

**ST GEORGE'S**  
GARRISON CHURCH



**Woolwich Garrison Church Trust**

**Charity No. 1168633**

**Trustees' Report and Unaudited Accounts**

**31 December 2022**

**Woolwich Garrison Church Trust**  
**Contents**

	Pages
Trustees' Annual Report	3 to 5
Independent Examiner's Report	6
Statement of Financial Activities	7
Balance Sheet	8
Notes to the Accounts	9 to 16
Statement of Cash flows	17
Detailed Statement of Financial Activities	18 to 19

**Woolwich Garrison Church Trust**  
**Trustees Annual Report**

The Trustees present their report with the unaudited financial statements of the charity for the year ended 31 December 2022.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Charity No. 1168633**

**Principal Office**

White House  
Crooms Hill  
London  
SE10 8HH

**Trustees**

The following Trustees served during the year:

S. Ahmad  
T. Barnes  
D. Beattie OBE  
A. Blundy  
J. Bonwick (appointed 25-08-22)  
J.R. Cordner (resigned 15 -06-22)  
P. Franklin  
D. Gardner  
Shane. The Viscount Gough  
J. James  
C. Lambert (resigned 15-06-22)  
S. Offord (deceased 15-05-22)  
D. Pendergast (appointed 20-04-22)  
D. Rome (appointed 20-04-22)  
M. Storey (appointed 25-08-22)  
P. Waller  
C. Young

**Key Management Personnel**

Chairman	Tim Barnes QC
Secretary	Andrew Blundy
Treasurer	Miles Storey

**Bankers**

Handelsbanken  
1 Creswell Park  
Blackheath  
London  
SE3 9RD

## **OBJECTIVES AND ACTIVITIES**

- To accept from Heritage of London Trust Operations Limited a long lease of the Listed Building known as St Georges Garrison Church, Woolwich, and the land adjacent thereto
- To fund raise on behalf of the Church and to complete the restoration of subsisting parts of the Church (substantially a ruin), to ensure its enhancement by landscaping, and to maintain the mosaics and surviving parts of the Church in a good state of repair
- To use the Church for services and inter-faith events and for community events appropriate to its history, military connections and Listed Building Status
- To maintain regular public access to the Church
- To develop a Friends organisation to support its objectives
- To provide an education centre for people to learn about the history of the Church, its connections with the Royal Artillery and the people of Woolwich, and the significance of the Victoria Cross memorial

## **CHAIRMAN'S REPORT**

### Improvements

This year saw the comprehensive overhaul and cleaning of the tensile roof over the East End of the church by APT Solutions. This needs to be done about every 6 years and involves workmen operating on the roof which they access by a cherry picker. The end result is splendid and was paid for by the Trust out of its own resources.

### Events

We decided to host 4 days of celebrations to mark the Platinum Jubilee in June. This was made possible through a successful Arts Council Grant from its Jubilee Fund. The festivities began on Thursday with a concert given by Company C a tribute act to the Andrews Sisters performing songs from the 1940s and 1950s, followed by a fireworks display on the other side of Grand Depot Road. Friday was given over to Caribbean celebrations with food, drink, dancing and music, and a very enthusiastic audience. Although there were many Platinum Jubilee activities that day in London ours led the BBC TV London News programme.

Saturday saw the local Nigerian community organising the day's events and then on the Sunday the Trust took responsibility with a good turnout of 150 people and both Gurkha/Nepali music and food in the first part and English themed activities in the second part. The RAF Cadets Band performed with their normal expertise, but perhaps the highlight of the whole 4 days was a performance of Abba-based songs and dances performed by Reach, a local theatre company for young adults (aged 18 to 25) with additional needs. It was excellently directed and the manifest enjoyment of the performers and the pleasure of their families as well as others in the audience was very rewarding.

During the summer we held events for the Gurkha and Caribbean communities. The Nest Collective assembled on 2 evenings for their contemporary and cross-cultural folk music events. One of our annual highlights is the performance by The Heartbreak Company who this year produced a brilliant production of Twelfth Night, with limited resources. We also hosted private parties, receptions and weddings at the Church, which provide a good income stream for the Trust.

### Reception with HRH The Duke of Gloucester

The Duke of Gloucester is one of the Patrons of the Woolwich Garrison Church (with Lord Bilimoria) and he attended the summer reception in support of the Commonwealth and Gurkha Garden at the end of June. We were delighted that Joanna Lumley, one of the most generous benefactors of the garden, was also in attendance. Juliet Sargeant, the Gardeners Question Time panelist spoke of her designs for the garden, and we

had some beautiful singing from a student at Trinity College of Music in Greenwich. The sun shone and the Duke gave a very generous tribute endorsing what we are seeking to achieve.

