

**CANBURY PARK CHURCH TRUST**

**ANNUAL REPORT**

**FOR THE YEAR ENDED 21 SEPTEMBER 2025**

**REGISTERED CHARITY NO. 1146287**

**CANBURY PARK CHURCH TRUST**  
**REGISTERED CHARITY NUMBER 1146287**

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**CANBURY PARK CHURCH TRUST**

**REGISTERED CHARITY NUMBER 1146287**

**TRUST INFORMATION**

**Trustees**

Mr P Cooper	(Chairman)
Mr T Sweatman	
Mr P Simpson	
Mr S Sims	

**Principal Office**

77 Thetford Road  
New Malden  
Surrey  
KT3 5DP

**Bankers**

Co-Operative Bank  
17 High Street  
Kingston-Upon-Thames  
KT1 1LP

**Accountants**

Price Bailey LLP  
Chartered Accountants  
24 Old Bond Street  
London  
W1S 4AP

## **CANBURY PARK CHURCH TRUST**

### **REPORT TO THE TRUSTEES FOR THE YEAR ENDED 21 SEPTEMBER 2025**

The trustees present their report and financial statements for the period ended 21 September 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the Statement of Recommended Practice, "Accounting and Reporting by Charities" (FRS 102).

#### **Structure, governance and management**

The trust is governed by a deed of trust dated 7 November 1995 and is a registered charity (charity number 1146287).

The trustees who served during the year were:

Mr P Cooper	Mr S Sims
Mr T Sweatman	Mr P Simpson

Apart from the first trustees, every trustee must be appointed by a resolution of the trustees at a special meeting called under clause 15 of the trust deed.

#### **Objectives and activities for the public benefit**

The objectives of the trust are to advance the Christian Faith through services provided to people in the Royal Borough of Kingston Upon Thames; to relieve persons in need of hardship, or who are aged or sick; and to promote and fulfil such other charitable purposes beneficial to the community.

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities and setting the grant making policy in the year.

#### **Review of activities for the period**

The trust has raised funds through gifts, donations and rental income for the purposes of fulfilling its objectives. During the period these objectives were met through donations, services and activities provided.

The trustees may invest the unrestricted funds in any type of investment as seen fit.

#### **Reserves Policy**

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six months expenditure. The trustees consider that funds at this level will ensure that in the event of a significant drop in funding they will be able to continue the Trust's current activities while consideration is given to ways in which additional funds may be raised.

#### **Risk management**

The trustees have examined the major, strategic, business and operational risks that the charity faces and confirm that the systems have been established to ensure that these risks are minimised.

#### **Independent examiner**

The trustees have reappointed Price Bailey LLP as independent examiner to undertake the independent examination of the trust.

#### **Trustees' responsibilities in relation to the financial statements**

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (FRS 102).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, 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 business.

#### **Trustees**

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

Approved by the trustees on 12 May 2026 and signed on their behalf by

DocuSigned by:  
  
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**Mr P Cooper**  
**Chairman**

**CANBURY PARK CHURCH TRUST**  
**INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 21 SEPTEMBER 2025**

I report on the financial statements of the Trust for the period ended 21 September 2025, which are set out on pages 6 to 12.

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the financial statements. The charity's trustees consider that an audit is not required for this year under section 144(1)(a) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility:

- to examine the accounts (under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)b of the 2011 Act); and
- to 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 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.

