



**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

<b>Contents</b>	<b>Pages</b>
Trustees Annual Report for 2021	1 - 12
1. Introduction	1
2. Achieving the Church's Purpose	1 - 5
- Purpose and aims	
- Values	
- Overview of 2021	
- Future plans	
3. Financial Management	5 - 8
- Financial review	
- General Fund	
- Mission Fund	
- Development Fund	
- Special collections	
- Property valuation review	
- Going Concern review	
4. Charity Management	8 - 9
- Church leadership	
- Ministry and service structure	
- Staffing	
5. Governance	10 - 12
- Church status	
- Details of key advisers and service providers	
- Organisational affiliations	
- Beneficial relationships	
- Health and safety and security	
- Safeguarding	
- Data Protection	
- Risks and uncertainties	
- Trustees' accounting and reporting responsibilities	
Auditor's Report to the Members	13 - 16
Financial Statements	17 - 26
• Statement of Financial Activities	17
• Balance Sheet	18
• Statement of Cash Flows	19
• Notes to the Accounts	20 - 26

# 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 17<sup>th</sup> 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 Eggsploded, 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 31<sup>st</sup> December 2021 (142 at 31<sup>st</sup> 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 16<sup>th</sup> to 20<sup>th</sup> 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 6 <sup>th</sup> May) Andrew Butt Andrew Evans (from 6 <sup>th</sup> 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, 2 <sup>nd</sup> 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 6<sup>th</sup> 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](http://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:

  
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
<b>Income</b>							
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
<b>Total income</b>		<u>396,325</u>	<u>80,983</u>	<u>97,340</u>	<u>-</u>	<u>574,648</u>	<u>546,885</u>
<b>Expenditure</b>							
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		-	-	-	-	-	-
<b>Total expenditure</b>		<u>(412,451)</u>	<u>(85,123)</u>	<u>(91,347)</u>	<u>(21,984)</u>	<u>(610,905)</u>	<u>(509,620)</u>
<b>Net (expenditure)/income before transfers</b>		<u>(16,126)</u>	<u>(4,140)</u>	<u>5,993</u>	<u>(21,984)</u>	<u>(36,257)</u>	<u>37,265</u>
Transfer between funds	14	(7,200)	-	7,200	-	-	-
<b>Net movement in funds</b>	24	<u>(23,326)</u>	<u>(4,140)</u>	<u>13,193</u>	<u>(21,984)</u>	<u>(36,257)</u>	<u>37,265</u>
Funds at 1 January		229,502	40,009	1,743,070	835,392	2,847,973	2,810,708
<b>Funds at 31 December</b>		<u>206,176</u>	<u>35,869</u>	<u>1,756,263</u>	<u>813,408</u>	<u>2,811,716</u>	<u>2,847,973</u>

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
<i>Fixed assets</i>							
<b>Tangible assets</b>							
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
<b>Investments</b>							
Lock up shop	17	-	-	225,000	-	225,000	225,000
		12,768	-	1,830,000	813,408	2,656,176	2,681,802
<i>Current assets</i>							
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)
<b>Net current assets</b>		193,408	35,869	31,366	-	260,643	278,240
<b>Total assets less current liabilities</b>		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)
<b>Net assets</b>		206,176	35,869	1,756,263	813,408	2,811,716	2,847,973
<i>Capital and reserves</i>							
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		<u>(19,016)</u>	<u>(3,206)</u>	<u>18,479</u>	<u>(3,743)</u>	<u>67,360</u>
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		<u>16,001</u>	<u>2</u>	<u>1</u>	<u>16,004</u>	<u>16,107</u>
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		<u>-</u>	<u>-</u>	<u>(11,088)</u>	<u>(11,088)</u>	<u>14,566</u>
Increase/(decrease) in cash and cash equivalents		<u>(3,015)</u>	<u>(3,204)</u>	<u>7,392</u>	<u>1,173</u>	<u>98,033</u>
Changes in interfund balances		744	(539)	(205)	-	-
Increase/(decrease) in cash and cash equivalents*		<u>(2,271)</u>	<u>(3,743)</u>	<u>7,187</u>	<u>1,173</u>	<u>98,033</u>
Cash and cash equivalents at 1 January*		157,430	30,120	58,224	245,774	147,741
Cash and cash equivalents at 31 December*		<u>155,159</u>	<u>26,377</u>	<u>65,411</u>	<u>246,947</u>	<u>245,774</u>

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

**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2021

**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.



**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2021 (continued)

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	Taxable financial support	£32,587	£15,750
(Music and Media):	Social security costs	£3,277	£961
	Pension costs	£2,048	£2,000
Associate Minister:	Taxable financial support	£17,067	-
Appointed trustee May 2021	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.