#### Services.

The Garrison Church remains consecrated ground and the regular religious services which we hold are integral to our activities. These consist of the St George's Day Service for Service cadets and other youth groups such as Scouts, Boys Brigade and St John's Ambulance, the Interfaith Service in the summer with representatives of all local faith groups in attendance, the Remembrance Day Service in November and the Carol Service in December,

In addition, we hold special services. In February the Chestnut Troop of the Royal Artillery held a Service at the Church, and in September Richard Begg the Chaplain to 1 PWRR organised a Service of Remembrance for the life of Queen Elizabeth II.. That was well attended, particularly by members of the Kings Troop who had been so involved in other tributes and ceremonies arising from the death of the Queen that they had not been able to hold their own Act of Remembrance.

#### Farewells

Steve Offord was one of our original trustees and loved the Garrison Church. He and Jackie visited the Church during his final months before he succumbed to cancer. A packed house at his funeral was eloquent testimony of how his life had touched so many people; friends, family, fellow Councillors at the Royal Borough of Greenwich and trustees of WGCT.

Ed Taylor was Commanding Officer of Woolwich Station for 5 years and a very good friend to the Garrison Church. He attended many of our Services and other events and encouraged others to do so. It was a pleasure that he and Jemma held a Service of Blessing at the Church after their wedding shortly before they left for Bosnia where Ed is taking up the position of Military Attache.

#### Trustees

Clive Lambert and John Cordner resigned as Trustees. John was also the Trust's Treasurer. We were delighted that we recruited Miles Storey to become a Trustee and Treasurer in John's place. He brings a wealth of work experience in the finance industry to that position. Under his influence last years Annual Report and Accounts were submitted with time to spare. Clive was replaced by Dave Pendergast whose marriage to Jose had been one of the highlights of the Church in the summer of 2021. We were also fortunate to recruit David Rome and Jane Bonwick as Trustees.

#### Commonwealth and Gurkha Garden.

This project to develop the land around the Garrison Church to create a Commonwealth and Gurkha Garden has been widely welcomed. The Trust has set up a Friends of the Garden organisation which has recruited some 200 members. We have a ring-fenced Garden Bank Account with Handelsbanken. In November we held a Gala Dinner and Fund raising event at the restored Officers Mess at Woolwich Barracks with over 100 guests. This raised about £4,000 for the Garden, and a splendid video of the event is still accessible on our website. We have set up a 500 club for those who have contributed at least £500 to the garden. The Gurkha community in particular have been exceptionally generous.

#### Volunteers

In addition to our own volunteers who, with Trustees, ensure that the Church is open every Sunday throughout the year, we also have 2 other volunteer groups who assist, and for whose contribution the Trust is very grateful. Good Gym is a group of young volunteers who run to the location where they are helping and then do an hour and a half's work. They have come frequently to the Church to hack away at the brambles and undergrowth alongside Woolwich New Road where we are planning the Commonwealth and Gurkha garden. The Shooters Hill Sixth Form College brings a group of teenagers during term time to help, who have a variety of learning difficulties but comprise a cheerful and enthusiastic group together with their committed teachers.

## Administration

The Trust is fortunate to have Ruth Dodson as our Administrator. Her main work is between April and October with reduced tasks during the remainder of the year. She has been invaluable in her organisational skills and in her ability to make our website much more professional and easily accessible. Apart from Ruth the Trust employs no further staff.

## STRUCTURE, GOVERNANCE AND MANAGEMENT

Woolwich Garrison Church Trust is a Charitable Incorporated Organisation (CIO) governed according to the constitution dated 1st December 2015.

At every annual general meeting of the members of the Trust, one third of the trustees shall retire from office, but are eligible for re-appointment. If the number of trustees is not 3 or a multiple of 3 then the number nearest to one third shall retire from office, but if there is only one trustee he or she shall retire.

## FINANCIAL REVIEW

The Charity is reliant on a mix of donations from the public and grants. In 2022, voluntary income was £102,932 (2021 £65,526) against costs of running the charity of £43,768 (2021 £66,270) and expenditure incurred on charitable activities of £32,804 (2021 £54,871).

During the year, the Charity was pledged a grant from the Armed Forces Covenant Fund of £10,250. Expenditure against this grant was incurred in 2022.

### Reserves policy

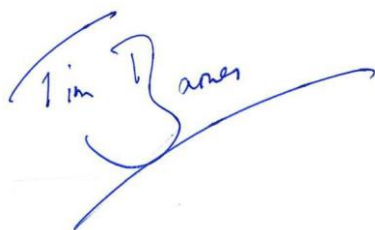
The trustees aim to maintain free reserves in unrestricted funds at a level which equates to approximately 6 months of unrestricted charitable expenditure. The trustees consider that this level will provide sufficient funds to respond to applications for grants and ensure that there are sufficient funds available to cover support and governance costs.