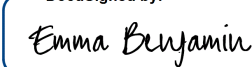
**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
- (i) to keep accounting records in accordance with section 130 of the 2011 Act; and
  - (ii) to prepare financial statements which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

DocuSigned by:  
  
Emma Benjamin CA  
Independent Examiner  
Price Bailey LLP  
Chartered Accountants

24 Old Bond Street  
London  
W1S 4AP

12 May 2026  
Dated .....

**CANBURY PARK CHURCH TRUST**  
**REGISTERED CHARITY NUMBER 1146287**  
**RECEIPTS AND PAYMENTS ACCOUNT YEAR ENDED 21 SEPTEMBER 2025**

		Unrestricted Funds £	Restricted Funds £	Year Ended 21-Sep-25 Total £	Year Ended 21-Sep-24 Total £
	<u>Notes</u>				
<b>Incoming Resources</b>				-	-
Donations	<b>7</b>	115,508	-	115,508	171,423
Other receipts	<b>7</b>	34,925	-	34,925	44,748
				-	-
<b>Total Incoming Resources</b>		<u>150,433</u>	<u>-</u>	<u>150,433</u>	<u>216,171</u>
<b>Resources Expended</b>					
Expenditure on raising funds	<b>8</b>	155,987	-	155,987	145,683
Expenditure on charitable activities	<b>9</b>	72,591	-	72,591	105,115
<b>Total Resources Expended</b>		<u>228,578</u>	<u>-</u>	<u>228,578</u>	<u>250,798</u>
<b>Net expenditure for the year and movement in funds</b>	<b>Net</b>	(78,145)	-	(78,145)	(34,627)
<b>Fund balance at 21 September 2024</b>		<u>1,152,431</u>	<u>716,950</u>	<u>1,869,381</u>	<u>1,904,008</u>
<b>Fund balance at 21 September 2025</b>	<b>12</b>	<u><u>1,074,286</u></u>	<u><u>716,950</u></u>	<u><u>1,791,236</u></u>	<u><u>1,869,381</u></u>

The statement of financial activities includes all gains and losses in the year and therefore a separate statement of total recognised gains and losses has not been prepared.

All of the incoming resources and resources expended derive from continuing activities.

The notes on pages 8 - 12 form part of these financial statements.

**CANBURY PARK CHURCH TRUST**  
**REGISTERED CHARITY NUMBER 1146287**  
**STATEMENT OF ASSETS AND LIABILITIES AS AT 21 SEPTEMBER 2025**

		21-Sep-25	21-Sep-24
	<u>Notes</u>	£	£
<b>FIXED ASSETS</b>			
Freehold Properties	2	2,857,187	2,887,735
Fixtures & Fittings	2	-	-
Property development	2	-	-
		<u>2,857,187</u>	<u>2,887,735</u>
<b>Current Assets</b>			
Debtors	5	3,890	66,320
Cash at bank and in hand		<u>21,336</u>	<u>42,412</u>
		25,226	108,732
<b>Creditors: Amounts falling due within one year</b>	6	<u>(108,895)</u>	<u>(113,710)</u>
<b>Net current assets</b>		-	4,978
<b>Creditors: Amounts falling due after one year</b>	6	(982,282)	(1,013,376)
<b>Total Net Assets</b>		<u><u>1,791,236</u></u>	<u><u>1,869,381</u></u>
<b>Represented by</b>			
Unrestricted funds	11	1,074,286	1,152,431
Restricted funds	10	716,950	716,950
<b>Total Funds</b>		<u><u>1,791,236</u></u>	<u><u>1,869,381</u></u>

The financial statements set out on pages 6 to 12 were approved by the Trustees on 12 May 2026 and were signed on their behalf by:

DocuSigned by:

*Philip Cooper*

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**Mr P Cooper**  
Chairman

**CANBURY PARK CHURCH TRUST**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

**1 Accounting Policies**

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and the preceding year.

**1.1 Basis of accounting**

The financial statements have been prepared under the historical cost convention

The financial statements have been prepared in accordance with applicable accounting standards, the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP FRS102), the Charity (Accounts and Reports) Regulations 2008 and the Charities Act 2011.

**1.2 Incoming Resources**

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Voluntary income is received by way of donations and gifts and is included in full in the statement of financial activities when received.

The value of services provided by volunteers has not been included.

**1.3 Resources Expended**

All expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be recovered and is included in the relevant costs in the statement of financial activities.

