

Charity No. 1175793

St Andrew's Greek Orthodox Cathedral Trust

(A charitable incorporated organisation)

Report and Accounts

31 March 2021

Kentish Town Road
London
NW1 9QA

St Andrew's Greek Orthodox Cathedral Trust

Report of the Trustees

For the Year Ended 31 March 2021

The trustees present their report and accounts of the charity for the year ended 31 March 2021. The trustees have had due regard to guidance issued by the Charity Commission.

LEGAL AND ADMINISTRATIVE INFORMATION

Charity name: St Andrew's Greek Orthodox Cathedral Trust

Charity registration number: 1175793

Principal address: Kentish Town Road, London NW1 9QA

Trustees

The trustees of the Cathedral are as

Emmanuel Stavrianakis	(Chairman of the trustees)
Revd Dr Kristian Akselberg	(Acting secretary)
Kate Papathomas	
Andreas Nicolaos Papathomas	
Ioannis Lemos	
Maria Limnios	
Antonis Ioannou	
Andreas Costas Zertalis	
Menelaos Pipis	
Varnavas Symeou	
Melina Zaharopoulou	
Stelios Constantinou	

Bankers:

HSBC UK Bank
196 Oxford Street
London W1D 1NT

NatWest Bank
166 Camden High Street
London NW1 0NW

Independent Examiner:

Harry Nicolaou FCA
of Harry Nicolaou & Co Limited
Chartered Accountants
21 Brendon Way
Enfield EN1 2LF

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is a charitable incorporated organisation governed by its constitution dated 14 November 2017, as amended on 9 June 2020, and registered as a charity on 17 November 2017.

Recruitment and appointment of trustees

The trustees have developed a policy for the recruitment of trustees that ensures their collective experience and skills are best able to meet the needs of the charity. Trustees are appointed by the board of trustees.

St Andrew's Greek Orthodox Cathedral Trust

Report of the Trustees

For the Year Ended 31 March 2021

Organisational structure

The trustees meet annually and periodically, as and when required, and are responsible for the strategic policy and direction of the charity. The day to day operations of the charity are managed by the Chairman, Mr Emmanuel Stavrianakis, who is assisted by the clergy of the Cathedral and other trustees.

OBJECTIVES

The object of the charity is the advancement of the Greek Orthodox religion.

ACTIVITIES

General remarks

The main functions of the CIO during the year were the activities of the Cathedral and supervision of the management of its adjacent properties.

Activities of the Cathedral

The Divine Liturgy is conducted every Sunday and on all main feast days, during which a catechetical sermon is delivered in Greek and English. Other divine services also take place throughout the week, serving as an opportunity to gather the community. Weddings, Baptisms and Funeral Services also take place throughout the year. Many of these services were bilingual (Greek and English) so as to accommodate families of mixed Greek and non-Greek background.

Under normal circumstances, the cathedral opens its doors to the local community 9.00–5.00 on a daily basis, receiving a constant stream of visitors, Orthodox and non-Orthodox alike.

The Cathedral's clergy submit written sermons (in both Greek and English) for publication in the Archdiocese of Thyateira and Great Britain's Bulletin of Spiritual Edification, which is distributed to all Greek Orthodox churches in the UK and are made available to a global audience on the Archdiocese website.

The percentage of young people attending services continues to increase, and it is hoped this trend will continue. A number of adults wishing to join the Orthodox Christian Church were also baptised into the Church following a period of catechesis. To this end, Revd Dr Kristian Akselberg continues to hold Divine Liturgy in English one Saturday a month.

Though greatly limited by the Covid-19 pandemic, the priests of the Cathedral travelled all over London, and sometimes beyond, to bless, say prayers and counsel the sick, elderly and bereaved. They visited hospitals, care and nursing homes, cemeteries, homes and business in accordance with relevant safety protocols.

Rental properties

The CIO owns nine properties: three flats at 45 Rochester Road and six flats at 46 Rochester Road, NW1 9JJ. Rental income is derived from eight of these flats and constitutes the CIO's primary source of revenue.