**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2021 (continued)

**5 Pensions**

The Church offers an auto-enrolment scheme for staff 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
	2021	2021	2021	2021	2021	2020
<b>6 Voluntary income</b>						
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
	<u>338,734</u>	<u>80,981</u>	<u>9,806</u>	<u>-</u>	<u>429,521</u>	<u>450,618</u>

**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
	<u>412,451</u>	<u>58,473</u>	<u>87,200</u>	<u>21,984</u>	<u>580,108</u>	<u>482,113</u>

**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 Mobilisation 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
	<u>-</u>	<u>26,650</u>	<u>-</u>	<u>-</u>	<u>26,650</u>	<u>23,236</u>



**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2021 (continued)

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2021	2021	2021	2021	2021	2020
<b>10 Church fabric and equipment</b>						
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
	<u>50,137</u>	<u>-</u>	<u>-</u>	<u>21,984</u>	<u>72,121</u>	<u>55,874</u>

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.

<b>11 Fellowship and outreach costs</b>						
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
	<u>51,514</u>	<u>-</u>	<u>79,348</u>	<u>-</u>	<u>130,862</u>	<u>81,389</u>

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

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.

<b>13 Governance costs</b>						
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
	<u>8,212</u>	<u>1,673</u>	<u>5,729</u>	<u>-</u>	<u>15,614</u>	<u>11,681</u>

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.

**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2021 (continued)

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2021	2021	2021	2021	2021	2020
<b>15 Land and buildings</b>						
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
<i>Net book value at 1 January</i>	-	-	-	(21,984)	(21,984)	(21,984)
Depreciation in year	-	-	-	813,408	2,418,408	2,440,392
<i>Net book value at 31 December</i>	-	-	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)
<i>Net book value at 31 December</i>	-	-	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
<b>16 Other tangible assets</b>			
At cost	72,950	72,950	72,950
Accumulated depreciation	(56,540)	(56,540)	(52,898)
<i>Net book value at 1 January</i>	16,410	16,410	20,052
Depreciation in year	(3,642)	(3,642)	(3,642)
<i>Net book value at 31 December</i>	12,768	12,768	16,410
At 1 January	72,950	72,950	72,950
Accumulated depreciation	(60,182)	(60,182)	(56,540)
<i>Net book value at 31 December</i>	12,768	12,768	16,410



**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2021 (continued)

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2021	2021	2021	2021	2021	2020
<b>17 Investments - Lock up shop</b>						
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.

**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2021 (continued)

**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.

	Balance at 31 December 2020	Income 2021	Expenditure 2021	Transfer 2021	Balance at 31 December 2021
<b>23 Designated funds</b>					
Church organisations/activities:					
<i>Development Fund</i>	1,716,896	8,606	(9,255)	7,200	1,723,447
<i>Jack &amp; Jill Pre-School</i>	26,174	85,176	(78,534)	-	32,816
Other income and expenditure:					
<i>Grant</i>	-	1,250	(1,250)	-	-
<i>Other specific church activities</i>	-	2,308	(2,308)	-	-
	<u>1,743,070</u>	<u>97,340</u>	<u>(91,347)</u>	<u>7,200</u>	<u>1,756,263</u>
	<b>General fund</b>	<b>Mission fund</b>	<b>Designated funds</b>	<b>Endowment capital</b>	<b>Total</b>
	2021	2021	2021	2021	2020
<b>24 Reconciliation of net movement in funds to net cash (outflow)/inflow from operating activities</b>					
Net movement in funds	(23,326)	(4,140)	13,193	(21,984)	(36,257)
Adjustments for:					
Tax recoverable	(64,276)	(14,737)	(1,586)	-	(80,599)
Interest receivable	(1)	(2)	(1)	-	(4)
Rent receivable	(16,000)	-	-	-	(16,000)
Depreciation	3,642	-	-	21,984	25,626
Interest payable	-	-	4,147	-	4,147
Decrease/(increase) in other debtors and prepayments	13,135	(1,205)	1,655	-	13,585
(Decrease)/increase in other creditors and accruals	(369)	2,082	(3,939)	-	(2,226)
Increase in deferred income	-	-	-	-	-
<b>Net cash flows before Gift Aid, interest and rent</b>	<u>(87,194)</u>	<u>(18,002)</u>	<u>13,469</u>	<u>-</u>	<u>(91,727)</u>
					<u>(30,940)</u>