### Statement of trustees' responsibilities in relation to the financial statements

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Trustees are responsible for keeping proper accounting records that 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 applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. The Trustees are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the charity's trustees



T. Barnes

Chair

8 October 2023

**Independent Examiner's Report to the trustees of Woolwich Garrison Church Trust**

I report to the trustees on my examination of the accounts of Woolwich Garrison Church Trust for the year ended 31 December 2022.

**Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). The trustees consider that an audit is not required under s.144(2) of the Act and that an independent examination is needed.

The report on the examination of the charity's accounts was carried out under s.145 of the Act and following the applicable Directions given by s.145(5)(b) of the Act.

**Independent examiner's statement**

I can confirm that no material matters have come to my attention in connection with examination of the accounts giving me cause to believe that in, any material respect:

- the accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I 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 accounts to be reached.

John Cockrell

Independent Examiner

35 Woodside Road

Essex

IG8 0TW

5<sup>th</sup> October 2023

**Woolwich Garrison Church Trust**  
**Statement of Financial Activities**

**Statement of Financial Activities for Year ended 31 December 2022**

		2022			2021
All figures in £	Notes	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
<b>Income &amp; Endowments</b>					
Donations & Legacies	3	13,781	78,448	92,229	51,418
Charitable Activities	4	1,327	8,221	9,548	11,445
Other trading activities	5	1,155	-	1,155	2,663
		<b>16,263</b>	<b>86,669</b>	<b>102,932</b>	<b>65,526</b>
<b>Expenditure</b>					
Charitable Activities	6	15,610	17,194	32,804	54,871
Other	7	10,963	-	10,963	11,399
		<b>26,573</b>	<b>17,194</b>	<b>43,768</b>	<b>66,270</b>
Net Gains on Investments				-	-
<b>Net Surplus/Deficit</b>		<b>(10,310)</b>	<b>69,475</b>	<b>59,165</b>	<b>(744)</b>
Transfers between funds		-	-	-	-
Net surplus before other gains/losses		<b>(10,310)</b>	<b>69,475</b>	<b>59,165</b>	<b>(744)</b>
Other gains/losses		-	-	-	-
Net movement in Funds		<b>(10,310)</b>	<b>69,475</b>	<b>59,165</b>	<b>(744)</b>
Reconciliation of Funds				-	
total Funds brought forward		22,902	7,636	30,537	<b>31,281</b>
Total Funds carried forward		<b>12,591</b>	<b>77,111</b>	<b>89,702</b>	<b>30,537</b>



**Woolwich Garrison Church Trust**  
**Statement of Financial Activities**

<b>Balance Sheet for Year ended 31 December 2022</b>
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	Notes	2022	2021
Fixed Assets			
Tangible Assets	9	2,224	2,764
Current Assets			
Cash at Bank and in hand		86,884	24,623
Debtors	10	2,305	2,135
		<b>91,413</b>	<b>29,522</b>
Creditors due within 1 year	11	(3,935)	(1,750)
Net Current Assets		<b>87,478</b>	<b>27,773</b>
Total Net Assets		<b>89,702</b>	<b>30,537</b>

**Woolwich Garrison Church Trust**  
**Notes to the Accounts**  
**for the year ended 31 December 2022**

**1 Accounting policies**

**Basis of preparation**

The financial statements have been prepared in accordance with 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) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

**Change in basis of accounting or to previous accounts**

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

**Fund accounting**

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through the terms of an appeal.

**Income**

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Volunteer help	The value of any volunteer help received is not included in the accounts.
Investment income	This is included in the accounts when receivable.
Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.

**Notes to the Accounts**

**Expenditure**

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Other expenditure	These are support costs not allocated to a particular activity.

**Tangible fixed assets and depreciation**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Leasehold property	4% straight line
Plant & machinery	20% straight line
Fixtures and fittings	20% straight line

**Trade and other debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

**Trade and other creditors**

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

### **Leased assets**

Where the charity enters into a lease which entails taking substantially all the risks and rewards of ownership of an asset, the lease is treated as a finance lease.

Leases which do not transfer substantially all the risks and rewards of ownership to charity are classified as operating leases.

Assets held under finance leases are initially recognised as assets of the charity at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet date as a finance lease obligation. Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the charity's policy on borrowing costs.

Assets held under finance leases are depreciated in the same way as owned assets.

Operating lease payments are recognised as an expense on a straight-line basis over the lease term. In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis.

