

Registered number - 04709100

Charity number - 1141414

JOHN TROTTER TRUST

(a company limited by guarantee and not having a share capital)

DIRECTORS 'ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

JOHN TROTTER TRUST

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JOHN TROTTER TRUST
DIRECTORS' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY AND ADVISERS
FOR THE YEAR ENDED 31 DECEMBER 2024

Company Registered Number:

04709100

Charity Registered Number:

1141414

Registered Office:

St Albans Road, Barnet, EN5 4LA

Independent examiner:

Griffin Stone Moscrop & Co

Chartered Accountants

21-27 Lamb's Conduit Street

London

WC1N 3GS

Bankers:

Barclays Bank Plc

Whetstone Branch

1250 High Road

London

N20 0PB

JOHN TROTTER TRUST
DIRECTORS' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The directors present their report with the accounts for the year ended 31 December 2024.

Structure, management, and governance

1. The company was incorporated on 24 March 2003. Previously known as The John Trotter Hall Trust the company changed its name on 10 January 2011 to the John Trotter Trust. The Memorandum and Articles of Association were amended on 1 April 2011 and the main object in the amended Articles of Association were changed to the advancement of the Christian religion for the benefit of the public by such charitable activities as the directors deem fit. It was registered as a charity with the Charity Commission on 13 April 2011.

2. The directors who served during the year were:

Mr Simon Andrew Wright (Chair) – until 18 July 2024

Mrs Nicole Brook

Mrs Jean Corney (Acting Chairperson)

Mr Chris Dixon (Treasurer)

Mr Paul Jackson

Mr Richard Lawson

Mr Graham Paddon

Rev'd Andy Rimmer

3. New directors are appointed from time to time, being persons who have an interest in the objectives of the company. The directors met 10 times during the year. At each of their regular monthly meetings, the directors received a financial update from the Trust's Treasurer.

Objectives and activities

4. The John Trotter Trust is the registered charity for the Open Door Centre (ODC). The Trust was originally established at the request of the Christ Church Barnet Parochial Church Council (PCC) to negotiate the purchase and consider the use of the former Victorian school adjacent to Christ Church. The Open Door Appeal, launched formally in 2010, raised funds initially to enable the purchase of the former school (in 2012) and with the particular aim of using the building to increase the frequency and range of activities for older members of the local community in particular, but by no means exclusively, offered by Christ Church. The building was purchased in early 2012 and opened formally as the Open Door Centre in May 2017.

Highlights of the year

5. Building on the previous year, 2024 was a busy and productive time for the Open Door Centre with good progress made on many fronts.

6. The continuing inflation throughout 2024 impacted the Centre through higher costs of the food supplies bought in and also the utility costs. It continued to respond well under the leadership and guidance of the Management Sub-Committee and Board of Trustees. The ongoing financial support of local grant-making trusts and individual supporters remained important for the organisation and is very much appreciated.

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DIRECTORS' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

7. Alongside the café operation, room letting activity remained solid throughout 2024 and the Centre would like to thank all customers for their continued support and usage of the facility.
8. The Centre can still call on a group of active volunteers from within and beyond the Christ Church Barnet congregation with an increase in numbers at c.25. We remain extremely grateful to all volunteers for their support and commitment and would welcome any further applications from new or aspiring volunteers who would like to get involved.

Public benefit statement

9. The directors (as trustees of the charity), are responsible for directing the policy and general management of the affairs of the company. In doing so they have complied with their duty to have due regard to the guidance provided by the Charity Commission on public benefit and in particular, the specific guidance on charities for the advancement of religion.

Achievements of the Trust

10. Purchase of the former British Red Cross Centre was completed on 28 March 2012. This was made possible by the support of the members of Christ Church, Barnet and members of the local community. During 2014, as a result of the continued generosity of the members of Christ Church, Barnet, members of the local community and local grant-making organisations, sufficient additional funds were raised to enable preliminary internal reconfiguration and development work to be undertaken. During 2016, following receipt of significant additional funds from individual donors and national grant-making trusts and the offer of a loan facility from Kingdom Bank, the Trustees invited tenders for building work to renovate and redevelop the whole of the ground floor. Caldera Construction was awarded the tender and began work at the end of July 2016.
11. The redevelopment of the ground floor of the Open Door Centre was completed in January 2017 and the Trust formally took possession of the Centre in February of that year. The Centre was formally opened by the Bishop of Stepney, the Rt Revd Adrian Newman in May 2017.
12. The work involved renovating and redeveloping the ground floor of the building to provide a facility where older members of the community in particular can socialise, access support services and advice, participate in a variety of activities and meet and share their day with others. The Open Door Centre has a welcoming 'lounge-style' reception and coffee bar along with a café area offering breakfasts and lunches enhanced by a permanent exhibition of art works by members of the Barnet Guild of Artists. The Centre also has: a dedicated meeting room with projection facilities; a modern, well-equipped kitchen; toilets (including accessible toilet); energy-efficient heating and lighting; a fire and intruder alarm system and free wi-fi throughout.
13. In 2018, the Trust received the Outstanding Service to the Community Civic Award from Barnet Council in recognition of the '... outstanding dedication and contribution (of the Centre) to the community by providing a resource centre to the senior population of Barnet ...'. By March 2020, when the Centre had to close as a result of the Covid 19 pandemic, there had been some 40,000 visits to the Centre since its formal opening less than three years previously in 2017.
14. No building work was carried out in 2024, although the toilet and rear area were fully overhauled and redecorated.
15. A paper and draft proposals were presented to the PCC in January 2024 which were unanimously approved. One of the key proposals is to formally lay down the first-floor development for at least

