

THE CHIPSTEAD CHAPEL CHARITY



ANNUAL REPORT AND FINANCIAL STATEMENTS

**THE CHAPEL OF THE GOOD SHEPHERD
AND CHEVENING CHURCH HALL**

FOR THE YEAR ENDED 31ST DECEMBER 2025

Rector: The Reverend Hannah Adams

**Address: The Church Office
Chevening Church Hall
Homedean Road
Chipstead, Sevenoaks
Kent, TN13 2RU**

THE CHIPSTEAD CHAPEL CHARITY

The Chapel of the Good Shepherd and Chevening Parish Hall

ANNUAL REPORT FOR 2025

Administrative information

The Chipstead Chapel Charity (the Charity) manages a property in Homedean Road which contains the Chapel of the Good Shepherd, Chevening Church Hall and residential accommodation known as Homedean and let out as a private residence.

The Charity is managed from the Chevening Church Office, Homedean Road, Chipstead, Sevenoaks, Kent, TN13 2RU.

The Charity is registered with the Charity Commission and its registration number is 1147141.

STRUCTURE AND GOVERNANCE

The Charity is administered by a single corporate trustee, The Chevening Parochial Church Council (the PCC). Information about the PCC, its members and its activities can be found on the Charity Commission website at www.charity-commission.gov.uk. The PCC charity registration number is 1134784.

The PCC is subject to the Charities Act 2011 as amended.

OBJECTIVES AND ACTIVITIES

The Charity maintains, repairs, improves and furnishes the Chapel of the Good Shepherd and the Church Hall and lets the Hall to approved tenants for church and community activities.

The Charity also manages the accommodation known as Homedean and lets this to approved residential tenants.

MANAGEMENT

The Charity is managed by the Rector and Churchwardens on behalf of the Parochial Church Council as the Corporate Trustee. They are supported by a Hall Management Committee with regular meetings three times a year and additional meetings as required.

PERFORMANCE

The Homedean property continued to be let to a residential tenant throughout 2025 and the church hall was let to a variety of community based organisations and to members of the congregation for social and community activities. The redecoration of significant parts of the chapel and hall were completed during the year.

FINANCIAL REVIEW

Total incoming resources were £42,136 (2024 £34,954) with expenditure of £28,322 (2024 £43,760) leaving a surplus to be added to reserves of £13,813 (2024 deficit £8,806). The unrestricted funds to be carried forward thus total £38,014 (2024 £24,200).

Further details of the income and expenditure can be found in the notes and reports attached.

THE CHIPSTEAD CHAPEL CHARITY

Statement of Financial Activities for the year ended 31st December 2025

	Unrestricted funds	Restricted funds	Total 31.12.25	Total 31.12.24
Incoming resources				
Residential lettings	28,420		28,420	23,953
Hall lettings	13,116		13,116	11,001
Bank interest	600		600	0
Total income	42,136	0	42,136	34,954
Expenditure				
Residential letting costs	4,705		4,705	4,297
Residential letting maintenance	150		150	703
Hall operating costs	14,787		14,787	17,955
Hall maintenance	8,680		8,680	20,805
Total expenditure	28,322	0	28,322	43,760
Net income (-expenditure)	13,814		13,814	-8,806
Net movement in funds	13,814	0	13,814	-8,806
Funds brought forward	24,200	1,128,405	1,152,605	1,161,411
Funds carried forward	<u>£38,014</u>	<u>£1,128,405</u>	<u>£1,166,419</u>	<u>£1,152,605</u>

The Charity has no employees

THE CHIPSTEAD CHAPEL CHARITY

Balance Sheet as at 31st December 2025

	<u>Notes</u>	<u>31.12.25</u>	<u>31.12.24</u>
Accumulated funds			
Unrestricted funds		38,014	24,200
Restricted funds		1,128,405	1,128,405
Total charity funds		<u><u>£1,166,419</u></u>	<u><u>£1,152,605</u></u>
Represented by			
Fixed assets			
Tangible fixed assets		1,128,405	1,128,405
		<u>1,128,405</u>	<u>1,128,405</u>
Current assets			
Balances at bank		27,414	14,200
Balance held by or due to PCC		10,600	10,000
		<u>38,014</u>	<u>24,200</u>
Total charity assets		<u><u>£1,166,419</u></u>	<u><u>£1,152,605</u></u>

Approved by the Chevening Parochial Church Council (as Trustee)
and signed on its behalf by

Joseph Devine

Joseph Devine

Date

1st May 2026

NOTES TO THE FINANCIAL STATEMENTS

1 ACCOUNTING POLICIES

The Financial Statements have been prepared in accordance with the Charities Act 2011, the Financial Reporting Standard for Smaller Entities (effective January 2005) and the Charities SORP.