The CIO had originally assigned Flat 5, a one-bedroom property at 46 Rochester Road, to the Very Revd Archimandrite Chrysostomos Michaelides. However, the flat was eventually put on the rental market once the Very Revd Chrysostomos decided against taking up abode on site. The first tenants moved in in August 2020.

Following minor repairs to Flat 2, 46 Rochester Road, the flat was rented out to tenants in October 2020. Following this, eight of the CIO's rental properties have been continually occupied with only minor interruptions.

Loans

With all rental properties producing income the CIO's financial position is improving significantly. Repayments of the unsecured interest-free loans of £50,000 and £30,000 (extended by Mr Antony Theodorou and Mr Antony Karageorghis respectively) continue by a monthly standing order of £1,000 in favour of each creditor.

The CIO has also been in a position to establish an additional monthly standing order for a further £2,000 in favour of Ariston Properties, for the repayment of the financial facility made in order to cover the cost of the building works at the adjacent properties.

St Andrew's Greek Orthodox Cathedral Trust

Report of the Trustees

For the Year Ended 31 March 2021

Covid-19 Lockdown and Church Closure

As expected, the persistence of the Covid-19 pandemic meant that the church remained closed for public worship for the first months of the financial year, during which period the two clergymen — the Very Revd Archimandrite Chrysostomos Michaelides and the Revd Dr Kristian Akselberg — remained on furlough. This was followed by further government ordered closures in November 2020 and a two-week long closure imposed by the Greek Orthodox Archdiocese in January 2021.

During the periods of the year when public worship was permitted, social distancing regulations has meant that attendance was limited; an attempt was made to remedy this by holding multiple services on the same day so as to accommodate a greater number of people. Much more severe restrictions on attendance at weddings and baptisms has meant that almost all bookings for the financial year in question were either postponed or cancelled

Resignation of clergyman

Following his return from furlough, the Very Revd Archimandrite Chrysostomos Michaelides, expressing concerns over his health, requested that he continue at the Cathedral on a part time basis (one day a week) with a corresponding reduction in salary. This was accepted by the CIO and remained the case until the end of December 2020, at which point the Very Revd Archimandrite tendered his resignation from his place at the Cathedral, though expressing a desire to continue attending worship services as a visiting clergyman when possible.

PUBLIC BENEFIT

The trustees have considered and discussed the issue of Public Benefit which is a requirement under the Charities Act 2011 and have concluded that the activities carried out by the charity fulfil this requirement.

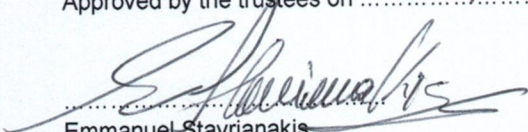
FINANCIAL REVIEW AND RESERVES POLICY

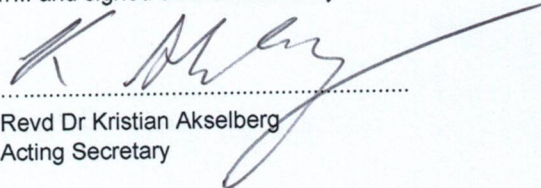
At the year end there is a deficiency of free reserves of £8,675 compared to a deficiency of £25,949 at the end of the previous year. The deficit has reduced compared to the previous year and with the full letting of the flats during the year the deficit will be extinguished and free reserves over time will return to their normal levels.

RISK REVIEW

The trustees have reviewed the major risks to which the charity is exposed and action has been taken where necessary to reduce these risks to a minimum.

Approved by the trustees on 26/1/22 and signed on their behalf by:


Emmanuel Stavrianakis
Chairman of the board of trustees


Revd Dr Kristian Akselberg
Acting Secretary

Independent Examiner's Report

To the Trustees of

St Andrew's Greek Orthodox Cathedral Trust

I report on the accounts of the charity for the year ended 31 March 2021 set out on pages 5 to 10.

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Respective Responsibilities of the Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. 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 needed.

It is my responsibility to:

- examine the accounts 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

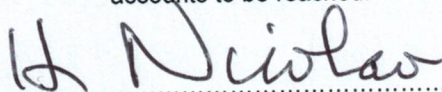
In connection with my examination, no matter has come to my attention:

(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; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have 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.