Direct expenditure comprise the cost of donations made; other expenditure includes costs incurred by the charity in delivery of its activities and services for its beneficiaries. Governance costs are those incurred in connection with the administration of the charity and compliance with the constitutional and statutory requirements.

**1.4 Fund Accounting**

General funds are unrestricted funds which are available for use at the discretion of the Trustees in the furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are subject to specific conditions by donors as to how they may be used.

**1.6 Fixed assets**

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Furniture and Equipment	<i>25% straight line</i>
Freehold properties	<i>1% straight line</i>

**CANBURY PARK CHURCH TRUST**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

**2 Fixed assets**

	Property development £	Freehold properties £	Furniture + Equipment £	Total £
<b>Cost</b>				
Cost as at 21 September 2024	14,361	3,054,711	34,162	3,103,234
Additions	-	-	-	-
Disposals	-	-	-	-
Revaluation	-	-	-	-
Cost C/fwd at 21 September 2025	14,361	3,054,711	34,162	3,103,234
<b>Depreciation</b>				
Accumulated depreciation at 21 September 2024	14,361	166,977	34,162	215,500
Depreciation Charge	-	30,547	-	30,547
Impairment	-	-	-	-
Accumulated depreciation at 21 September 2025	14,361	197,524	34,162	246,047
<b>Net book value at 21 September 2025</b>	<b>-</b>	<b>2,857,187</b>	<b>-</b>	<b>2,857,187</b>
<b>Net book value at 21 September 2024</b>	<b>-</b>	<b>2,887,734</b>	<b>-</b>	<b>2,887,734</b>

Freehold properties are held at historical cost.

**3 Trustees**

None of the trustees (or any persons connected with them) received any remuneration during the year.

**4 Net Expenditure**

Net Expenditure are stated after charging:

	Year Ended 21/09/2025 £	Year Ended 21/09/2024 £
Independent examiners fee	3,000	3,000

**5 Debtors**

	Year Ended 21/09/2025 £	Year Ended 21/09/2024 £
Gift Aid provision	-	62,370
Loan to Balcombe	3,890	3,950
	<b>3,890</b>	<b>66,320</b>

The loans are interest free and repayable over 10 years.

**CANBURY PARK CHURCH TRUST**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

**6 Creditors**

	Year Ended 21/09/2025 £	Year Ended 21/09/2024 £
<u>Creditors due within 1 year</u>		
Accruals	3,000	3,000
Bank loans current portion	77,665	81,152
Kingdom Loan Mortgage Account	28,230	29,558
Loans from members	-	-
	<u><b>108,895</b></u>	<u><b>113,710</b></u>
<u>Creditors due after 1 year</u>		
Bank loans	455,678	488,039
Loans from members	20,554	20,554
Kingdom Loan Mortgage Account	506,050	504,783
	<u><b>982,282</b></u>	<u><b>1,013,376</b></u>

The two mortgages include a £360,000 mortgage loan taken out on Rydens Road, Walton, for a term of 5 years with an amortising profile based on 15 years, together with a £255,000 mortgage loan taken out on Livesey Close, Kingston Kingston, for a term of 10 years and fully amortising.

**7 Incoming resources**

	£ Restricted funds	£ Unrestricted funds	Year Ended 21/09/2025 £ Total funds	Year Ended 21/09/2024 £ Unrestricted funds
Gifts & Offerings (Including Gift Aid)	-	115,508	115,508	171,423
<u>Other receipts</u>				
Face value gain on Investment Property				
Rental Income	-	12,802	12,802	7,090
Event Income	-	10,117	10,117	25,559
Mortgage Contributions	-	12,000	12,000	12,000
Interest received	-	7	7	99
	<u><b>-</b></u>	<u><b>150,433</b></u>	<u><b>150,433</b></u>	<u><b>216,171</b></u>

**CANBURY PARK CHURCH TRUST**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

**8 Resources expended - Expenditure on raising funds**

The amount paid in the year comprised of the following:

