipment		(42,522)	-	-	**(42,522)**	(67,333)
Interest received		556	884	545	**1,985**	1,618
Cash (consumed)/provided by investing activities		(27,290)	884	545	**(25,861)**	(49,715)
(Decrease)/Increase in cash and cash equivalents		(38,657)	9,628	13,047	**(15,982)**	28,957
Changes in interfund balances		7,083	(20)	(7,063)	-	-
(Decrease)/Increase in cash and cash equivalents*		(31,574)	9,608	5,984	**(15,982)**	28,957
Cash and cash equivalents at 1 January*		91,316	49,400	79,307	**220,023**	191,066
Cash and cash equivalents at 31 December*		59,742	59,008	85,291	**204,041**	220,023

* There are no cash balances or movements relating to the Endowment Fund.

1 Principal accounting policies

The financial statements are prepared in accordance with the statement of recommended practice "Accounting and Reporting by Charities" issued by the Charity Commission effective from January 2019 (which complies with the provisions of Financial Reporting Standard 102). They are also prepared under the historical cost convention, modified by the revaluation of properties and investments as described in the relevant notes, and on a going concern basis (see section 3.7 of the Annual Report) in accordance with applicable UK accounting standards and in accordance with the Companies Act 2006.

Unrestricted funds
The General Fund is used to finance the Church's work in Banstead. It receives all income not identified to a particular purpose and pays all expenses incurred in maintaining the ministry and fabric of the church buildings in Banstead.

Restricted and designated funds
Restricted funds comprise the Mission Fund, which is used to finance the work beyond Banstead in the UK and overseas and the mission related training and short-term visits/postings of Christian workers, and special collections taken and gifted to mission organisations for the furtherance of their work as applicable.

Designated funds comprise the Development Fund, which receives and uses funds for the development of the Church premises at 158-160 High Street and the Manse at 12 Oakley Gardens; the Jack and Jill Pre-School, which operates the morning and afternoon nursery for under 5's from the Church premises and donations to and charges for the Church organisations and specific Church activities listed in Note 22.

Endowment funds
The premises at 150 High Street, representing endowment capital, is held for the benefit of the Church as a permanent capital fund.

Recognition of income
All voluntary income, except tax recoverable under Gift Aid, and income from Church activities are accounted for as received. Tax recoverable is accounted for in the period in which the underlying gift was received. Interest receivable is accounted for in the period to which it relates. Legacies receivable are accounted for in the period in which they become probable and quantifiable.

Expenditure
All expenditure is accounted for in the period to which the expenditure relates. Church office staff costs and IT expenses are apportioned to General support costs and Governance costs on a time basis, as described in Note 12.

Governance costs (Note 13) comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice, including for the Church development. Costs include those related to the audit or examination of the accounts, any trustees' expenses, professional fees and an apportionment of staff support and IT costs.

Capitalisation and revaluation of tangible fixed assets
Improvements to buildings, items of fixtures, fittings, furniture and equipment, and motor vehicles, costing £5,000 or more are capitalised. Land and buildings are valued as detailed in Note 15.

Accounting estimates and areas of judgement
Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The following are critical accounting estimates and areas of judgements to note:

a) Investment property valuations – the investment property valuation is reviewed by the Trustees annually in detail for the purposes of the annual accounts. As explained in the annual report, the investment property valuation was last formally valued in April 2020, and the property was considered to remain at fair value at that date. The Trustees are of the opinion that the property remains at fair value, based on market information available, and therefore consider no impairment charge is required as at 31 December 2024.

b) Freehold residential and office property depreciation – No depreciation is charged in respect of the Manse and the Church properties at 158 and 160 High Street which are included in the balance sheet at valuation. The properties are maintained to a good standard, with repairs and refurbishments being carried out when necessary.

Therefore, the Trustees consider that any depreciation charge on the properties would be immaterial in view of each property's estimated residual value and remaining useful economic life. An impairment review is carried out annually. The Trustees consider no impairment charge is required as at 31 December 2024.

c) Depreciation of church building and fixed assets – Depreciation is charged in respect of the freehold church building included in the balance sheet at valuation since the previous valuation, calculated at an annual rate of 2% of the gross revalued amount (as at the date of the last valuation) plus improvements. Depreciation is charged in relation to capitalised development costs to write off these costs over three years. Sound and lighting equipment is depreciated over five years. Fixtures, fittings, furniture and other equipment are depreciated over ten years.

2 Trustees emoluments and expenses

		2024	2023
Senior Pastor:	Taxable financial support	£27,081	£44,850
(trustee to 31 Jul 2024)	Social security costs	£2,481	£5,015
	Pension costs	£2,167	£3,588
Associate Minister:	Taxable financial support	£53,000	£32,079
	Social security costs	£6,058	£3.228
	Pension costs	£2,468	£2,135
Assistant Minister:	Taxable financial support	£900	£23,400
(trustee to 14 January 2024)	Social security costs	£124	£1,315
	Pension costs	£72	£1,872

The Trustees are considered to be the key management personnel.

The Senior Pastor, Associate and Assistant Minister were remunerated as permitted by the Church's Trusteeship Document. The Senior Pastor was reimbursed expenses of £1,389 (2023: £343) relating to conferences and Bible literature. The Associate Minister was reimbursed expenses relating to conferences of £343 (2023: £4,050 for council tax and conferences) and the Assistant Minister refunded expenses relating to council tax of £222 (2023: received £7,380 for council tax, conferences and contributions to Bible college training costs). The Associate Minister purchased his own house in November 2023 and the rental and council tax relating to his previous Church provided housing were converted into a taxable, non-pensionable accommodation allowance as part of his emoluments.

No other Trustee received any emolument or was reimbursed expenses.

3 Staff numbers and emoluments (including staff trustees)

		2024	2023
Average number employed:			
Full time	General Fund	5.2	5.2
Part time	Jack & Jill Pre-School	8.0	7.8
	General Fund	3.4	5.9
Taxable financial support		£264,204	£279,647
Social security costs		£13,560	£13,375
Pension costs		£13,807	£16,001

No employee was paid more than £60,000 in either year. The remuneration costs above are allocated to the following expenditure heads on the basis of staff roles: General Fund staff costs (Note 8) and Jack and Jill Pre-School (Note 11).

4 Related Party and connected party transactions

BeaconLight Trust has donated £1,200 (2023: £1,225) in recognition of using office space and phone services at 160a High Street. One of the trustees of BeaconLight Trust is also a Trustee of ChristChurch Banstead (2023: 2).

During 2024, the Church paid £1,511 (2023: £8.580) to or on behalf of the spouse of the Senior Pastor as taxable financial support and expenses. The Church also paid £8,791 (2023: £8,957) to or on behalf of the spouse of another Trustee and £6,750 (2023:Nil) to the daughter-in-law of another Trustee as taxable financial support and expenses.

The total value of one-off gifts and regular donations from Trustees in 2024 was £160,705 (2023: £144.190), net of Gift Aid reclaimed/receivable.

5 Pensions

The Church offers an auto-enrolment scheme for staf with The People's Partnership, which is independently administered and invested. The Church contributes to this scheme in respect of those employees below pensionable age for whom it is required by law to provide access to this scheme.

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2024	2024	2024	2024	2024	2023
6 Voluntary income						
Donations and regular offerings	322,889	65,931	11,280	-	**400,100**	431,846
Special collections	-	8,785	-	-	**8,785**	1,055
Tax recoverable	69,320	15,790	1,570	-	**86,680**	90,670
Grants receivable	-	-	1,200	-	**1,200**	1,200
	392,209	90,506	14,050	-	**496,765**	524,771

7 Income from church activities

General Fund income includes investment income from the leasing of the 160 High Street lock-up shop to Dignity Funerals of £45,519 (2023: £17,083), £13,593 of monthly rentals/insurance and a dilapidation payment of £31,926 agreed following Dignity's termination of the lease as from November 2024.

Designated Funds income includes the Jack & Jill Pre-School local authority grant, fees and training income totalling £119,598 (2023: £116,417), togethe with contributions to Church activities where an element of costs are recharged to the attendees, such as for the Church Weekend Away, Church Open Week/Weekend and Summer Youth camp. It also includes rental income from the physiotherapist occupying the portacabins at the rear of the church, amounting to £12,000 in 2024 (2023: £24,000).

8 Integrated church activities

In conformity with the covenant on its land, ChristChurch Banstead operates as an undenominational gospel mission work. Worship, teaching, training and mission are the reasons for every activity and aspect of the Church's life. In advancing this integrated ministry, functional expenditure was incurred as follows:

Church fabric and equipment (Note 10)	85,533	-	10,666	21,984	**118,183**	130,515
Fellowship and outreach costs (Note 11)	60,546	-	108,415	-	**168,961**	134,164
Ministry and mission costs (including staff costs)	290,365	55,425	-	-	**345,790**	376,737
General support costs (Note 12)	5,835	-	2,519	-	**8,354**	6,335
Governance costs (Note 13)	9,212	936	9,084	-	**19,232**	14,700
	451,491	56,361	130,684	21,984	**660,520**	662,451

9 Grants paid and payable

ChristChurch Banstead makes a number of grants to support Christian workers and organisations which operate independently from the Church but for which it has special concern. Grants payable in the year were:

Grants to 20 individuals in total (2023: 7 in total)	10,682	24,366	3,109	-	**38,157**	20,756
Grants to organisations and projects:						
Hope Now	-	3,500	-	-	**3,500**	2,000
Trinity Church Everton	-	1,750	-	-	**1,750**	1,750
Artless Theatre Company	-	723	-	-	**723**	-
	10,682	30,339	3,109	-	**44,130**	24,506

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2024	2024	2024	2024	2024	2023
10 Church fabric and equipment						
Utilities, insurance and cleaning	40,268	-	-	-	**40,268**	50,915
Ordinary repairs, maintenance and equipment	25,922	-	-	-	**25,922**	12,510
Repairs and refurbishment	-	-	10,666	-	**10,666**	34,862
Depreciation	19,343	-	-	21,984	**41,327**	32,228
	85,533	-	10,666	21,984	**118,183**	130,515

Although lower than in the previous year, energy costs continue at a high level, totalling £30,651 for gas and electricity combined (2023: £38,249).

During 2024 minor repairs and maintenance were undertaken, including the reorganising and refurbishment of the office space in 160A.
The continuing 2 year contract to house a physiotherapist in portacabins to the rear of the church incurred costs of £10,666 (2023: £25,837).
The replacement of the foyer toilets was completed with the refurbishment of the disabled toilet and this work was capitalised (£25,290).
The increased depreciation, £19,343 (2023:10,244) arises due to the capitalisations of the work completed in 2023 and 2024..

11 Fellowship and outreach costs						
Outreach and hospitality	12,788	-	1,794	-	**14,582**	11,092
Youth camps	14,637	-	-	-	**14,637**	17,238
Church weekend away	27,664	-	-	-	**27,664**	-
Jack and Jill Pre-School (including staff costs)	-	-	106,438	-	**106,438**	101,043
Subscriptions and donations	4,783	-	-	-	**4,783**	4,113
Literature and ministry trainng	674	-	183	-	**857**	678
	60,546	-	108,415	-	**168,961**	134,164
12 General support costs						
Office and information technology expenses	3,850	-	2,435	-	**6,285**	5,576
Support training	1,132	-	84	-	**1,216**	275
Other items	853	-	-	-	**853**	484
	5,835	-	2,519	-	**8,354**	6,335

General Fund church office and information technology expenses are apportioned 75% to General support costs and 25% to Governance costs (Note 13 below) based on an approximate allocation of the time of the office support staff.

13 Governance costs						
Office and information technology expenses	3,343	-	300	-	**3,643**	1,409
Professional fees	3,524	-	8,016	-	**11,540**	9,435
Independent Examiner fee	2,190	820	290	-	**3,300**	3,150
Other items	155	116	478	-	**749**	706
	9,212	936	9,084	-	**19,232**	14,700

General Fund professional fees include payroll services provided by Fovis Mazars £2,724 (2023: £2,705). In the Designated Funds the professional fees comprised architects and building regulation fees for future building developments.

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2024	2024	2024	2024	2024	2023
14 Land and buildings						
At cost or valuation on transfer						
Church site and buildings	-	-	1,071,675	1,099,200	**2,170,875**	2,170,875
12 Oakley Gardens	-	-	580,000	-	**580,000**	580,000
Accumulated depreciation	-	-	(46,675)	(329,760)	**(376,435)**	(354,451)
Net book value at 1 January	-	-	1,605,000	769,440	**2,374,440**	2,396,424
Depreciation in year	-	-	-	(21,984)	**(21,984)**	(21,984)
Net book value at 31 December	-	-	1,605,000	747,456	**2,352,456**	2,374,440
At cost or valuation on transfer	-	-	1,651,675	1,099,200	**2,750,875**	2,750,875
Accumulated depreciation	-	-	(46,675)	(351,744)	**(398,419)**	(376,435)
Net book value at 31 December	-	-	1,605,000	747,456	**2,352,456**	2,374,440

The freehold church site held by the Endowment fund is the subject of an indenture of 1896 restricting the use of any building erected thereon to undenominational gospel mission work. The present building was erected in 1970 and extended in 1975/76. In the balance sheet the site is unvalued and the buildings are carried at their valuation derived from their insured replacement cost as at 31 December 2006.

The freehold properties at 158 & 160 High Street were acquired by Gospel Mission Trust (GMT) in 2007/08 and transferred to the Church on 31 December 2013, to be held by the Development Fund (included in Designated funds) which had collaborated with GMT on the funding and refurbishment of the properties to provide meeting rooms and offices for Church use. The land value included in this site is estimated at £400,000. The Manse at 12 Oakley Gardens was acquired by the Development Fund in October 2014 and is included in Designated funds.

	Fixtures Fittings Furniture & Equipment	Total	Total
	2024	2024	2023
15 Other tangible assets			
At cost	177,359	**177,359**	96,801
Accumulated depreciation	(71,320)	**(71,320)**	(65,083)
Net book value at 1 January	106,039	**106,039**	31,718
Disposals in year	-	-	(4,007)
Additions in year	25,290	**25,290**	84,565
Cost at 31 December	202,649	**202,649**	177,359
Depreciation on disposals	-	-	4,007
Depreciation in year	(19,342)	**(19,342)**	(10,244)
Net book value at 31 December	111,987	**111,987**	106,039
At 1 January	177,359	**177,359**	96,801
Disposal in year	-	-	(4,007)
Addtions in year	25,290	**25,290**	84,565
Accumulated depreciation	(90,662)	**(90,662)**	(71,320)
Net book value at 31 December	111,987	**111,987**	106,039

Additions in 2024 represents the completion of the refurbishment of the disabled toilet costing £25,290 (initial costs incurred in 2023: £1,062). compared with spending of £84,565 in 2023 on foyer toilets, CCTV alarm systems, new side gates and completing the new church windows. The significant amounts spent on improvements work in 2023 and early 2024 has led to increased depreciation of £19,342 (2023:£10,244).

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2024	2024	2024	2024	2024	2023
16 Investments - Lock up shop						
At valuation 1 January 2024	-	-	225,000	-	**225,000**	225,000
At valuation 31 December 2024	-	-	225,000	-	**225,000**	225,000

The self-contained unit at 160 High Street is treated as an investment property. Dignity Funerals Limited, who were renting the premise, terminated the lease effective from November 2024 and an appropriate dilapidations settlement was agreed. Heads of terms have been signed with a prospective tenant.

The valuation is based on the established level of annual rentals and a circa 14 year income stream (reflecting a 7% per annum rate of return).

17 Debtors and payments in advance

Tax recoverable	43,761	11,024	920	**55,705**	57,256
Amounts due from associated funds	-	20	-	**20**	15,917
Other debtors and prepayments	48,201	1,000	-	**49,201**	12,345
	91,962	12,044	920	**104,926**	85,518

Other debtors includes the dilipidation receivable of £31,926 agreed following Dignity's termination of the 160 High Street lease as from November 2024.

18 Cash reserves

The cash reserves of the General Fund as at 31 December 2024 were £59,742 (2023: £91,316), excluding the Dignity receivable noted above. The Trustees consider that circa £85,000, representing around three months' General Fund expenditure, is the minimum prudent sum to carry in reserve to cover both anticipated and unexpected fluctuations in monthly levels of income and expenditure. Reserves in the Development Fund are available if required.

The cash reserves of the Mission Fund at 31 December 2024 were £59,008 (2023: £49,400). The balance has built up over recent years, well above levels normally required to cover unexpected expenses relating to serving missionaries, the replacement of their vehicles, the resettlement of homecoming missionaries and routine mission activity. This has provided us with capacity to prioritise General Fund giving and reserves in 2025.

19 Creditors due within one year

Amounts due to associated funds	20	-	-	**20**	15,917
Other creditors and accruals	4,540	7,636	298	**12,474**	35,511
	4,560	7,636	298	**12,494**	51,428

The reduction in creditors reflects the payment of the remaining invoices related to the work on the toilets and side gates.
The Christmas 2024 collection enabled £3,500 to be paid to support the work of Hope Now (2023: £2,000 for Hope Now).

20 Lease commitments

At the 2024 year end, the Church had 3 operating lease commitments totalling £16,910 relating to properties rented for Ministry staff (2023: £900 for one property). The increased level of lease commitments in 2024 reflects the recruitment of staff requiring accommodation to be leased.

	Balance at 31 December	Income	Expenditure	Transfer	Balance at 31 December
	2023	2024	2024	2024	2024
21 Designated funds					
Church organisations/activities:					
Development Fund	1,853,876	24,850	(19,075)	-	**1,859,651**
Jack & Jill Pre-School	44,551	120,143	(108,432)	-	**56,262**
Other income and expenditure:					
Grant from Beaconlight	-	1,200	(1,200)	-	-
Benevolent Fund	3,109	-	(3,109)	-	-
Other specific church activities	-	1,977	(1,977)	-	-
	1,901,536	148,170	(133,793)	-	**1,915,913**

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2024	2024	2024	2024	2024	2023
22 Reconciliation of net movement in funds to net cash (outflow)/inflow from operating activities						
Net movement in funds	29,241	4,690	14,377	(21,984)	**26,324**	27,290
Adjustments for:						
Tax recoverable	(69,320)	(15,790)	(1,570)	-	**(86,680)**	(90,670)
Interest receivable	(556)	(884)	(545)	-	**(1,985)**	(1,618)
Rent receivable	(14,676)	-	-	-	**(14,676)**	(16,000)
Depreciation	19,343	-	-	21,984	**41,327**	32,228
(Increase)/decrease in other debtors and prepayments	(36,657)	(200)	-	-	**(36,857)**	1,447
(Decrease)/increase in other creditors and accruals	(9,364)	4,861	(1,303)	-	**(5,806)**	8,885
Net cash flows before Gift Aid, interest and rent	(81,989)	(7,323)	10,959	-	**(78,353)**	(38,438)

23 Statement of Financial Activites for the year ended 31 December 2023

	General fund	Mission fund (restricted)	Designated funds *	Endowment fund	Total
	2023	2023	2023	2023	2023
Income					
Voluntary income	431,822	84,885	8,064	-	524,771
Interest receivable	455	716	447	-	1,618
Income from church activities	44,110	-	143,748	-	187,858
Total income	476,387	85,601	152,259	-	714,247
Expenditure					
Charitable activities					
Integrated church activities	(440,354)	(59,640)	(140,473)	(21,984)	(662,451)
Grants paid and payable	-	(23,525)	(981)	-	(24,506)
Total expenditure	(440,354)	(83,165)	(141,454)	(21,984)	(686,957)
Net income/(expenditure) before transfers	36,033	2,436	10,805	(21,984)	27,290
Transfer between funds	10,000	-	(10,000)	-	-
Net movement in funds	46,033	2,436	805	(21,984)	27,290
Funds at 1 January	183,857	56,290	1,900,731	791,424	2,932,302
Funds at 31 December	229,890	58,726	1,901,536	769,440	2,959,592

CHRISTCHURCH BANSTEAD

England & Wales - Charity number 1126514

Accounts

CHRISTCHURCH
Banstead

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

Registered office:
150 High Street,
Banstead,
Surrey,
SM7 2NZ

Company number: 06700653
Registered charity number: 1126514

ChristChurch Banstead
Annual Report & Unaudited Financial Statements for the year ended 31 December 2023

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ChristChurch Banstead

Charity registration number: 1126514
Company number: 06700653

Registered office: 150 High Street, Banstead, Surrey, SM7 2NZ

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR 2023

1. Introduction

ChristChurch Banstead (or "the Church") was incorporated as a private company limited by guarantee (Company number 06700653) on 17th September 2008 and thereafter was registered with the Charities Commission (Charity number 1126514).

The Trustees present their report and the financial statements of the Church for the year ended 31 December 2023 ("2023"), giving an account of how the Church has fulfilled its charitable and legal obligations.

The financial statements have been prepared in accordance with the accounting policies set out in Note 1 to these financial statements and comply with the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" effective from January 2019 (which complies with the provisions of Financial Reporting Standard 102) and the relevant provisions of the Companies Act 2006.

This report provides an account of activity during the year, under the following themes:

- Achieving the Church's Purpose
- Financial Management
- Charity Management
- Governance Matters

2. Achieving the Church's Purpose

2.1 Purpose and Aims

The Church's purpose is to advance and express the Christian faith in particular by:

- making known the Gospel of Jesus to as many people as possible;
- maintaining an undenominational gospel mission work;
- making faithful and obedient disciples of Jesus Christ;
- equipping Christians for ministry and encouraging them to use every spiritual gift provided by God in love, in accordance with the Bible;
- worshipping God in every part of personal and corporate life;
- functioning as a local church of Christian believers; and
- pursuing lifestyle, social action and community involvement consistent with Biblical teaching.

The purpose and aims of the Church are focused on bringing spiritual benefit and practical assistance to those in need, especially those within our local community. The prime spiritual benefit is to bring people into a direct relationship with the Lord Jesus Christ, while the practical benefits flow from a desire to reflect the love and truth of Christ in a needy world.

Spiritual benefits
To achieve these we engage in:

- Evangelism to all, regardless of age, sex, lifestyle, ability or ethnicity;
- Public Christian worship;
- Bible teaching to children, young people and adults;
- Discipleship to those who want to grow in the Christian faith;
- Training for those who participate in the work of the Church; and
- Support for organisations and individuals who engage in evangelism, church planting and Bible teaching across the world.

Practical benefits
To achieve these we provide in a Biblical context:

- Recreational and learning facilities for children and young people;
- Support to young families and parents;
- Pastoral and practical care to others in a variety of settings: home, hospital, nursing homes and prisons;
- Counselling and training in relationship issues; and
- Support to organisations and individuals who provide care or respond to the personal needs of others.

These two channels of the Church being a benefit to others directly flow from the teaching of Jesus Christ:

"I am the light of the world.
Whoever follows me will never walk in darkness,
but will have the light of life." *(Matthew 8.12)*

and

"Let your light shine before men,
that they may see your good deeds
and praise your Father in heaven." *(Matthew 5.16)*

The Church operates as an undenominational gospel mission work to conform with the covenant on the church premises. This is achieved through delivering all the activities of the Church in an integrated manner. Worship, teaching, training and mission are the reasons for every activity and aspect of the Church's life. This follows the Biblical pattern of church life in which there is a continuous cycle of disciple-making, disciple-equipping and disciple-sending to make more disciples of the Lord Jesus Christ - all within a framework of worship and Biblical teaching.

The Trustees take this opportunity to reaffirm their full commitment to the stated purpose and to the Church's Statement of Faith (as displayed on the church website).

2.2 Values

The Church's primary values, introduced in January 2018, are as follows:

- Jesus... it's all about him;
- The Bible... everything we need to know about everything that matters;
- The Cross... the place of forgiveness, the power for change;
- Each Other... all believers in Christ belong to God's family; and
- The World... we want to share God's good news with everyone.

2.3 Overview of the Year

Key Objectives

Our key objectives remained unchanged, reflecting the continuing purpose and aims of the Church which are to:

1) provide a full programme of evangelism and outreach;
2) maintain a firm commitment to discipleship and ministry training;
3) support the community within a Biblical framework; and
4) develop the Church as a local body of Christian believers.

Summary

The Trustees give thanks to the Lord as they recognise His goodness in so many ways during 2023, notably for:

- the continued growth in numbers attending Sunday services, especially families with young children;
- 4 people professing faith in Jesus Christ publicly through baptism;
- extended visit to the UK by the Creightons (serving in Nigeria);
- being able to send several Serving Members on short term mission;
- the financial needs of the Church being fully met, principally by regular committed giving but also through lump sum giving, to enable it to fulfil its purpose and aims; and
- the development work done to improve the Church facilities.

The Church has also seen several staff move away from Banstead into new roles or training with other churches. Successful recruitment processes have meant the Church was able to employ a new Assistant Minister in 2023, with an Assistant Minister (Music & Media), an Assistant Minster (Youth) and an Assistant Minister (Children) all starting their ministry work at the Church in early 2024.

Regular Groups

All the established groups, for children, young people and adults continued to run and were well attended. This was made possible by several new committed leaders stepping up to run children and young groups.

The Small & Local Groups and monthly Prayer Gatherings continued to be well supported. A monthly Saturday morning meeting continues for the purpose of praying. In November, this was widened from praying specifically for the Senior Pastor and his family, and for the situation in Ukraine, to praying for Banstead and praying for outside of Banstead.

Membership
The Serving Membership stood at 153 at 31st December 2023. This was a decrease of 3 over the year, primarily because of staff moving on and new staff not yet being inducted. We are expecting to induct 9 new Serving Members in early 2024. 4 new believers were baptised.

Families', Children's and Young People's Events
These included the established Family Fun Time (once a quarter), a Children's Holiday Bible Club (during the February half-term), Easter Eggsplored, a Light Party at the end of October and Carols Round the Crib during Advent.

As part of our Christmas events, the Church repeated its presentation of a 'Journey Through Narnia' which was seen by more than 300 children and parents, including children from a local primary school.

A Youth Camp was held at Sizewell Hall in Suffolk and was attended by 73 young people and leaders.

Outreach and Guest Events
A number of special outreach events were held during the year, including a Quiz Night, art workshops, a Warm Lounge during the winter and guest speaker events, in addition to the more regular guest events such as Men's and Women's breakfasts.