The Financial Statements have been prepared under the historical cost convention except for investment assets which are shown at market value. The Financial Statements include all transactions, assets and liabilities for which the Charity is responsible in law.

FUNDS

Unrestricted funds are those that can be used by the Charity for any qualifying general purpose.

Restricted funds are those that can only be used for the specific purpose for which they have been given. Any balance remaining unspent at the end of each year must be carried forward.

INCOMING RESOURCES

Donations are recognised when received. Grants and legacies are accounted for when the Charity becomes legally entitled to them. Dividends are accounted for when they become due and interest is accrued. All other income is accounted for when it becomes due and is accounted for gross.

RESOURCES EXPENDED

Expenditure is generally recognised when it is incurred and is accounted for gross.

FIXED ASSETS

Tangible fixed assets are capitalised on acquisition, included on the balance sheet and subsequently revalued as appropriate. No tangible assets were acquired during the year.

Depreciation on tangible fixed assets is not provided in these accounts as any charge is considered to be immaterial on the basis that the asset has either a very long useful life or a residual value, based on its current value, which is not materially different from its book value. In addition, as a charity falling within the scope of the Financial Reporting Standard for Smaller Entities, the Charity is not required to carry out an annual impairment review of its tangible fixed assets and does not do so.

2 TANGIBLE FIXED ASSETS

The Rochester Diocesan Board of Finance is the Custodian Trustee of the property and the book value of £1,128,405 is based on a valuation carried out in October 2016 by the Ecclesiastical Insurance Co for insurance purposes. The restricted fund is equal to the book value of the property.

3 FUNDS

Analysis of net assets by fund	Unrestricted funds	Restricted funds	Total 31.12.25	Total 31.12.24
Tangible fixed assets		1,128,405	1,128,405	1,128,405
Current assets less liabilities	38,014			14,517
	<u>38,014</u>	<u>1,128,405</u>	<u>1,166,419</u>	<u>1,142,922</u>

4 CURRENT ASSETS/LIABILITIES

Balance at NatWest Bank plc	27,414		27,414	14,200
Balance held by PCC	10,600		10,600	15,000
	<u>38,014</u>		<u>38,014</u>	<u>29,200</u>

5 CONNECTED CHARITY

As Chevening PCC is the sole corporate trustee of the Charity, it is a connected charity but, as they are managed entirely independently and have different objectives, no disclosure of individual transactions is considered appropriate

THE CHIPSTEAD CHAPEL CHARITY

Year ended 31st December 2025

Independent Examiner's Report to the Parochial Church Council of St Botolph's Church in the parish of Chevening, Kent - The Chipstead Chapel Charity Trustee

I report on the accounts for the year ended 31st December 2025 which are set out on pages 2 to 5 inclusive.

Respective responsibilities of the Trustees and the Independent Examiner

The charity's 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 sufficient.

It is my responsibility, as Independent Examiner, to:

- examine the accounts under Section 145 of the 2011 Act
- follow the procedures laid down in the General Directions given by the Charity Commissioners in Section 145(b) of the 2011 Act
- state whether any particular matters have come to my attention

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. Such 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 a consideration of any unusual items or disclosures in the accounts and seeking explanations from the Trustee 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:-

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

- 1 which gives me reasonable cause to believe that, in any material respect, the requirements
 - to keep accounting records in accordance with Section 130 of the 2011 Act or
 - to prepare financial statements which accord with those accounting recordshave not been met or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed

Joshua Peake

Date

1st May 2026

Mr Joshua Peake, ACCA