

Company Registration No. 08350378 (England and Wales)
Charity Registration No. 1169011

Culham Chapel Trust
(A company limited by guarantee)

Trustees' report and unaudited financial statements
For the year ended 31 March 2025

Culham Chapel Trust
(A company limited by guarantee)

Company information

Trustees	Caroline Armstrong-Jones Craig Hamilton Woody Clark Canon Alexander Sherbrooke Sr Veronica Thomson Bishop Nicholas Hudson
Independent Examiner	Peter Harker, FCA Saffery LLP 71 Queen Victoria Street London EC4V 4BE
Company registration number	08350378
Charity registration number	1169011
Registered office	The Coach House Culham Court Aston Henley on Thames RG9 3DL

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Trustees' report (continued)
For the year ended 31 March 2025

The Trustees (who are also the directors of Culham Chapel Trust for the purposes of Company Law) present their report and financial statements for the year ended 31 March 2025.

Structure, governance and management

Culham Chapel Trust ("the Charity") is a Company, limited by Guarantee, which is governed by its Memorandum and Articles of Association.

The Trustees who served during the year are listed on the company information page. The company's Articles of Association allows for a minimum of two Trustees. The existing Trustees may from time to time and at any time appoint any person who is willing to act as a Trustee, either to fill a casual vacancy or by way of addition to the existing Trustees.

The Trustees meet at least once a year and review the planned activities of the Charity and risks it faces. The day to day administration of the Charity is delegated to the Charity secretary. Trustees are provided with adequate support and training (where training needs are identified) to allow them to effectively conduct their role.

Objectives and activities

The objects of the Charity, as laid out in its Memorandum of Association are:

- The provision and maintenance of Culham Chapel as a place of worship and for the conducting of Roman Catholic religious ceremonies.
- The advancement of the Roman Catholic faith.
- The provision of Culham Chapel and other properties for and the organisation of Roman Catholic retreats.

In shaping our objectives for the year and planning our activities, the Trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit: running a charity (PB2)'.

Achievements and performance

Construction of the Chapel was completed on 4 December 2015 with the Consecration service conducted by the late Cardinal Cormac Murphy-O'Connor on 9 December 2015. The Trustees have entered into a formal agreement with the Catholic Diocese of Portsmouth to be recognised as a dedicated oratory. This agreement gives permission for Mass and other sacred celebrations including the Liturgy of the Hours and popular devotions to take place at the Chapel pursuant to Canon Law.

The Chapel of Christ the Redeemer at Culham continues to thrive. During the financial year, 15 public masses were held alongside a variety of events and visits. These included liturgical celebrations, retreats and devotional gatherings. Attendance at the Chapel has increased again this year.

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Trustees' report (continued)
For the year ended 31 March 2025

The following Masses and events have taken place in the Chapel:

- Public Mass at 6.30 pm on the last Sunday of each month:
Sunday 28th April 2024, Sunday 26th May 2024, Sunday 30th June 2024, Sunday 28th July 2024, Sunday 25th August 2024, Sunday 29th September 2024, Sunday 27th October 2024, Sunday 24th November 2024, Sunday 29th December 2024, Sunday 26th January 2025, Sunday 23rd February 2025 and Sunday 30th March 2025.
- Public Mass at 12.00 noon on Holy Days of Obligation not falling on a Sunday.
Thursday 9th May 2024, Thursday 15th August 2024, Friday 1st November 2024.
- Priest's Retreat – Saturday 20th July to Saturday 27th July 2024, with Masses on Sunday 21st July, Tuesday 23rd July, Wednesday 24th July and Friday 26th July 2024
- Priest's Retreat – Tuesday 30th July to Tuesday 6th August 2024, with Masses on Sunday 28th July, Thursday 15th August and Sunday 25th August 2024
- Visit by local Mill Hill Fathers – Thursday 1st August 2024
- Country Land & Business Association visit to the Chapel – Tuesday 15th October 2024, with address by Chapel Architect Craig Hamilton
- Visit by local Catenians – Friday 1st November 2024, including Mass to celebrate the Feast of All Saints
- Chapel Tour for (Foster + Partners) Architects – Thursday 21st November 2024
- Carol Service – Thursday 5th December 2024
- Carol Service – Friday 13th December 2024
- Chapel Tour for Adam Architects – Sunday 26th January 2025
- Meeting of clergy on the Priests' Roster for the Chapel, together with local Trustees of Culham Chapel Trust
- Stations of the Cross every Friday in Lent (excluding Good Friday)

The Trustees believe that the public masses held at the Chapel along with the programme of other events demonstrate without any doubt the public benefit that the Charity's work brings to the community.