In June, the Church ran Community Outreach Weeks, where Serving Members were encouraged to meet with non-Christian friends, sharing the gospel through hospitality. This resulted in a deepening of some friendships, gospel partnerships within the Church and ideas about future gospel opportunities.

Our Easter and Christmas services and events were publicised through the delivery of invitations, with a gospel tract, each to more than 3,000 homes. A small team also handed out invitations in Banstead Village and, where possible, engaged people in conversations about the Church – that 'we are all about Jesus'.

One Exploring Jesus course was run.

Jack and Jill Pre-School
The Pre-School celebrated its 50th anniversary in 2023, with a celebration held in May. It is remarkable how, throughout 50 years, the Lord has continued to equip the Pre-School with strong Christian leadership and to draw the required numbers of children to keep it viable financially. 2023 was another good year, with no vacancies in the current academic year.

Ridgemount Care Home
The monthly services at Ridgemount have continued. The team continues to be welcomed by the staff and the residents who attend the services.

The Trustees are especially grateful to all the Staff and to all the Serving Members who served so willingly and sacrificially in order to maintain the Church's gospel ministry and to honour the Lord Jesus Christ.

Development
Thanks to the gracious provision of the Lord, it has been possible to undertake a number of development projects in 2023, including improvements to the frontage of the building, new gates for the side entrance into the Pre-School and an upgrade to the security system, and more recently the installation of new toilets in the foyer area. The buggy park in the rear car park was demolished and temporary portacabins installed for use by a local physiotherapist, benefiting the Church with additional income.

2.4 Future Plans

The objective of all future ministry is, as stated in Matthew's Gospel (chapter 28 verse 19), to go and make disciples of all nations, to baptise them in the name of the Father, Son and Holy Spirit and to teach them to obey everything our Lord has commanded.

The Church will continue to fulfil its purpose and aims through ministry which is Christ-centred, Spirit-filled, Bible-based and prayer-fuelled. This will be done by using the same four key objectives and pursuing the theme of "Go, Win, Grow".

The Trustees will continue to review the appropriateness of different formats and channels for the ongoing teaching and outreach of the Church.

A clear priority of the Trustees in meeting these objectives is the recruitment of a Senior Pastor once Kevin Newman transitions out of the role in July 2024. A recruitment plan is in place, and the Church prays that the Lord will continue to show his faithfulness to us by providing a new Senior Pastor.

3. Financial Management

3.1 Financial Review

The Trustees have continued to seek the Lord's leading for the Church's ministry and mission work and are thankful to all who have given faithfully to support this work especially during this past year, notwithstanding the continuing energy price and other inflationary pressures and now the interest rate increases which are putting pressure on many households.

Total voluntary income was £524,771 (2022: £584,345), reflecting a lower level of lump sum gifts received in the year across all funds (£111,152 in 2023, mostly to the General Fund, versus £153,606 in 2022, of which £100,000 was to the Development Fund), which also reduces the total amount of Gift Aid reclaimed. The overall level of spend increased mainly due to significantly increased energy costs and one-off costs relating to clearing ground and installing temporary buildings in the Church car park, for which the Church is receiving rental income from a local physiotherapist's practice. Total voluntary income received more than covered the costs of charitable activities and governance of the Church. As such, there was no specific need to request additional funds, and the benevolent reserve was largely unspent. The surplus across all funds of £27,290 (2022: £120,586) was added to reserves.

The Church's free reserves (defined as net current assets of the General Fund only) at 31 December 2023 of £123,851 (2022: £152,139) reduced as capital spending during 2023 increased, due to replacing equipment and improving the Church buildings.

Summary financials for each of the three main funds are given below. Further details can be found in the financial statements and related notes.

3.2 General Fund

During 2023 the Church ran a full range of activities whilst maintaining the live streaming of the Sunday morning service for those unable to attend in person. Income and costs are higher than last year. The increased income was due to significant lump sum giving in the early part of the year whilst the increased costs were mainly due to higher energy costs.

Regular giving increased slightly representing the full year effect of increases in 2022, with total voluntary giving increasing to £431,822 (2022: £345,566), reflecting the increased level of lump sum gifts, £106,152, compared to the prior year (2022: £34,326) and the resulting increased gift aid recoverable. The total costs of the General Fund church activities were higher at £440,354 (2022: £401,255) mainly due to the increased cost of energy.

The net surplus after transfers for 2023 was £46,033 (2022: £22,319 deficit) after charging depreciation of £10,244 (2022: £4,900) and receiving £10,000 from the Pre-school as a contribution to enhanced security measures for the church premises. 2022 included £7,600 of payments to the Development Fund to fund monthly repayments of the capital element of the mortgage (repaid at the end of 2022).

At the year end, General Fund cash reserves were lower, at £91,316 (2022: £106,877), largely due to the final payments in early 2023 for replacement of the windows at the front of the Church, and payments made later in the year relating to the new toilets, all of which have been capitalised. We thank the Lord for his provision.

3.3 Mission Fund

Mission Fund voluntary income in 2023 was lower at £84,885 (2022: £98,034) including Gift Aid received and receivable, but still fully covered the Ministry and mission staff support costs. The decrease was attributable to the high value of voluntary lump sum gifts received in 2022 (£19,000) to support the overseas mission work of the Church, that did not recur in 2023 (£5,000).

Total Mission Fund costs including Ministry and mission staff support costs were £83,165 (2022: £77,771). The increase was mainly due to short term mission support and increased support of our mission links.

As a result, there was a £2,436 net inflow of funds, including interest, for 2023 (2022: £20,421), giving a small increase in Mission Fund reserves at end-2023 to £58,726 (2022: £56,290), which provides us with capacity to increase mission activity levels going forward.

3.4 Designated Funds

Designated funds are those activities which the Trustees consider need to be separately identified so that the income and costs associated with the relevant activity are accounted for discretely. The Designated Funds primarily consist of the Jack & Jill Pre-school, the Development Fund and other activities such as the Benevolent fund and grants received and/or awarded.

The Jack & Jill Pre-school provides weekday learning for children below school age and is primarily funded by grants from Surrey County Council. In 2023 costs were £102,994 (2022: £96,966) covering staff costs, resources and equipment. Income amounted to £116,860 (2022: £104,835), facilitating the Pre-School contribution of £10,000 to the cost of the new gates and other security enhancements. The increases in income and costs are largely attributable to growth in the number of child-sessions.

In the Development Fund regular giving from members during 2023 totalled £5,491, there were no lump sum gifts, (2022: £105,657 including a large lump sum gift of £100,000 that was utilised to repay the residual mortgage balance). Gift Aid received and receivable on the total giving was £1,373 (2022: £26,583). In addition, annual rental payments of £24,000 were received from the physio practice which is using the temporary buildings erected mid-year. The front loading of this income substantially offset the significant costs of clearing the site and installing temporary buildings.

Overall costs of £32,943 (2022: £7,331) included £25,836 for site clearance and installation of temporary buildings. 2022 included interest payments of £5,047 on the mortgage from Charity Bank which was repaid in December 2022. Hence there was no transfer required from the General Fund in 2023 (2022: £7,600) to finance the cost of the capital element of the monthly mortgage repayments.

The total net assets of the Development Fund decreased in value by £2,080 (2022: £132,508 increase) to £1.854 million (2022: £1.856 million). The net assets consist of the properties at 158 & 160/160a High Street and the Manse at 12 Oakley Gardens, together £1.83 million (2022: £1.83 million), including, as in 2022, £225,000 for the lock-up shop (investment property) and other net assets of £23,875 (2022: £25,955), being mainly cash at bank.

3.5 Special Collections

During 2023, the Church had one special collection (2022: 1). This was our Christmas offering to support Hope Now (£2,000) with their Christian relief efforts in Ukraine.

3.6 Property Valuation Review

A valuation was carried out by Siefers Harrison Limited (RICS) in April 2020 which supports the capitalised valuation of the rented 160 High Street lock-up. The development of the 158-160 High Street buildings for Church use was completed in early 2014 and they remain in very good condition. In addition, there has been development interest in the neighbouring properties supporting the valuation of Church properties.

Demand for family housing units in Banstead remains strong, and the Trustees are confident that the valuation remains above the purchase price at which 12 Oakley Gardens is held in the accounts.

Hence the Trustees consider no impairment charge is required as at 31 December 2023.

3.7 Going Concern Review

The Church recorded a net surplus in 2023, notwithstanding the impact of the energy price and other inflationary pressures on Church finances. Following the repayment of the outstanding Mortgage balance and remaining Faith Loan in December 2022 the Church remains "debt free" with healthy reserves across all the funds. The Trustees give thanks to God.

There is a continuing risk that some Church members are unable (e.g., through job losses or wage reductions or inflationary and interest rate pressures) to maintain or increase their regular giving from current levels. Additionally, the Church may be called upon to provide financial and other practical assistance to members affected by the on-going cost of living crisis.

The various Church fund budgets prepared in early 2024 allow for benevolent funding of Church members in particular need, and continuing improvement work on the main Church building, but indicate the overall funding requirement for 2024 is manageable. The budgets include Gift Aid accruing from lump sum gifts received in 2023, and some provision for lump sum giving in 2024 (reflecting a modest level of additional gifts).

The Trustees will continue to monitor the regular giving and take appropriate steps to manage costs, if needed, taking into account the General Fund reserves. At the current time there is no indication of a reduction in giving and several new members have begun to give.

In conclusion, the Trustees consider that, notwithstanding the continuing economic uncertainties, it is appropriate to present the financial statements on a Going Concern basis.

4. Charity Management

4.1 Church Leadership

Leadership throughout the Church must be Biblical, prayerful, united, flexible, listening and transparent. The overall responsibility for the legal and spiritual leadership of the Church rests with the Trustees, who are the Senior Pastor, Elders and Deacons.

During 2023 the Elders and Deacons were:

Elders	Revd Kevin Newman
	Andrew Grimstone
	John Phillips, until 11th May
	Shak Sulliman (previously a Deacon), from 5th May
Deacons	Alex Berry
	Alan Bowyer, from 11th May
	Andrew Butt
	Daniel Gomes, until 14th January 2024
	Andrew Evans
	Stewart Foster (observer elder)
	Andrew McKenna, until 5th April
	Nigel Paget
	Fred Paton
	Tim Shelley, from 11th May

Elders and Deacons are selected from among the serving members, usually serve for a period of three years, and can be reappointed. Before an Elder or Deacon is appointed or re-appointed, the Serving Membership is given an opportunity of indicating in writing if they are aware of any substantive reason why the person should not be appointed. The appointment of Trustees is confirmed at the annual meeting of serving members.

Newly appointed Trustees are advised of their responsibilities as a Trustee of a charitable company and the specific requirements of the Church's governance documents. They are also trained in the principles of Christian leadership. The training needs of Trustees are regularly reviewed.

The Church leadership is primarily accountable to God and is recognised by the local church. It maintains an oversight of all Church and fellowship issues. Matters of church discipline are also handled by the Trustees, but in a strictly confidential manner.

The Trustees met on 21 occasions to fulfil prayerfully their responsibilities, which included maintaining spiritual oversight of the Church, agreeing plans for the fulfilment of the Church's aims and objectives and allocating resources to achieve those plans. This included an away day in September with the aim of developing actions and improvements in several key areas as a Church and leadership team.

The Trustees are satisfied that in fulfilling their responsibilities they have complied with the duty to have due regard to the Charity Commission's guidance on delivering public benefit from the Church's activities.

4.2 Ministry and Service Structure

To fulfil the aims of the Church, the Trustees delegate responsibility for the regular ministry and service activity to approximately 40 ministry and service groups, each with a group leader. The group leader is required to maintain a Biblical approach to their leadership and to comply with the Church's operational policies (e.g. Health & Safety, Security, Safeguarding, Data Protection).

In December 2023, the Trustees established a new process for communication between the ministry teams and the Trustees. This includes a first point of contact within the Trustees for each ministry leader to help resolve issues, provide regular updates and prayer requests and establish communication between the Trustees and the ministry leaders.

The Serving Members meet at an annual meeting to consider the Trustees' report and financial statements, and to transact other business as deemed necessary by the Trustees or determined by the Church's governance documents.

4.3 Staffing

The following comprised the staff during 2023. Those with an asterisk (*) did not receive any financial support and those shown as (P/T) were part-time:

Jonathan Arnold	Assistant Minister, from 1 July 2023
Gaynor Atterbury	Families Co-ordinator (P/T)
Rick and Alanna Creighton	Mission Partners in Nigeria
Bethany Davies	Ministry Trainee, until 16 July 2023
Andrew Evans	Associate Minister
Naomi Foster	Families Worker * (P/T)
Nicola Goddard	Pastoral Secretary (P/T), until 15 September 2023
Daniel Gomes	Assistant Minister **
Andrew McKenna	Music Minister (P/T), until 22 August 2023
Terry and Christine Miller	Mission Partners in Spain
Fran Newman	Operations Manager (P/T)
Kevin Newman	Senior Pastor ***
David Parkes	Caretaker (P/T)
David Ridal	Youth Minister, until 31 August 2023
Caroline Scott-Evans	Pre-School Manager
Lorraine Sulliman	Finance Assistant (P/T)
Lisa Travers	Assistant Minister (Children), until 31 December 2023

** Daniel Gomes gave his notice in 2023 to resign effective from 14 January 2024.

*** Subsequent to discussions with the Oversight Team in late 2023 and communications with the Serving Members in early 2024, the Trustees commissioned an occupational health report which has very sadly confirmed that Kevin Newman has no prospect (humanly speaking) of being able to resume his full duties as Senior Pastor; the Trustees have therefore commenced a mutually agreed process to conclude his appointment on the grounds of ill-health at the end of July 2024, and are progressing a separate process to seek and appoint a new senior pastor.

A further seven term-time salaried staff are employed in the Jack & Jill Pre-School.

The arrangements for setting and reviewing the pay and remuneration are undertaken by a Remuneration Group of three Trustee Directors, Andrew Grimstone, Fred Paton and Andy Butt. In undertaking their role, the Group considers the comparable levels of support provided by similar churches for specific roles and responsibilities, together with individual circumstances.

5 Governance

5.1 Church Status

The Church is a charitable company, required to comply with the detailed regulatory framework for such charities. The Trustees act within the remit of the charitable company's Memorandum and Articles of Association.

The Church is an independent fellowship of worshipping and serving believers in the Lord Jesus Christ. The Church does not have any denominational affiliation.

The church site and building at 150 High Street, Banstead, are governed by a property trust created by a trust deed dated 12 June 1896. This deed requires the site and buildings on it to be used for 'undenominational gospel mission work'. The trustees of the property trust are the same as the Church trustees.

5.2 Details of Key Advisors and Service Providers:

Principal Banker	Barclays Bank plc, 1 North End, Croydon CR9 1SX
Solicitors	Anthony Collins Solicitors LLP, 134 Edmund Street, Birmingham, B3 2ES
Independent Examiners	Mazars LLP, 2nd Floor, Two Chamberlain Square, Birmingham, B3 3AX
Architects	Robinson, Kenning & Gallagher, Airport House, Purley Way, Croydon, CR0 0XZ

5.3 Organisational Affiliations

During 2023 the Church maintained its membership of:

- Evangelical Alliance, the largest UK organisation of evangelical Christians
- the London Gospel Partnership, a group of Bible believing churches seeking to advance the Christian faith.

5.4 Beneficial Relationships

Two Trustees, Kevin Newman and Shak Sulliman are married to staff members who were financially supported during the year.

One Trustees, Nigel Paget, and one former Trustee, John Phillips, are Trustees of BeaconLight Trust, a Christian charity led by a former Senior Pastor of the Church. The Trust uses the Church premises as its registered and postal address and for the storage of archives and makes a small financial contribution to the Church.

5.5 Health and Safety and Security

A review of the security of the premises was undertaken in 2022 where it was concluded that the door access and intruder alarm systems should be replaced, with the addition of CCTV at each external door. This security work began in 2023, and is expected to conclude in 2024.

5.6 Safeguarding

People working directly with children, young people and vulnerable adults are subject to DBS checks, carried out via Thirtyone:eight and reviewed every three years.

The Safeguarding Officer and Deputy Safeguarding Officer keep up to date with all matters pertaining to safeguarding.

No issues were reported to the Safeguarding Officer which gave rise to concern making it necessary for any to be reported to the Trustees.

5.7 Data Protection

The Data Protection Policy was reviewed with no breaches reported in the 12 month period.

5.8 Risks and Uncertainties

The Trustees reviewed and updated its Corporate Risk Register in February 2024.

5.9 Trustees' Accounting and Reporting Responsibilities

Company law requires the Trustees to prepare financial statements for each financial period that give a true and fair view of the state of affairs of the Church and of the results for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- comply with applicable accounting standards subject to any material departures disclosed and explained in the financial statements; and
- 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 maintaining proper accounting records which 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 Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In accordance with company law, as the charitable company's directors, we certify that:

- so far as we are aware, there is no relevant audit information of which the charity's Independent Examiner is unaware; and
- as the directors of the charitable company we have taken all steps that we ought to have taken to make ourselves aware of any relevant audit information and to establish that the charity's Independent Examiner is aware of that information.

This report is prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

On behalf of the Trustees

Alex Berry, Secretary
22 April 2024

Independent Examiner's Report to the Trustees of ChristChurch Banstead

I report on the financial statements of ChristChurch Banstead for the year ended 31 December 2023, which are set out on pages 15 to 24.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(b) of the 2011 Act.

This report, including my statement, has been prepared for and only for the charity's trustees as a body. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body for my examination work, for this report, or for the statements I have made.

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 charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, 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 financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

Since the charity's gross income exceeded £250,000, your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales which is one of the listed bodies.

In connection with my examination, which is complete, no matters have come to my attention which give me reasonable cause to believe that in any material respect:

- accounting records were not kept in respect of ChristChurch Banstead in accordance with section 386 of the 2006 Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the financial statements have not been prepared in accordance with the methods and principals of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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

Signed:

DHoose
David Hoose (Apr 23, 2024 09:54 GMT+1)

David Hoose

For and on behalf of Mazars LLP

Chartered Accountants

Two Chamberlain Square

Birmingham

B3 3AX

Date: Apr 23, 2024

CHRISTCHURCH BANSTEAD

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2023

	Notes	General fund 2023	Mission fund (restricted) 2023	Designated funds * 2023	Endowment fund 2023	Total 2023	Total 2022
Income							
Voluntary income	6	431,822	84,885	8,064	-	**524,771**	584,345
Interest receivable		455	716	447	-	**1,618**	357
Income from church activities	7	44,110	-	143,748	-	**187,858**	153,320
Total income		476,387	85,601	152,259	-	**714,247**	738,022
Expenditure							
Charitable activities							
Integrated church activities	8	(440,354)	(59,640)	(140,473)	(21,984)	**(662,451)**	(595,859)
Grants paid and payable	9	-	(23,525)	(981)	-	**(24,506)**	(16,530)
Interest payable		-	-	-	-	-	(5,047)
Total expenditure		(440,354)	(83,165)	(141,454)	(21,984)	**(686,957)**	(617,436)
Net income/(expenditure) before transfers		36,033	2,436	10,805	(21,984)	**27,290**	120,586
Transfer between funds	14	10,000	-	(10,000)	-	-	-
Net movement in funds	23	46,033	2,436	805	(21,984)	**27,290**	120,586
Funds at 1 January		183,857	56,290	1,900,731	791,424	**2,932,302**	2,811,716
Funds at 31 December		229,890	58,726	1,901,536	769,440	**2,959,592**	2,932,302

The statement of financial activities includes all gains and losses in the year.

All income and expenditure is derived from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

* An analysis of Designated funds is set out in Note 22.

CHRISTCHURCH BANSTEAD (Company number: 06700653)

BALANCE SHEET
as at 31 December 2023

	Notes	General fund 2023	Mission fund (restricted) 2023	Designated funds 2023	Endowment fund 2023	Total 2023	Total 2022
Fixed assets							
Tangible assets							
Land and buildings	15	-	-	1,605,000	769,440	**2,374,440**	2,396,424
Other tangible assets	16	106,039	-	-	-	**106,039**	31,718
Investments							
Lock up shop	17	-	-	225,000	-	**225,000**	225,000
		106,039	-	1,830,000	769,440	**2,705,479**	2,653,142
Current assets							
Debtors and payments in advance	18	68,097	12,101	5,320	-	**85,518**	101,868
Deposit accounts	19	10,845	17,060	10,647	-	**38,552**	36,933
Cash at banks and in hand	19	80,471	32,340	68,660	-	**181,471**	154,133
		159,413	61,501	84,627	-	**305,541**	292,934
Creditors due within one year	20	(35,562)	(2,775)	(13,091)	-	**(51,428)**	(13,774)
Net current assets		123,851	58,726	71,536	-	**254,113**	279,160
Total assets less current liabilities		229,890	58,726	1,901,536	769,440	**2,959,592**	2,932,302
Capital and reserves							
General fund		229,890	-	-	-	**229,890**	183,857
Mission fund		-	58,726	-	-	**58,726**	56,290
Designated funds	22	-	-	1,901,536	-	**1,901,536**	1,900,731
Endowment capital		-	-	-	769,440	**769,440**	791,424
		229,890	58,726	1,901,536	769,440	**2,959,592**	2,932,302

For the year ended 31 December 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006. Members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The Board of Trustees acknowledge their responsibilities for:
(i) ensuring that the company keeps accounting records which comply with section 386 of the Companies Act 2006; and
(ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its surplus for the financial year, in accordance with the requirements of section 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Trustees and signed on its behalf by:

FB Paton *Trustee Director*
22 April 2024

CHRISTCHURCH BANSTEAD

STATEMENT OF CASH FLOWS
for the year ended 31 December 2023

	Notes	General fund 2023	Mission fund (restricted) 2023	Designated funds 2023	Total 2023	Total 2022
Net cash flows before Gift Aid, interest and rent	23	(25,727)	(13,039)	328	**(38,438)**	13,367
Gift Aid recovered		72,485	18,174	26,451	**117,110**	82,931
Net cash flows from operating activities		46,758	5,135	26,779	**78,672**	96,298
Cash flows from investing activities						
Rent received for 160 High Street	7	16,000	-	-	**16,000**	16,000
Purchase of fixtures, fittings, furniture and equipment		(67,333)	-	-	**(67,333)**	(23,851)
Interest received		455	716	447	**1,618**	357
Cash (consumed)/provided by investing activities		(50,878)	716	447	**(49,715)**	(7,494)
Cash flows from financing						
Repayment of mortgage capital/Manse loans		-	-	-	-	(112,071)
Interest paid on mortgage		-	-	-	-	(4,527)
Repayment of Faith Loan		-	-	-	-	(27,000)
Interest paid on Faith Loan		-	-	-	-	(1,087)
Cash used in financing activities		-	-	-	-	(144,685)
Increase/(decrease) in cash and cash equivalents		(4,120)	5,851	27,226	**28,957**	(55,881)
Changes in interfund balances		(11,441)	-	11,441	-	-
Increase/(decrease) in cash and cash equivalents*		(15,561)	5,851	38,667	**28,957**	(55,881)
Cash and cash equivalents at 1 January*		106,877	43,549	40,640	**191,066**	246,947
Cash and cash equivalents at 31 December*		91,316	49,400	79,307	**220,023**	191,066

* There are no cash balances or movements relating to the Endowment Fund.

1 Principal accounting policies

The financial statements are prepared in accordance with the statement of recommended practice "Accounting and Reporting by Charities" issued by the Charity Commission effective from January 2019 (which complies with the provisions of Financial Reporting Standard 102). They are also prepared under the historical cost convention, modified by the revaluation of properties and investments as described in the relevant notes, and on a going concern basis (see section 3.7 of the Annual Report) in accordance with applicable UK accounting standards and in accordance with the Companies Act 2006.

Unrestricted funds
The General Fund is used to finance the Church's work in Banstead. It receives all income not identified to a particular purpose and pays all expenses incurred in maintaining the ministry and fabric of the church buildings in Banstead.

Restricted and designated funds
Restricted funds comprise the Mission Fund, which is used to finance the work beyond Banstead in the UK and overseas and the mission related training and short-term visits/postings of Christian workers, and special collections taken and gifted to mission organisations for the furtherance of their work as applicable.

Designated funds comprise the Development Fund, which receives and uses funds for the development of the Church premises at 158-160 High Street and the Manse at 12 Oakley Gardens; the Jack and Jill Pre-School, which operates the morning and afternoon nursery for under 5's from the Church premises and donations to and charges for the Church organisations and specific Church activities listed in Note 22.

Endowment funds
The premises at 150 High Street, representing endowment capital, is held for the benefit of the Church as a permanent capital fund.

Recognition of income
All voluntary income, except tax recoverable under Gift Aid, and income from Church activities are accounted for as received. Tax recoverable is accounted for in the period in which the underlying gift was received. Interest receivable is accounted for in the period to which it relates. Legacies receivable are accounted for in the period in which they become probable and quantifiable.

Expenditure
All expenditure is accounted for in the period to which the expenditure relates. Church office staff costs and IT expenses are apportioned to General support costs and Governance costs on a time basis, as described in Note 12.

Governance costs (Note 13) comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice, including for the Church development. Costs include those related to the audit or examination of the accounts, any trustees' expenses, professional fees and an apportionment of staff support and IT costs.

Capitalisation and revaluation of tangible fixed assets
Improvements to buildings, items of fixtures, fittings, furniture and equipment, and motor vehicles, costing £5,000 or more are capitalised. Land and buildings are valued as detailed in Note 15.

Accounting estimates and areas of judgement
Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The following are critical accounting estimates and areas of judgements to note:

a) Investment property valuations – the investment property valuation is reviewed by the Trustees annually in detail for the purposes of the annual accounts. As explained in the annual report, the investment property valuation was last formally valued in April 2020, and the property was considered to remain at fair value at that date. The Trustees are of the opinion that the property remains at fair value, based on market information available, and therefore consider no impairment charge is required as at 31 December 2023.

b) Freehold residential and office property depreciation – No depreciation is charged in respect of the Manse and the Church properties at 158 and 160 High Street which are included in the balance sheet at valuation. The properties are maintained to a good standard, with repairs and refurbishments being carried out when necessary.

