

ST LEONARD'S CHRISTIAN TRUST

England & Wales · Charity number 1178981

Details

Status Registered

Legal form CIO

Registered 2018-06-28

Register [View on the Charity Commission register](#)

Contact

Address Green Tree Cottage
Town End
Broadclyst
Devon
EX5 3HW

Phone 07818 455478

Email admin@slctrust.org.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE THE ADVANCEMENT OF THE CHRISTIAN FAITH, FOR THE BENEFIT OF THE PUBLIC, IN THE CITY OF EXETER AND NEIGHBOURING AREA AS THE CHARITY TRUSTEES MAY BY RESOLUTION DETERMINE.

Activities: Advancement of the Christian faith

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£20,606	£22,731	-	-
2023-12-31	£20,399	£18,453	-	-
2022-12-31	£16,974	£7,828	-	-
2021-12-31	£5,933	£386,429	-	-
2020-12-31	£1,441	£2,222	-	-

Trustees

Name	Role	Appointed
George Hubbard Meredith	Chair	2018-06-28
Alderman NORMAN SHIEL		2018-08-14
Dr LESLEY ELIZABETH HOWARD		2018-08-14
Giles Marcus Granville Bradley		2023-09-01
JOHN ROBERT WOOLNOUGH		2018-08-14
MR PAUL HAYWARD		2018-08-14
Owain Lloyd Price		2024-09-24

ST LEONARD'S CHRISTIAN TRUST

England & Wales - Charity number 1178981

Accounts

ST LEONARD'S CHRISTIAN TRUST
A charitable incorporated organisation 'CIO'
Charity registration number: 1178981

TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

ST LEONARD'S CHRISTIAN TRUST
TRUSTEE REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

CONTENTS

	Page
Legal and Administrative Information	1
Report of the Trustees	2-5
Accounts for year ended 31 December 2024	CC16a
Independent Examiner's Report	

ST LEONARD'S CHRISTIAN TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present the report and financial statements for the period ended 31 December 2023.

LEGAL AND ADMINISTRATIVE DETAILS

Charity Name:	St Leonard's Christian Trust
Charity registration number:	1178981
Date of formation:	28 June 2018
Principal office:	22 Marlborough Road Exeter Devon EX2 4TJ

Trustees

The Trustees who served during the period are as follows:

Mr. Giles Bradley
Mr. L Paul Hayward
Dr Lesley E Howard
Ms. Sarah Lenton (Treasurer)
Mr. George H Meredith (Chairman)
Mr. Owain Price (from 24th September 2024)
Alderman Norman Shiel
Mr. John R Woolnough

Bankers

The Trust's bank is CAF Bank Ltd, 25 Kings Hill, West Malling, Kent, ME19 4JQ.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

St Leonard's Christian Trust is a charitable incorporated organisation (CIO) and was registered as a charity on 28th June 2018. The Charity has a Foundation Model Constitution of that date which established the objectives and powers of the CIO (most recently amended on 7th May 2024).

Recruitment and Appointment of Trustees

The Trustees comprise charity trustees for the purposes of charity law. Owain Price was appointed a trustee on 24th September 2024.

Under the requirements of the Constitution the charity trustees are elected to serve until retirement or removal. Any person retiring as a charity trustee is eligible for reappointment.

All Trustees give their time voluntarily and received no benefits from the Charity.

Trustee Induction and Training

All Trustees are familiar with the practical work of the Charity most having been involved as Trustees from the establishment of the CIO. All Trustees are encouraged to volunteer in practical ways.

Additionally, all Trustees are actively engaged with the Charity and are familiar with the context within which it operates, including:

- The obligations of Trustees.
- The main documents which set out the operational framework for the Charity including the Constitution.
- Resourcing and the current financial position.
- Future plans and objectives.

Risk Management

The Trustees have conducted a review of the major risks to which the Charity is exposed. Where appropriate, systems or procedures have been established to mitigate the risks the Charity faces.

Organisational Structure

The Trustees meet twice a year (or more as required) and are responsible for the strategic direction and policy of the Charity. The Trustees are from a variety of professional backgrounds relevant to the work of the Charity.

A scheme of delegation is in place. Day to day responsibility for administration rests with George Meredith (Chairman), Sarah Lenton (Finance), John Woolnough (Contact and Registrar) and Paul Hayward.

FINANCIAL REVIEW

During 2024, the Charity continued to let its investment property on an assured shorthold tenancy, the property having been purchased on 17 September 2021 for a total of £382,718, plus £2,316 fixtures and fittings.