To assist with publicising the activities carried on at the Chapel, the Trustees operate a website (www.culhamchapel.co.uk) which lists the dates and times of public Masses. Information on Masses in the Chapel appear in the Portsmouth Diocesan Directory, on the website of The Holy Family Parish Group (which includes St Thomas More Church in Twyford) and in the Parish Newsletter of Sacred Heart Church in Henley-on-Thames.

Culham Chapel Trust was accepted onto the register of charities on 1 September 2016 with the registration number 1169011.

Our volunteers

The Charity relies on voluntary help to assist with organising and stewarding events and services, enabling longer opening and lower staff costs than would otherwise be the case.

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Trustees' report (continued)
For the year ended 31 March 2025

Future plans

The Trustees intend to maintain and further develop the programme of public Masses and organised visits to Culham Chapel, in alignment with the Charity's objectives. Attendance continues to grow, reflecting a strong sense of community. The Trustees are encouraged by the emergence of a committed caring congregation and remain dedicated to fostering this environment through ongoing activities.

Risk management

The Trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review; and
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

This work has identified that financial sustainability is the major financial risk for the charity. A key element in the management of financial risk is a regular review of available liquid funds to settle debts as they fall due, regular liaison with key donors, and active management of trade debtors and creditors balances to ensure sufficient working capital for the Charity.

Attention has also been focused on non-financial risks arising from health and safety of volunteers and clergy and the physical security of the Chapel building. These risks are managed by having robust policies and procedures in place, appropriate levels of insurance and appropriate awareness training for those working in these operational areas.

The Trustees have also drawn up formal policies covering conflicts of interest and safeguarding. The Treasurer has met with the Safeguarding Officer at St Thomas More for input on our safeguarding policy.

Reserves policy and going concern

Reserves are needed to bridge the gap between the spending and receiving of income and to cover unplanned emergency repairs and other expenditure. The Trustees consider that the ideal level of unrestricted reserves as at 31 March 2025 would be 6 months of running costs which they estimate to be £62,000.

The results for the year show a surplus for the year of £436,288 resulting in unrestricted funds carried forward of £63,711. The Trustees are therefore of the view that the Charity is a going concern.

Statement of Trustees' responsibilities

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

Company law 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

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Trustees' report (continued)
For the year ended 31 March 2025

of resources, including the income and expenditure, of the Charity for that year. In preparing these financial statements, the Trustees are required to:

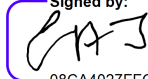
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping proper accounting records that 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. The Trustees 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.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

On behalf of the board

Signed by:



Caroline Armstrong-Jones
Chairman of Trustees

18 December 2025

Date:

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Independent examiner's report to the trustees of Culham Chapel Trust
For the year ended 31 March 2025

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Respective responsibilities of trustees and examiner

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company 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 your charity's accounts 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(5) (b) of the 2011 Act.

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

Since the Company'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 because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies. 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:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities

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 accounts to be reached.

Peter Harker FCA
Saffery LLP

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19 December 2025
 Date:

Chartered Accountants

71 Queen Victoria Street
 London
 EC4V 4BE

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Statement of financial activities (including income and expenditure accounts)
For the year ended 31 March 2025

		Permanent endowment fund £	Unrestricted fund £	Total for year ended 31 March 2025 £	Total for year ended 31 March 2024 £
Income from generated funds:					
Donations	4	-	92,933	92,933	119,264
Permanent endowment received in year		263,055	-	263,055	436,288
Total income		<u>263,055</u>	<u>92,933</u>	<u>355,988</u>	<u>555,552</u>
Expenditure					
Expenditure on charitable activities					
Operation of the Chapel	5	-	(92,933)	(92,933)	(119,264)
Total expenditure		<u>-</u>	<u>92,933</u>	<u>92,933</u>	<u>(119,264)</u>
Net income for the year		263,055	-	263,055	436,288
Funds introduced in the year		-	-	-	-
Funds at 1 April 2024		<u>24,659,377</u>	<u>63,711</u>	<u>24,723,088</u>	<u>24,286,800</u>
Funds at 31 March 2025		<u><u>24,922,432</u></u>	<u><u>63,711</u></u>	<u><u>24,986,143</u></u>	<u><u>24,723,088</u></u>

The statement of financial activities contains all recognised gains and losses for the year.

The notes on pages 8 to 14 form part of these financial statements.

The results for the year relate to continuing operations.