Therefore, the Trustees consider that any depreciation charge on the properties would be immaterial in view of each property's estimated residual value and remaining useful economic life. An impairment review is carried out annually. The Trustees consider no impairment charge is required as at 31 December 2023.

c) Depreciation of church building and fixed assets – Depreciation is charged in respect of the freehold church building included in the balance sheet at valuation since the previous valuation, calculated at an annual rate of 2% of the gross revalued amount (as at the date of the last valuation) plus improvements. Depreciation is charged in relation to capitalised development costs to write off these costs over three years. Sound and lighting equipment is depreciated over five years. Fixtures, fittings, furniture and other equipment are depreciated over ten years.

2 Trustees emoluments and expenses

		2023	2022
Senior Pastor:	Taxable financial support	£44,850	£43,100
	Social security costs	£5,015	£4,862
	Pension costs	£3,588	£3,412
Associate Minister – Music:	Taxable financial support	£9,247	£30,501
(trustee to 5 April)	Social security costs	£758	£3,039
	Pension costs	£714	£1,825
Associate Minister:	Taxable financial support	£32,079	£27,392
	Social security costs	£3.228	£2,304
	Pension costs	£2,135	£2,022
Assistant Minister:	Taxable financial support	£23,400	£14,850
	Social security costs	£1,315	£1,296
	Pension costs	£1,872	£1,160

The Trustees are considered to be the key management personnel.

The Senior Pastor, Associate and Assistant Ministers were remunerated as permitted by the Church's Trusteeship Document. The Senior Pastor was reimbursed expenses of £343 (2022: £300) relating to conferences and Bible literature. The Associate Minister (Music & Media) was reimbursed expenses relating to council tax, telephone, conferences and travel of £Nil (2022: £2,597), the Associate Minister was reimbursed expenses relating to council tax and conferences of £4,050 (2022: £2,639) and the Assistant Minister was reimbursed expenses relating to council tax, conferences and contributions to Bible college training costs of £7,380 (2022: £1,832 during the period he was a trustee).

No other Trustee received any emolument or was reimbursed expenses.

3 Staff numbers and emoluments (including staff trustees)

		2023	2022
Average number employed:			
Full time	General Fund	5.2	5.7
Part time	Jack & Jill Pre-School	7.8	7.7
	General Fund	5.9	5.7
Taxable financial support		£279,647	£277,398
Social security costs		£13,375	£13,680
Pension costs		£16,001	£15,980

No employee was paid more than £60,000 in either year. The remuneration costs above are allocated to the following expenditure heads on the basis of staff roles: General Fund staff costs (Note 8) and Jack and Jill Pre-School (Note 11).

4 Related Party and connected party transactions

BeaconLight Trust has donated £1,225 (2022: £1,200) in recognition of using office space and phone services at 160a High Street. Two of the trustees of BeaconLight Trust are also Trustees of ChristChurch Banstead.

During 2023, the Church paid £8,580 (2022: £7,982) to or on behalf of the spouse of the Senior Pastor as taxable financial support and expenses. The Church also paid £8,957 (2022: £7,600) to or on behalf of the spouse another Trustee as taxable financial support and expenses.

The total value of one-off gifts and regular donations from Trustees in 2023 was £144,190 (2022: £246,055), net of Gift Aid reclaimed/receivable.

5 Pensions

The Church offers an auto-enrolment scheme for staf with The People's Partnership, which is independently administered and invested. The Church contributes to this scheme in respect of those employees below pensionable age for whom it is required by law to provide access to this scheme.

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2023	2023	2023	2023	2023	2022
6 Voluntary income						
Donations and regular offerings	357,166	69,189	5,491	-	**431,846**	468,488
Special collections	-	1,055	-	-	**1,055**	3,647
Tax recoverable	74,656	14,641	1,373	-	**90,670**	111,010
Grants receivable	-	-	1,200	-	**1,200**	1,200
	431,822	84,885	8,064	-	**524,771**	584,345

7 Income from church activities

General Fund income includes investment income from the leasing of the 160 High Street lock-up shop to Dignity Funerals of £17,083 (2022: £16,000) and annual rental income for weekday use of premises during term time charged to Jack & Jill Pre-School of £10,000 (2022: £7,500). Designated fund income includes the Jack & Jill Pre-School local authority grant, fees and training income, together with contributions to Church activities where an element of costs are recharged to the attendees, such as for the Church Weekend Away, Church Open Week/Weekend and Summer Youth camp.

8 Integrated church activities

In conformity with the covenant on its land, ChristChurch Banstead operates as an undenominational gospel mission work. Worship, teaching, training and mission are the reasons for every activity and aspect of the Church's life. In advancing this integrated ministry, functional expenditure was incurred as follows:

Church fabric and equipment (Note 10)	82,694	-	25,837	21,984	**130,515**	63,992
Fellowship and outreach costs (Note 11)	29,810	-	104,354	-	**134,164**	137,058
Ministry and mission costs (including staff costs)	317,977	58,760	-	-	**376,737**	374,866
General support costs (Note 12)	3,827	-	2,508	-	**6,335**	8,312
Governance costs (Note 13)	6,046	880	7,774	-	**14,700**	11,631
	440,354	59,640	140,473	21,984	**662,451**	595,859

9 Grants paid and payable

ChristChurch Banstead makes a number of grants to support Christian workers and organisations which operate independently from the Church but for which it has special concern. Grants payable in the year were:

Grants to 7 individuals in total (2022: 5 in total)	-	19,775	981	-	**20,756**	11,515
Grants to organisations and projects:						
Release International	-	-	-	-	-	2,890
Hope Now	-	2,000	-	-	**2,000**	-
Trinity Church Everton	-	1,750	-	-	**1,750**	1,750
Operation Mobilisation	-	-	-	-	-	375
	-	23,525	981	-	**24,506**	16,530

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2023	2023	2023	2023	2023	2022
10 Church fabric and equipment						
Utilities, insurance and cleaning	50,915	-	-	-	**50,915**	23,491
Ordinary repairs, maintenance and equipment	12,510	-	-	-	**12,510**	13,326
Repairs and refurbishment	9,025	-	25,837	-	**34,862**	291
Depreciation	10,244	-	-	21,984	**32,228**	26,884
	82,694	-	25,837	21,984	**130,515**	63,992

The significant increase in energy costs precipitated by the war in Ukraine caused the costs to rise to £38,249 (2022: £12,401) for gas and electricity combined.

During 2023 minor repairs and maintenance were undertaken, including the painting of the front façade (£3,850) after the replacement of the windows. In addition space was cleared to the rear of the office buildings and two portacabins were installed (total costs of £25,837) to house a physiotherapist business currently for a r year lease period. Also some new equipment was purchased including a replacement boiler (£3,596). The larger items have been calitalised: new toilets (£51,125); the second part of the replacement windows £8,985 (plus 2022: £8,751); the costs of replacing the side gates and the new CCTV security system (£10,069 and £14,388 respectively).

11 Fellowship and outreach costs						
Outreach and hospitality	8,262	-	2,830	-	**11,092**	16,938
Youth camps	17,238	-	-	-	**17,238**	18,119
Open Week	-	-	-	-	**-**	4,530
Jack and Jill Pre-School (including staff costs)	-	-	101,043	-	**101,043**	93,698
Subscriptions and donations	4,113	-	-	-	**4,113**	3,289
Literature and ministry trainng	197	-	481	-	**678**	484
	29,810	-	104,354	-	**134,164**	137,058
12 General support costs						
Office and information technology expenses	3,308	-	2,268	-	**5,576**	5,413
Support training	35	-	240	-	**275**	2,141
Other items	484	-	-	-	**484**	758
	3,827	-	2,508	-	**6,335**	8,312

General Fund church office and information technology expenses are apportioned 75% to General support costs and 25% to Governance costs (Note 13 below) based on an approximate allocation of the time of the office support staff.

13 Governance costs						
Office and information technology expenses	1,103	-	306	-	**1,409**	1,443
Professional fees	2,705	-	6,730	-	**9,435**	5,432
Independent Examiner fee	2,100	775	275	-	**3,150**	3,122
Other items	138	105	463	-	**706**	1,634
	6,046	880	7,774	-	**14,700**	11,631

General Fund professional fees include payroll services provided by Mazars £2,705 (2022: £2,444). In the Designated Funds the professional fees were architects and building regulation fees for future building developments.

14 Transfers between funds

In 2023 £10,000 was transferred from Pre-School to the General Fund as a contribution to the cost of the new Church gates and CCTV security systems. In 2022, £7,600 was transferred from the General Fund to the Development Fund to finance the capital element of the monthly mortgage repayments prior to the repayment of the mortgage in December 2022.

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2023	2023	2023	2023	2023	2022
15 Land and buildings						
At cost or valuation on transfer						
Church site and buildings	-	-	1,071,675	1,099,200	**2,170,875**	2,170,875
12 Oakley Gardens	-	-	580,000	-	**580,000**	580,000
Accumulated depreciation	-	-	(46,675)	(307,776)	**(354,451)**	(332,467)
Net book value at 1 January	-	-	1,605,000	791,424	**2,396,424**	2,418,408
Depreciation in year	-	-	-	(21,984)	**(21,984)**	(21,984)
Net book value at 31 December	-	-	1,605,000	769,440	**2,374,440**	2,396,424
At cost or valuation on transfer	-	-	1,651,675	1,099,200	**2,750,875**	2,750,875
Accumulated depreciation	-	-	(46,675)	(329,760)	**(376,435)**	(354,451)
Net book value at 31 December	-	-	1,605,000	769,440	**2,374,440**	2,396,424

The freehold church site held by the Endowment fund is the subject of an indenture of 1896 restricting the use of any building erected thereon to undenominational gospel mission work. The present building was erected in 1970 and extended in 1975/76. In the balance sheet the site is unvalued and the buildings are carried at their valuation derived from their insured replacement cost as at 31 December 2006.

The freehold properties at 158 & 160 High Street were acquired by Gospel Mission Trust (GMT) in 2007/08 and transferred to the Church on 31 December 2013, to be held by the Development Fund (included in Designated funds) which had collaborated with GMT on the funding and refurbishment of the properties to provide meeting rooms and offices for Church use. The land value included in this site is estimated at £400,000. The Manse at 12 Oakley Gardens was acquired by the Development Fund in October 2014 and is included in Designated funds.

	Fixtures Fittings Furniture & Equipment	Total	Total
	2023	2023	2022
16 Other tangible assets			
At cost	96,801	**96,801**	72,950
Accumulated depreciation	(65,083)	**(65,083)**	(60,182)
Net book value at 1 January	31,718	**31,718**	12,768
Disposals in year	(4,007)	**(4,007)**	-
Additions in year	84,565	**84,565**	23,851
Cost at 31 December	177,359	**177,359**	96,801
Depreciation on disposals	4,007	**4,007**	-
Depreciation in year	(10,244)	**(10,244)**	(4,901)
Net book value at 31 December	106,039	**106,039**	31,718
At 1 January	96,801	**96,801**	72,950
Disposal in year	(4,007)	**(4,007)**	
Addtions in year	84,565	**84,565**	23,851
Accumulated depreciation	(71,320)	**(71,320)**	(65,083)
Net book value at 31 December	106,039	**106,039**	31,718

The additions in the year were £8,985 the balance of the replacement church windows (2022: £8,751); enhanced building security being replacement gates (£10,069) and CCTV alarm system (£14,388); new church toilets (£50,061) plus £1,062 towards the refurbishment of the disable toilet being undertaken in 2024. This increased spend in 2022 and 2023 has led to increased depreciaiton of £10,244 (2022:£4,901). As a result of purchasing a new sound desk the previous, fully depreciated, equipment has been written out (cost £4,007; depreciation £4,007).

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2023	2023	2023	2023	2023	2022
17 Investments - Lock up shop						
At valuation 1 January 2023	-	-	225,000	-	**225,000**	225,000
At valuation 31 December 2023	-	-	225,000	-	**225,000**	225,000

The self-contained unit 160 High Street is treated as an investment property and rented to Dignity Funerals Limited.

The valuation is based on current rentals assuming the lease is renewed and a circa 14 year income stream (reflecting a 7% per annum rate of return).

18 Debtors and payments in advance

Tax recoverable	45,062	11,301	893	**57,256**	83,697
Amounts due from associated funds	11,490	-	4,427	**15,917**	4,379
Other debtors and prepayments	11,545	800	-	**12,345**	13,792
	68,097	12,101	5,320	**85,518**	101,868

19 Cash reserves

The cash reserves of the General Fund as at 31 December 2023 were £91,316 (2022: £106,877). The Trustees consider that circa £85,000, representing around three months' General Fund expenditure, is the minimum prudent sum to carry in reserve to cover both anticipated and unexpected fluctuations in monthly levels of income and expenditure. Reserves have been maintained at an increased level in anticipation of financial difficulties both in the level of giving and the potential need to support church members during 2024 given the likely impact of the current economic situation.

The cash reserves of the Mission Fund at 31 December 2023 were £49,400 (2022: £43,549). The balance represents reserves to cover unexpected expenses relating to serving missionaries, the replacement of their vehicles, the resettlement of homecoming missionaries and routine mission activity.

20 Creditors due within one year

Amounts due to associated funds	4,427	-	11,490	**15,917**	4,379
Other creditors and accruals	31,135	2,775	1,601	**35,511**	9,395
	35,562	2,775	13,091	**51,428**	13,774

The Christmas 2023 collection enabled £2,000 to be paid to support the work of Hope Now (2022: £2,890 for Release International).

21 Lease commitments

At the 2023 year end, the Church had a single £900/month operating lease commitments relating to properties rented for Ministry staff (2022: £16,475 for four properties). The decreased level of lease commitments in 2023 reflects staff purchasing and sharing accommodation as well as the termination of leases following the departure of staff. Further properties are being leased to accommodate the incoming replacement staff and their families.

	Balance at 31 December	Income	Expenditure	Transfer	Balance at 31 December
	2022	2023	2023	2023	2023
22 Designated funds					
Church organisations/activities:					
Development Fund	1,855,956	30,864	(32,944)	-	**1,853,876**
Jack & Jill Pre-School	40,685	116,859	(102,993)	**(10,000)**	**44,551**
Other income and expenditure:					
Grant from Beaconlight	-	1,225	(1,225)	-	-
Benevolent Fund	4,090	-	(981)	-	**3,109**
Other specific church activities	-	3,310	(3,310)	-	-
	1,900,731	152,258	(141,453)	(10,000)	**1,901,536**

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2023	2023	2023	2023	2023	2022
23 Reconciliation of net movement in funds to net cash (outflow)/inflow from operating activities						
Net movement in funds	46,033	2,436	805	(21,984)	**27,290**	120,586
Adjustments for:						
Tax recoverable	(74,656)	(14,641)	(1,373)	-	**(90,670)**	(111,010)
Interest receivable	(455)	(716)	(447)	-	**(1,618)**	(357)
Rent receivable	(16,000)	-	-	-	**(16,000)**	(16,000)
Depreciation	10,244	-	-	21,984	**32,228**	26,884
Interest payable	-	-	-	-	-	5,047
Decrease/(increase) in other debtors and prepayments	700	747	-	-	**1,447**	(893)
Increase/(decrease) in other creditors and accruals	8,407	(865)	1,343	-	**8,885**	(6,360)
Decrease in deferred income	-	-	-	-	-	(4,530)
Net cash flows before Gift Aid, interest and rent	(25,727)	(13,039)	328	-	**(38,438)**	13,367

CHRISTCHURCH BANSTEAD

England & Wales - Charity number 1126514

Accounts

CHRIST CHURCH
Banstead

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

Company number: 06700653
Registered charity number: 1126514

Registered office:
150 High Street,
Banstead,
Surrey,
SM7 2NZ

ChristChurch Banstead
Annual Report & Unaudited Financial Statements for the year ended 31 December 2022

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ChristChurch Banstead

Charity registration number: 1126514
Company number: 06700653

Registered office: 150 High Street, Banstead, Surrey, SM7 2NZ

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR 2022

1. Introduction

ChristChurch Banstead (or "the Church") was incorporated as a private company limited by guarantee (Company number 06700653) on 17th September 2008 and thereafter was registered with the Charities Commission (Charity number 1126514).

The Trustees present their report and the financial statements of the Church for the year ended 31 December 2022 ("2022"), giving an account of how the Church has fulfilled its charitable and legal obligations.

The financial statements have been prepared in accordance with the accounting policies set out in Note 1 to these financial statements and comply with the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" effective from January 2019 (which complies with the provisions of Financial Reporting Standard 102) and the relevant provisions of the Companies Act 2006.

This report provides an account of activity during the year, under the following themes:

- Achieving the Church's Purpose
- Financial Management
- Charity Management
- Governance Matters

2. Achieving the Church's Purpose

2.1 Purpose and Aims

The Church's purpose is to advance and express the Christian faith in particular by:

- making known the Gospel of Jesus to as many people as possible;
- maintaining an undenominational gospel mission work;
- making faithful and obedient disciples of Jesus Christ;
- equipping Christians for ministry and encouraging them to use every spiritual gift provided by God in love, in accordance with the Bible;
- worshipping God in every part of personal and corporate life;
- functioning as a local church of Christian believers; and
- pursuing lifestyle, social action and community involvement consistent with Biblical teaching.

The purpose and aims of the Church are focused on bringing spiritual benefit and practical assistance to those in need, especially those within our local community. The prime spiritual benefit is to bring people into a direct relationship with the Lord Jesus Christ, while the practical benefits flow from a desire to reflect the love and truth of Christ in a needy world.

Spiritual benefits
To achieve these we engage in:

- Evangelism to all, regardless of age, sex, lifestyle, ability or ethnicity;
- Public Christian worship;
- Bible teaching to children, young people and adults;
- Discipleship to those who want to grow in the Christian faith;
- Training for those who participate in the work of the Church; and
- Support for organisations and individuals who engage in evangelism, church planting and Bible teaching across the world.

Practical benefits
To achieve these we provide in a Biblical context:

- Recreational and learning facilities for children and young people;
- Support to young families and parents;
- Pastoral and practical care to others in a variety of settings: home, hospital, nursing homes and prisons;
- Counselling and training in relationship issues; and
- Support to organisations and individuals who provide care or respond to the personal needs of others.

These two channels of the Church being a benefit to others directly flow from the teaching of Jesus Christ:

"I am the light of the world.
Whoever follows me will never walk in darkness,
but will have the light of life." *(Matthew 8.12)*

and

"Let your light shine before men,
that they may see your good deeds
and praise your Father in heaven." *(Matthew 5.16)*

The Church operates as an undenominational gospel mission work to conform with the covenant on the church premises. This is achieved through delivering all the activities of the Church in an integrated manner. Worship, teaching, training and mission are the reasons for every activity and aspect of the Church's life. This follows the Biblical pattern of church life in which there is a continuous cycle of disciple-making, disciple-equipping and disciple-sending to make more disciples of the Lord Jesus Christ - all within a framework of worship and Biblical teaching.

The Trustees take this opportunity to reaffirm their full commitment to the stated purpose and to the Church's Statement of Faith (as displayed on the church website).

2.2 Values

The Church's primary values, introduced in January 2018, are as follows:

- Jesus... it's all about him;
- The Bible... everything we need to know about everything that matters;
- The Cross... the place of forgiveness, the power for change;
- Each Other... all believers in Christ belong to God's family; and
- The World... we want to share God's good news with everyone.

2.3 Overview of the Year

Key Objectives

Our key objectives remained unchanged, reflecting the continuing purpose and aims of the Church which are to:

1) provide a full programme of evangelism and outreach;
2) maintain a firm commitment to discipleship and ministry training;
3) support the community within a Biblical framework; and
4) develop the Church as a local body of Christian believers.

Summary

The Trustees give thanks to the Lord as they recognise His goodness in so many ways, notably for:

- a resumption in the full programme of activities, following the restrictions enforced by the Covid pandemic over the previous two years;
- the growth in numbers attending Sunday services, especially families with young children;
- five people professing faith in Jesus Christ publicly through baptism,
- extended visits to the UK by our Mission Partners: the Creightons (serving in Nigeria) and the Millers (in Spain);
- the financial needs of the Church being fully met, principally by regular committed giving, to enable it to fulfil its purpose and aims; and
- the finances to fully repay the remaining mortgage and other loan balances to leave the Church debt free for the first time in 15 years.

Alongside all these encouragements was the great disappointment at the continued illness of Kevin Newman, preventing him from resuming his role as Senior Pastor. Through December and January (2023), he began working very limited hours in order to test whether he might be able to step up progressively to his full role. As a result, a plan is now in place that, hopefully, will see Kevin fully leading the Church again by August 2023.

Regular Groups

All the established groups, for children, young people and adults, continued to run and were well attended.

A review of the Small & Local Groups resulted in the formation of an additional group, requiring a small number of people to move from their existing group.

The monthly Prayer Gatherings continued to be well supported. A monthly Saturday morning meeting was started (and is continuing) for the purpose of praying specifically for the Senior Pastor and his family, and for the situation in Ukraine.

Membership
The Serving Membership stood at 156 at 31st December 2022, an increase of 11 over the year. Five new believers were baptised.

Families', Children's and Young People's Events
These included the established Family Fun Times (once a quarter), a Children's Holiday Bible Club (during the February half-term), Easter Eggsplored, a Light Party and Carols Round the Crib.

As part of the Christmas High Street Event, the Church presented a 'Journey Through Narnia' which was seen by more than 300 children and parents.

A Youth Camp was held on the Isle of Wight, attended by 38 young people and 24 leaders.

Outreach and Guest Events
A number of special outreach events were held during the year, including an extended Open Weekend, Barbara Parson's play, The Apprentice, and guest speaker events, in addition to the more regular guest events such as Men's and Women's breakfasts.

As a result of the Community Outreach Project, several members of the congregation continued to build relationships within community groups and clubs, enabling them to share their faith and invite them to church events.

Our Open Weekend and Christmas services and events were publicised through the delivery of invitations, with a gospel tract, to more than 3,000 homes. A small team also handed out invitations in the Village and, where possible, engaged people in conversations about the Church – that 'we are all about Jesus'.

Two Exploring Jesus courses were run.

Other Events
Three 'Dads and Lads' camping and adventure trips were held over the summer, each for a different age group with appropriate activities. As always, these provided opportunities for Bible teaching and for sharing the gospel with those not yet believers, including some of the dads.

Jack and Jill Pre-School
The Pre-School celebrates its 50th anniversary in 2023. It is remarkable how, throughout 50 years, the Lord has continued to equip the Pre-School with strong Christian leadership and to draw the required numbers of children to keep it viable financially. 2022 was another good year, with no vacancies in the current academic year.

Ridgemount Care Home
The monthly services at Ridgemount were finally resumed in September. The team continues to be welcomed by the staff and the residents who attend the services.

The Trustees are especially grateful to all the Staff and to all the Serving Members who served so willingly and sacrificially in order to maintain the Church's gospel ministry and to honour the Lord Jesus Christ.

2.4 Future Plans

The objective of all future ministry is, as stated in Matthew's Gospel (chapter 28 verse 19), to go and make disciples of all nations, to baptise them in the name of the Father, Son and Holy Spirit and to teach them to obey everything our Lord has commanded.

The Church will continue to fulfil its purpose and aims through ministry which is Christ-centred, Spirit-filled, Bible-based and prayer-fuelled. This will be done by using the same four key objectives and pursuing the theme of "Go, Win, Grow".

The Trustees will continue to review the appropriateness of different formats and channels for the ongoing teaching and outreach of the Church.

A priority for the early part of 2023 will be our response to the challenge faced by the growth of the Sunday morning congregation, including the children's groups which require additional teachers and helpers.

An order was placed for work to be undertaken to improve the appearance of the frontage of 150 High Street, including replacing the windows, which was completed in March 2023.

3. Financial Management

3.1 Financial Review

The Trustees have continued to seek the Lord's leading for the Church's ministry and mission work and are thankful to all who have given faithfully to support this work especially during this past year, notwithstanding the energy price and other inflationary pressures resulting from the ongoing war in Ukraine which started in February 2022.

Voluntary income was significantly higher at £584,345 (2021: £429,521), due to some large lump sum gifts received towards the end of the year, whilst the overall level of spend increased only slightly. There was no specific need to request additional funds, and the benevolent reserve was largely unspent. Total voluntary income received covered the majority of the costs of charitable activities and governance of the Church. The surplus across all funds of £120,586 (2021: £36,257 deficit) was fully utilised in repaying the outstanding mortgage balance on the church Manse and remaining faith loan balance.

The Church's free reserves (defined as net current assets of the General Fund only) at 31 December 2022 at £152,139 (2021: £193,408), has reduced as spending has increased on replacing equipment and improving the church buildings.

Summary financials for each of the three main funds are given below. Further details can be found in the financial statements and related notes.

3.2 General Fund

During 2022 the Church was able to run a full range of activities in person whilst maintaining the live streaming of the Sunday morning service for those unable to attend in person. Income and costs are similar to last year, albeit reduced somewhat because there was no church weekend away in 2022.

Regular giving increased slightly through 2022, with total voluntary giving increasing to £345,566 (2021: £338,734), reflecting the increased level of lump sum gifts versus the prior year at £34,326 (2021: £26,986). The total costs of the General Fund church activities were slightly lower at £401,255 (2021: £412,451).

The net deficit after transfers for 2022 was £22,319 (2021: £23,326 deficit) after charging depreciation of £4,900 (2021: £3,642) and transferring £7,600 (2021: £7,200) to the Development Fund to fund monthly repayments of the capital element of the mortgage. At the year end, General Fund cash reserves were lower, at £106,877 (2021: £155,159), largely due to the purchase of audio-visual equipment and the initial payments for replacement of the windows at the front of the church, both of which have been capitalised. We thank the Lord for his provision.

3.3 Mission Fund

Mission Fund voluntary income in 2022 was higher at £98,034 (2021: £80,981) including Gift Aid received and receivable. The increase was attributable to significantly higher lump sum gifts to support the overseas mission work of the Church, notwithstanding there was only one appeal in 2022 (three appeals in 2021).

Total Mission Fund costs including Ministry and mission staff support costs were £77,771 (2021: £85,123). The reduction was mainly due to fewer special Ministry appeals.