Harry Nicolaou FCA
Chartered Accountant

21 Brendon Way
Enfield EN1 2LF

26/1/22

St Andrew's Greek Orthodox Cathedral Trust

Statement of Financial Activities

For the Year Ended 31 March 2021

		2021	2020
	Note	Funds (Unrestricted) £	Funds (Unrestricted) £
INCOME from:			
Donations, collections and legacies		64,487	102,273
Investments:			
Lettings income		136,998	18,810
JRS Covid grant		23,983	-
Other income		500	2,141
Total income		225,968	123,224
EXPENDITURE on:			
Raising funds:			
Lettings expenses		27,078	12,156
Charitable activities:			
Donations and contributions to Ecumenical Patriarchate and Greek Orthodox Archdiocese		6,070	3,265
Candles, charcoal, incense and holy bread		1,034	8,138
Clergy salary costs	2	93,173	119,294
Religious functions		3,580	7,232
Water rates, light and heat		13,473	4,652
Insurance		16,206	17,874
Repairs, renewals and maintenance		12,377	2,498
Telephone and internet		2,703	1,059
Printing, postage and stationery		-	141
Cleaning and laundry		4,000	900
Other expenses		-	37
Depreciation		627	737
Governance costs:			
Independent Examination, accountancy and taxation services		2,000	3,500
Total expenditure		182,321	181,483
Net income/(expenditure) before gains on		43,647	(58,259)
Net unrealised gains on investments	4	-	600,000
Net income and net movement in funds		43,647	541,741
Reconciliation of funds			
Total funds at 1 April 2020		4,250,928	3,709,187
Total funds at 31 March 2021 carried forward		4,294,575	4,250,928

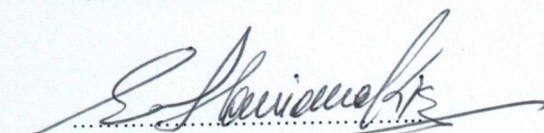
St Andrew's Greek Orthodox Cathedral Trust

Balance Sheet

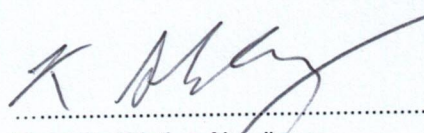
As at 31 March 2021

	Note	2021	2020 £
Fixed assets			
Tangible assets	3	230,688	231,315
Investments	4	4,197,355	4,191,099
		<u>4,428,043</u>	<u>4,422,414</u>
 Current assets			
Stock		9,684	9,684
Debtors	5	2,712	14,712
Cash at bank and in hand		30,555	10,572
		<u>42,951</u>	<u>34,968</u>
Creditors falling due within one year	6	(51,626)	(60,917)
Net current (liabilities)/assets		<u>(8,675)</u>	<u>(25,949)</u>
 Total assets less current liabilities		4,419,368	4,396,465
Creditors falling due after more than one year	7	(124,793)	(145,537)
Net assets		<u>4,294,575</u>	<u>4,250,928</u>
 Unrestricted funds			
General funds		4,294,575	4,250,928
 Total funds		<u>4,294,575</u>	<u>4,250,928</u>

Approved by the trustees on 26/1/22 and signed on their behalf by:



Emmanuel Stavrianakis
Chairman of the board of trustees



Revd Dr Kristian Akselberg
Acting Secretary

St Andrew's Greek Orthodox Cathedral Trust

Notes to the Accounts

For the Year Ended 31 March 2021

1. Accounting policies

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

(i) Basis of accounting

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) 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) 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.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts have been prepared on a going concern basis as the trustees believe that no material uncertainties exist despite the lockdown arising from the covid-19 pandemic. The trustees have considered the level of funds held and the expected level of income and expenditure for twelve months from authorising these accounts and have decided that the charity is able to continue as a going concern.