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2024/2025. Whilst the development plans are not being cancelled, it has become evident through the review that now would seem to be not the right time.

16. It was decided that the focus for the next two years (2024 & 2025) will be on using what we have already been blessed with to support the local community and focusing on paying off the loan as soon as possible and before any further development of the building. In this respect the trustees took a decision in January 2024 to reduce the outstanding loan balance through a capital repayment from available funds and to increase monthly repayments to shorten the residual term.
17. The trustees and PCC alike remain fully committed to the Open Door Centre and are excited about the opportunities and role it can play in ministry of CCB and the local community in Barnet.

Financial review

18. The accounts for the year show a surplus on the General Fund of £4,714 in accounting terms after deduction of depreciation of £27,719. This compares with a deficit of £12,021 after depreciation in the previous year. A surplus of £1,553 is shown on the Restricted Fund for 2024 against a surplus of £79,889 in 2023. After taking account of net transfers of £48,621 from the Restricted Fund into the General Fund (see note 12 in the Financial Statements for details), the total balance on the General Fund at the 31 December 2024 was £1,348,223 (£1,294,888 in 2023) and the Restricted Fund had a year-end balance fund of £18,091 (£65,159 in 2023).
19. The Trustees have agreed that the Trust should aim to retain free reserves equivalent to three months' expenditure (excluding depreciation) equating to approximately £23,000 in 2024 compared with c.£22,000 in 2023. At the balance sheet date, the charity had net total funds of £1,366,314, made up of fixed assets of £1,344,130, current assets of £55,920 (which includes restricted funds of £33,736), with current liabilities of £33,736 (including restricted liabilities of £18,091) and longer-term liabilities of £nil. Accordingly free reserves amounted to £4,165, and were therefore below the target level.
20. The Trustees remain mindful of the need to manage the liquidity of the charity carefully to ensure that its obligations continue to be met when they fall due which includes a monthly review of the Trust's financial position in cashflow terms.

JOHN TROTTER TRUST
DIRECTORS' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Directors' responsibilities

21. The trustees (who are also directors of the company for the purposes of company law) are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).
22. Company and charity law requires the Directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements the Directors are required to:
- select suitable accounting policies and the apply them consistently.
 - observe the methods and principles in the Charities SORP.
 - make judgments and estimates that are reasonable and prudent.
 - state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
 - prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.
23. The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.
24. In preparing this report, the Directors have taken advantage of the small companies exemption provided by section 415A of the Companies Act 2006.
25. Approved by the board of directors on and signed on its behalf by:

Jean Corney

JEAN CORNEY (Acting Chairperson)

Date: 22/8/2025

Independent Examiner's Report to the Trustees of John Trotter Trust

I report on the financial statements of the company for the year ended 31 December 2024 which are set out on pages 7 to 13.

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. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the financial statements under section 145 of the 2011 Act;
 - follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. 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

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

Richard Hill
Richard Hill FCA
Griffin Stone Moscrop & Co
21-27 Lamb's Conduit Street
London WC1N 3GS

Date: 1/9/2025

JOHN TROTTER TRUST**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT)****FOR THE YEAR ENDED 31 DECEMBER 2024**

		Year ended 31 December 2024			2023
	Notes	unrestricted £	restricted £	total £	£
Income from:					
Donations and legacies	2	38,832	1,133	39,965	102,067
Charitable activities	3	87,707	-	87,707	82,327
Investments	4	497	420	917	1,798
Total income		127,036	1,553	128,589	186,191
Expenditure on:					
Charitable activities - depreciation		27,719	-	27,719	27,428
Charitable activities	5-6	94,603	-	94,603	90,895
Total expenditure		122,321	-	122,321	118,323
Net Income		4,714	1,553	6,267	67,868
Transfers	12	48,621	(48,621)	-	-
Net movement in funds		53,335	(47,068)	6,267	67,868
Reconciliation of funds:					
Total funds brought forward		1,294,888	65,159	1,360,047	1,292,179
Total funds carried forward		1,348,223	18,091	1,366,314	1,360,047

All activities relate to continuing operations.