At 31 December 2024, the Charity's only other asset was Cash at Bank of £30,936, held in cash accounts (2023 - £33,062).

In the year ended 31 December 2024, the Charity received total income of £20,606 (2023: £20,399) and made total payments of £22,731 (2023: £18,453), resulting in a deficit of £2,125 (2023 – a surplus of £1,946).

The assured shorthold tenancy was managed by a landlord letting agent. The property was let to the same tenant throughout 2024, following the commencement of this tenancy in January 2023. The charity received rental income of £19,800 (2023: £19,800) from which it paid related charges of £2,647 (2023 - £2,793): commission charges of £2,138 (2023: £2,138), property maintenance, cleaning and gardening costs of £198 (2023: £391) and £311 (2023: £264) landlord insurance.

The trust made one off grants of £20,000 (2023 - £15,600): one-off restricted grants of £9,000 to All Saints Church, Exeter (2023 - £nil), one off restricted grant of £5,000 to St Leonard's PCC, Exeter (£2023 - £nil) and one-off grants of £6,000 via Stewardship to an Exeter Christian worker (2023: £7,800). In 2023 the trust also made a one-off grant of £7,800 to Trinity Church PCC

During the year ended 31 December 2023, the Charity received bank interest of £806 (2023 - £599), incurred bank fees of £60 (2023 - £60) and paid £24 relating to domain fees for the period August 2023 – August 2025 (2023 - £nil). Bank interest income was higher in 2024, reflecting a slightly higher average interest rate and savings account balance in the year.

Principal Funding Sources

The only funding source for the Charity is rental income.

Investment Policy

All the Charity's funds are to be applied in the short term and no funds are held for long term investment. As noted in previous reports, the Charity has purchased a residential property to be held for rent.

Reserves Policy

The Trustees have examined the Charity's requirements for reserves considering the main risks to the organisation.

Currently, the Charity does not have any regular financial commitments or liabilities, other than a monthly Bank Account fee of £5. It does not hold any current tangible assets other than cash which has been invested in short term bank accounts.

The Trustees will retain funds to maintain the property for the foreseeable future. Future rental income is expected to cover the Trust's ongoing running expenses. However, the trustees hold approximately £1k in the current bank account to meet smaller maintenance issues requiring immediate resolution.

The Trustees are confident that they would be able to manage the current activities of the Charity in an orderly manner in the event of a significant drop in funding.

The Trustees have therefore established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the Charity should be not less than £25,000.

Plans for Future Periods

The Charity, purchased a freehold house, with a leasehold garage, in Exeter in September 2021 with a view to making it available to house Christian workers employed by other organisations. In the absence of any such Christian organisations requiring such property then the property will be let to suitable tenants. The Charity intends to hold the property for investment.

The Charity will apply rental profits (after allowing for the Trust's own expenses) to the advancement of the Christian faith in the city of Exeter and neighbouring area in accordance with the Trust's objects.

Responsibilities of the Trustees

Charity law requires the Trustees to prepare financial statements for each financial period which give a true and fair view of the state of the affairs of the Charity as at the balance sheet date and of its income resources and application of resources, including income and expenditure, for the financial period. In preparing those financial statements, the Trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent; and
- Prepare the financial statements on the going concern basis unless it is not appropriate to assume that the Charity will continue on that basis.

The Trustees are responsible for maintaining 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 Charity law. 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.

OUR AIMS AND OBJECTIVES

Purposes and Aims

Our Charity's purposes as set out in the objects contained in the Constitution, as amended, are the advancement of the Christian faith, for the benefit of the public, in the City of Exeter and neighbouring area as the Charity Trustees may by resolution from time to time decide. With the consent of the Charity Commission during the year prior to that under review, the objects of the Charity were amended to widen the class of beneficiaries. The charity is now able to make grants available or to allow rentals to be to a wider group of churches and charities.

The Charity will support evangelical ministry provided by registered Christian charities and churches (including excepted churches). Evangelical in this context means those churches, charities and individuals whose beliefs, as declared and practiced, are the same beliefs of the Trustees as set out in the Doctrinal Basis in the schedule to the Constitution or sufficiently similar in the opinion of the Trustees.

The schedule to the Constitution contains the Doctrinal Basis. The Doctrinal Basis could be described as broadly Christian Protestant orthodox belief. The moral and ethical framework described therein is that lives will exhibit the fruit of the Spirit and they will be brought into ever increasing conformity with the character of Christ.

