

# CHRISTCHURCH 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**

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## **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 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 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 31<sup>st</sup> 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 50<sup>th</sup> 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 5 <sup>th</sup> May
Deacons	Alex Berry, from 5 <sup>th</sup> May Andrew Butt Andrew Evans Stewart Foster Daniel Gomes, from 5 <sup>th</sup> May Andrew McKenna resigned 5 <sup>th</sup> 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 1 <sup>st</sup> 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 21 <sup>st</sup> August
	Music Minister (P/T), from 22 <sup>nd</sup> 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, 2 <sup>nd</sup> 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 principles 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
<b>Income</b>							
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
<b>Total income</b>		<b>386,536</b>	<b>98,192</b>	<b>253,294</b>	<b>-</b>	<b>738,022</b>	<b>574,648</b>
<b>Expenditure</b>							
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)
<b>Total expenditure</b>		<b>(401,255)</b>	<b>(77,771)</b>	<b>(116,426)</b>	<b>(21,984)</b>	<b>(617,436)</b>	<b>(610,905)</b>
<b>Net (expenditure)/income before transfers</b>		<b>(14,719)</b>	<b>20,421</b>	<b>136,868</b>	<b>(21,984)</b>	<b>120,586</b>	<b>(36,257)</b>
Transfer between funds	14	(7,600)	-	7,600	-	-	-
<b>Net movement in funds</b>	24	<b>(22,319)</b>	<b>20,421</b>	<b>144,468</b>	<b>(21,984)</b>	<b>120,586</b>	<b>(36,257)</b>
Funds at 1 January		206,176	35,869	1,756,263	813,408	2,811,716	2,847,973
<b>Funds at 31 December</b>		<b>183,857</b>	<b>56,290</b>	<b>1,900,731</b>	<b>791,424</b>	<b>2,932,302</b>	<b>2,811,716</b>

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

		General fund	Mission fund (restricted)	Designated funds	Endowment fund	Total	Total
	Notes	2022	2022	2022	2022	2022	2021
<b>Fixed assets</b>							
<b>Tangible assets</b>							
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
<b>Investments</b>							
Lock up shop	17	-	-	225,000	-	225,000	225,000
		31,718	-	1,830,000	791,424	2,653,142	2,656,176
<b>Current assets</b>							
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)
<b>Net current assets</b>		152,139	56,290	70,731	-	279,160	260,643
<b>Total assets less current liabilities</b>		183,857	56,290	1,900,731	791,424	2,932,302	2,916,819
Creditors due after one year	21	-	-	-	-	-	(105,103)
<b>Net assets</b>		183,857	56,290	1,900,731	791,424	2,932,302	2,811,716
<b>Capital and reserves</b>							
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 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  
25 April 2023

Trustee Director

**CHRISTCHURCH BANSTEAD**

**STATEMENT OF CASH FLOWS**  
for the year ended 31 December 2022

		General fund	Mission fund (restricted)	Designated funds	Total	Total
	Notes	2022	2022	2022	2022	2021
<b>Net cash flows before Gift Aid, interest and rent</b>	24	(104,399)	1,538	116,228	13,367	(91,727)
Gift Aid recovered		66,283	14,937	1,711	82,931	87,984
<b>Net cash flows from operating activities</b>		<u>(38,116)</u>	<u>16,475</u>	<u>117,939</u>	<u>96,298</u>	<u>(3,743)</u>
<b>Cash flows from investing activities</b>						
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
<b>Cash provided by investing activities</b>		<u>(7,751)</u>	<u>158</u>	<u>99</u>	<u>(7,494)</u>	<u>16,004</u>
<b>Cash flows from financing</b>						
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)
<b>Cash (used in)/provided by financing activities</b>		<u>-</u>	<u>-</u>	<u>(144,685)</u>	<u>(144,685)</u>	<u>(11,088)</u>
<b>Increase/(decrease) in cash and cash equivalents</b>		<u>(45,867)</u>	<u>16,633</u>	<u>(26,647)</u>	<u>(55,881)</u>	<u>1,173</u>
Changes in interfund balances		(2,415)	539	1,876	-	-
<b>Increase/(decrease) in cash and cash equivalents*</b>		<u>(48,282)</u>	<u>17,172</u>	<u>(24,771)</u>	<u>(55,881)</u>	<u>1,173</u>
<b>Cash and cash equivalents at 1 January*</b>		155,159	26,377	65,411	246,947	245,774
<b>Cash and cash equivalents at 31 December*</b>		<u>106,877</u>	<u>43,549</u>	<u>40,640</u>	<u>191,066</u>	<u>246,947</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 2022

**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.



**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2022 (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 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).