As a result, there was a £20,421 net inflow of funds for 2022 (2021: £4,140 net outflow), and a significant increase in Mission Fund reserves at end-2022 to £56,290 (2021: £35,869), which provides us with capacity to increase mission activity levels during 2023.

3.4 Development Fund

Including a large one-off gift received in December 2022, lump sum gifts and regular giving from members during 2022 totalled £105,657 (2021: £7,020). Gift Aid received and receivable on the total giving and lump sum gifts totalled £26,583 (2021: £1,586). The increased giving enabled both the Charity Bank mortgage (opening balance £112,072) and remaining Faith Loan (opening balance £27,000) to be repaid in full before the year-end.

Overall costs of £7,331 (2021: £537 shortfall) included £4,527 interest on the mortgage from Charity Bank (2021: £4,147 interest). As noted above, £7,600 (2021: £7,200) was received from the General Fund to finance the cost of the capital element of the monthly mortgage repayments to Charity Bank.

The total net assets of the Development Fund increased in value by £132,508 (2021: £6,550) to £1.856 million (2021: £1.723 million). The net assets consist of the properties at 158 & 160/160a High Street and the Manse at 12 Oakley Gardens, together £1.83 million (2021: £1.83 million), including, as in 2021, £225,000 for the lock-up shop (investment property) and other net assets of £25,955 (2021: £32,518 net of the mortgage), being mainly Gift Aid receivable in 2023.

3.5 Special Collections

During 2022, the Church had one special collection (2021: 3). This was our Christmas offering to support both Release International (£2,850) and Lahore Evangelical Ministries. This latter gift (£2,000) was again to help provide support to the day workers in the brick kiln villages in Pakistan over the Christmas period.

3.6 Property Valuation Review

A valuation was carried out by Siefers Harrison Limited (RICS) in April 2020 which supports the capitalised valuation of the rented 160 High Street lock-up. The development of the 158-160 High Street buildings for Church use was completed in early 2014 and they remain in very good condition. In addition, there has been development interest in the neighbouring properties supporting the valuation of Church properties.

Demand for family housing units in Banstead remains strong, and the Trustees are confident that the valuation (against which the Charity Bank mortgage had been secured) remains above the purchase price at which 12 Oakley Gardens is held in the accounts.

Hence the Trustees consider no impairment charge is required as at 31 December 2022.

3.7 Going Concern Review

The impact of the energy price and other inflationary pressures on Church finances during 2022 was minimal. In addition, the repayment of the outstanding Mortgage balance and remaining Faith Loan has left the Church in a much healthier financial position and "debt free" for the first time in 15 years. The Trustees give thanks to God.

There is a continuing risk that some Church members are unable (e.g., through job losses or wage reductions or inflationary pressures) to maintain or increase their regular giving from current levels. Additionally, the Church may be called upon to provide financial and other practical assistance to members as the continuing effects of the pandemic and cost of living crisis work through the economy.

The various Church fund budgets prepared in early 2023 allow for benevolent funding of Church members in particular need, and continuing improvement work on the main Church building, but indicate the overall funding requirement for 2023 is manageable. The budgets include Gift Aid accruing from lump sum gifts received in 2022, and some provision for lump sum giving in 2023 (reflecting a modest level of additional gifts).

The Trustees will continue to monitor the regular giving and take appropriate steps to manage costs, if needed, taking into account the General Fund reserves. At the current time there is no indication of a reduction in giving and several new members have begun to give.

In conclusion, the Trustees consider that, notwithstanding the continuing economic uncertainties, it is appropriate to present the financial statements on a Going Concern basis.

4. Charity Management

4.1 Church Leadership

Leadership throughout the Church must be Biblical, prayerful, united, flexible, listening and transparent. The overall responsibility for the legal and spiritual leadership of the Church rests with the Trustees, who are the Senior Pastor, Elders and Deacons.

During 2022 the Elders and Deacons were:

Elders	Revd Kevin Newman Andrew Grimstone John Phillips Shak Sulliman (previously a Deacon), from 5th May
Deacons	Alex Berry, from 5th May Andrew Butt Andrew Evans Stewart Foster Daniel Gomes, from 5th May Andrew McKenna resigned 5th April 2023 Nigel Paget Fred Paton

Elders and Deacons are selected from among the serving members, usually serve for a period of three years, and can be reappointed. Before an Elder or Deacon is appointed or re-appointed, the Serving Membership is given an opportunity of indicating in writing if they are aware of any substantive reason why the person should not be appointed. The appointment of Trustees is confirmed at the annual meeting of serving members.

Newly appointed Trustees are advised of their responsibilities as a Trustee of a charitable company and the specific requirements of the Church's governance documents. They are also trained in the principles of Christian leadership. The training needs of Trustees are regularly reviewed.

The Church leadership is primarily accountable to God and is recognised by the local church. It maintains an oversight of all Church and fellowship issues. Matters of church discipline are also handled by the Trustees, but in a strictly confidential manner.

The Trustees met on 20 occasions to fulfil prayerfully their responsibilities, which included maintaining spiritual oversight of the Church, agreeing plans for the fulfilment of the Church's aims and objectives and allocating resources to achieve those plans.

The Trustees are satisfied that in fulfilling their responsibilities they have complied with the duty to have due regard to the Charity Commission's guidance on delivering public benefit from the Church's activities.

4.2 Ministry and Service Structure

To fulfil the aims of the Church, the Trustees delegate responsibility for the regular ministry and service activity to approximately 40 ministry and service groups, each with a group leader. The group leader is required to maintain a Biblical approach to their leadership and to comply with the Church's operational policies (e.g. Health & Safety, Security, Safeguarding, Data Protection).

The Serving Members meet at an annual meeting to consider the Trustees' report and financial statements, and to transact other business as deemed necessary by the Trustees or determined by the Church's governance documents.

4.3 Staffing

The following comprised the staff during 2022. Those with an asterisk (*) did not receive any financial support and those shown as (P/T) were part-time:

Gaynor Atterbury	Families Co-ordinator (P/T)
Rick and Alanna Creighton	Mission Partners in Nigeria
Bethany Davies	Ministry Trainee, from 1st September
Andrew Evans	Associate Minister
Naomi Foster	Families Worker * (P/T)
Stewart Foster	Facilities Coordinator * (P/T)
Nicola Goddard	Pastoral Secretary (P/T)
Daniel Gomes	Assistant Minister
Andrew McKenna	Associate Minister (Music and Media) until 21st August Music Minister (P/T), from 22nd August
Terry and Christine Miller	Mission Partners in Spain
Fran Newman	Operations Manager (P/T)
Kevin Newman	Senior Pastor
David Parkes	Caretaker (P/T)
David Ridal	Youth Minister
Caroline Scott-Evans	Pre-School Manager (P/T)
Lorraine Sulliman	Finance Assistant (P/T)
Lisa Travers	Assistant Minister (Children)

A further seven part-time salaried staff are employed in the Jack & Jill Pre-School.

The arrangements for setting and reviewing the pay and remuneration are undertaken by a Remuneration Group of three Trustee Directors, Andrew Grimstone, Fred Paton and Andy Butt. In undertaking their role, the Group considers the comparable levels of support provided by similar churches for specific roles and responsibilities, together with individual circumstances.

5 Governance

5.1 Church Status

The Church is a charitable company, required to comply with the detailed regulatory framework for such charities. The Trustees act within the remit of the charitable company's Memorandum and Articles of Association.

The Church is an independent fellowship of worshipping and serving believers in the Lord Jesus Christ. The Church does not have any denominational affiliation.

The church site and building at 150 High Street, Banstead, are governed by a property trust created by a trust deed dated 12 June 1896. This deed requires the site and buildings on it to be used for 'undenominational gospel mission work'. The trustees of the property trust are the same as the Church trustees.

5.2 Details of Key Advisors and Service Providers:

Principal Banker	Barclays Bank plc, 1 North End, Croydon CR9 1SX
Solicitors	Anthony Collins Solicitors LLP, 134 Edmund Street, Birmingham, B3 2ES
Independent Examiner	Mazars LLP, 2nd Floor, Two Chamberlain Square, Birmingham, B3 3AX
Architects	Robinson, Kenning & Gallagher, Airport House, Purley Way, Croydon, CR0 0XZ

5.3 Organisational Affiliations

During 2022 the Church maintained its membership of:

- Evangelical Alliance, the largest UK organisation of evangelical Christians
- the London Gospel Partnership, a group of Bible believing churches seeking to advance the Christian faith.

5.4 Beneficial Relationships

Two Trustees, Kevin Newman and Shak Sulliman are married to staff members who were financially supported during the year.

Two Trustees, Nigel Paget and John Phillips, are also Trustees of BeaconLight Trust, a Christian charity led by a former Senior Pastor of the Church. The Trust uses the Church premises as its registered and postal address and for the storage of archives and makes a small financial contribution to the Church.

5.5 Health and Safety and Security

The security of the premises was reviewed and it was concluded that the door access and intruder alarm systems should be replaced, with the addition of CCTV at each external door, all of which is planned for 2023.

In relation to food hygiene, the Church holds a 5/5 rating awarded following a food safety inspection undertaken by an environmental health inspector from Reigate and Banstead Borough Council in January 2020.

5.6 Safeguarding

People working directly with children, young people and adults are subject to DBS checks, carried out via Thirtyone:eight and reviewed every three years.

The Safeguarding Officer and Deputy Safeguarding Officer keep up to date with all matters pertaining to safeguarding.

No issues were reported to the Safeguarding Officer which gave rise to concern making it necessary for any to be reported to the Trustees.

5.7 Data Protection

The Data Protection Policy was reviewed with no breaches reported in the 12 month period.

5.8 Risks and Uncertainties

The Trustees reviewed and updated its Corporate Risk Register in February 2023.

5.9 Trustees' Accounting and Reporting Responsibilities

Company law requires the Trustees to prepare financial statements for each financial period that give a true and fair view of the state of affairs of the Church and of the results for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- comply with applicable accounting standards subject to any material departures disclosed and explained in the financial statements; and
- 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 maintaining proper accounting records which 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 Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In accordance with company law, as the charitable company's directors, we certify that:

- so far as we are aware, there is no relevant information of which the charity's Independent Examiner is unaware; and
- as the directors of the charitable company we have taken all steps that we ought to have taken to make ourselves aware of any relevant audit information and to establish that the charity's Independent Examiner is aware of that information.

This report is prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

On behalf of the Trustees

John Phillips, Secretary
25 April 2023

Independent Examiner's Report to the Trustees of ChristChurch Banstead

I report on the financial statements of ChristChurch Banstead for the year ended 31 December 2022, which are set out on pages 14 to 23.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements as carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(b) of the 2011 Act.

This report, including my statement, has been prepared for and only for the charity's trustees as a body. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body for my examination work, for this report, or for the statements I have made.

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 charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, 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 financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

Since the charity's gross income exceeded £250,000, your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales which is one of the listed bodies.

In connection with my examination, which is complete, no matters have come to my attention which give me reasonable cause to believe that in any material respect:

- accounting records were not kept in respect of ChristChurch Banstead in accordance with section 386 of the 2006 Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the financial statements have not been prepared in accordance with the methods and principals of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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

Signed:

David Hoose

For and on behalf of Mazars LLP

Chartered Accountants

Two Chamberlain Square

Birmingham

B3 3AX

Date: 25 April 2023

CHRISTCHURCH BANSTEAD

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2022

	Notes	General fund 2022	Mission fund (restricted) 2022	Designated funds * 2022	Endowment fund 2022	Total 2022	Total 2021
Income							
Voluntary income	6	345,566	98,034	140,745	-	**584,345**	429,521
Interest receivable		100	158	99	-	**357**	4
Income from church activities	7	40,870	-	112,450	-	**153,320**	145,123
Total income		386,536	98,192	253,294	-	**738,022**	574,648
Expenditure							
Charitable activities							
Integrated church activities	8	(401,255)	(64,456)	(108,164)	(21,984)	**(595,859)**	(580,108)
Grants paid and payable	9	-	(13,315)	(3,215)	-	**(16,530)**	(26,650)
Interest payable		-	-	(5,047)	-	**(5,047)**	(4,147)
Total expenditure		(401,255)	(77,771)	(116,426)	(21,984)	**(617,436)**	(610,905)
Net (expenditure)/income before transfers		(14,719)	20,421	136,868	(21,984)	**120,586**	(36,257)
Transfer between funds	14	(7,600)	-	7,600	-	-	-
Net movement in funds	24	(22,319)	20,421	144,468	(21,984)	**120,586**	(36,257)
Funds at 1 January		206,176	35,869	1,756,263	813,408	**2,811,716**	2,847,973
Funds at 31 December		183,857	56,290	1,900,731	791,424	**2,932,302**	2,811,716

The statement of financial activities includes all gains and losses in the year.

All income and expenditure is derived from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

* An analysis of Designated funds is set out in Note 23.

CHRISTCHURCH BANSTEAD (Company number: 06700653)

BALANCE SHEET
as at 31 December 2022

	Notes	General fund 2022	Mission fund (restricted) 2022	Designated funds 2022	Endowment fund 2022	Total 2022	Total 2021
Fixed assets							
Tangible assets							
Land and buildings	15	-	-	1,605,000	791,424	**2,396,424**	2,418,408
Other tangible assets	16	31,718	-	-	-	**31,718**	12,768
Investments							
Lock up shop	17	-	-	225,000	-	**225,000**	225,000
		31,718	-	1,830,000	791,424	**2,653,142**	2,656,176
Current assets							
Debtors and payments in advance	18	55,137	16,381	30,350	-	**101,868**	77,035
Deposit accounts	19	10,389	16,344	10,200	-	**36,933**	36,576
Cash at banks and in hand	19	96,488	27,205	30,440	-	**154,133**	210,371
		162,014	59,930	70,990	-	**292,934**	323,982
Creditors due within one year	20	(9,875)	(3,640)	(259)	-	**(13,774)**	(63,339)
Net current assets		152,139	56,290	70,731	-	**279,160**	260,643
Total assets less current liabilities		183,857	56,290	1,900,731	791,424	**2,932,302**	2,916,819
Creditors due after one year	21	-	-	-	-	-	(105,103)
Net assets		183,857	56,290	1,900,731	791,424	**2,932,302**	2,811,716
Capital and reserves							
General fund		183,857	-	-	-	**183,857**	206,176
Mission fund		-	56,290	-	-	**56,290**	35,869
Designated funds	23	-	-	1,900,731	-	**1,900,731**	1,756,263
Endowment capital		-	-	-	791,424	**791,424**	813,408
		183,857	56,290	1,900,731	791,424	**2,932,302**	2,811,716

For the year ended 31 December 2022 the company was entitled to exemption from audit under section 480 of the Companies Act 2006. Members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The Board of Trustees acknowledge their responsibilities for:
(i) ensuring that the company keeps accounting records which comply with section 386 of the Companies Act 2006: and
(ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its suplus surplus for the financial year, in accordance with the requirements of section 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of the Companies Act 200+ relating to small companies.

The financial statements were approved by the Board of Trustees and signed on its behalf by:

John Phillips *Trustee Director*
25 April 2023

CHRISTCHURCH BANSTEAD

STATEMENT OF CASH FLOWS
for the year ended 31 December 2022

	Notes	General fund 2022	Mission fund (restricted) 2022	Designated funds 2022	Total 2022	Total 2021
Net cash flows before Gift Aid, interest and rent	24	(104,399)	1,538	116,228	**13,367**	(91,727)
Gift Aid recovered		66,283	14,937	1,711	**82,931**	87,984
Net cash flows from operating activities		(38,116)	16,475	117,939	**96,298**	(3,743)
Cash flows from investing activities						
Rent received for 160 High Street	7	16,000	-	-	**16,000**	16,000
Purchase of fixtures, fittings, furniture and equipment		(23,851)	-	-	**(23,851)**	-
Interest received		100	158	99	**357**	4
Cash provided by investing activities		(7,751)	158	99	**(7,494)**	16,004
Cash flows from financing						
New mortgage loan received	21	-	-	-	-	-
Repayment of mortgage capital/Manse loans		-	-	(112,071)	**(112,071)**	(6,906)
Interest paid on mortgage		-	-	(4,527)	**(4,527)**	(3,580)
Repayment of Faith Loan		-	-	(27,000)	**(27,000)**	-
Interest paid on Faith Loan		-	-	(1,087)	**(1,087)**	(602)
Cash (used in)/provided by financing activities		-	-	(144,685)	**(144,685)**	(11,088)
Increase/(decrease) in cash and cash equivalents		(45,867)	16,633	(26,647)	**(55,881)**	1,173
Changes in interfund balances		(2,415)	539	1,876	-	-
Increase/(decrease) in cash and cash equivalents*		(48,282)	17,172	(24,771)	**(55,881)**	1,173
Cash and cash equivalents at 1 January*		155,159	26,377	65,411	**246,947**	245,774
Cash and cash equivalents at 31 December*		106,877	43,549	40,640	**191,066**	246,947

* There are no cash balances or movements relating to the Endowment Fund.

1 Principal accounting policies

The financial statements are prepared in accordance with the statement of recommended practice "Accounting and Reporting by Charities" issued by the Charity Commission effective from January 2019 (which complies with the provisions of Financial Reporting Standard 102). They are also prepared under the historical cost convention, modified by the revaluation of properties and investments as described in the relevant notes, and on a going concern basis (see section 3.7 of the Annual Report) in accordance with applicable UK accounting standards and in accordance with the Companies Act 2006.

Unrestricted funds
The General Fund is used to finance the Church's work in Banstead. It receives all income not identified to a particular purpose and pays all expenses incurred in maintaining the ministry and fabric of the church buildings in Banstead.

Restricted and designated funds
Restricted funds comprise the Mission Fund, which is used to finance the work beyond Banstead in the UK and overseas and the mission related training of Christian workers.

Designated funds comprise the Development Fund, which receives and uses funds for the development of the Church premises at 158-160 High Street and the Manse at 12 Oakley Gardens; the Jack and Jill Pre-School, which operates the morning and afternoon nursery for under 5's from the Church premises; special collections; and donations to and charges for the Church organisations and specific Church activities listed in Note 23.

Endowment funds
The premises at 150 High Street, representing endowment capital, is held for the benefit of the Church as a permanent capital fund.

Recognition of income
All voluntary income, except tax recoverable under Gift Aid, and income from Church activities are accounted for as received. Tax recoverable is accounted for in the period in which the underlying gift was received. Interest receivable is accounted for in the period to which it relates. Legacies receivable are accounted for in the period in which they become certain and quantifiable.

Expenditure
All expenditure is accounted for in the period to which the expenditure relates. Church office staff costs and IT expenses are apportioned to General support costs and Governance costs on a time basis, as described in Note 12.

Governance costs (Note 13) comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice, including for the Church development. Costs include those related to the audit or examination of the accounts, any trustees' expenses, professional fees and an apportionment of staff support and IT costs.

Capitalisation and revaluation of tangible fixed assets
Improvements to buildings, items of fixtures, fittings, furniture and equipment, and motor vehicles, costing £5,000 or more are capitalised. Land and buildings are valued as detailed in Note 15.

Accounting estimates and areas of judgement
Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The following are critical accounting estimates and areas of judgements to note:

a) Investment property valuations – the investment property valuation is reviewed by the Trustees annually in detail for the purposes of the annual accounts. As explained in the annual report, the investment property valuation was last formally valued in April 2020, and the property was considered to remain at fair value at that date. The Trustees are of the opinion that the property remains at fair value, based on market information available, and therefore consider no impairment charge is required as at 31 December 2022.

b) Freehold residential and office property depreciation – No depreciation is charged in respect of the Manse and the Church properties at 158 and 160 High Street which are included in the balance sheet at valuation. The properties are maintained to a good standard, with repairs and refurbishments being carried out when necessary.

Therefore the Trustees consider that any depreciation charge on the properties would be immaterial in view of each property's estimated residual value and remaining useful economic life. An impairment review is carried out annually. The Trustees consider no impairment charge is required as at 31 December 2022.

c) Depreciation of church building and fixed assets – Depreciation is charged in respect of the freehold church building included in the balance sheet at valuation since the previous valuation, calculated at an annual rate of 2% of the gross revalued amount (as at the date of the last valuation) plus improvements. Depreciation is charged in relation to capitalised development costs to write off these costs over three years. Sound and lighting equipment is depreciated over five years. Fixtures, fittings, furniture and other equipment are depreciated over ten years.

2 Trustees emoluments and expenses

		2022	2021
Senior Pastor:	Taxable financial support	£43,100	£41,250
	Social security costs	£4,862	£4,473
	Pension costs	£3,412	£3,300
Associate Minister – Music:	Taxable financial support	£30,501	£32,587
	Social security costs	£3,039	£3,277
	Pension costs	£1,825	£2,048
Associate Minister:	Taxable financial support	£27,392	£17,067
	Social security costs	£2,304	£1,542
	Pension costs	£2,022	£1,365
Assistant Minister:	Taxable financial support	£14,850	-
(trustee from 5 May)	Social security costs	£1,296	-
	Pension costs	£1,160	-

The Trustees are considered to be the key management personnel.

The Senior Pastor, Associate and Assistant Ministers were remunerated as permitted by the Church's Trusteeship Document. The Senior Pastor was reimbursed expenses of £300 (2021: £339) relating to conferences and Bible literature. The Associate Minister (Music & Media) was reimbursed expenses relating to council tax, telephone, conferences and travel of £2,597 (2021: £2,278), the Associate Minister was reimbursed expenses relating to council tax and conferences of £2,639 (2021: £1,288) and the Assistant Minister was reimbursed expenses relating to council tax, conferences and other costs of £1,832 (2021: Nil as trustee).

No other Trustee received any emolument or was reimbursed expenses.

3 Staff numbers and emoluments (including staff trustees)

		2022	2021
Average number employed:			
Full time	General Fund	5.7	6.0
Part time	Jack & Jill Pre-School	7.7	6.2
	General Fund	5.7	5.7
Taxable financial support		£277,398	£253,763
Social security costs		£18,680	£16,932
Pension costs		£15,980	£15,545

No employee was paid more than £60,000 in either year. The remuneration costs above are allocated to the following expenditure heads on the basis of staff roles: General Fund staff costs (Note 8) and Jack and Jill Pre-School (Note 11).

4 Related Party and connected party transactions

BeaconLight Trust has donated £1,200 (2021: £1,250) in recognition of using office space and phone services at 160a High Street. Two of the trustees of BeaconLight Trust are also Trustees of ChristChurch Banstead.

During 2022, the Church paid £7,982 (2021: £7,673) to or on behalf of the spouse of the Senior Pastor as taxable financial support and expenses. The Church also paid £7,600 (2021: £7,300) to or on behalf of the spouse another Trustee as taxable financial support and expenses.

The total value of one-off gifts and regular donations from Trustees in 2022 was £246,055 (2021: £123,957), net of Gift Aid reclaimed/receivable.

5 Pensions

The Church offers an auto-enrolment scheme for staf with The People's Pension, which is independently administered and invested. The Church contributes to this scheme in respect of those employees below pensionable age for whom it is required by law to provide access to this scheme.

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2022	2022	2022	2022	2022	2021
6 Voluntary income						
Donations and regular offerings	281,302	75,949	111,237	-	**468,488**	335,985
Special collections	-	3,647	-	-	**3,647**	11,737
Tax recoverable	64,264	18,438	28,308	-	**111,010**	80,599
Grants receivable	-	-	1,200	-	**1,200**	1,200
	345,566	98,034	140,745	-	**584,345**	429,521

7 Income from church activities

General Fund income ncludes investment income from the leasing of the 160 High Street lock-up shop to Dignity Funerals of £16,000 (2021: £16,000) and annual rental income for weekday use of premises during term time charged to Jack & Jill Pre-School of £7,500 (2021: £7,500). Designated fund income includ the Jack & Jill Pre-School local authority grant, fees and training income, together with contributions to Church activities where an element of costs are recharged to the attendees, such as for the Church Weekend Away, Church Open Week/Weekend and Summer Youth camp.

8 Integrated church activities

In conformity with the covenant on its land, ChristChurch Banstead operates as an undenominational gospel mission work. Worship, teaching, training and mission are the reasons for every activity and aspect of the Church's life. In advancing this integrated ministry, functional expenditure was incurred as follows:

Church fabric and equipment (Note 10)	42,008	-	-	21,984	**63,992**	72,121
Fellowship and outreach costs (Note 11)	35,713	-	101,345	-	**137,058**	130,862
Ministry and mission costs (including staff costs)	311,486	63,380	-	-	**374,866**	355,536
General support costs (Note 12)	4,448	-	3,864	-	**8,312**	5,975
Governance costs (Note 13)	7,600	1,076	2,955	-	**11,631**	15,614
	401,255	64,456	108,164	21,984	**595,859**	580,108

9 Grants paid and payable

ChristChurch Banstead makes a number of grants to support Christian workers and organisations which operate independently from the Church but for which it has special concern. Grants payable in the year were:

Grants to 5 individuals in total (2021: 4 in total)	-	8,300	3,215	-	**11,515**	11,850
Grants to organisations and projects:						
Operation Mobilistaion India Appeal	-	-	-	-	-	6,550
Jos Seminary (JETS) Bursary Fund, Nigeria	-	-	-	-	-	4,500
Release International	-	2,890	-	-	**2,890**	-
The Barnabas Fund	-	-	-	-	-	2,000
Trinity Church Everton	-	1,750	-	-	**1,750**	1,750
Operation Mobilisation	-	375	-	-	**375**	-
	-	13,315	3,215	-	**16,530**	26,650

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2022	2022	2022	2022	2022	2021
10 Church fabric and equipment						
Utilities, insurance and cleaning	23,491	-	-	-	**23,491**	22,701
Ordinary repairs, maintenance and equipment	13,326	-	-	-	**13,326**	14,480
Repairs and refurbishment	291	-	-	-	**291**	9,314
Depreciation	4,900	-	-	21,984	**26,884**	25,626
	42,008	-	-	21,984	**63,992**	72,121

During 2022 minor repairs and maintenance were undertaken, including re-polishing the rear hall floor (£2,200).
Also some new equipment was purchased including a defibrillator, £950 (2021 £12,859 in total). The larger items have been capitalised: sound desk and associated equpment £15,009 and the intial deposit for new front wIndows for the church £8,751.