The Charity may make grants to other churches or charities which do not have exactly the same beliefs. However, the receiving church or charity should have beliefs which are, in the opinion of the Trustees, in all material matters the same as ours.

The Trustees do not consider that any detriment or harm would arise from its charitable purposes.

Ensuring our Work Delivers Our Aims

We review our aims, objectives and activities regularly. This review looks at what we achieved and the outcomes of our work in the period. The review looks at the success of the key activities and the benefits they have brought to those groups of people we are set up to help.

The review helps us ensure our aims, objectives and activities remain focused on our stated purposes. We have had regard to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular, the Trustees consider how planned activities will contribute to the aims and objectives they have set.

The Focus of our Work

Our main objective for the period was to advance the Christian faith.

How our Activities Deliver Public Benefit

Our main activities and who we try to help are described below.

Who used and benefited from our services?

The Charity was formed in June 2018 and its activities were originally limited to holding its funds pending the resolution of the Trustees to purchase a residential property. The Trustees resolved in 2021 to purchase a house in Exeter and this was achieved on 17th September 2021. Agents were appointed to manage the property and the first tenant took occupation on 28th October 2021.

The Charity recognises a need for Christian workers in the Exeter area which are not funded by any other outside body.

The primary purpose of the Charity is to support the engagement of Christian workers within Exeter and neighbouring area. Only ministers and workers providing their services to the public without charge to the public will be supported. Workers include children and women ministries.

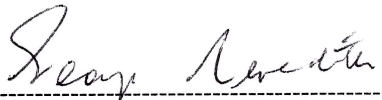
The beneficiaries are people in the receiving organisations and the general public who are served by them.


One of the challenges is a lack of affordable accommodation for Christian workers. The Trustees have decided that the Charity will meet its aims by purchasing a suitable residential property which will be held for rent. As noted above a suitable property was purchased in September 2021. Subject to agreement of terms, the property will be made available to house lay staff employed by a church or charity. If the property is not required for such use, it will be let to other suitable tenants.

All rental profits (after allowing for the Trust's own expenses) will be applied to the advancement of the Christian faith in the city of Exeter and neighbouring area in accordance with the Trust's objects.

For the distribution of the total £20,000 of grants made during the year see the Financial Review (above)

Approved by the Trustees and signed on their behalf:


----- (Chairman) Date: 18 March 2025
George H Meredith


----- (Treasurer) Date: 18 March 2025
Owain Price



CHARITY COMMISSION
FOR ENGLAND AND WALES

St Leonard's Christian Trust

No (if any)
1178981

CC16a

Receipts and payments accounts

For the period from	Period start date 01/01/2024	To	Period end date 31/12/2024
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Bank interest	806	-	-	806	599
Investment property rental income	19,800	-	-	19,800	19,800
Insurance refund	-	-	-	-	-
Legal fees refund	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	20,606	-	-	20,606	20,399
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	20,606	-	-	20,606	20,399
A3 Payments					
Bank fees	60	-	-	60	60
Grant to Trinity Church	-	-	-	-	7,800
Grant to All Saints Church, Exeter	9,000	-	-	9,000	-
Grant to St Leonard's PCC	5,000	-	-	5,000	-
Grant to Christian worker, Scott Bradridge	6,000	-	-	6,000	7,800
Investment property insurance	311	-	-	311	264
Investment property cleaning & gardening	-	-	-	-	110
Investment property maintenance	198	-	-	198	281
Investment property rent commission	2,138	-	-	2,138	2,138
Investment property gas and electric	-	-	-	-	-
Domain fees	24	-	-	24	-
	-	-	-	-	-
Sub total	22,731	-	-	22,731	18,453
A4 Asset and investment purchases. (see table)					
Investment property	-	-	-	-	-
Investment property fixtures & fittings	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	22,731	-	-	22,731	18,453
Net of receipts/(payments)	2,125	-	-	2,125	1,946
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	33,061	-	-	33,061	31,115
Cash funds this year end	30,936	-	-	30,936	33,061

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at bank	30,936	-	-
		-	-	-
		-	-	-
	Total cash funds	30,936	-	-

(agree balances with receipts and payments account(s))

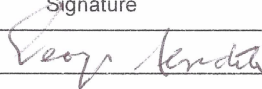
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Investment property	unrestricted	382,718	-
	Investment property fixtures and fittings	unrestricted	2,316	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Chairman	18/3/25
		18/3/25

ST LEONARD'S CHRISTIAN TRUST
A CIO registered charity no. 1178981

Independent Examiner's Report to the Trustees of St Leonard's Christian Trust

I report on the accounts of the charity for the year ended 31 December 2024 which are set out on pages 1 to 2 of CC16a.