			Year Ended 21/09/2025	Year Ended 21/09/2024
	£	£	£	£
	Restricted funds	Unrestricted funds	Total funds	Unrestricted funds
Events & Activities	-	20,810	20,810	29,459
PPS/Advertising	-	12,937	12,937	7,381
Other Donations	-	76,836	76,836	4,930
Finance costs	-	39,972	39,972	81,033
Repairs & Maintenance	-	102	102	19,777
Independent examiner fee	-	3,000	3,000	3,000
Bank charges	-	2,330	2,330	103
	-	<b>155,987</b>	<b>155,987</b>	<b>145,683</b>

**9 Resources expended - Expenditure on charitable activities**

			Year Ended 21/09/2025	Year Ended 21/09/2024
	£	£	£	£
	Restricted funds	Unrestricted funds	Total funds	Unrestricted funds
General church supplies	-	19,252	19,252	35,524
Cleaning	-	6,000	6,000	5,899
Depreciation	-	30,547	30,547	36,525
Equipment	-	-	-	9,867
Insurance	-	2,614	2,614	4,609
Light, Heat, Water & Rent and Rates	-	12,917	12,917	10,447
Travel	-	1,262	1,262	1,035
Computer running costs	-	-	-	1,208
	-	<b>72,591</b>	<b>72,591</b>	<b>105,115</b>

**10 Statement of restricted funds**

	22/09/2024	Incoming Resources	Resources Expended	Year Ended 21/09/2025
	£	£	£	£
Movement in the year	716,950	-	-	716,950

	22/09/2023	Incoming Resources	Resources Expended	Year Ended 21/09/2024
	£	£	£	£
Movement in prior year	716,950	-	-	716,950

In 2017, the Trust received restricted donations for the purchase of property on 50 Ryden Rd. This amount remains in restricted funds.

**CANBURY PARK CHURCH TRUST**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

**11 Statement of unrestricted funds**

	22/09/2024	Incoming Resources	Resources Expended	Year Ended 21/09/2025
	£	£	£	£
Movement in the year	1,152,431	150,433	228,578	1,074,286

	22/09/2023	Incoming Resources	Resources Expended	Year Ended 21/09/2024
	£	£	£	£
Movement in the prior year	1,187,058	216,171	250,798	1,152,431

**12 Analysis of net assets between funds**

	Un-restricted Funds	Restricted Funds	Total
	£	£	£
Fund balances at 21 September 2025 are represented by:			
Current assets	1,074,286	716,950	1,791,236
	<b>1,074,286</b>	<b>716,950</b>	<b>1,791,236</b>

	Un-restricted Funds	Restricted Funds	Total
	£	£	£
Fund balances at 21 September 2024 are represented by:			
Current assets	1,117,804	716,950	1,834,754
	<b>1,117,804</b>	<b>716,950</b>	<b>1,834,754</b>

**13 Related Party Transactions**

During the year the 3 Trustees had total reimbursed expenses of £8,419.09 (2024: £5,083.39). Dean Dryden, who is a key management personnel had expenses reimbursed in the year of £2,085.71 (2024: £1,453.36).

Cathryn Cooper, spouse of Trustee Philip Cooper, is a related party to the Trust, had expenses reimbursed of £1,558.11 (2024: £3,163.67) in the year.

Tom Sweatman, who is both a Trustee and a key management personnel had expenses reimbursed of £3,124.10 (2024: £571.58) in the year.

Paul Simpson, a Trustee had expenses reimbursed of £3,736.80 (2024: £2,837.33)

Emma Sims, a key management personnel and spouse of Trustee Steve Sims, operates a credit card in her name for Trust costs only. Total paid in the year to reimburse the monthly statements was £19,844.84 (2024: £25,635.10)

The majority of above expenses relate to Events and general supplies, particularly where payment is required online or over the phone, and the Trust does not have a payment card.