(ii) Fund accounting

Unrestricted funds are donations, collections and other incoming resources receivable or generated for the objects of the charity without any further specified purpose and are available as general funds.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

(iii) Income recognition

All income is recognised once the charity has entitlement to the income, there is sufficient certainty of receipt and so it is probable that the income will be received, and the amount of income receivable can be measured reliably.

(iv) Expenditure recognition

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that a settlement will be required and the amount of the obligation can be measured reliably.

(v) Fixed assets

Fixed assets are stated at cost less accumulated depreciation.

Depreciation is provided at rates calculated to write off the cost of each asset over its expected useful life. The rate used for fixtures and fittings is 15% on the reducing balance. Freehold land is not depreciated. An assessment of the net realisable value of freehold buildings at historical cost has been undertaken. On the basis that freehold buildings will be well maintained and such repair costs will be charged to the SOFA it is the view of the trustees that the net realisable value at historical cost equates to cost. Depreciation is charged on freehold buildings on the cost less the estimated residual value over 50 years. On the basis of the above, no charge is deemed necessary. An impairment review is carried out on an annual basis to assess whether the market value of the buildings is at least as much as the carrying value in the accounts. Provision is made for any permanent fall in value.

(vi) Fixed asset investments

Investments are stated at market value at the balance sheet date. The SOFA includes the net gains and losses arising on revaluations and disposals during the year.

St Andrew's Greek Orthodox Cathedral Trust

Notes to the Accounts

For the Year Ended 31 March 2021

1. Accounting policies *continued*

(vii) **Stock**

Stock is included at the lower of cost and net realisable value.

(viii) **Debtors**

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

(ix) **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.

(x) **Creditors**

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.

(xi) **Pension costs**

Pensions costs charged in the SOFA represent pensions paid to retired members of staff and contributions to defined contribution arrangements.

2. Staff costs and numbers

	2021	2020
	£	£
Salaries and wages	69,512	110,746
Social security costs	1,264	6,951
Pension costs	22,397	1,596
Total staff costs	93,173	119,294

No employee received emoluments of more than £60,000 (2019 nil).

The average monthly number of members of the clergy and other staff during the year was 4.0 (2020 5.4).

No trustee received remuneration apart from Revd Dr Kristian Akselberg, who is a trustee and received remuneration in his capacity as a clergyman of the Cathedral.

No expenses were reimbursed to the trustees.

The contribution of the many volunteers of the church has not been included in the accounts.

St Andrew's Greek Orthodox Cathedral Trust

Notes to the Accounts

For the Year Ended 31 March 2021

3. Tangible fixed assets

	Freehold church building and land £	Fixtures, fittings & equipment £	Total £
Cost			
At 1 April 2020	227,138	55,984	283,122
Additions	-	-	-
At 31 March 2021	227,138	55,984	283,122
Depreciation			
At 1 April 2020	-	51,807	51,807
Charge for the year	-	627	627
At 31 March 2021	-	52,434	52,434
Net book value at 31 March 2021	227,138	3,550	230,688
<i>Net book value at 1 April 2020</i>	<i>227,138</i>	<i>4,177</i>	<i>231,315</i>

The market value of freehold church building and land is significantly more than the carrying value but it is not practical for the trustees to quantify the difference. The church building is insured for £4.7 million.

4. Fixed asset investments

	2021 £	2020 £
UK Investment properties - market value at 1 April 2020	4,191,099	2,851,174
Additions - builders' costs for conversion and renovation	6,256	739,925
Gain on valuation	-	600,000
Market value at 31 March 2021	4,197,355	4,191,099

5. Debtors

	2021 £	2020 £
Prepayments	2,712	9,071
Other debtors	-	5,641
	2,712	14,712

6. Creditors falling due within one year

	2021 £	2020 £
Loans	48,000	54,000
Other creditors and accruals	3,626	6,917
	51,626	60,917

St Andrew's Greek Orthodox Cathedral Trust

Notes to the Accounts

For the Year Ended 31 March 2021

7. Creditors falling due after more than one year

	2021	2020
	£	£
Loans	124,793	145,537

8. Related party transactions

Revd Dr Kristian Akselberg occupies rent free a flat owned by the charity.