Respective responsibilities of 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.

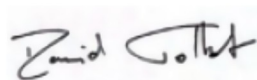
Basis of independent examiner's report

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 Acthave 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.



David Tolhurst FCA

11 Lilley Walk
Honiton
Devon
EX14 2EA

Date: 08 April 2025

ST LEONARD'S CHRISTIAN TRUST

England & Wales - Charity number 1178981

Accounts

ST LEONARD'S CHRISTIAN TRUST
A charitable incorporated organisation 'CIO'
Charity registration number: 1178981

**TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

ST LEONARD'S CHRISTIAN TRUST
TRUSTEE REPORT AND FINANCIAL STATEMENTS
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CONTENTS

	Page
Legal and Administrative Information	1-2
Report of the Trustees	2-5
Accounts for year ended 31 December 2023	CC16a
Independent Examiner's Report	

ST LEONARD'S CHRISTIAN TRUST
REPORT OF THE TRUSTEES
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The Trustees present the report and financial statements for the period ended 31 December 2023.

LEGAL AND ADMINISTRATIVE DETAILS

Charity Name:	St Leonard's Christian Trust
Charity registration number:	1178981
Date of formation:	28 June 2018
Principal office:	22 Marlborough Road Exeter Devon EX2 4TJ

Trustees

The Trustees who served during the period are as follows:

Mr. Giles Bradley (from 1st September 2023)
Mr. L Paul Hayward
Dr Lesley E Howard
Ms. Sarah Lenton (Treasurer)
Mr. George H Meredith (Chairman)
Alderman Norman Shiel
Mr. John R Woolnough

Bankers

The Trust's bank is CAF Bank Ltd, 25 Kings Hill, West Malling, Kent, ME19 4JQ.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

St Leonard's Christian Trust is a charitable incorporated organisation (CIO) and was registered as a charity on 28th June 2018. The Charity has a Foundation Model Constitution of that date which established the objectives and powers of the CIO (as amended on 17th July 2020 and 3rd August 2023).

Recruitment and Appointment of Trustees

The Trustees comprise charity trustees for the purposes of charity law. Only those on the electoral roll of St Leonard's Church Exeter are eligible for initial appointment as charity trustees. Giles Bradley was appointed as a charity trustee in September 2023.

Under the requirements of the Constitution the charity trustees are elected to serve until retirement or removal. Any person retiring as a charity trustee is eligible for reappointment.

All Trustees give their time voluntarily and received no benefits from the Charity.

Trustee Induction and Training

All Trustees are familiar with the practical work of the Charity most having been involved as Trustees from the establishment of the CIO. All Trustees are encouraged to volunteer in practical ways.

Additionally, all Trustees are actively engaged with the Charity and are familiar with the context within which it operates, including:

- The obligations of Trustees.
- The main documents which set out the operational framework for the Charity including the Constitution.
- Resourcing and the current financial position.
- Future plans and objectives.

Risk Management

The Trustees have conducted a review of the major risks to which the Charity is exposed. Where appropriate, systems or procedures have been established to mitigate the risks the Charity faces.

Organisational Structure

The Trustees meet twice a year (or more as required) and are responsible for the strategic direction and policy of the Charity. The Trustees are from a variety of professional backgrounds relevant to the work of the Charity.

A scheme of delegation is in place. Day to day responsibility for administration rests with George Meredith (Chairman), Sarah Lenton (Finance), John Woolnough (Contact and Registrar) and Paul Hayward.

FINANCIAL REVIEW

During 2023, the Charity continued to let its investment property on a short-term assured tenancy, the property having been purchased on 17 September 2021 for a total of £382,718, plus £2,316 fixtures and fittings.

At 31 December 2023, the Charity's only other asset was Cash at Bank of £33,062, held in cash accounts (2022: £31,115.)

In the year ended 31 December 2023, the Charity received total income of £20,399 (2022: £16,974) and made total payments of £18,453 (2022: £7,828), resulting in a surplus of £1,946 (2022: £9,146).

The short term assured tenancy was managed by a landlord letting agent. The first tenancy ended on 6 December 2022; after a short void, the second tenancy commenced in January 2023. From January to December 2023, the charity received rental income of £19,800 (2022: £16,475) from which it paid related charges of £2,793 (2022: £2,735) being commission charges of £2,138 (2022: £1,779), property maintenance, cleaning and gardening costs of £391 (2022: £501) and £264 (2022: £455) landlord insurance.