11 Fellowship and outreach costs						
Outreach and hospitality	10,003	-	6,935	-	**16,938**	7,771
Youth camps	18,119	-	-	-	**18,119**	14,155
Church weekend away	-	-	-	-	-	22,390
Open Week	4,230	-	300	-	**4,530**	3,667
Jack and Jill Pre-School	-	-	93,698	-	**93,698**	77,040
Subscriptions and donations	3,289	-	-	-	**3,289**	3,992
Literature and ministry trainng	72	-	412	-	**484**	1,847
	35,713	-	101,345	-	**137,058**	130,862
12 General support costs						
Office and information technology expenses	3,377	-	2,036	-	**5,413**	5,143
Support training	313	-	1,828	-	**2,141**	237
Other items	758	-	-	-	**758**	595
	4,448	-	3,864	-	**8,312**	5,975

General Fund church office and information technology expenses are apportioned 75% to General support costs and 25% to Governance costs (Note 13 below) based on an approximate allocation of the time of the office support staff.

13 Governance costs						
Office and information technology expenses	1,126	-	317	-	**1,443**	1,357
Professional fees	4,184	-	1,248	-	**5,432**	6,522
Independent Examiner/Audit fee	2,122	750	250	-	**3,122**	6,953
Other items	168	326	1,140	-	**1,634**	782
	7,600	1,076	2,955	-	**11,631**	15,614

Professional fees in 2022 and 2021 included payroll services provided by Mazars. The reduction in Audit Fees arises from using an Independent Examiner rather than undertaking a full audit.

14 Transfers between funds

In 2022 £7,600 was transferred from the General Fund to the Development Fund (2021: £7,200) to finance the capital element of the monthly mortgage repayments prior to the repayment of the mortgage in December 2022.

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2022	2022	2022	2022	2022	2021
15 Land and buildings						
At cost or valuation on transfer						
Church site and buildings	-	-	1,071,675	1,099,200	**2,170,875**	2,170,875
12 Oakley Gardens	-	-	580,000	-	**580,000**	580,000
Accumulated depreciation	-	-	(46,675)	(285,792)	**(332,467)**	(310,483)
Net book value at 1 January	-	-	1,605,000	813,408	**2,418,408**	2,440,392
Depreciation in year	-	-	-	(21,984)	**(21,984)**	(21,984)
Net book value at 31 December	-	-	1,605,000	791,424	**2,396,424**	2,418,408
At cost or valuation on transfer	-	-	1,651,675	1,099,200	**2,750,875**	2,750,875
Accumulated depreciation	-	-	(46,675)	(307,776)	**(354,451)**	(332,467)
Net book value at 31 December	-	-	1,605,000	791,424	**2,396,424**	2,418,408

The freehold church site held by the Endowment fund is the subject of an indenture of 1896 restricting the use of any building erected thereon to undenominational gospel mission work. The present building was erected in 1970 and extended in 1975/76. In the balance sheet the site is unvalued and the buildings are carried at their valuation derived from their insured replacement cost as at 31 December 2006.

The freehold properties at 158 & 160 High Street were acquired by Gospel Mission Trust (GMT) in 2007/08 and transferred to the Church on 31 December 2013, to be held by the Development Fund (included in Designated funds) which had collaborated with GMT on the funding and refurbishment of the properties to provide meeting rooms and offices for Church use. The land value included in this site is estimated at £400,000. The Manse at 12 Oakley Gardens was acquired by the Development Fund in October 2014 and is included in Designated funds.

	Fixtures Fittings Furniture & Equipment	Total	Total
	2022	2022	2021
16 Other tangible assets			
At cost	72,950	**72,950**	72,950
Accumulated depreciation	(60,182)	**(60,182)**	(56,540)
Net book value at 1 January	12,768	**12,768**	16,410
Additions in year	23,851	**23,851**	-
Cost at 31 December	96,801	**96,801**	-
Depreciation in year	(4,901)	**(4,901)**	(3,642)
Net book value at 31 December	128,519	**128,519**	12,768
At 1 January	72,950	**72,950**	72,950
Addtions in year	23,851	**23,851**	-
Accumulated depreciation	(65,083)	**(65,083)**	(60,182)
Net book value at 31 December	31,718	**31,718**	12,768

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2022	2022	2022	2022	2022	2021
17 Investments - Lock up shop						
At valuation 1 January 2022	-	-	225,000	-	**225,000**	225,000
At valuation 31 December 2022	-	-	225,000	-	**225,000**	225,000

The self-contained unit 160 High Street is treated as an investment property and rented to Dignity Funerals Limited.

The valuation is based on current rentals assuming the lease is renewed and a circa 14 year income stream (reflecting a 7% per annum rate of return).

18 Debtors and payments in advance

Tax recoverable	42,892	14,834	25,971	**83,697**	57,342
Amounts due from associated funds	-	-	4,379	**4,379**	6,794
Other debtors and prepayments	12,245	1,547	-	**13,792**	12,899
	55,137	16,381	30,350	**101,868**	77,035

19 Cash reserves

The cash reserves of the General Fund as at 31 December 2022 were £106,877 (2021: £155,159). The Trustees consider that circa £85,000, representing around three months' General Fund expenditure, is the minimum prudent sum to carry in reserve to cover both anticipated and unexpected fluctuations in monthly levels of income and expenditure. Reserves have been maintained at an increased level in anticipation of financial difficulties both in the level of giving and the potential need to support church members during 2023 given the likely economic impact of the current economic situatic

The cash reserves of the Mission Fund at 31 December 2022 were £43,549 (2021: £26,377). The balance represents reserves to cover unexpected expenses relating to serving missionaries, the replacement of their vehicles, the resettlement of homecoming missionaries and routine mission activity.

20 Creditors due within one year

Amounts due to associated funds	4,379	-	-	**4,379**	6,794
Manse mortgage capital repayments	-	-	-	-	6,968
Faith loan - interest bearing	-	-	-	-	27,000
Faith Loan - interest accrual	-	-	-	-	567
Other creditors and accruals	5,496	3,640	259	**9,395**	15,755
Deferred income	-	-	-	-	6,255
	9,875	3,640	259	**13,774**	63,339

The Christmas 2022 collection enabled £2,890 to be paid to support the work of Release International (2021: £2,000 for the Barnabas Fund).

The interest bearing Faith Loan of £27,000 (2021: £27,000) was repaid in 2022. All interest due has also been paid (2021: £567 was accrued).

21 Creditors due after one year

Mortgage secured on Manse	-	-	-	-	105,103
	-	-	-	-	105,103

A mortgage, secured by a charge over the Manse at 12 Oakley Gardens, was drawn down from the Charity Bank in December 2019.
The mortgage was repayable over a period of up to 15 years. Due to generous giving the balance of the mortgage has been repaid early at no additional cost (2021: £105,103 due over 1 Year).

22 Lease commitments

The Church had operating lease commitments relating to properties rented for Ministry staff of £16,475 for four properties (2021: £7,400 for four properties). The increased level of lease commitments in 2022 reflects the increased notice period required during the first year of occupancy following a relocaton of one member of staff and a rent increase for one of the other properties. Rentals are expensed as they fall due.

23 Designated funds

	Balance at 31 December 2021	Income 2022	Expenditure 2022	Transfer 2022	Balance at 31 December 2022
Church organisations/activities:					
Development Fund	1,723,447	132,240	(7,331)	7,600	**1,855,956**
Jack & Jill Pre-School	32,816	104,835	(96,966)	-	**40,685**
Other income and expenditure:					
Grant	-	1,267	(1,267)	-	-
Benevolent Fund	-	7,305	(3,215)	-	**4,090**
Other specific church activities	-	7,647	(7,647)	-	-
	1,756,263	253,294	(116,426)	7,600	**1,900,731**

24 Reconciliation of net movement in funds to net cash (outflow)/inflow from operating activities

	General fund 2022	Mission fund 2022	Designated funds 2022	Endowment capital 2022	Total 2022	Total 2021
Net movement in funds	(22,319)	20,421	144,468	(21,984)	**120,586**	(36,257)
Adjustments for:						
Tax recoverable	(64,264)	(18,438)	(28,308)	-	**(111,010)**	(80,599)
Interest receivable	(100)	(158)	(99)	-	**(357)**	(4)
Rent receivable	(16,000)	-	-	-	**(16,000)**	(16,000)
Depreciation	4,900	-	-	21,984	**26,884**	25,626
Interest payable	-	-	5,047	-	**5,047**	4,147
Decrease/(increase) in other debtors and prepayments	(551)	(342)	-	-	**(893)**	13,585
(Decrease)/increase in other creditors and accruals	(6,065)	55	(350)	-	**(6,360)**	(2,226)
Decrease in deferred income	-	-	(4,530)	-	**(4,530)**	-
Net cash flows before Gift Aid, interest and rent	(104,399)	1,538	116,228	-	**13,367**	(91,727)

CHRISTCHURCH BANSTEAD

England & Wales - Charity number 1126514

Accounts

CHRISTCHURCH
Banstead

ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

Company number: 06700653
Registered charity number: 1126514

Registered office:
150 High Street,
Banstead,
Surrey,
SM7 2NZ

ChristChurch Banstead
Annual Report & Financial Statements for the year ended 31 December 2021

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ChristChurch Banstead

Charity registration number: 1126514
Company number: 06700653

Registered office: 150 High Street, Banstead, Surrey, SM7 2NZ

ANNUAL REPORT AND FINANCIAL STATEMENTS FOR 2021

1. Introduction

ChristChurch Banstead (or "the Church") was incorporated as a private company limited by guarantee (Company number 06700653) on 17th September 2008 and thereafter was registered with the Charities Commission (Charity number 1126514).

The Trustees present their report and the financial statements of the Church for the year ended 31 December 2021 ("2021"), giving an account of how the Church has fulfilled its charitable and legal obligations.

The financial statements have been prepared in accordance with the accounting policies set out in Note 1 to these financial statements and comply with the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" effective from January 2019 (which complies with the provisions of Financial Reporting Standard 102) and the relevant provisions of the Companies Act 2006.

This report provides an account of activity during 2021, under the following themes:

- Achieving the Church's Purpose
- Financial Management
- Charity Management
- Governance

2. Achieving the Church's Purpose

2.1 Purpose and Aims

The Church's purpose is to advance and express the Christian faith in particular by:

- making known the Gospel of Jesus to as many people as possible;
- maintaining an undenominational gospel mission work;
- making faithful and obedient disciples of Jesus Christ;
- equipping Christians for ministry and encouraging them to use every spiritual gift provided by God in love, in accordance with the Bible;
- worshipping God in every part of personal and corporate life;
- functioning as a local church of Christian believers; and
- pursuing lifestyle, social action and community involvement consistent with Biblical teaching.

The purpose and aims of the Church are focused on bringing spiritual benefit and practical assistance to those in need, especially those within our local community. The prime spiritual benefit is to bring people into a direct relationship with the Lord Jesus Christ, while the practical benefits flow from a desire to reflect the love and truth of Christ in a needy world.

Spiritual benefits
To achieve these we engage in:

- Evangelism to all, regardless of age, sex, lifestyle, ability or ethnicity;
- Public Christian worship;
- Bible teaching to children, young people and adults;
- Discipleship to those who want to grow in the Christian faith;
- Training for those who participate in the work of the Church; and
- Support for organisations and individuals who engage in evangelism, church planting and Bible teaching across the world.

Practical benefits
To achieve these we provide in a Biblical context:

- Recreational and learning facilities for children and young people;
- Support to young families and parents;
- Pastoral and practical care to others in a variety of settings: home, hospital, nursing homes and prisons;
- Counselling and training in relationship issues; and
- Support to organisations and individuals who provide care or respond to the personal needs of others.

These two channels of the Church being a benefit to others directly flow from the teaching of Jesus Christ:

"I am the light of the world.
Whoever follows me will never walk in darkness,
but will have the light of life." *(Matthew 8.12)*

and

"Let your light shine before men,
that they may see your good deeds
and praise your Father in heaven." *(Matthew 5.16)*

The Church operates as an undenominational gospel mission work to conform with the covenant on the church premises. This is achieved through delivering all the activities of the Church in an integrated manner. Worship, teaching, training and mission are the reasons for every activity and aspect of the Church's life. This follows the Biblical pattern of church life in which there is a continuous cycle of disciple-making, disciple-equipping and disciple-sending to make more disciples of the Lord Jesus Christ - all within a framework of worship and Biblical teaching.

The Trustees take this opportunity to reaffirm their full commitment to the stated purpose and to the Church's Statement of Faith (as displayed on the church website).

2.2 Values

The Church's primary values, introduced in January 2018, are as follows:

- Jesus... it's all about him;
- The Bible... everything we need to know about everything that matters;
- The Cross... the place of forgiveness, the power for change;
- Each Other... all believers in Christ belong to God's family; and
- The World... we want to share God's good news with everyone.

2.3 Overview of 2021

Our key objectives remained unchanged, reflecting the continuing purpose and aims of the Church which are to:

1) provide a full programme of evangelism and outreach;
2) maintain a firm commitment to discipleship and ministry training;
3) support the community within a Biblical framework; and
4) develop the Church as a local body of Christian believers.

Inevitably the Church continued to be affected by the Covid pandemic. The Government guidance required many groups and meetings (including the Holiday Bible Club) to be held 'online' or to be suspended and staff to work from home for a period.

However, Sunday services were held on site throughout the year, including during the national lockdown. The Trustees decided it was appropriate for the Church to remain open in accordance with the Government's exemption for places of worship. The services continued to be 'livestreamed' for those who felt uncomfortable attending 'in person'.

By the autumn, the majority of the regular congregation had resumed attending services and only the 'livestreaming' of the morning service was continued.

Those older members of the congregation who did not attend the services continued to be supported through the weekly delivery of the news sheet and a DVD or CD of the services.

The Jack and Jill Pre-School was able to remain open through the year.

Our support of Ridgemount Care Home was continued through the provision of a recorded service on DVD each month.

The pandemic again prevented our Mission Partners – the Creightons (in Nigeria), the Millers (in Spain) - and Waseem Khokhar (Pakistan) from visiting the UK. They were able to join some of our monthly prayer gatherings via video.

Despite the inevitable frustrations and disruptions as a result of the pandemic, there was still a full programme of outreach events. These included an Open Weekend (with Glen Scrivener the main speaker), Exploring Jesus courses and 'Covid Conversations' (guests interviewed via video), as well as the more regular guest events, such as Men's and Women's breakfasts.

Especially encouraging were the numbers attending our family and children's events: Easter Eggsplored, the Light Party (the Halloween alternative), the High Street Christmas Community event and Carols Round the Crib.

In addition to all these events, Serving Members and regular members of the congregation were encouraged to participate in community groups, with the purpose of building a wider circle of friends with whom they can share the gospel personally or invite them to Church events. This challenge to the Church evolved into the Community Outreach Project and several members have since joined clubs or groups.

One of the highlights of the year was the Church Weekend Away in October at Denham Grove, postponed from 2020, attended by 162. After 18 months of constantly changing restrictions on meeting together and the fear the restrictions created, the weekend provided the perfect opportunity for the Church to gather and enjoy fellowship and to receive excellent teaching on the beatitudes by Tim Ward.

The Youth Summer Camp was also able to take place once again (in Sizewell, Suffolk); 31 young people and 27 adults (including the catering team) attended.

Although it was not possible to run the usual weekend camps for Dads and Lads, there was a full activities day attended by members of the church and congregation and their friends. Three camps are planned for 2022.

Baptisms are always a great encouragement to any church. It was immensely encouraging that five people were baptised and four became Serving Members, bringing the Serving Membership to 145 at 31st December 2021 (142 at 31st December 2020).

A review of Small and Local Groups commenced with a view to achieving a greater consistency by size and location, and especially to create one or two additional groups.

A great sadness for the Church was the extended illness of the Senior Pastor, Kevin Newman, over much of the second half of the year. The Trustees and the whole Serving Membership continue to pray for him and for the resumption of his leadership of the Church.

The Trustees are especially grateful to all members of staff and to all the Serving Members who served so willingly and sacrificially through very adverse circumstances, in order to maintain the Church's gospel ministry and to honour the Lord Jesus Christ.

2.4 Future Plans

The objective of all future ministry is, as stated in Matthew's Gospel (chapter 28 verse 19), to go and make disciples of all nations, to baptise them in the name of the Father, Son and Holy Spirit and to teach them to obey everything our Lord has commanded.

The Church will continue to fulfil its purpose and aims through ministry which is Christ-centred, Spirit-filled, Bible-based and prayer-fuelled. This will be done by using the same four key objectives and pursuing the theme of "Go, Win, Grow".

The Trustees will continue to review the appropriateness of different formats and channels for the ongoing teaching and outreach of the Church.

The main outreach event for 2022 will be an extended 'Open Weekend' from 16th to 20th June. In terms of discipleship, The Course of Your Life programme will continue.

The review of Small and Local Groups will be completed and changes implemented during the spring term.

The working group set up to consider the possible next steps in the development of the site has recommended improvements to the foyer and frontage of 150 High Street as a first step. It is expected that this work will take place in 2022.

3. Financial Management

3.1 Financial Review

The Trustees have continued to seek the Lord's leading for the Church's ministry and mission work and are thankful to all who have given faithfully to support this work especially during this past year, notwithstanding the ongoing pressures resulting from the Covid-19 pandemic and the more recent energy price volatility.

Voluntary income was overall lower at £429,521 (2020: £450,618), as anticipated, whilst the level of spend increased to take account of delayed and deferred costs from 2020. No specific need arose to request additional funds, and the benevolent reserve was largely unspent, although four special collections were taken in 2021 to provide resources to other mission organisations to sustain Christians in other parts of the world. Total income received covered the majority of the costs of charitable activities and governance of the Church. The deficit across all funds of £36,257 was covered by the surplus from 2020 (£37,265).

Loan repayments have continued as planned for the Charity Bank mortgage, which started off fully drawn at £125,000, secured on the Manse at 12 Oakley Gardens. The remaining capital to be repaid is £112,000 and is due to be completed in December 2034. No additional capital repayments have been made as the continued economic uncertainty means holding significant reserves against potential future needs is prudent.

The Church's free reserves (defined as net current assets of the General Fund only) at 31 December 2021 remained significantly higher than in the years before Covid, at £193,408 (2020: £213,092), for which we thank the Lord.

Summary financials for each of the three main funds are given below. Further details can be found in the financial statements and related notes (including the definitions in Note 1).

3.2 General Fund

During 2021 the Church maintained a full range of activities through both physical, when allowed, and online platforms. Increasing ability to meet in person meant that activities deferred from 2020 such as the Church Weekend Away, the Youth Summer Camp and the Dads and Lads weekend were able to go ahead, with a corresponding increase in income and costs (as the events are broadly self-funded). Other costs such as hospitality continued at a lower level whilst the additional costs to provide sustainable livestreaming of services and outreach events continued. Some maintenance and other equipment replacement costs were deferred from 2020 and have been incurred in 2021 but have been tightly controlled so that the reserves at the start of 2020 have been maintained at the end of 2021.

Regular giving was largely sustained through 2021, but the total voluntary giving decreased to £338,734 (2020: £351,832), reflecting the lower level of lump sum gifts versus the prior year at £26,986 (2020: £41,432). The total costs of the General Fund church activities were £412,451 (2020: £329,277).

The net deficit after transfers for 2021 was £23,326 (2020: £42,020 surplus) after charging depreciation of £3,642 (2020: £3,642) and transferring £7,200 (2020: £5,000) to the Development Fund to fund monthly repayments of the capital element of the mortgage. At the year end, General Fund cash reserves were £155,159 (2020: £157,430), which was greater than anticipated as, even after spending funds carried forward to meet expenditure deferred from 2020, there was no significant decline in donations or an increase in the need to support church members financially. We thank the Lord for his provision.

3.3 Mission Fund

Mission Fund voluntary income in 2021 was higher at £80,981 (2020: £78,612) including Gift Aid received and receivable. Of this income, £16,200 was specifically donated for three separate appeals (see paragraph 3.5).

Total Mission Fund costs including Ministry and mission staff support costs was £85,123 (2020: £72,307), including the payment of the funds to recipients of the special collections.

As a result, there was a £4,140 net outflow of funds for 2021 (2020: £6,349 increase), and reduction of Mission Fund reserves at end-2021 to £35,869 (2020: £40,009), which is sufficient for the medium term. The Trustees will seek to increase missionary support levels during 2022.

3.4 Development Fund

Lump sum gifts and regular giving from members during 2021 totalled £7,020 (2020: £9,810). Gift Aid received and receivable on the total giving and lump sum gifts totalled £1,586 (2020: £2,453). Overall, there was a small annual shortfall of £537 after costs of £9,256 (2020: £5,653) including £4,147 interest on the mortgage from Charity Bank (2020: £4,473 interest and related costs).

As noted above, £7,200 (2020: £5,000) was received from the General Fund to finance the cost of the capital element of the monthly mortgage repayments to Charity Bank.

The total net assets of the Development Fund, being: the properties at 158 &160/160a High Street and the Manse at 12 Oakley Gardens, together valued at £1.83 million (2020: £1.83 million), including £225,000 for the lock-up shop (investment property); other net assets of £32,518 (2020: £32,874); net of the Charity Bank Mortgage of £112,072 (2020: £118,978) and the remaining £27,000 interest bearing Faith Loan (2020: £27,000); increased in value by £6,550 (2020: £11,610) to £1.723 million (2020: £1.717 million).

3.5 Special Collections

During 2021 the church had three special collections.

The first was for Operation Mobilisation to support their effort to help feed day workers in India during the Covid-19 lockdown when these workers could earn no money. The collection, along with gift aid recoverable, enabled two donations totalling £6,550 to be made.

The second, our Harvest offering, was to support the bursary fund at the Jos Evangelical Theology Seminary where Rick Creighton works. This fund enables students from poor backgrounds to attend the seminary. Together with gift aid we were able to donate £4,500.

The third collection, our Christmas offering, was to support the Barnabas Fund and Lahore Evangelical Ministries. This latter gift was again to help provide support to the day workers in the brick kiln villages near Waseem Khokar's church. In both cases we were able to donate £2,000.

3.6 Property Valuation Review

A valuation was carried out by Siefers Harrison Limited (RICS) in April 2020 which supports the capitalised valuation of the rented 160 High Street lock-up. The development of the 158-160 High Street buildings for Church use was completed in early 2014 and they remain in very good condition. In addition, there has been development interest in the neighbouring properties which supports the valuation of Church properties.

Demand for family housing units in Banstead remains strong, and the Trustees are confident that the valuation (against which the Charity Bank mortgage was secured) remains above the purchase price at which 12 Oakley Gardens is held in the accounts.

Hence the Trustees consider no impairment charge is required as at 31 December 2021.

3.7 Going Concern Review

The impact of Covid-19 on Church finances during 2021 was minimal, for which the Trustees give thanks to God. There is a risk going forward that some Church members are unable (e.g., through job losses or wage reductions or inflationary pressures) to maintain or increase their regular giving from current levels, as anticipated. Additionally, the Church may be called upon to provide financial and other practical assistance to members as the continuing effects of the pandemic and energy price volatility work through the economy.

The various Church fund budgets prepared in early 2022 allow for benevolent funding of Church members in particular need, and the incurrence of deferred costs arising from the restrictions caused by the pandemic but indicate that the overall funding requirement for 2022 and projected reserves position heading into 2023 is manageable. The budgets include Gift Aid accruing from lump sum gifts received in 2021, and some provision for lump sum giving in 2022 (reflecting lump sum gifts received and a modest level of additional gifts).

The 2022 budgets also include monthly repayments of the mortgage from Charity Bank secured on the Manse at 12 Oakley Gardens, which is repayable over a maximum of 15 years, and demonstrate the Church has the capacity to repay the remaining Faith loan if required. The budgets also reflect the planned Open Weekend and Youth Summer Camp.

The Trustees will continue to monitor the regular giving and take appropriate steps to manage costs, if needed, taking into account the General Fund reserves. At the current time there is no indication of a reduction in giving and several new members have begun to give.

In conclusion, the Trustees consider that, notwithstanding the continuing economic uncertainties, it is appropriate to present the financial statements on a Going Concern basis.

4. Charity Management

4.1 Church Leadership

Leadership throughout the Church must be Biblical, prayerful, united, flexible, listening and transparent. The overall responsibility for the legal and spiritual leadership of the Church rests with the Trustees, who are the Senior Pastor, Elders and Deacons.

During 2021 they were:

Elders	Revd Kevin Newman
	Andrew Grimstone
	John Phillips
Deacons	Paul Atterbury (until 6th May)
	Andrew Butt
	Andrew Evans (from 6th May)
	Stewart Foster
	Andrew McKenna
	Nigel Paget
	Fred Paton
	Shak Sulliman

From May, Edmund Cooper and Daniel Gomes attended meetings as observers.

Elders and Deacons are selected from among the serving members, usually serve for a period of three years, and can be reappointed. Before an Elder or Deacon is appointed or re-appointed, the Serving Membership is given an opportunity of indicating in writing if they are aware of any substantive reason why the person should not be appointed. The appointment of Trustees is confirmed at the annual meeting of serving members. Newly appointed Trustees are advised of their responsibilities as a Trustee of a charitable company and the specific requirements of the Church's governance documents. They are also trained in the principles of Christian leadership. The training needs of Trustees are regularly reviewed.

The Church leadership is primarily accountable to God and is recognised by the local church. It maintains an oversight of all Church and fellowship issues. Matters of church discipline are also handled by the Trustees, but in a strictly confidential manner.

The Trustees met on 20 occasions to fulfil prayerfully their responsibilities, which included maintaining spiritual oversight of the Church, agreeing plans for the fulfilment of the Church's aims and objectives and allocating resources to achieve those plans.

The Trustees are satisfied that in fulfilling their responsibilities they have complied with the duty to have due regard to the Charity Commission's guidance on delivering public benefit from the Church's activities.

4.2 Ministry and Service Structure

To fulfil the aims of the Church, the Trustees delegate responsibility for the regular ministry and service activity to approximately 40 ministry and service groups, each with a group leader. The group leader is required to maintain a Biblical approach to their leadership and to comply with the Church's operational policies (e.g. Health & Safety, Security, Safeguarding, Data Protection).