The attached notes form part of these accounts

JOHN TROTTER TRUST
Company Registration Number: 04709100

BALANCE SHEET AS AT 31 DECEMBER 2024

	Notes	2024 £	2023 £
Fixed assets			
Tangible assets	8	<u>1,344,130</u>	<u>1,360,353</u>
Current assets			
Debtors	9	4,266	-
Stock		1,800	1,250
Cash at bank and in hand		49,854	96,964
		<u>55,920</u>	<u>98,214</u>
Current liabilities			
Creditors: Amounts falling due within one year	10	33,736	36,028
Net current assets		<u>22,184</u>	<u>62,186</u>
Total assets less current liabilities		1,366,314	1,422,538
Creditors: Amounts falling due after one year	11	-	62,491
Net assets		<u>1,366,314</u>	<u>1,360,047</u>
Fund			
General fund	12	1,348,223	1,294,888
Restricted funds	12	<u>18,091</u>	<u>65,159</u>
		<u>1,366,314</u>	<u>1,360,047</u>

The Directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act.

The Directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 31 December 2024 and of its net incoming resources for the year then ended in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to the financial statements so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The Financial statements were approved by the Directors and signed on their behalf by:

Jean Corney

Jean Corney
(Acting Chairperson)

Date: 22/8/2025

The attached notes form part of these accounts.

JOHN TROTTER TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1. Accounting Policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) effective 1 January 2019 and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), Charities Act 2011 and the Companies Act 2006.

1.2 Company Status

The company is a company limited by guarantee. The members of the company are the directors named on page 2. In the event of the company being wound up, the liability in respect of the guarantee is limited to £10 per member of the company.

1.3 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the members in furtherance of the general objectives of the Charity. Restricted funds represent money that has been given to only be applied for a specific purpose.

1.4 Income

Recognition of income:

Income is included in the Statement of Financial Activities (SOFA) when:

- a. the company becomes entitled to the resources;
- b. it is probable that the company will receive the resources; and
- c. the monetary value can be measured with sufficient reliability.

Grants and donations:

Grants and donations are only included in the SOFA when the company has unconditional entitlement to the resources.

Tax reclaims on donations and gifts:

Incoming resources from tax reclaims are included in the SOFA at the same time as the gift to which they relate and amounts owed to the charity at the balance sheet date in this regard are shown as debtors.

Income from charitable activities

Sales from the charitable use of the buildings includes the operation of the café and hall hire.

1.5. Expenditure

Resources expended are disclosed inclusive of VAT where applicable.

Expenditure incurred in connection with freehold land and building which are not of capital nature are allocated as charitable activities in SOFA on the basis that all charitable activities of the company will be carried out from it. Direct costs of operations as shown in note 6 include salary costs and costs of food, drink and consumables related to the operation of the cafe. Support costs within charitable activities are those costs incurred indirectly in support of expenditure on the objects of the charity or in connection with the management and administration of the charity. Governance costs reflect the costs of complying with constitutional and statutory requirements.

JOHN TROTTER TRUST**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 DECEMBER 2024****1.6. Tangible fixed assets and depreciation**

Fixed assets are stated at cost less accumulated depreciation. Depreciation is provided at rates calculated to write off the costs of each asset over its expected useful life:

Land - not depreciated

Freehold Buildings - 50 years

Fixtures and Fittings - 10 years

Freehold land and building and professional fees and fixtures and fittings associated with the redevelopment of the building are stated at cost.

1.7 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1.8 Debtors

Debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

1.9 Cash at Bank and in hand

Cash at bank and in hand includes bank current accounts and deposit accounts with a short maturity of three months or less from the date of opening of the account. The bank balance as at 31 December 2024 is split between restricted and unrestricted funds as analysed in Note 13.

1.10 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

1.11 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments (including debtors and creditors) are initially recognised at transaction value and subsequently measured at their settlement value.

JOHN TROTTER TRUST**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 DECEMBER 2024****2. Income from donations, grants and legacies**

	Unrestricted	Restricted	Total 2024	Total 2023
	£	£	£	£
Donations	19,010	1,133	20,143	14,005
Income tax recoverable on gift aid	4,822	-	4,822	3,062
Grants	15,000	-	15,000	85,000
Total donations, grants and legacies	38,832	1,133	39,965	102,067

3. Income from charitable activities

	Unrestricted	Restricted	Total 2024	2023
	£	£	£	£
Fundraising	2,211	-	2,211	2,077
Income from renting car parking spaces	2,190	-	2,190	2,181
Income from charitable activities	83,306	-	83,306	78,069
Total fundraising income	87,707	-	87,707	82,327

Income from charitable activities represents sales from drop-in cafe and room hires.