### **Receipt of donated goods, facilities and services**

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

**3 Income from Donations & Legacies**

All figures in £

Individuals

Grants

Membership Subscriptions

Unrestricted	Restricted	Total 2022	Total 2021
3,101	68,198	71,299	4,199
10,500	10,250	20,750	47,219
181		181	-
13,781	78,448	92,229	51,418

**4 Income from Charitable Activities**

All figures in £

Fundraising events

Unrestricted	Restricted	Total 2022	Total 2021
1,327	8,221	9,548	11,445
1,327	8,221	9,548	11,445

**5 Income from other trading Activities**

All figures in £

Hire of Church Premises

Unrestricted	Restricted	Total 2022	Total 2021
1,155	-	1,155	2,663
1,155	-	1,155	2,663

**6 Expenditure on Charitable Activities**

All figures in £

Repairs & Maintenance

Staff Costs

Fundraising events

Unrestricted	Restricted	Total 2022	Total 2021
8,819	825	9,644	29,949
-	8,900	8,900	9,013
6,791	7,469	14,260	15,909
15,610	17,194	32,804	54,871

**7 Other Expenditure**

All figures in £

Advertising

Premises Costs

Amortisation, Depreciation, Impairment  
or Disposal of Assets

Staff Costs

General Administration Costs

Legal & Professional Costs

Unrestricted	Restricted	Total 2022	Total 2021
2,378	-	2,378	1,274
5,268	-	5,268	951
541	-	541	608
-	-	-	-
938	-	938	938
1,839	-	1,839	7,627
10,963	-	10,963	11,399

**8 Trustee Remuneration & Expenses**

No Trustees were paid expenses in the current or prior period

**9 Tangible Fixed Assets**

All figures in £

**Cost or revaluation**

At 1 January 2022

Additions

At 31 December 2022

**Depreciation and impairment**

At 1 January 2022

Depreciation charge for the year

At 31 December 2022

**Net Book Value**

At 31 December 2022

Leasehold Property	Plant & Machinery	Fixtures & Fittings	Total
2,200	2,098	500	4,798
-	-	-	-
2,200	2,098	500	4,798
301	1,266	467	2,034
88	420	33	541
389	1,685	500	2,574
1,811	413	-	2,224

On 6th August 2018, the London Historic Buildings Trust (formerly Heritage of London Trust Operations) made a grant of a 25-year lease to the Woolwich Garrison Church Trust in respect of St George's Garrison Church.

The lease allows the Trust to "quietly enjoy the Premises... without any interruption or disturbance by the Landlord." The annual rent has been fixed at £100 plus VAT per annum for the term of the lease.

There was a lease premium paid of £1,000 plus VAT.

The Charity believes the Church falls within the definition of a heritage asset as defined by the Charities SORP, in that it is an historical building held and maintained principally for its contribution to knowledge and culture. It serves as a place of remembrance, has memorials to service personnel and is available as an attraction within the local community.

The Charity has decided not to recognise the Church in its balance sheet for the following reasons:

Firstly, the Church was gifted under a 25-year lease. This would require the Charity to disclose the gift of the building as a donation in the Statement of Fund Activities and then depreciate the building over the following 25 years. To do so would likely distort the accounts to the point where they no longer presented a true and fair view of the activities of the Charity.

More so, valuing the Church is problematic in itself as the building is a ruin, having been bombed during WW11. Valuing the ruin would likely be quite onerous for such a small charity and the value of doing so has to be questioned.

Recognition has only been made of the lease premium on the Church and associated legal costs.

#### **10 Debtors**

	<b>2022</b>	<b>2021</b>
Other Debtors	-	-
Prepayments & Accruals	2,305	2,135
	<u>2,305</u>	<u>2,135</u>

#### **11 Creditors**

	<b>2022</b>	<b>2021</b>
Amounts falling due within 1 year		
Loans from Trustees	-	-
Other Creditors	3,935	1,340
Accruals & Deferred Income		410
	<u>3,935</u>	<u>1,750</u>

#### **Movement in Funds**

	<b>At 1 Jan. 2022</b>	<b>Incoming Resources</b>	<b>Resources Expended</b>	<b>At 31 Dec. 2022</b>
<b>Restricted Income Funds</b>				
Armed Forces Covenant Fund	-	10,250	10,250	-
Royal Borough of Greenwich	826	-	-	826
Commonwealth & Gurkha Garden	4,594	76,419	7,469	73,544
	<u>5,420</u>	<u>86,669</u>	<u>17,719</u>	<u>74,370</u>
<b>Unrestricted Funds</b>	<u>25,117</u>	<u>16,263</u>	<u>26,048</u>	<u>15,332</u>

Purposes and restrictions in relation to the restricted funds:

Armed Forces Covenant Fund	To arrange a programme of activities in 2021 to bring the military family and the local community closer together. Part of the funding will cover the cost of an administrator to help with these events.
Commonwealth & Gurkha Garden	Individual Donations and Events held towards the construction of a garden to commemorate the contribution of Commonwealth & Gurkha Armed Forces
Royal Borough of Greenwich	Grant to pay for a Noticeboard