The Serving Members meet at an annual meeting to consider the Trustees' report and financial statements, and to transact other business as deemed necessary by the Trustees or determined by the Church's governance documents.

4.3 Staffing

The following comprised the staff during 2021. Those with an asterisk (*) did not receive any financial support and those shown as (P/T) were part-time:

Gaynor Atterbury	Families Co-ordinator (P/T)
Rick and Alanna Creighton	Mission Partners in Nigeria
Andrew Evans	Associate Minister
Naomi Foster	Families Worker * (P/T)
Stewart Foster	Facilities Coordinator * (P/T)
Nicola Goddard	Pastoral Secretary (P/T)
Daniel Gomes	Assistant Minister
Andrew McKenna	Associate Minister (Music and Media)
Terry and Christine Miller	Mission Partners in Spain
Fran Newman	Operations Manager (P/T)
Kevin Newman	Senior Pastor
David Parkes	Caretaker (P/T)
Tamaryn Pitout	Ministry Assistant (P/T) until 31 August
David Ridal	Youth Minister
Caroline Scott-Evans	Pre-School Manager (P/T)
Lorraine Sulliman	Finance Assistant (P/T)
Lisa Travers	Assistant Minister (Children)

A further five part-time salaried staff are employed in the Jack & Jill Pre-School.

The arrangements for setting and reviewing the pay and remuneration are undertaken by a Remuneration Group of three Trustee Directors, Andrew Grimstone, Fred Paton and Andy Butt. In undertaking their role, the Group considers the comparable levels of support provided by similar churches for specific roles and responsibilities, together with individual circumstances.

5 Governance

5.1 Church Status

The Church is a charitable company, required to comply with the detailed regulatory framework for such charities. The Trustees act within the remit of the charitable company's Memorandum and Articles of Association.

The Church is an independent fellowship of worshipping and serving believers in the Lord Jesus Christ. The Church does not have any denominational affiliation.

The church site and building at 150 High Street, Banstead, are governed by a property trust created by a trust deed dated 12 June 1896. This deed requires the site and buildings on it to be used for 'undenominational gospel mission work'. The trustees of the property trust are the same as the Church trustees.

5.2 Details of Key Advisors and Service Providers:

Principal Banker	Barclays Bank plc, 1 North End, Croydon CR9 1SX
Solicitors	Anthony Collins Solicitors LLP, 134 Edmund Street, Birmingham, B3 2ES
Auditors	Mazars LLP, 2nd Floor, 6 Sutton Plaza, Sutton Court Road, Sutton, SM1 4FS
Architects	Robinson, Kenning & Gallagher, Airport House, Purley Way, Croydon, CR0 0XZ

5.3 Organisational Affiliations

During 2021 the Church maintained its membership of:

- Evangelical Alliance, the largest UK organisation of evangelical Christians
- the London Gospel Partnership, a group of Bible believing churches seeking to advance the Christian faith.

5.4 Beneficial Relationships

Three Trustees, Kevin Newman, Shak Sulliman and Paul Atterbury (until 6th May) are all married to staff members who were financially supported during the year.

Two Trustees, Nigel Paget and John Phillips, are also Trustees of BeaconLight Trust, a Christian charity led by a former Senior Pastor of the Church. The Trust uses the Church premises as its registered and postal address and for the storage of archives and makes a small financial contribution to the Church.

5.5 Health and Safety and Security

The security of the premises is continually reviewed. Key aspects of this are continued vigilance by all users and open and clear visibility of use of all areas of the building to deter opportunists.

The full Health and Safety review was undertaken as planned.

All essential facilities were maintained throughout the year but, again on account of Covid-19, some work was deferred. New heating was installed in the rear hall in February 2021.

In relation to food hygiene, the Church holds a 5/5 rating awarded following a food safety inspection undertaken by an environmental health inspector from Reigate and Banstead Borough Council in January 2020.

5.6 Safeguarding

People working directly with children, young people and adults are subject to DBS checks, carried out via Thirtyone:eight and reviewed every three years.

The Safeguarding Officer and Deputy Safeguarding Officer attended training from Thirtyone:eight on spiritual abuse, following which the Trustees were briefed on it. The Safeguarding Policy and Procedures were extended to embrace spiritual abuse, and separate training sessions run for those working with adults and those working with children and young people.

No issues were reported to the Safeguarding Officer which gave rise to concern making it necessary for any to be reported to the Trustees.

5.7 Data Protection

The Data Protection Policy was reviewed with no breaches reported in the 12 month period.

5.8 Risks and Uncertainties

The Trustees reviewed and updated its Corporate Risk Register in November 2021.

5.9 Trustees' Accounting and Reporting Responsibilities

Company law requires the Trustees to prepare financial statements for each financial period that give a true and fair view of the state of affairs of the Church and of the results for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- comply with applicable accounting standards subject to any material departures disclosed and explained in the financial statements; and
- 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 maintaining proper accounting records which 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 Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In accordance with company law, as the charitable company's directors, we certify that:

- so far as we are aware, there is no relevant audit information of which the charity's auditors are unaware; and
- as the directors of the charitable company we have taken all steps that we ought to have taken to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

This report is prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

On behalf of the Trustees

John Phillips
John Phillips (Apr 20, 2022 20:56 GMT+1)

John Phillips, Secretary

20-Apr-2022

Independent auditor's report to the members of ChristChurch Banstead

Opinion

We have audited the financial statements of ChristChurch Banstead (the 'charity') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2021 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report which includes the Directors' Report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report included within the Trustees' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report included within the Trustees' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate and proper accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Trustees' Report and from the requirement to prepare a Strategic Report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on pages 11-12 the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Based on our understanding of ChristChurch Banstead and its activities, we identified that the principal risks of non-compliance with laws and regulations related to the Charities Act 2011, UK tax legislation, pensions legislation, employment regulation and health and safety regulation, anti-bribery, corruption and fraud, money laundering, non-compliance with implementation of government support schemes relating to COVID-19, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements, such as the Companies Act 2006 and the Charities Statement of Recommended Practice.

We evaluated the trustees' and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates, in particular in relation to use of restricted and endowment funds, and significant one-off or unusual transactions.

Our audit procedures were designed to respond to those identified risks, including non-compliance with laws and regulations (irregularities) and fraud that are material to the financial statements. Our audit procedures included but were not limited to:

- Discussing with the trustees and management their policies and procedures regarding compliance with laws and regulations;
- Communicating identified laws and regulations throughout our engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the charity which were contrary to applicable laws and regulations, including fraud.

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the trustees and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of the audit report

This report is made solely to the charity's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body for our audit work, for this report, or for the opinions we have formed.

Signed:

NJ Wakefield

Nicola Wakefield (Apr 22, 2022 14:57 GMT+1)

Nicola Wakefield

(Senior Statutory Auditor)

for and on behalf of Mazars LLP

Chartered Accountants and Statutory Auditor

6 Sutton Plaza, Sutton Court Road, Sutton, SM1 4FS

Date: 22-Apr-2022

CHRISTCHURCH BANSTEAD

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2021

	Notes	General fund 2021	Mission fund (restricted) 2021	Designated funds * 2021	Endowment fund 2021	Total 2021	Total 2020
Income							
Voluntary income	6	338,734	80,981	9,806	-	**429,521**	450,618
Interest receivable		1	2	1	-	**4**	107
Income from church activities	7	57,590	-	87,533	-	**145,123**	96,160
Total income		396,325	80,983	97,340	-	**574,648**	546,885
Expenditure							
Charitable activities	8	(412,451)	(58,473)	(87,200)	(21,984)	**(580,108)**	(482,113)
Integrated church activities	9	-	(26,650)	-	-	**(26,650)**	(23,236)
Grants paid and payable		-	-	(4,147)	-	**(4,147)**	(4,271)
Interest payable							
Total expenditure		(412,451)	(85,123)	(91,347)	(21,984)	**(610,905)**	(509,620)
Net (expenditure)/income before transfers		(16,126)	(4,140)	5,993	(21,984)	**(36,257)**	37,265
Transfer between funds	14	(7,200)	-	7,200	-	-	-
Net movement in funds	24	(23,326)	(4,140)	13,193	(21,984)	**(36,257)**	37,265
Funds at 1 January		229,502	40,009	1,743,070	835,392	**2,847,973**	2,810,708
Funds at 31 December		206,176	35,869	1,756,263	813,408	**2,811,716**	2,847,973

The statement of financial activities includes all gains and losses in the year.

All income and expenditure is derived from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

* An analysis of Designated funds is set out in Note 23.

CHRISTCHURCH BANSTEAD (Company number: 06700653)

BALANCE SHEET
as at 31 December 2021

	Notes	General fund 2021	Mission fund (restricted) 2021	Designated funds 2021	Endowment fund 2021	Total 2021	Total 2020
Fixed assets							
Tangible assets							
Land and buildings	15	-	-	1,605,000	813,408	**2,418,408**	2,440,392
Other tangible assets	16	12,768	-	-	-	**12,768**	16,410
Investments							
Lock up shop	17	-	-	225,000	-	**225,000**	225,000
		12,768	-	1,830,000	813,408	**2,656,176**	2,681,802
Current assets							
Debtors and payments in advance	18	56,604	13,077	7,354	-	**77,035**	97,262
Deposit accounts	19	10,289	16,186	10,101	-	**36,576**	36,572
Cash at banks and in hand	19	144,870	10,191	55,310	-	**210,371**	209,202
		211,763	39,454	72,765	-	**323,982**	343,036
Creditors due within one year	20	(18,355)	(3,585)	(41,399)	-	**(63,339)**	(64,796)
Net current assets		193,408	35,869	31,366	-	**260,643**	278,240
Total assets less current liabilities		206,176	35,869	1,861,366	813,408	**2,916,819**	2,960,042
Creditors due after one year	21	-	-	(105,103)	-	**(105,103)**	(112,069)
Net assets		206,176	35,869	1,756,263	813,408	**2,811,716**	2,847,973
Capital and reserves							
General fund		206,176	-	-	-	**206,176**	229,502
Mission fund		-	35,869	-	-	**35,869**	40,009
Designated funds	23	-	-	1,756,263	-	**1,756,263**	1,743,070
Endowment capital		-	-	-	813,408	**813,408**	835,392
		206,176	35,869	1,756,263	813,408	**2,811,716**	2,847,973

The financial statements have been prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Trustees and signed on its behalf by:

John Phillips
John Phillips (Apr 20, 2022 20:56 GMT+1)

John Phillips *Trustee Director*

20-Apr-2022

CHRISTCHURCH BANSTEAD

STATEMENT OF CASH FLOWS
for the year ended 31 December 2021

	Notes	General fund 2021	Mission fund (restricted) 2021	Designated funds 2021	Total 2021	Total 2020
Net cash flows before Gift Aid, interest and rent	24	(87,194)	(18,002)	13,469	**(91,727)**	(30,940)
Gift Aid recovered		68,178	14,796	5,010	**87,984**	98,300
Net cash flows from operating activities		(19,016)	(3,206)	18,479	**(3,743)**	67,360
Cash flows from investing activities						
Rent received for 160 High Street	7	16,000	-	-	**16,000**	16,000
Interest received		1	2	1	**4**	107
Cash provided by investing activities		16,001	2	1	**16,004**	16,107
Cash flows from financing						
New mortgage loan received	21	-	-	-	-	25,000
Repayment of mortgage capital/Manse loans		-	-	(6,906)	**(6,906)**	(6,022)
Interest paid on mortgage		-	-	(3,580)	**(3,580)**	(3,669)
Interest paid on Faith Loan		-	-	(602)	**(602)**	(743)
Cash used in/(provided by) financing activities		-	-	(11,088)	**(11,088)**	14,566
Increase/(decrease) in cash and cash equivalents		(3,015)	(3,204)	7,392	**1,173**	98,033
Changes in interfund balances		744	(539)	(205)	-	-
Increase/(decrease) in cash and cash equivalents*		(2,271)	(3,743)	7,187	**1,173**	98,033
Cash and cash equivalents at 1 January*		157,430	30,120	58,224	**245,774**	147,741
Cash and cash equivalents at 31 December*		155,159	26,377	65,411	**246,947**	245,774

* There are no cash balances or movements relating to the Endowment Fund.

1 Principal accounting policies

The financial statements are prepared in accordance with the statement of recommended practice "Accounting and Reporting by Charities" issued by the Charity Commission effective from January 2019 (which complies with the provisions of Financial Reporting Standard 102). They are also prepared under the historical cost convention, modified by the revaluation of properties and investments as described in the relevant notes, and on a going concern basis (see section 3.7 of the Annual Report) in accordance with applicable UK accounting standards and in accordance with the Companies Act 2006.

Unrestricted funds
The General Fund is used to finance the Church's work in Banstead. It receives all income not identified to a particular purpose and pays all expenses incurred in maintaining the ministry and fabric of the church buildings in Banstead.

Restricted and designated funds
Restricted funds comprise the Mission Fund, which is used to finance the work beyond Banstead in the UK and overseas and the mission related training of Christian workers.

Designated funds comprise the Development Fund, which receives and uses funds for the development of the Church premises at 158-160 High Street and the Manse at 12 Oakley Gardens; the Jack and Jill Pre-School, which operates the morning and afternoon nursery for under 5's from the Church premises; special collections; and donations to and charges for the Church organisations and specific Church activities listed in Note 23.

Endowment funds
The premises at 150 High Street, representing endowment capital, is held for the benefit of the Church as a permanent capital fund.

Recognition of income
All voluntary income, except tax recoverable under Gift Aid, and income from Church activities are accounted for as received. Tax recoverable is accounted for in the period in which the underlying gift was received. Interest receivable is accounted for in the period to which it relates. Legacies receivable are accounted for in the period in which they become certain and quantifiable.

Expenditure
All expenditure is accounted for in the period to which the expenditure relates. Church office staff costs and IT expenses are apportioned to General support costs and Governance costs on a time basis, as described in Note 12.

Governance costs (Note 13) comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice, including for the Church development. Costs include those related to the statutory audit, any trustees' expenses, professional fees and an apportionment of staff support and IT costs.

Capitalisation and revaluation of tangible fixed assets
Improvements to buildings, items of fixtures, fittings, furniture and equipment, and motor vehicles, costing £5,000 or more are capitalised. Land and buildings are valued as detailed in Note 15.

Accounting estimates and areas of judgement
Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The following are critical accounting estimates and areas of judgements to note:

a) Investment property valuations – the investment property valuation is reviewed by the Trustees annually in detail for the purposes of the annual accounts. As explained in the annual report, the investment property valuation was last formally valued in April 2020, and the property was considered to remain at fair value at that date. The Trustees are of the opinion that the property remains at fair value, based on market information available, and therefore consider no impairment charge is required as at 31 December 2021.

b) Freehold residential and office property depreciation – No depreciation is charged in respect of the Manse and the Church properties at 158 and 160 High Street which are included in the balance sheet at valuation. The properties are maintained to a good standard, with repairs and refurbishments being carried out when necessary.

Therefore the Trustees consider that any depreciation charge on the properties would be immaterial in view of each property's estimated residual value and remaining useful economic life. An impairment review is carried out annually. The Trustees consider no impairment charge is required as at 31 December 2021.

c) Depreciation of church building and fixed assets – Depreciation is charged in respect of the freehold church building included in the balance sheet at valuation since the previous valuation, calculated at an annual rate of 2% of the gross revalued amount (as at the date of the last valuation) plus improvements. Depreciation is charged in relation to capitalised development costs to write off these costs over three years. Sound and lighting equipment is depreciated over five years. Fixtures, fittings, furniture and other equipment are depreciated over ten years.

2 Trustees emoluments and expenses

		2021	2020
Senior Pastor:	Taxable financial support	£41,250	£40,150
	Social security costs	£4,473	£4,328
	Pension costs	£3,300	£3,212
Associate Minister (Music and Media):	Taxable financial support	£32,587	£15,750
	Social security costs	£3,277	£961
	Pension costs	£2,048	£2,000
Associate Minister: Appointed trustee May 2021	Taxable financial support	£17,067	-
	Social security costs	£1,542	-
	Pension costs	£1,365	-

The Trustees are considered to be the key management personnel.

The Senior Pastor and Associate Ministers were remunerated as permitted by the Church's Trusteeship Document. The Senior Pastor was reimbursed expenses of £339 (2020: £708) relating to conferences and Bible literature. The Associate Minister (Music & Media) was reimbursed expenses relating to council tax, telephone, conferences and travel of £2,278 (2020: £2,453) and the Associate Minister was reimbursed expenses relating to council tax of £1,288.

No other Trustee received any emolument or was reimbursed expenses.

3 Staff numbers and emoluments (including staff trustees)

			2021	2020
Average number employed:				
	Full time	General Fund	6.0	5.7
	Part time	Jack & Jill Pre-School	6.2	7.0
		General Fund	5.7	6.0
Taxable financial support			£253,763	£220,039
Social security costs			£16,932	£12,293
Pension costs			£15,545	£13,195

No employee was paid more than £60,000 in either year. The remuneration costs above are allocated to the following expenditure heads on the basis of staff roles: General Fund staff costs (Note 8) and Jack and Jill Pre-School (Note 11).

4 Related party and connected party transactions

BeaconLight Trust has donated £1,250 (2020: £1,200) in recognition of using office space and phone services at 160a High Street. Two of the trustees of BeaconLight Trust are also Trustees of ChristChurch Banstead.

During 2021, the Church paid £7,673 (2020: £7,618) to or on behalf of the spouse of the Senior Pastor as taxable financial support and expenses. The Church also paid £4,863 (2020: £12,770) and £7,300 (2020: £4,555), respectively, to or on behalf of the spouses of two other Trustees as taxable financial support and expenses.

The total value of one-off gifts and regular donations from Trustees in 2021 was £123,957 (2020: £136,666), net of Gift Aid reclaimed/receivable.

5 Pensions

The Church offers an auto-enrolment scheme for staf with The People's Pension, which is independently administered and invested. The Church contributes to this scheme in respect of those employees below pensionable age for whom it is required by law to provide access to this scheme.

6 Voluntary income

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2021	2021	2021	2021	2021	2020
Donations and regular offerings	274,458	54,507	7,020	-	**335,985**	361,330
Special collections	-	11,737	0	-	**11,737**	3,195
Tax recoverable	64,276	14,737	1,586	-	**80,599**	84,893
Grants receivable	-	-	1,200	-	**1,200**	1,200
	338,734	80,981	9,806	-	**429,521**	450,618

7 Income from church activities

General Fund income comprises rental income from the leasing of the 160 High Street lock-up shop to Dignity Funerals of £16,000 (2020: £16,000) and annual rental income for weekday use of premises during term time charged to Jack & Jill Pre-School of £7,500 (2020: £7,500). Designated fund income includes the Jack & Jill Pre-School local authority grant, fees and training income, together with contributions to Church activities where an element of costs are recharged to the attendees, such as for the Church Weekend Away, Church Open Week/Weekend and Summer Youth camp. The income from such activities (and the related costs) were substantially higher in 2021 as these events were able to take place in 2021 following deferral from 2020 due to covid restrictions.

8 Integrated church activities

In conformity with the covenant on its land, ChristChurch Banstead operates as an undenominational gospel mission work. Worship, teaching, training and mission are the reasons for every activity and aspect of the Church's life. In advancing this integrated ministry, functional expenditure was incurred as follows:

Church fabric and equipment (Note 10)	50,137	-	-	21,984	**72,121**	55,874
Fellowship and outreach costs (Note 11)	51,514	-	79,348	-	**130,862**	81,389
Ministry and mission costs (including staff costs)	298,736	56,800	-	-	**355,536**	325,920
General support costs (Note 12)	3,852	-	2,123	-	**5,975**	7,249
Governance costs (Note 13)	8,212	1,673	5,729	-	**15,614**	11,681
	412,451	58,473	87,200	21,984	**580,108**	482,113

9 Grants paid and payable

ChristChurch Banstead makes a number of grants to support Christian workers and organisations which operate independently from the Church but for which it has special concern. Grants payable in the year were:

Grants to 4 individuals in total (2020: 9 in total)	-	11,850	-	-	**11,850**	17,370
Grants to organisations and projects:						
Operation Mobilistaion India Appeal	-	6,550	-	-	**6,550**	-
Jos Seminary (JETS) Bursary Fund, Nigeria	-	4,500	-	-	**4,500**	-
The Barnabas Fund	-	2,000	-	-	**2,000**	3,941
Trinity Church Everton	-	1,750	-	-	**1,750**	1,750
London City Mission	-	-	-	-	-	175
	-	26,650	-	-	**26,650**	23,236

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2021	2021	2021	2021	2021	2020
10 Church fabric and equipment						
Utilities, insurance and cleaning	22,701	-	-	-	**22,701**	20,286
Ordinary repairs, maintenance and equipment	14,480	-	-	-	**14,480**	9,962
Repairs and refurbishment	9,314	-	-	-	**9,314**	-
Depreciation	3,642	-	-	21,984	**25,626**	25,626
	50,137	-	-	21,984	**72,121**	55,874

During 2021 repairs to existing equipment were undertaken and some new equipment purchased (2020 Nil). New blinds for the church auditorium (£4,283), a new cooker for the kitchen (£2,450) and heaters for the hall (£3,210) were installed. Gazebos (£1,841) and wireless microphones (£1,075) were also purchased.

11 Fellowship and outreach costs						
Outreach and hospitality	6,226	-	1,545	-	**7,771**	7,928
Open Week	3,517	-	150	-	**3,667**	-
Jack and Jill Pre-School	-	-	77,040	-	**77,040**	68,997
Subscriptions and donations	3,992	-	-	-	**3,992**	1,935
Literature	324	-	613	-	**937**	946
Youth camps	14,155	-	-	-	**14,155**	390
Church weekend away	22,390	-	-	-	**22,390**	-
Ministry training	910	-	-	-	**910**	1,193
	51,514	-	79,348	-	**130,862**	81,389

12 General support costs						
Office and information technology expenses	3,121	-	2,022	-	**5,143**	6,194
Support training	136	-	101	-	**237**	330
Other items	595	-	-	-	**595**	725
	3,852	-	2,123	-	**5,975**	7,249

General Fund church office and information technology expenses are apportioned 75% to General support costs and 25% to Governance costs (Note 13 below) based on an approximate allocation of the time of the office support staff.

13 Governance costs						
Office and information technology expenses	1,044	-	313	-	**1,357**	1,559
Professional fees	2,274	-	4,248	-	**6,522**	2,905
Audit fee	4,768	1,585	600	-	**6,953**	6,666
Other items	126	88	568	-	**782**	551
	8,212	1,673	5,729	-	**15,614**	11,681

Professional fees in 2021 and 2020 included payroll services provided by Mazars. 2021 also reflected the costs associated with providing designs for new toilet facilities in the church and an improved facade to the main church building.

14 Transfers between funds

In 2021 £7,200 was transferred from the General Fund to the Development Fund (2020: £5,000) to finance the capital element of the monthly mortgage repayments.

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2021	2021	2021	2021	2021	2020
15 Land and buildings						
At cost or valuation on transfer	-	-	1,071,675	1,099,200	**2,170,875**	2,170,875
Church site and buildings	-	-	580,000	-	**580,000**	580,000
12 Oakley Gardens	-	-	(46,675)	(263,808)	**(310,483)**	(288,499)
Accumulated depreciation	-	-	1,605,000	835,392	**2,440,392**	2,462,376
Net book value at 1 January						
Depreciation in year	-	-	-	(21,984)	**(21,984)**	(21,984)
Net book value at 31 December	-	-	1,605,000	813,408	**2,418,408**	2,440,392
At cost or valuation on transfer	-	-	1,651,675	1,099,200	**2,750,875**	2,750,875
Accumulated depreciation	-	-	(46,675)	(285,792)	**(332,467)**	(310,483)
Net book value at 31 December	-	-	1,605,000	813,408	**2,418,408**	2,440,392

The freehold church site held by the Endowment fund is the subject of an indenture of 1896 restricting the use of any building erected thereon to undenominational gospel mission work. The present building was erected in 1970 and extended in 1975/76. In the balance sheet the site is unvalued and the buildings are carried at their valuation derived from their insured replacement cost as at 31 December 2006.

The freehold properties at 158 & 160 High Street were acquired by Gospel Mission Trust (GMT) in 2007/08 and transferred to the Church on 31 December 2013, to be held by the Development Fund (included in Designated funds) which had collaborated with GMT on the funding and refurbishment of the properties to provide meeting rooms and offices for Church use. The land value included in this site is estimated at £400,000. The Manse at 12 Oakley Gardens was acquired by the Development Fund in October 2014 and is included in Designated funds.

	Fixtures Fittings Furniture & Equipment	Total	Total
	2021	2021	2020
16 Other tangible assets			
At cost	72,950	**72,950**	72,950
Accumulated depreciation	(56,540)	**(56,540)**	(52,898)
Net book value at 1 January	16,410	**16,410**	20,052
Depreciation in year	(3,642)	**(3,642)**	(3,642)
Net book value at 31 December	12,768	**12,768**	16,410
At 1 January	72,950	**72,950**	72,950
Accumulated depreciation	(60,182)	**(60,182)**	(56,540)
Net book value at 31 December	12,768	**12,768**	16,410

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2021	2021	2021	2021	2021	2020
17 Investments - Lock up shop						
At valuation 1 January 2021	-	-	225,000	-	**225,000**	225,000
At valuation 31 December 2021	-	-	225,000	-	**225,000**	225,000

The self-contained unit 160 High Street is treated as an investment property and rented to Dignity Funerals Limited under a 10 year lease which expires in May 2022 and which is expected to be renewed (on the basis the 5 year tenant break clause was not exercised and the rent remained unchanged).

The valuation is based on current rentals assuming the lease is renewed and a circa 14 year income stream (reflecting a 7% per annum rate of return).