**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2022 (continued)

**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 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
	2022	2022	2022	2022	2022	2021
<b>6 Voluntary income</b>						
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
	<u>345,566</u>	<u>98,034</u>	<u>140,745</u>	<u>-</u>	<u>584,345</u>	<u>429,521</u>

**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 £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 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)	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
	<u>401,255</u>	<u>64,456</u>	<u>108,164</u>	<u>21,984</u>	<u>595,859</u>	<u>580,108</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 5 individuals in total (2021: 4 in total)	-	8,300	3,215	-	11,515	11,850
Grants to organisations and projects:						
Operation Mobilisation 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	-
	<u>-</u>	<u>13,315</u>	<u>3,215</u>	<u>-</u>	<u>16,530</u>	<u>26,650</u>

**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2022 (continued)

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2022	2022	2022	2022	2022	2021
<b>10 Church fabric and equipment</b>						
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
	<u>42,008</u>	<u>-</u>	<u>-</u>	<u>21,984</u>	<u>63,992</u>	<u>72,121</u>

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 equipment £15,009 and the initial 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 training	72	-	412	-	484	1,847
	<u>35,713</u>	<u>-</u>	<u>101,345</u>	<u>-</u>	<u>137,058</u>	<u>130,862</u>

**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
	<u>4,448</u>	<u>-</u>	<u>3,864</u>	<u>-</u>	<u>8,312</u>	<u>5,975</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.

**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
	<u>7,600</u>	<u>1,076</u>	<u>2,955</u>	<u>-</u>	<u>11,631</u>	<u>15,614</u>

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.



**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2022 (continued)

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2022	2022	2022	2022	2022	2021
<b>15 Land and buildings</b>						
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)
<i>Net book value at 1 January</i>	-	-	1,605,000	813,408	2,418,408	2,440,392
Depreciation in year	-	-	-	(21,984)	(21,984)	(21,984)
<i>Net book value at 31 December</i>	-	-	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)
<i>Net book value at 31 December</i>	-	-	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
<b>16 Other tangible assets</b>			
At cost	72,950	72,950	72,950
Accumulated depreciation	(60,182)	(60,182)	(56,540)
<i>Net book value at 1 January</i>	12,768	12,768	16,410
Additions in year	23,851	23,851	-
<i>Cost at 31 December</i>	96,801	96,801	-
Depreciation in year	(4,901)	(4,901)	(3,642)
<i>Net book value at 31 December</i>	128,519	128,519	12,768
At 1 January	72,950	72,950	72,950
Additions in year	23,851	23,851	-
Accumulated depreciation	(65,083)	(65,083)	(60,182)
<i>Net book value at 31 December</i>	31,718	31,718	12,768

**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2022 (continued)

	General fund	Mission fund	Designated funds	Endowment capital	Total	Total
	2022	2022	2022	2022	2022	2021
<b>17 Investments - Lock up shop</b>						
At valuation 1 January 2022	-	-	225,000	-	<b>225,000</b>	225,000
At valuation 31 December 2022	-	-	225,000	-	<b>225,000</b>	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	<b>83,697</b>	57,342
Amounts due from associated funds	-	-	4,379	<b>4,379</b>	6,794
Other debtors and prepayments	12,245	1,547	-	<b>13,792</b>	12,899
	<b>55,137</b>	<b>16,381</b>	<b>30,350</b>	<b>101,868</b>	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 situation.

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	-	-	<b>4,379</b>	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	<b>9,395</b>	15,755
Deferred income	-	-	-	-	6,255
	<b>9,875</b>	<b>3,640</b>	<b>259</b>	<b>13,774</b>	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
	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>105,103</b>

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).

**CHRISTCHURCH BANSTEAD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 December 2022 (continued)

**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 relocation of one member of staff and a rent increase for one of the other properties. Rentals are expensed as they fall due.

	Balance at 31 December	Income	Expenditure	Transfer	Balance at 31 December
	2021	2022	2022	2022	2022
<b>23 Designated funds</b>					
Church organisations/activities:					
<i>Development Fund</i>	1,723,447	132,240	(7,331)	7,600	<b>1,855,956</b>
<i>Jack &amp; Jill Pre-School</i>	32,816	104,835	(96,966)	-	<b>40,685</b>
Other income and expenditure:					
<i>Grant</i>	-	1,267	(1,267)	-	-
<i>Benevolent Fund</i>	-	7,305	(3,215)	-	<b>4,090</b>
<i>Other specific church activities</i>	-	7,647	(7,647)	-	-
	<u>1,756,263</u>	<u>253,294</u>	<u>(116,426)</u>	<u>7,600</u>	<u><b>1,900,731</b></u>
	<b>General fund</b>	<b>Mission fund</b>	<b>Designated funds</b>	<b>Endowment capital</b>	<b>Total</b>
	2022	2022	2022	2022	2021
<b>24 Reconciliation of net movement in funds to net cash (outflow)/inflow from operating activities</b>					
Net movement in funds	(22,319)	20,421	144,468	(21,984)	<b>120,586</b>
Adjustments for:					
Tax recoverable	(64,264)	(18,438)	(28,308)	-	<b>(111,010)</b>
Interest receivable	(100)	(158)	(99)	-	<b>(357)</b>
Rent receivable	(16,000)	-	-	-	<b>(16,000)</b>
Depreciation	4,900	-	-	21,984	<b>26,884</b>
Interest payable	-	-	5,047	-	<b>5,047</b>
Decrease/(increase) in other debtors and prepayments	(551)	(342)	-	-	<b>(893)</b>
(Decrease)/increase in other creditors and accruals	(6,065)	55	(350)	-	<b>(6,360)</b>
Decrease in deferred income	-	-	(4,530)	-	<b>(4,530)</b>
<b>Net cash flows before Gift Aid, interest and rent</b>	<u>(104,399)</u>	<u>1,538</u>	<u>116,228</u>	<u>-</u>	<u><b>13,367</b></u>