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Balance sheet
As at 31 March 2025

	Notes		2025	2024
Fixed assets				
Tangible fixed assets	7		24,840,647	24,638,936
Current assets				
Stock	8	148,551		171,405
Debtors	9	945		3,578
Cash at bank and in hand		17,461		7,425
		<u>166,957</u>		<u>182,408</u>
Creditors: amounts falling due within one year	10	<u>(21,461)</u>	<u>(98,256)</u>	
			145,496	84,152
Total assets less current liabilities			<u>24,986,143</u>	<u>24,723,088</u>
Reserves				
Permanent endowment fund	11/12		24,922,432	24,659,377
Income and expenditure fund	11/12		63,711	63,711
			<u>24,986,143</u>	<u>24,723,088</u>

For the financial year ended 31 March 2025 the company was entitled to exemption from audit under section 477 Companies Act 2006. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements under the requirements of the Companies Act 2006.

The trustees acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 and 387 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 the end of the financial year and of its incoming resources and resources expended for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006 and in accordance with the provisions of FRS102.

The notes on pages 8 to 14 form part of these financial statements.

18 December 2025

Approved by the Board for issue on

Craig Hamilton
Trustee

Signed by:

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Company Registration No. 08350378

Culham Chapel Trust
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Notes to the financial statements
For the year ended 31 March 2025

1. Accounting policies

1.1 Basis of preparation

The financial statements have been prepared under the historic cost convention. The accounts (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) (Second Edition, effective 1 January 2019) in relation to smaller companies and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from January 2015.

1.2 Going concern

There is an understanding (although no written undertaking) with the major benefactor of the Culham Chapel Trust that donations will continue to be made to support the activities and running of the Chapel. The intention is that these donations will cover the costs arising due to the above as well as many of the other on-going expenses of the charity. After reviewing the Charity's forecasts and projections, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future.

1.3 Exemption from preparing a cash flow

The charity has taken the exemption provided in Update Bulletin 1 updating 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) allowing small charities not to prepare a cash flow statement.

1.4 Company status

The charity is a company limited by guarantee and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity. At 31 March 2025, the total of such guarantees was £10. The charity meets the definition of a public benefit entity under FRS 102.

1.5 Income

Incoming resources are recognised when the when there is entitlement to receipt probability of receipt and the amount can be reliably measured.

1.6 Expenditure

Expenditure is recognised on an accruals basis and allocated to the categories of charitable expenditure as they arise.

1.7 Tangible fixed assets (including heritage assets) and depreciation

1.7.1 Heritage assets

Heritage assets are the tangible assets of the Charity that are of historical importance and are held to advance the preservation, conservation and educational objectives of the Charity and through public access contribute to the nation's culture and education.

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Notes to the financial statements
For the year ended 31 March 2025

Accounting policies

(continued)

Due to the unique nature of the assets concerned conventional valuation approaches lack sufficient reliability, as a consequence the construction of the Chapel is included at cost.

The heritage assets are considered to have an indefinite life and are therefore not depreciated but are reviewed for impairment at the reporting date by the trustees.

1.7.2 Other tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	33.3% on the straight-line method
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1.8 Stock

The stock held relates to marble purchased by Culham Chapel Trust for use in the construction of statues.

The stock is confirmed annually to confirm its availability for use for the construction of future commissioned statues.

The marble is valued at the lower of the cost price and net realisable value.

1.9 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered.

1.10 Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.11 Creditors

Creditors are recognised when the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured reliably.

1.12 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.13 Fund accounting

The permanent endowment fund is subjected to restrictions as imposed by the deed of covenant entered into on 25 January 2013.

Unrestricted fund income is available for use at the discretion of the trustees in furtherance of the objectives of the Charity.

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Notes to the financial statements
For the year ended 31 March 2025

2. Resources expended

No remuneration or expenses were paid to the Trustees in the year.

The charity had one directly employed staff member in 2025 (2024: one). Day to day administration is carried out by the Trustees and the Secretary.

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered and is reported as part of the expenditure to which it relates.

Costs of generating income comprise those costs directly attributable to managing the investment portfolio and raising investment income.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its objectives. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the accountancy fees and costs linked to the strategic management of the Charity.

All costs are allocated between the expenditure categories of the statement of financial activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, other costs are apportioned on the basis of the proportion of direct expenditure.

3. Taxation

As a charity the Company is not liable for any tax on its wholly charitable activities.