18 Debtors and payments in advance

Tax recoverable	44,910	11,333	1,099	**57,342**	64,727
Amounts due from associated funds	-	539	6,255	**6,794**	6,050
Other debtors and prepayments	11,694	1,205	-	**12,899**	26,485
	56,604	13,077	7,354	**77,035**	97,262

19 Cash reserves

The cash reserves of the General Fund as at 31 December 2021 were £155,159 (2020: £157,430). The Trustees consider that circa £85,000, representing around three months' General Fund expenditure, is the minimum prudent sum to carry in reserve to cover both anticipated and unexpected fluctuations in monthly levels of income and expenditure. Reserves have been maintained at an increased level in anticipation of financial difficulties both in the level of giving and the potential need to support church members during 2021 given the likely economic impact of the Covid-19 pandemic.

The cash reserves of the Mission Fund at 31 December 2021 were £26,377 (2020: £30,120). The balance represents reserves to cover unexpected expenses relating to serving missionaries, the replacement of their vehicles, the resettlement of homecoming missionaries and routine mission activity.

20 Creditors due within one year

Amounts due to associated funds	6,794	-	-	**6,794**	6,050
Manse mortgage capital repayments	-	-	6,968	**6,968**	6,909
Faith loan - interest bearing	-	-	27,000	**27,000**	27,000
Faith Loan - interest accrual	-	-	567	**567**	602
Other creditors and accruals	11,561	3,585	609	**15,755**	13,310
Deferred income	-	-	6,255	**6,255**	10,925
	18,355	3,585	41,399	**63,339**	64,796

The Christmas 2021 collection enabled £2,000 to be paid to support the Barnabas Fund (2020: £3,941 for the Barnabas Fund).
General Fund deferred income in 2020 included cash received towards the church weekend away at Denham Grove which was utilised in 2021.
Designated funds deferred income includes Benevolent Fund gifts together with related Gift Aid recovered on them to be utilised in 2022 as required.

The interest bearing Faith Loan of £27,000 (2020: £27,000) is due to be repaid in 2022. Interest of £567 (2020: £602) is accrued and will be paid in 2022.

21 Creditors due after one year

Mortgage secured on Manse	-	-	105,103	**105,103**	112,069
	-	-	105,103	**105,103**	112,069

A mortgage for £100,000, secured by a charge over the Manse at 12 Oakley Gardens, was drawn down from the Charity Bank in December 2019 and used to refinance the remaining balance of Manse loans. In May 2020 the final £25,000 tranche of the mortgage facility was drawn down to provide cover for the repayment of the Faith loan in 2021 now due in 2022. The mortgage is repayable over a period of up to 15 years. The capital element of the mortgage repayments due in 2022 is £6,968 (2020: £6,909 due in 2021) and has been included as part of Creditors due within 1 year. Interest elements of the monthly mortgage repayments are expensed as they fall due.

22 Lease commitments

The Church had operating lease commitments relating to properties rented for Ministry staff of £7,400 for four properties (2020: £18,800 for five properties). The reduced level of lease commitments in 2021 reflects the lower notice periods required after the first year of occupancy. Rentals are expensed as they fall due.

23 Designated funds

	Balance at 31 December 2020	Income 2021	Expenditure 2021	Transfer 2021	Balance at 31 December 2021
Church organisations/activities:					
Development Fund	1,716,896	8,606	(9,255)	7,200	**1,723,447**
Jack & Jill Pre-School	26,174	85,176	(78,534)	-	**32,816**
Other income and expenditure:					
Grant	-	1,250	(1,250)	-	-
Other specific church activities	-	2,308	(2,308)	-	-
	1,743,070	97,340	(91,347)	7,200	**1,756,263**

24 Reconciliation of net movement in funds to net cash (outflow)/inflow from operating activities

	General fund 2021	Mission fund 2021	Designated funds 2021	Endowment capital 2021	Total 2021	Total 2020
Net movement in funds	(23,326)	(4,140)	13,193	(21,984)	**(36,257)**	37,265
Adjustments for:						
Tax recoverable	(64,276)	(14,737)	(1,586)	-	**(80,599)**	(84,893)
Interest receivable	(1)	(2)	(1)	-	**(4)**	(107)
Rent receivable	(16,000)	-	-	-	**(16,000)**	(16,000)
Depreciation	3,642	-	-	21,984	**25,626**	25,626
Interest payable	-	-	4,147	-	**4,147**	4,271
Decrease/(increase) in other debtors and prepayments	13,135	(1,205)	1,655	-	**13,585**	(3,922)
(Decrease)/increase in other creditors and accruals	(369)	2,082	(3,939)	-	**(2,226)**	(2,380)
Increase in deferred income	-	-	-	-	-	9,200
Net cash flows before Gift Aid, interest and rent	(87,194)	(18,002)	13,469	-	**(91,727)**	(30,940)

CHRISTCHURCH BANSTEAD

England & Wales - Charity number 1126514

Accounts

CHRISTCHURCH
Banstead

ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

Registered office:
150 High Street,
Banstead,
Surrey,
SM7 2NZ

Company number: 06700653
Registered charity number: 1126514

ChristChurch Banstead
Annual Report & Financial Statements for the year ended 31 December 2020

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ANNUAL REPORT AND FINANCIAL STATEMENTS FOR 2020

1. Introduction

ChristChurch Banstead (or "the Church") was incorporated as a private company limited by guarantee (Company number 06700653) on 17th September 2008 and thereafter was registered with the Charities Commission (Charity number 1126514).

The Trustees present their report and the financial statements of the Church for the year ended 31 December 2020 ("2020"), giving an account of how the Church has fulfilled its charitable and legal obligations.

The financial statements have been prepared in accordance with the accounting policies set out in Note 1 to these financial statements and comply with the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" effective from January 2019 (which complies with the provisions of Financial Reporting Standard 102) and the relevant provisions of the Companies Act 2006.

This report provides an account of activity during 2020, under the following themes:

- Achieving the Church's Purpose
- Financial Management
- Charity Management
- Governance

2. Achieving the Church's Purpose

2.1 Purpose and Aims

The Church's purpose is to advance and express the Christian faith in particular by:

- making known the Gospel of Jesus to as many people as possible;
- maintaining an undenominational gospel mission work;
- making faithful and obedient disciples of Jesus Christ;
- equipping Christians for ministry and encouraging them to use every spiritual gift provided by God in love, in accordance with the Bible;
- worshipping God in every part of personal and corporate life;
- functioning as a local church of Christian believers; and
- pursuing lifestyle, social action and community involvement consistent with Biblical teaching.

The purpose and aims of the Church are focused on bringing spiritual benefit and practical assistance to those in need, especially those within our local community. The prime spiritual benefit is to bring people into a direct relationship with the Lord Jesus Christ, while the practical benefits flow from a desire to reflect the love and truth of Christ in a needy world.

Spiritual benefits
To achieve these we engage in:

- Evangelism to all, regardless of age, sex, lifestyle, ability or ethnicity;
- Public Christian worship;
- Bible teaching to children, young people and adults;
- Discipleship to those who want to grow in the Christian faith;
- Training for those who participate in the work of the Church; and
- Support for organisations and individuals who engage in evangelism, church planting and Bible teaching across the world.

Practical benefits
To achieve these we provide in a Biblical context:

- Recreational and learning facilities for children and young people;
- Support to young families and parents;
- Pastoral and practical care to others in a variety of settings: home, hospital, nursing homes and prisons;
- Counselling and training in relationship issues; and
- Support to organisations and individuals who provide care or respond to the personal needs of others.

These two channels of the Church being a benefit to others directly flow from the teaching of Jesus Christ:

"I am the light of the world.
Whoever follows me will never walk in darkness,
but will have the light of life." *(Matthew 8.12)*

and

"Let your light shine before men,
that they may see your good deeds
and praise your Father in heaven." *(Matthew 5.16)*

The Church operates as an undenominational gospel mission work to conform with the covenant on the church premises. This is achieved through delivering all the activities of the Church in an integrated manner. Worship, teaching, training and mission are the reasons for every activity and aspect of the Church's life. This follows the Biblical pattern of church life in which there is a continuous cycle of disciple-making, disciple-equipping and disciple-sending to make more disciples of the Lord Jesus Christ - all within a framework of worship and Biblical teaching.

The Trustees take this opportunity to reaffirm their full commitment to the stated purpose and to the Church's Statement of Faith (as displayed on the church website).

2.2 Values

The Church's primary values, introduced in January 2018, are as follows:

- Jesus... it's all about him;
- The Bible... everything we need to know about everything that matters;
- The Cross... the place of forgiveness, the power for change;
- Each Other... all believers in Christ belong to God's family; and
- The World... we want to share God's good news with everyone.

2.3 Overview of 2020 and Impact of Covid-19

Our key objectives remained unchanged, reflecting the continuing purpose and aims of the Church which are to:

1) provide a full programme of evangelism and outreach;
2) maintain a firm commitment to discipleship and ministry training;
3) support the community within a Biblical framework; and
4) develop the Church as a local body of Christian believers.

Inevitably, the year (from 24th March onwards) was overshadowed by the global pandemic and the UK Government's response to it.

Together, these had an enormous impact upon churches, as they did on the whole of society. The Church responded to the restrictions placed upon it by:

- Streaming the Sunday services through YouTube. Initially this required the services to be pre-recorded until churches were allowed to stream services live.
  'In person' services were resumed as soon as the Government lifted the ban on public worship. With the need for social distancing, overflow rooms were used to accommodate all wishing to attend; the livestreaming of services continued.

- Running the Sunday groups for children and young people 'online': for a short period they were also able to be run on the premises.

- Using YouTube and Zoom for running all the mid-week groups – for young families, children and young people and adults.

- Keeping the Jack and Jill Pre-School running for the entire time the Government permitted pre-schools to remain open. In doing so, we were able to provide a valuable service for parents who are 'keyworkers'.

- Maintaining contact with, and support for, our Seniors through the weekly delivery of a news sheet produced by the New Horizons team (containing a short reflection on the Sunday sermon and a quiz or puzzle). DVDs and CDs of the services were also produced and delivered to those without online access. In addition, practical support was provided to help with shopping and the like and with unforeseen emergencies.

- Continuing our support of Ridgemount Care Home by providing a recorded service on DVD each month.

Inevitably some of our events had to be cancelled, including the Church Weekend Away (now planned for October 2021), the Summer Youth Camp (replaced by activities on the church site, which were permitted at that time) and the Dads and Lads Camp.

Some of our annual events were able to take place as usual: the Holiday Bible Club (February), the Annual Play (March) and the Light Party alternative to Halloween (October).

The pandemic also prevented our Mission Partners – the Creightons (in Nigeria), the Millers (in Spain) - and Waseem Khokhar (Pakistan) from visiting Banstead. The Creightons and the Millers were able to join some of our monthly prayer gatherings.

Despite the frustrations created by the pandemic, most especially preventing the whole body gathering together to enjoy fellowship as God's people and to offer hospitality, there is much for which the Trustees give thanks to God. In particular, the viewings of our services registered on YouTube have been well in excess of our normal attendances.

The availability of Zoom also enabled us to run outreach events. One in particular, Coping With Fear, an interview with Jeremy Marshall who has terminal cancer, attracted almost 500 viewings over a period of three months. Zoom also enabled us to run an Exploring Jesus course for a small number of guests of serving members and to begin a discipleship programme, The Course of Your Life.

It was also immensely encouraging that eleven believers came into the Serving Membership, including Andrew and Mel Evans, following Andrew's appointment as Associate Minister, and Rachel Gomes following her marriage to Daniel, our Assistant Minister. The Serving Membership stood at 142 at 31st December 2020 (131 at 31st December 2019). Baptisms were planned but had to be postponed to 2021.

The livestreaming of services and the virtual meetings required the development of new skills by both the technical team responsible for managing the technology and by those preparing and recording videos. The Trustees are especially grateful to the entire staff team and to all the serving members who have willingly committed additional time beyond what would normally be required of them, in order to maintain the Church's gospel ministry to our community.

2.4 Future Plans

The objective of all future ministry is, as stated in Matthew's Gospel (chapter 28 verse 19), to go and make disciples of all nations, to baptise them in the name of the Father, Son and Holy Spirit and to teach them to obey everything our Lord has commanded.

The Church will continue to fulfil its purpose and aims through ministry which is Christ-centred, Spirit-filled, Bible-based and prayer-fuelled. This will be done by using the same four key objectives and pursuing the theme of "Go, Win, Grow".

A priority for the Trustees will be to ensure that the Church's ministry remains as effective as possible during the current restrictions on 'in-person' gatherings and as the restrictions begin to be eased, while recognising the essential need for keeping people safe.

The Trustees will continue to review the appropriateness of different formats and channels for the ongoing teaching and outreach of the Church as the restrictions are lifted, including the livestreaming of outreach events and some services and the use of online platforms for holding some meetings and activities.

The main outreach event for 2021 will be an 'Open Weekend' over 19th & 20th June, led by Glen Scrivener. In terms of discipleship, The Course of Your Life programme will continue.

The working group set up in 2020 to consider the possible next steps in the development of the site has reported to the Trustees during the first quarter of 2021. The first stage will be to look at improvements to the frontage of 150 High Street.

3. Financial Management

3.1 Financial Review

The Trustees have continued to seek the Lord's leading for the Church's ministry and mission work and are thankful to all who have given faithfully to support this work especially during this past year, notwithstanding the various pressures resulting from the Covid-19 pandemic.

Although voluntary income was overall lower at £450,618 (2019: £510,340), this was mainly due to the additional lump sum giving in 2019 associated with the refinancing of the Manse loans. Regular monthly giving was slightly higher than in 2019. Together with other income received, this fully covered the total costs of charitable activities and governance costs of the Church, and generated a surplus across all funds of £37,265 (2019: £57,377).

The undrawn portion of the Charity Bank loan facility, £25,000, was drawn down in May 2020 bringing the total mortgage to £125,000, secured on the Manse at 12 Oakley Gardens. This was undertaken to provide a buffer for the potential repayment in 2021 of the remaining Faith loan amid the uncertainty of the economic impact of the pandemic.

The Church's free reserves (defined as net current assets of the General Fund only) at 31 December 2020 increased to £213,092 (2019: £167,430), for which we thank the Lord.

Summary financials for each of the three main funds are given below. Further details can be found in the financial statements and related notes (including the definitions in Note 1).

3.2 General Fund

The total costs of the General Fund church activities were £329,277 (2019: £352,518). No staff were furloughed during 2020 as the church maintained a full range of activities through both physical, when allowed, and online platforms. However various events such as the Church weekend away, the youth summer camp and the Dads and Lads weekend had to be cancelled or were postponed, hence the relevant costs were largely deferred to 2021. Other costs such as hospitality were lower, but additional costs were incurred to provide sustainable livestreaming of services and outreach events. Some maintenance and other equipment replacement costs were deferred until 2021 so, overall, the impact of the pandemic was a significant reduction in costs.

Regular giving was largely sustained through 2020, but the total voluntary giving decreased to £351,832 (2019: £407,350), reflecting the lower level of lump sum gifts versus the prior year at £41,432 (2019: £92,977).

The net surplus after transfers for 2020 was £42,020 (2019: £38,189) after charging depreciation of £3,642 (2019: £5,782) and transferring £5,000 to the Development Fund to fund monthly repayments of the capital element of the mortgage. At the year end, General Fund cash reserves were higher at £157,430 (2019: £92,787), which was significantly greater than anticipated, but includes funds carried forward to meet expenditure deferred from 2020 and to provide a reserve should there be a decline in donations or an increase in the need to support church members financially.

3.3 Mission Fund

Mission Fund income in 2020 was higher at £78,612 (2019: £74,016) including Gift Aid received and receivable. Of this income, £8,000 was specifically a gift to Lahore Evangelical Ministries (LEM) in Pakistan for the distribution of food to the pastors and day workers who were prevented by the pandemic lockdown from going to work and so were unable to earn the money to pay for food for their families. Total Mission Fund costs including Ministry and mission staff support costs was £72,307 (2019: £74,260), including the payment of the funds to LEM. As a result, the net movement in Mission Fund funds for 2020 was an increase of £6,349 (2019: £153 decrease).

Mission Fund reserves at end-2020 increased to £40,009 (2019: £33,660), sufficient in the medium term. The Trustees will seek to increase missionary support levels going into 2022.

3.4 Development Fund

Lump sum gifts and regular giving from members during 2020 totalled £9,810 (2019: £5,120 plus £13,000 of loans forgiven and gifted). Gift Aid received and receivable on the total giving and lump sum gifts totalled £2,453 (2019: £4,530).

Total costs of £5,653 (2019: £20,387) included £Nil (2019: £7,778) depreciation charged in respect of capitalised redevelopment costs, as those were fully written off in 2019, and £4,473 interest and other costs relating to the mortgage from Charity Bank (2019: £6,751 in respect of legal and other costs associated with obtaining the mortgage).

As noted above, £5,000 was received from the General Fund to finance the cost of repaying the capital element of the monthly mortgage repayments to Charity Bank.

The total net assets of the Development Fund, being: the properties at 158 &160/160a High Street and the Manse at 12 Oakley Gardens, together valued at £1.83 million (2019: £1.83 million), including £225,000 for the lock-up shop (investment property); other net assets of £32,874 (2019: £2,287); net of the Charity Bank Mortgage of £118,978 (2019: £100,000) and the remaining £27,000 interest bearing Faith Loan (2019: £27,000); increased in value by £11,610 (2019: £41,043) to £1.717 million (2019: £1.705 million).

3.5 Special Collections

The Christmas collection in 2020 raised funds for the Barnabas Fund. The collection raised £3,941 including £766 Gift Aid and will enable the Barnabas Fund to "provide hope and aid for the persecuted Church, from Christians, to Christians, through Christians".

3.6 Property Valuation Review

A valuation was carried out by Siefers Harrison Limited (RICS) in April 2020 which supports the capitalised valuation of the rented 160 High Street lock-up. The development of the 158-160 High Street buildings for Church use was completed in early 2014 and they remain in very good condition. In addition, there has been development interest in the neighbouring properties which supports the valuation of Church properties.

Demand for family housing units in Banstead remains strong, and the Trustees are confident that the valuation (against which the Charity Bank mortgage was secured) remains above the purchase price at which 12 Oakley Gardens is held in the accounts.

Hence the Trustees consider no impairment charge is required as at 31 December 2020.

3.7 Going Concern Review

The impact of Covid-19 on Church finances during 2020 was minimal, for which the Trustees give thanks to God; however the impact on 2021 is unclear at this stage. There is a risk the Church loses members and others are unable (e.g., through job losses or wage reductions) to maintain or increase their regular giving from current levels, as anticipated. Hence, the Church may be called upon to provide financial and other practical assistance to members as the continuing effects of the pandemic work their way through the economy.

The various Church fund budgets prepared in early 2021 allow for an increase in benevolent funding of Church members in particular need, but indicate no overall funding requirement for 2021 and a healthy reserves position heading into 2022. The budgets include Gift Aid accruing from lump sum gifts received in 2020, and some provision for lump sum giving in 2021 (reflecting lump sum gifts received to date and a modest level of additional gifts).

The 2021 budgets also include monthly repayments of the mortgage from Charity Bank secured on the Manse at 12 Oakley Gardens, which is repayable over a maximum of 15 years, and demonstrate the Church has the capacity to repay the remaining Faith loan if required. The budgets also reflect the incurrence of deferred costs arising from the restrictions caused by the pandemic, including the Open Weekend and Church weekend away.

The Trustees will continue to monitor the regular giving and take appropriate steps to manage costs, if needed, taking into account the substantial increase in General Fund reserves in 2020. At the current time there is no indication of a reduction in giving and, in fact, several new members have begun to give.

In conclusion, the Trustees consider that, notwithstanding the uncertainties around Covid-19, it is appropriate to present the financial statements on a Going Concern basis.

4. Charity Management

4.1 Church Leadership

Leadership throughout the Church must be Biblical, prayerful, united, flexible, listening and transparent. The overall responsibility for the legal and spiritual leadership of the Church rests with the Trustees, who are the Senior Pastor, Elders and Deacons.

During 2020 they were:

Elders	Revd Kevin Newman
	Andrew Grimstone
	John Phillips
Deacons	Paul Atterbury
	Andrew Butt
	Stewart Foster
	Andrew McKenna
	Nigel Paget
	Fred Paton
	Shak Sulliman

From May, Andrew Evans attended meetings as an observer.

Elders and Deacons are selected from among the serving members, usually serve for a period of three years, and can be reappointed. Before an Elder or Deacon is appointed or re-appointed, the Serving Membership is given an opportunity of indicating in writing if they are aware of any substantive reason why the person should not be appointed. The appointment of Trustees is confirmed at the annual meeting of serving members.

Newly appointed Trustees are advised of their responsibilities as a Trustee of a charitable company and the specific requirements of the Church's governance documents. They are also trained in the principles of Christian leadership. The training needs of Trustees are regularly reviewed.

The Church leadership is primarily accountable to God and is recognised by the local church. It maintains an oversight of all Church and fellowship issues. Matters of church discipline are also handled by the Trustees, but in a strictly confidential manner.
The Trustees met on 20 occasions to fulfil prayerfully their responsibilities, which included maintaining spiritual oversight of the Church, agreeing plans for the fulfilment of the Church's aims and objectives and allocating resources to achieve those plans.

The Trustees are satisfied that in fulfilling their responsibilities they have complied with the duty to have due regard to the Charity Commission's guidance on delivering public benefit from the Church's activities.

4.2 Ministry and Service Structure

To fulfil the aims of the Church, the Trustees delegate responsibility for the regular ministry and service activity to approximately 40 ministry and service groups, each with a group leader. The group leader is required to maintain a Biblical approach to their leadership and to comply with the Church's operational policies (e.g. Health & Safety, Security, Safeguarding, Data Protection).

The Serving Members meet at an annual meeting to consider the Trustees' report and financial statements, and to transact other business as deemed necessary by the Trustees or determined by the Church's governance documents.

4.3 Staffing

The following comprised the staff during 2020. Those with an asterisk (*) did not receive any financial support and those shown as (P/T) were part-time:

Gaynor Atterbury	Families Co-ordinator (P/T)
Rick and Alanna Creighton	Mission Partners in Nigeria
Andrew Evans	Associate Minister - from May 2020
Naomi Foster	Families Worker * (P/T)
Stewart Foster	Facilities Coordinator * (P/T)
Nicola Goddard	Pastoral Secretary (P/T)
Daniel Gomes	Assistant Minister
Andrew McKenna	Associate Minister (Music and Media)
Terry and Christine Miller	Mission Partners in Spain
Fran Newman	Operations Manager (P/T)
Kevin Newman	Senior Pastor
David Parkes	Caretaker (P/T)
Tamaryn Pitout	Ministry Assistant (P/T)
David Ridal	Youth Minister
Caroline Scott-Evans	Pre-School Manager (P/T)
Lorraine Sulliman	Finance Assistant (P/T)
Lisa Travers	Assistant Minister (Children)

The Jack & Jill Pre-School also pays salaries to an additional five part-time staff.

The arrangements for setting and reviewing the pay and remuneration are undertaken by a Remuneration Group of three Trustee Directors, Andrew Grimstone, Fred Paton and Andy Butt. In undertaking their role, the Group considers the comparable levels of support provided by similar churches for specific roles and responsibilities, together with individual circumstances.

5 Governance

5.1 Church Status

The Church is a charitable company, required to comply with the detailed regulatory framework for such charities. The Trustees act within the remit of the charitable company's Memorandum and Articles of Association.

The Church is an independent fellowship of worshipping and serving believers in the Lord Jesus Christ. The Church does not have any denominational affiliation.

The church site and building at 150 High Street, Banstead, are governed by a property trust created by a trust deed dated 12 June 1896. This deed requires the site and buildings on it to be used for 'undenominational gospel mission work'. The trustees of the property trust are the same as the Church trustees.

5.2 Details of Key Advisors and Service Providers:

Principal Banker	Barclays Bank plc, 1 North End, Croydon CR9 1SX
Solicitors	Anthony Collins Solicitors LLP, 134 Edmund Street, Birmingham, B3 2ES
Auditor	Mazars LLP, 2nd Floor, 6 Sutton Plaza, Sutton Court Road, Sutton, SM1 4FS
Architects	Robinson, Kenning & Gallagher, Airport House, Purley Way, Croydon, CR0 0XZ

5.3 Organisational Affiliations

During 2020 the Church maintained its membership of:

- Evangelical Alliance, the largest UK organisation of evangelical Christians
- The South West London Gospel Partnership, a group of Bible believing churches seeking to advance the Christian gospel, although in the first quarter of 2021 the Church has switched its membership to the newly formed London Gospel Partnership (LGP). Kevin Newman has been recruited to the LGP committee.

The Church terminated its membership of Global Connections.

5.4 Beneficial Relationships

Three Trustees, Paul Atterbury, Kevin Newman and Shak Sulliman are all married to staff members who were financially supported during the year.

Two Trustees, Nigel Paget and John Phillips, are also Trustees of BeaconLight Trust, a Christian charity led by a former Senior Pastor of the Church. The Trust uses the Church premises as its registered and postal address and for the storage of archives and makes a small financial contribution to the Church.

5.5 Health and Safety and Security

The security of the premises is continually reviewed. Key aspects of this are continued vigilance by all potential users and open and clear visibility of use of all areas of the building to deter opportunists. The planned full Health and Safety review was deferred on account of Covid-19 and is now scheduled for 2021.

All essential facilities were maintained throughout the year but, again on account of Covid-19, some work was deferred. New heating was installed in the rear hall in February 2021.

In relation to food hygiene, a food safety inspection was undertaken by an environmental health inspector from Reigate and Banstead Borough Council in January 2020 and a 5/5 rating was awarded.

5.6 Safeguarding

People working directly with children, young people and vulnerable adults are subject to DBS checks, carried out via Thirtyone:eight and reviewed every three years, and receive training each year.

The Safeguarding Policy and Procedures (for Children, Young people and Vulnerable Adults) were reviewed and updated following the new statutory guidance issued by the Department of Education. The Good Practice Guidelines were updated and introduced to all appropriate groups. The Trustees were also briefed on the Policy and Procedures.

No issues were reported to the Safeguarding Officer which gave rise to concern making it necessary for any to be reported to the Trustees.

In January 2021 all group leaders were reminded of their responsibilities in the area of safeguarding. Further training and briefing sessions will be provided where needed.

5.7 Data Protection

The Data Protection Policy was reviewed with no breaches reported in the 12 month period.