4. Investment income

	Unrestricted	Restricted	Total 2024	2023
	£	£	£	£
Dividends and interest	497	420	917	1,798

5. Charitable activities (excluding depreciation)

	Unrestricted	Restricted	Total 2024	2023
	£	£	£	£
Direct costs				
Cost of operations - drop-in cafe and room hires	71,740	-	71,740	66,309
Support costs				
Maintenance of land and building	4,947	-	4,947	2,344
Public liability and building insurance	1,009	-	1,009	743
Banking fees	2,341	-	2,341	2,047
Building utility costs	7,724	-	7,724	8,799
	16,021	-	16,021	13,933
Charitable activities (excluding depreciation)	87,761	-	87,761	80,241

6. Charitable activities - governance costs

	Unrestricted	Restricted	Total 2024	2023
	£	£	£	£
Independent examination fee	2,310	-	2,310	2,475
Interest paid on secured loan	4,532	-	4,532	8,179
	6,842	-	6,842	10,654

JOHN TROTTER TRUST**NOTES TO THE FINANCIAL STATEMENTS(Continued)****FOR THE YEAR ENDED 31 DECEMBER 2024****7. Total Expenditure**

During the year, no Trustees received any remuneration (2023 - £NIL).

During the year, no Trustees received any benefits in kind (2023 - £NIL).

During the year, no Trustees received any reimbursement of expenses (2023 - £NIL).

Included in the direct costs (note 5) are £30,385 of staff costs for two employees (2023 - £26,340 for three employees).

8. Fixed Assets

	Freehold Land and Buildings £	Fixtures and Fittings £	Total £
Cost as at 1 January 2024	1,468,781	38,688	1,507,469
Additions during the year	10,740	756	11,496
Cost as at 31 December 2024	<u>1,479,521</u>	<u>39,444</u>	<u>1,518,965</u>
Depreciation as at 1 January 2024	125,625	21,491	147,116
Depreciation	22,591	5,128	27,719
Depreciation as at 31 December 2024	<u>148,216</u>	<u>26,619</u>	<u>174,835</u>
Net book value as at 31 December 2024	<u>1,331,305</u>	<u>12,825</u>	<u>1,344,130</u>
Net book value as at 31 December 2023	<u>1,343,156</u>	<u>17,197</u>	<u>1,360,353</u>

9. Debtors

	2024 £	2023 £
Other debtors	<u>4,266</u>	<u>-</u>

10. Creditors: Amounts falling due within one year

	2024 £	2023 £
Accruals and deferred income	6,200	6,267
Retention relating to building improvements	-	3,064
Secured Loan	<u>27,536</u>	<u>26,697</u>
	<u>33,736</u>	<u>36,028</u>

Secured Loan, refer to Note 11.

JOHN TROTTER TRUST**NOTES TO THE FINANCIAL STATEMENTS(Continued)****FOR THE YEAR ENDED 31 DECEMBER 2024****11. Creditors: Amounts falling due after one year**

	2024 £	2023 £
Secured loan	-	62,491

The Trust has a long-term loan taken out to fund the development of the freehold property known as the Open Door Centre (formerly known as the Red Cross Centre). This loan is secured on the freehold property.

Of the balance repayable by contractual installments in respect of the secured loan, £nil (2023: £39,265) is repayable after 5 years. Whilst the loan is not due for full repayment until after 31 December 2025, the trustees' intention is to repay the remaining liability before this date and therefore have taken the view that it is more appropriate to present the full creditor within the 2024 financial statements as being repayable within one year of 31 December 2024.

12. Statement of funds

	Brought Forward	Income	Expenditure	Transfers	Carried Forward
	£	£	£	£	£
General funds	1,294,888	127,036	122,321	48,621	1,348,222
Restricted funds - Phase II Open Door Project	65,159	1,553	-	(48,621)	18,091
Total Funds	<u>1,360,047</u>	<u>128,589</u>	<u>122,321</u>	<u>-</u>	<u>1,366,314</u>

The transfer of £51,685 (2023 £208,326) represents additions to Land & Buildings in the year expended from restricted funds to finance a ground floor extension of £13,804, a secured loan repayment of £19,300 and a transfer of funds of £18,581 incorrectly posted to the restricted bank account.

13. Analysis of net assets between funds

	Restricted Funds	Unrestricted Funds	Total Funds
Tangible fixed assets	-	1,344,130	1,344,130
Stock & debtors	-	6,066	6,066
Cash at bank	18,091	31,763	49,854
Creditors due within 1 year	-	(33,736)	(33,736)
	<u>18,091</u>	<u>1,348,223</u>	<u>1,366,314</u>

14. Related party transactions

The Rev'd A Rimmer who was a director of the company during the year was also a member of the PCC of Christ Church Barnet.

During the year total donations of £11,580 (2023 - £5,820) were received from the Trustees.