4. Incoming resources

	2025	2024
	£	£
Gifts	92,933	119,264
	<u>92,933</u>	<u>119,264</u>

The income from gifts and donations above all of which was unrestricted in both years. The Charity benefits greatly from the involvement and enthusiastic support of its many volunteers, details of which are given in our annual report. In accordance with FRS 102 and the Charities SORP (FRS 102), the economic contribution of general volunteers is not recognised in the accounts.

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Notes to the financial statements
For the year ended 31 March 2025

5. Analysis of expenditure on charitable activities

	2025	2024
	£	£
Operation of the Chapel		
Administration of services	10,378	10,236
Insurance, maintenance, heat, and light	56,591	84,687
Governance costs (note 6)	18,121	16,426
IT & telecoms costs	283	355
Rent	7,560	7,560
Total	<u>92,933</u>	<u>119,264</u>

6. Analysis of governance costs

The Charity initially identifies the costs of its support functions. It then identifies those costs which relate to the governance function. Refer to the table below for the analysis of governance costs.

	2025	2024
	£	£
Legal and professional fees	13,654	11,634
Sundry expenses	4,467	4,792
Total	<u>18,121</u>	<u>16,426</u>

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Notes to the financial statements
For the year ended 31 March 2025

7. Tangible fixed assets

	Heritage Assets £	Fixtures & Fittings £	Total £
Cost			
As at 1 April 2024	24,638,936	30,556	24,669,492
Additions	201,711	-	201,711
As at 31 March 2025	24,840,647	30,556	24,871,203
Depreciation			
As at 1 April 2024	-	30,556	30,556
Charge for the year	-	-	-
As at 31 March 2025	-	30,556	30,556
Net Book Value			
As at 31 March 2025	24,840,647	-	24,840,647
As at 31 March 2024	24,638,936	-	24,638,936

At the year end the Charity had committed to further expenditure on Heritage assets, at the year end the total of this commitment was £63,655 (2024: £109,488)

Heritage assets comprise of Culham Chapel and chattels. The trustees are committed to the maintenance of the heritage assets.

Summary analysis of heritage asset transactions

	31 March 2025	31 March 2024	31 March 2023	31 March 2022	31 March 2021
Balance brought forward	24,638,936	24,109,697	24,067,937	23,904,236	23,997,252
Purchases	201,711	523,239	41,760	163,701	78,389
Transfers	-	-	-	-	(171,405)
Balance carried forward	24,840,647	24,638,936	24,109,697	24,067,937	23,904,236

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Notes to the financial statements
For the year ended 31 March 2025

8. Stock

	2025	2024
	£	£
Marble	148,551	171,405
	<u>148,551</u>	<u>171,405</u>

9. Debtors

	2025	2023
	£	£
Prepayments	945	3,578
	<u>945</u>	<u>3,578</u>

10. Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	14,261	91,056
Other creditors and accruals	7,200	7,200
	<u>21,461</u>	<u>98,256</u>

11. Analysis of charitable funds

	Balance at 1 April 2024 £	Income £	Expenditure £	Balance at 31 March 2025 £
General fund	63,711	92,933	(92,933)	63,711
Permanent endowment	24,659,377	263,055	-	24,922,432
	<u>24,723,088</u>	<u>355,988</u>	<u>(92,933)</u>	<u>24,986,143</u>

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Notes to the financial statements
For the year ended 31 March 2025

12. Analysis of net assets between funds

	Permanent endowment £	Unrestricted fund £	Total £
Tangible fixed assets	24,840,647	-	24,840,647
Cash	(52,505)	69,966	17,461
Other current assets	148,551	945	149,496
Current liabilities	(14,261)	(7,200)	(21,461)
	<u>24,922,432</u>	<u>63,711</u>	<u>24,986,143</u>

13. Controlling party

The company is limited by guarantee and as such is controlled by its Trustees. No individual Trustee has overall control.

14. Statement of Financial Activities - year ended 31 March 2024

	Permanent endowment fund £	Unrestricted fund £	Total for year ended 31 March 2024 £
Income from generated funds:	-	119,264	119,264
Donations			
Permanent endowment income	436,288	-	436,288
Total income	<u>436,288</u>	<u>119,264</u>	<u>555,552</u>
Expenditure			
Expenditure on charitable activities	-	(119,264)	(119,264)
Operation of the Chapel	-	-	-
Total expenditure	<u>-</u>	<u>(119,264)</u>	<u>(119,264)</u>
Net income for the year	436,288	-	436,288
Funds at 1 April 2023	<u>24,223,089</u>	<u>63,711</u>	<u>24,286,800</u>
Funds at 31 March 2024	<u>24,659,377</u>	<u>63,711</u>	<u>24,723,088</u>