5.8 Risks and Uncertainties

The Trustees reviewed and updated its Corporate Risk Register in December 2020.

5.9 Trustees' Accounting and Reporting Responsibilities

Company law requires the Trustees to prepare financial statements for each financial period that give a true and fair view of the state of affairs of the Church and of the results for that period.

In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- comply with applicable accounting standards subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

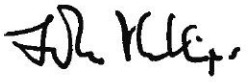
The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In accordance with company law, as the charitable company's directors, we certify that:

- so far as we are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- as the directors of the charitable company we have taken all steps that we ought to have taken to make ourselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

This report is prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

On behalf of the Trustees



John Phillips, Secretary
12 April 2021

Independent auditor's report to the members of Christchurch Banstead

Opinion

We have audited the financial statements of Christchurch Banstead (the 'charity') for the year ended 31 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2020 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report which includes the Directors' Report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report included within the Trustees' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report included within the Trustees' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate and proper accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Trustees' Report and from the requirement to prepare a Strategic Report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on pages 11 and 12, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Based on our understanding of the charity and its activities, we identified that the principal risks of non-compliance with laws and regulations related to the Charities Act 2011, the Charities Statement of Recommended Practice, UK tax legislation, pensions legislation, employment regulation and health and safety regulation, anti-bribery, corruption and fraud, money laundering, non-compliance with implementation of government support schemes relating to COVID-19, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements, such as the Companies Act 2006.

We evaluated the trustees' and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates, in particular in relation to use of restricted and endowment funds, and significant one-off or unusual transactions.

Our audit procedures were designed to respond to those identified risks, including non-compliance with laws and regulations (irregularities) and fraud that are material to the financial statements. Our audit procedures included but were not limited to:

- Discussing with the trustees and management their policies and procedures regarding compliance with laws and regulations;
- Communicating identified laws and regulations throughout our engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the charity which were contrary to applicable laws and regulations, including fraud.

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the trustees and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.
A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of the audit report

This report is made solely to the charity's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body for our audit work, for this report, or for the opinions we have formed.

Signed:

David Hoose

David Hoose

(Senior Statutory Auditor)

for and on behalf of Mazars LLP

Chartered Accountants and Statutory Auditor

2nd Floor, 6 Sutton Plaza, Sutton Court Road, Sutton, Surrey, SM1 4FS

Date: 14 APRIL 2021

CHRISTCHURCH BANSTEAD

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 December 2020

	Notes	General fund 2020	Mission fund (restricted) 2020	Designated funds * 2020	Endowment fund 2020	Total 2020	Total 2019
Income							
Voluntary income	6	351,832	78,612	20,174	-	**450,618**	510,340
Interest receivable		36	44	27	-	**107**	206
Income from church activities	7	23,780	-	72,380	-	**96,160**	126,435
Total income		375,648	78,656	92,581	-	**546,885**	636,981
Expenditure							
Charitable activities							
Integrated church activities	8	(329,277)	(55,782)	(75,070)	(21,984)	**(482,113)**	(560,778)
Grants paid and payable	9	-	(16,525)	(6,711)	-	**(23,236)**	(17,792)
Interest payable		-	-	(4,271)	-	**(4,271)**	(1,034)
Total expenditure		(329,277)	(72,307)	(86,052)	(21,984)	**(509,620)**	(579,604)
Net income/(expenditure) before transfers		46,371	6,349	6,529	(21,984)	**37,265**	57,377
Transfer between funds	14	(4,351)	-	4,351	-	-	-
Net movement in funds	24	42,020	6,349	10,880	(21,984)	**37,265**	57,377
Funds at 1 January		187,482	33,660	1,732,190	857,376	**2,810,708**	2,753,331
Funds at 31 December		229,502	40,009	1,743,070	835,392	**2,847,973**	2,810,708

The statement of financial activities includes all gains and losses in the year.

All income and expenditure is derived from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

* An analysis of Designated funds is set out in Note 23.

CHRISTCHURCH BANSTEAD

BALANCE SHEET
as at 31 December 2020

	Notes	General fund 2020	Mission fund (restricted) 2020	Designated funds 2020	Endowment fund 2020	Total 2020	Total 2019
Fixed assets							
Tangible assets							
Land and buildings	15	-	-	1,605,000	835,392	**2,440,392**	2,462,376
Other tangible assets	16	16,410	-	-	-	**16,410**	20,052
Investments							
Lock up shop	17	-	-	225,000	-	**225,000**	225,000
		16,410	-	1,830,000	835,392	**2,681,802**	2,707,428
Current assets							
Debtors and payments in advance	18	73,641	11,392	12,229	-	**97,262**	100,087
Deposit accounts	19	10,288	16,184	10,100	-	**36,572**	36,476
Cash at banks and in hand	19	147,142	13,936	48,124	-	**209,202**	111,265
		231,071	41,512	70,453	-	**343,036**	247,828
Creditors due within one year	20	(17,979)	(1,503)	(45,314)	-	**(64,796)**	(22,603)
Net current assets		213,092	40,009	25,139	-	**278,240**	225,225
Total assets less current liabilities		229,502	40,009	1,855,139	835,392	**2,960,042**	2,932,653
Creditors due after one year	21	-	-	(112,069)	-	**(112,069)**	(121,945)
Net assets		229,502	40,009	1,743,070	835,392	**2,847,973**	2,810,708
Capital and reserves							
General fund		229,502	-	-	-	**229,502**	187,482
Mission fund		-	40,009	-	-	**40,009**	33,660
Designated funds	23	-	-	1,743,070	-	**1,743,070**	1,732,190
Endowment capital		-	-	-	835,392	**835,392**	857,376
		229,502	40,009	1,743,070	835,392	**2,847,973**	2,810,708

The financial statements have been prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Trustees and signed on its behalf by:

John Phillips *Trustee Director*

12 April 2021

CHRISTCHURCH BANSTEAD

STATEMENT OF CASH FLOWS
for the year ended 31 December 2020

	Notes	General fund 2020	Mission fund (restricted) 2020	Designated funds 2020	Total 2020	Total 2019
Net cash flows before Gift Aid, interest and rent	24	(37,528)	(10,695)	17,283	**(30,940)**	(31,776)
Gift Aid recovered		79,200	13,841	5,259	**98,300**	95,533
Net cash flows from operating activities		41,672	3,146	22,542	**67,360**	63,757
Cash flows from investing activities						
Rent received for 160 High Street	7	16,000	-	-	**16,000**	16,000
Interest received		36	44	27	**107**	206
Cash provided by investing activities		16,036	44	27	**16,107**	16,206
Cash flows from financing						
New mortgage loan received	21	-	-	25,000	**25,000**	100,000
Repayment of mortgage capital/Manse loans		-	-	(6,022)	**(6,022)**	(168,000)
Interest paid on mortgage		-	-	(3,669)	**(3,669)**	-
Interest paid on Faith Loan		-	-	(743)	**(743)**	(1,012)
Cash used in financing activities		-	-	14,566	**14,566**	(69,012)
Increase in cash and cash equivalents		57,708	3,190	37,135	**98,033**	10,951
Changes in interfund balances		6,935	115	(7,050)	-	-
Increase in cash and cash equivalents*		64,643	3,305	30,085	**98,033**	10,951
Cash and cash equivalents at 1 January*		92,787	26,815	28,139	**147,741**	136,790
Cash and cash equivalents at 31 December*		157,430	30,120	58,224	**245,774**	147,741

* There are no cash balances or movements relating to the Endowment Fund

1 Principal accounting policies

The financial statements are prepared in accordance with the statement of recommended practice "Accounting and Reporting by Charities" issued by the Charity Commission effective from January 2019 (which complies with the provisions of Financial Reporting Standard 102). They are also prepared under the historical cost convention, modified by the revaluation of properties and investments as described in the relevant notes, and on a going concern basis (see section 3.7 of the Annual Report) in accordance with applicable UK accounting standards and in accordance with the Companies Act 2006.

Unrestricted funds
The General Fund is used to finance the Church's work in Banstead. It receives all income not identified to a particular purpose and pays all expenses incurred in maintaining the ministry and fabric of the church buildings in Banstead.

Restricted and designated funds
Restricted funds comprise the Mission Fund, which is used to finance the work beyond Banstead in the UK and overseas and the mission related training of Christian workers.

Designated funds comprise the Development Fund, which receives and uses funds for the development of the Church premises at 158-160 High Street and the Manse at 12 Oakley Gardens; the Jack and Jill Pre-School, which operates the morning and afternoon nursery for under 5's from the Church premises; special collections; and donations to and charges for the Church organisations and specific Church activities listed in Note 23.

Endowment funds
The premises at 150 High Street, representing endowment capital, is held for the benefit of the Church as a permanent capital fund.

Recognition of income
All voluntary income, except tax recoverable under Gift Aid, and income from Church activities are accounted for as received. Tax recoverable is accounted for in the period in which the underlying gift was received. Interest receivable is accounted for in the period to which it relates. Legacies receivable are accounted for in the period in which they become certain and quantifiable.

Expenditure
All expenditure is accounted for in the period to which the expenditure relates. Church office staff costs and IT expenses are apportioned to General support costs and Governance costs on a time basis, as described in Note 12.

Governance costs (Note 13) comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice, including for the Church development. Costs include those related to the statutory audit, any trustees' expenses, professional fees and an apportionment of staff support and IT costs.

Capitalisation and revaluation of tangible fixed assets
Improvements to buildings, items of fixtures, fittings, furniture and equipment, and motor vehicles, costing £5,000 or more are capitalised. Land and buildings are valued as detailed in Note 15.

Accounting estimates and areas of judgement
Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The following are critical accounting estimates and areas of judgements to note:

a) Investment property valuations – the investment property valuation is reviewed by the Trustees annually in detail for the purposes of the annual accounts. As explained in the annual report, the investment property valuation was last formally valued in April 2020, and the property was considered to remain at fair value at that date. The Trustees are of the opinion that the property remains at fair value, based on market information available, and therefore consider no impairment charge is required as at 31 December 2020.

b) Freehold residential and office property depreciation – No depreciation is charged in respect of the Manse and the Church properties at 158 and 160 High Street which are included in the balance sheet at valuation. The properties are maintained to a good standard, with repairs and refurbishments being carried out when necessary. Therefore the Trustees consider that any depreciation charge on the properties would be immaterial in view of each property's estimated residual value and remaining useful economic life. An impairment review is carried out annually. The Trustees consider no impairment charge is required as at 31 December 2020.

c) Depreciation of church building and fixed assets – Depreciation is charged in respect of the freehold church building included in the balance sheet at valuation since the previous valuation, calculated at an annual rate of 2% of the gross revalued amount (as at the date of the last valuation) plus improvements. Depreciation is charged in relation to capitalised development costs to write off these costs over three years. Sound and lighting equipment is depreciated over five years. Fixtures, fittings, furniture and other equipment are depreciated over ten years.

2 Trustees emoluments and expenses

		2020	2019
Senior Pastor:	Taxable financial support	£40,150	£38,206
	Social security costs	£4,328	£4,081
	Pension costs	£3,212	£3,212
	Childcare vouchers	n/a	£2,060
Associate Minister	Taxable financial support	£15,750	£16,033
	Social security costs	£961	£730
	Pension costs	£2,000	£2,147

The Trustees are considered to be the key management personnel.

The Senior Pastor and Associate Minister were remunerated as permitted by the Church's Trusteeship Document. The Senior Pastor was reimbursed expenses of £708 (2019: £1,057) relating to conferences and Bible literature. The Associate Minister was reimbursed expenses relating to council tax, telephone, conferences and travel of £2,453 (2019: £2,845).

No other Trustee received any emolument or was reimbursed expenses.

3 Staff numbers and emoluments (including staff trustees)

		2020	2019
Average number employed:			
Full time	General Fund	5.7	5.3
Part time	Jack & Jill Pre-School	7.0	8.3
	General Fund	6.0	6.7
Taxable financial support		£220,039	£222,752
Social security costs		£12,293	£11,101
Pension costs		£13,195	£12,717

No employee was paid more than £60,000 in either year. The remuneration costs above are allocated to the following expenditure heads on the basis of staff roles: General Fund staff costs (Note 8) and Jack and Jill Pre-School (Note 11).

4 Related party and connected party transactions

BeaconLight Trust has donated £1,200 (2019: £1,200) in recognition of using office space and phone services at 160a High Street. Two of the trustees of BeaconLight Trust are also Trustees of ChristChurch Banstead.

During 2020, the Church paid £7,618 (2019: £5,336) to or on behalf of the spouse of the Senior Pastor as taxable financial support and expenses. The Church also paid £12,770 (2019: £12,458) and £4,555 (2019: £3,675), respectively, to or on behalf of the spouses of two other Trustees as taxable financial support and expenses.

The total value of one-off gifts and regular donations from Trustees in 2020 was £136,666 (2019: £153,073), net of Gift Aid reclaimed/receivable.

5 Pensions

The Church offers an auto-enrolment scheme for staf with The People's Pension, which is independently administered and invested. The Church contributes to this scheme in respect of those employees below pensionable age for whom it is required by law to provide access to this scheme.

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2020	2020	2020	2020	2020	2019
6 Voluntary income						
Donations and regular offerings	284,950	63,800	12,580	-	**361,330**	406,872
Special collections	-	20	3,175	-	**3,195**	4,981
Tax recoverable	66,882	14,792	3,219	-	**84,893**	97,287
Grants receivable	-	-	1,200	-	**1,200**	1,200
	351,832	78,612	20,174	-	**450,618**	510,340

7 Income from church activities

General Fund income comprises rental income from the leasing of the 160 High Street lock-up shop to Dignity Funerals of £16,000 (2019: £16,000) and annual rental income for weekday use of premises during term time charged to Jack & Jill Pre-School of £7,500 (2019: £7,500). Designated fund income includes the Jack & Jill Pre-School local authority grant, fees and training income, together with contributions to Church activities where an element of costs are recharged to the attendees, such as for the Church Weekend Away, Church Open Week/Weekend and Summer Youth camp. The income from such activities (and the related costs) were substantially lower in 2020 due to cancellation or deferral of events to 2021.

8 Integrated church activities

In conformity with the covenant on its land, ChristChurch Banstead operates as an undenominational gospel mission work. Worship, teaching, training and mission are the reasons for every activity and aspect of the Church's life. In advancing this integrated ministry, functional expenditure was incurred as follows:

Church fabric and equipment (Note 10)	33,890	-	-	21,984	**55,874**	78,170
Fellowship and outreach costs (Note 11)	10,709	-	70,680	-	**81,389**	117,220
Ministry and mission costs (including staff costs)	271,720	54,200	-	-	**325,920**	332,621
General support costs (Note 12)	4,778	-	2,471	-	**7,249**	14,311
Governance costs (Note 13)	8,180	1,582	1,919	-	**11,681**	18,456
	329,277	55,782	75,070	21,984	**482,113**	560,778

9 Grants paid and payable

ChristChurch Banstead makes a number of grants to support Christian workers and organisations which operate independently from the Church but for which it has special concern. Grants payable in the year were:

Grants to 9 individuals in total (2019: 6 in total)	-	14,600	2,770	-	**17,370**	10,110
Grants to organisations and projects:						
The Barnabas Fund	-	-	3,941	-	**3,941**	-
Trinity Church Everton	-	1,750	-	-	**1,750**	2,283
London City Mission	-	175	-	-	**175**	2,699
Kogoro Seminary Nigeria	-	-	-	-	-	2,500
The Forge, Christian Outreach Event, Banstead	-	-	-	-	-	200
	-	16,525	6,711	-	**23,236**	17,792

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2020	2020	2020	2020	2020	2019
10 Church fabric and equipment						
Utilities, insurance and cleaning	20,286	-	-	-	**20,286**	20,815
Ordinary repairs, maintenance and equipment	9,962	-	-	-	**9,962**	17,357
Repairs and refurbishment	-	-	-	-	**-**	4,454
Depreciation	3,642	-	-	21,984	**25,626**	35,544
	33,890	-	-	21,984	**55,874**	78,170

During 2020 no substantial equipment was purchased nor repairs undertaken. In 2019 purchases included electric heaters (£4,454), a new main projector in the church (£4,077), a new wireless microphone system (£1,485) and replacement vacuum cleaners (£500).

11 Fellowship and outreach costs						
Outreach and hospitality	6,979	-	949	-	**7,928**	12,255
Open Week	-	-	-	-	**-**	7,452
Jack and Jill Pre-School	-	-	68,997	-	**68,997**	81,136
Subscriptions and donations	1,935	-	-	-	**1,935**	900
Literature	212	-	734	-	**946**	2,153
Youth camps	390	-	-	-	**390**	12,364
Ministry training	1,193	-	-	-	**1,193**	960
	10,709	-	70,680	-	**81,389**	117,220
12 General support costs						
Office and information technology expenses	3,785	-	2,409	-	**6,194**	11,147
Support training	268	-	62	-	**330**	2,376
Other items	725	-	-	-	**725**	788
	4,778	-	2,471	-	**7,249**	14,311

General Fund church office and information technology expenses are apportioned 75% to General support costs and 25% to Governance costs (Note 13 below) based on an approximate allocation of the time of the office support staff.

13 Governance costs						
Office and information technology expenses	1,258	-	301	-	**1,559**	2,479
Professional fees	2,223	-	682	-	**2,905**	9,140
Audit fee	4,563	1,503	600	-	**6,666**	6,375
Other items	136	79	336	-	**551**	462
	8,180	1,582	1,919	-	**11,681**	18,456

Professional fees in 2020 and 2019 included payroll services provided by Mazars, and 2019 also reflected the costs associated with securing the mortgage.

14 Transfers between funds

In 2019, £40,000 was transferred from the General Fund surplus to the Development Fund (included within designated funds) to enable the full repayment of the Manse loans. During 2020, a further transfer of £5,000 was made from the General Fund to the Development Fund to finance the capital element of the monthly mortgage repayments. This is shown net of a transfer to the General Fund of £649 Gift Aid incorrectly classified as designated funds in 2019.

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2020	2020	2020	2020	2020	2019
15 Land and buildings						
At cost or valuation on transfer						
Church site and buildings	-	-	1,071,675	1,099,200	**2,170,875**	2,170,875
12 Oakley Gardens	-	-	580,000	-	**580,000**	580,000
Accumulated depreciation	-	-	(46,675)	(241,824)	**(288,499)**	(258,737)
Net book value at 1 January	-	-	1,605,000	857,376	**2,462,376**	2,492,138
Depreciation in year	-	-	-	(21,984)	**(21,984)**	(29,762)
Net book value at 31 December	-	-	1,605,000	835,392	**2,440,392**	2,462,376
At cost or valuation on transfer	-	-	1,651,675	1,099,200	**2,750,875**	2,750,875
Accumulated depreciation	-	-	(46,675)	(263,808)	**(310,483)**	(288,499)
Net book value at 31 December	-	-	1,605,000	835,392	**2,440,392**	2,462,376

The freehold church site held by the Endowment fund is the subject of an indenture of 1896 restricting the use of any building erected thereon to undenominational gospel mission work. The present building was erected in 1970 and extended in 1975/76. In the balance sheet the site is unvalued and the buildings are carried at their valuation derived from their insured replacement cost as at 31 December 2006.

The freehold properties at 158 & 160 High Street were acquired by Gospel Mission Trust (GMT) in 2007/08 and transferred to the Church on 31 December 2013, to be held by the Development Fund (included in Designated funds) which had collaborated with GMT on the funding and refurbishment of the properties to provide meeting rooms and offices for Church use. The land value included in this site is estimated at £400,000.
The Manse at 12 Oakley Gardens was acquired by the Development Fund in October 2014 and is included in Designated funds.

	Fixtures Fittings Furniture & Equipment	Total	Total
	2020	2020	2019
16 Other tangible assets			
At cost	72,950	**72,950**	76,160
Accumulated depreciation	(52,898)	**(52,898)**	(50,326)
Net book value at 1 January	20,052	**20,052**	25,834
Depreciation in year	(3,642)	**(3,642)**	(5,782)
Net book value at 31 December	16,410	**16,410**	20,052
At 1 January	72,950	**72,950**	76,160
Disposals in year - fully depreciated	-	-	(3,210)
Accumulated depreciation	(56,540)	**(56,540)**	(52,898)
Net book value at 31 December	16,410	**16,410**	20,052

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2020	2020	2020	2020	2020	2019
17 Investments - Lock up shop						
At valuation 1 January 2020	-	-	225,000	-	**225,000**	225,000
At valuation 31 December 2020	-	-	225,000	-	**225,000**	225,000

The self-contained unit 160 High Street is treated as an investment property and rented to Dignity Funerals Limited under a 10 year lease which expires in May 2022 and which is expected to be renewed (on the basis the 5 year tenant break clause was not exercised and the rent remained unchanged).

The valuation is based on current rentals assuming the lease is renewed and a circa 14 year income stream (reflecting a 7% per annum rate of return).

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2020	2020	2020	2020	2020	2019
18 Debtors and payments in advance						
Tax recoverable	48,811	11,392	4,524		**64,727**	76,410
Amounts due from associated funds	-	-	6,050		**6,050**	1,115
Other debtors and prepayments	24,830	-	1,655		**26,485**	22,562
	73,641	11,392	12,229		**97,262**	100,087

19 Cash reserves

The cash reserves of the General Fund as at 31 December 2020 were £157,430 (2019: £92,786). The Trustees consider that circa £85,000, representing around three months' General Fund expenditure, is the minimum prudent sum to carry in reserve to cover both anticipated and unexpected fluctuations in monthly levels of income and expenditure. Reserves have been maintained at an increased level in anticipation of financial difficulties both in the level of giving and the potential need to support church members during 2021 given the likely economic impact of the Covid-19 pandemic.

The cash reserves of the Mission Fund at 31 December 2020 were £30,120 (2019: £26,815). The balance represents reserves to cover unexpected expenses relating to serving missionaries, the replacement of their vehicles, the resettlement of homecoming missionaries and routine mission activity.

20 Creditors due within one year

Amounts due to associated funds	6,050	-	-	**6,050**	1,115
Manse mortgage capital repayments	-	-	6,909	**6,909**	5,055
Faith loan - interest bearing	-	-	27,000	**27,000**	-
Faith Loan - interest accrual	-	-	602	**602**	743
Other creditors and accruals	7,259	1,503	4,548	**13,310**	15,690
Deferred income	4,670	-	6,255	**10,925**	-
	17,979	1,503	45,314	**64,796**	22,603

The Christmas 2020 collection to support the Barnabas Fund amounted to £3,941 including Gift Aid (2019: £2,699 for London City Mission).
General Fund deferred income includes cash received towards the church weekend away at Denham Grove which has been delayed to October 2021.
Designated funds deferred income includes Benevolent Fund gifts together with related Gift Aid recoverable on them to be utilised in 2021 as required.

21 Creditors due after one year

Mortgage secured on Manse	-	-	112,069	**112,069**	94,945
Faith loan - interest bearing	-	-	-	**-**	27,000
	-	-	112,069	**112,069**	121,945

The interest bearing Faith Loan of £27,000 (2019: £27,000) is due to be repaid in 2021. Interest of £602 (2019: £743) was accrued and will be paid in 2021.

A mortgage for £100,000, secured by a charge over the Manse at 12 Oakley Gardens, was drawn down from the Charity Bank in December 2019 and used to refinance the remaining balance of Manse loans. In May 2020 the final £25,000 tranche of the mortgage facility was drawn down to provide cover for the repayment of the Faith loan in 2021. The mortgage is repayable over a period of up to 15 years. The capital element of the mortgage repayments due in 2021 is £6,909 (2019: £5,055 due in 2020) and has been included as part of Creditors due within 1 year. Interest elements of the monthly mortgage repayments are expensed as they fall due.

22 Lease commitments

The Church had operating lease commitments relating to properties rented for Ministry staff of £18,800 for five properties (2019: £9,300 for five properties). The higher level of lease commitments in 2020 reflects the obligations in respect of two of the leases which were taken on during 2020. The terms of the first year of these leases commits the Church to a period before notice can be served and, as such, increases the lease commitments. Once the first year is completed, assuming we wish to continue the tenancies, the leases revert to a rolling basis and can then be terminated with the minimum notice periods in the lease agreements. Rentals are expensed as they fall due.

23 Designated funds	**Balance at 31 December 2019**	**Income 2020**	**Expenditure 2020**	**Transfer 2020**	**Balance at 31 December 2020**
Church organisations/activities:					
Development Fund	1,705,286	12,263	(5,653)	5,000	**1,716,896**
Jack & Jill Pre-School	26,255	70,722	(70,803)	-	**26,174**
Special collections:					
Gift Aid reclaimed and reclassified	649	-	-	(649)	-
Christmas Collection - The Barnabas Fund	-	3,941	(3,941)	-	-
Other income and expenditure:					
Benevolent Fund	-	2,770	(2,770)	-	-
Grant	-	1,200	(1,200)	-	-
Other specific church activities	-	1,685	(1,685)	-	-
	1,732,190	92,581	(86,052)	4,351	**1,743,070**

24 Reconciliation of net movement in funds to net cash (outflow)/inflow from operating activities	**General fund 2020**	**Mission fund 2020**	**Designated funds 2020**	**Endowment capital 2020**	**Total 2020**	**Total 2019**
Net movement in funds	42,020	6,349	10,880	(21,984)	**37,265**	57,377
Adjustments for:						
Tax recoverable	(66,882)	(14,792)	(3,219)	-	**(84,893)**	(97,287)
Interest receivable	(36)	(44)	(27)	-	**(107)**	(206)
Rent receivable	(16,000)	-	-	-	**(16,000)**	(16,000)
Depreciation	3,642	-	-	21,984	**25,626**	35,544
Interest payable	-	-	4,271	-	**4,271**	1,034
(Increase)/decrease in other debtors and prepayments	(2,697)	430	(1,655)	-	**(3,922)**	(4,332)
(Decrease)/increase in other creditors and accruals	(2,245)	(2,638)	2,503	-	**(2,380)**	910
Increase/(decrease) in deferred income	4,670	-	4,530	-	**9,200**	(8,816)
Net cash flows before Gift Aid, interest and rent	(37,528)	(10,695)	17,283	-	**(30,940)**	(31,776)