The net rental income of £17,007 (2022: £14,134) enabled the trust to make two grants, for a total of £15,600: a one-off grant of £7,800 to Trinity Church PCC (2022 - £5,000) and another one off grant of £7,800 via Stewardship to an Exeter Christian worker (further details about both grants are given at the end of this report on page 5).

During the year ended 31 December 2023, the Charity received bank interest of £599 (2022: £105), and incurred bank fees of £60 (2022: £81). Bank interest income was higher in 2023 as the Trust built up reserves from its rental income during the year, only reduced by grant payments made in September 2023.

Principal Funding Sources

The only funding source for the Charity is rental income.

Investment Policy

All the Charity's funds are to be applied in the short term and no funds are held for long term investment. As noted in previous reports, the Charity has purchased a residential property to be held for rent.

Reserves Policy

The Trustees have examined the Charity's requirements for reserves considering the main risks to the organisation.

Currently, the Charity does not have any regular financial commitments or liabilities, other than a monthly Bank Account fee of £5. It does not hold any current tangible assets other than cash which has been invested in short term bank accounts.

The Trustees will retain funds to maintain the property for the foreseeable future. Future rental income is expected to cover the Trust's ongoing running expenses. However, the trustees hold approximately £1k in the current bank account to meet smaller maintenance issues requiring immediate resolution.

The Trustees are confident that they would be able to manage the current activities of the Charity in an orderly manner in the event of a significant drop in funding.

The Trustees have therefore established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the Charity should be not less than £25,000.

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The Charity, purchased a freehold house, with a leasehold garage, in Exeter in September 2021 with a view to making it available to house Christian workers employed by other organisations. In the absence of any such Christian organisations requiring such property then the property will be let to suitable tenants. The Charity intends to hold the property for investment.

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OUR AIMS AND OBJECTIVES

Purposes and Aims

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The Focus of our Work

Our main objective for the period was to advance the Christian faith.

How our Activities Deliver Public Benefit

Our main activities and who we try to help are described below.

Who used and benefited from our services?

The Charity was formed in June 2018 and its activities were originally limited to holding its funds pending the resolution of the Trustees to purchase a residential property. The Trustees resolved in 2021 to purchase a house in Exeter and this was achieved on 17th September 2021. Agents were appointed to manage the property and the first tenant took occupation on 28th October 2021.

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The primary purpose of the Charity is to support the engagement of Christian workers within Exeter and neighbouring area. Only ministers and workers providing their services to the public without charge to the public will be supported. Workers include children and women ministries.

The beneficiaries are people in the receiving organisations and the general public who are served by them.

One of the key challenges is a lack of affordable accommodation for Christian workers. The Trustees have currently decided that the Charity will meet its aims by purchasing a suitable residential property which will be held for rent. As noted above a suitable property was purchased in September 2021. Subject to agreement of terms, the property will be made available to house lay staff employed by a church or charity. If the property is not required for such use, it will be let to other suitable tenants.


All rental profits (after allowing for the Trust's own expenses) will be applied to the advancement of the Christian faith in the city of Exeter and neighbouring area in accordance with the Trust's objects.

During the previous year the Trust made a grant to Trinity Church of £5,000. The Trinity Church project aim is to build stronger relations with families in its parish who do not currently come to church, showing the love of Jesus to them and in so doing seeking to draw them to Christ. The Trust's grant has helped fund 2 part time young families workers who were recruited in November 2022. In 2023 they received initial training from project partner YMCA and completed preparatory work for parenting courses at local schools and widened the scope and reach of Messy church and toddler groups already in existence. In view of the successful continuance of the Trinity Church project in the year under review a further grant was made to Trinity Church of £7,800.

Also, during the year under review, the Trust made a grant of £7,800 to Stewardship in order to support a Christian worker in Exeter, Scott Bradridge, who co-ordinates a team of volunteers to welcome over 250 international guests from 20 countries. He also supports people seeking asylum at a local hotel, where he helps with their English and their everyday practical needs. These have provided opportunities to offer friendship, as people new to the UK learn English and adapt to our culture, including making the Gospel known to internationals living among us.

Approved by the Trustees and signed on their behalf:


----- (Chairman) Date: 12/03/2024
George H Meredith


----- (Treasurer) Date: 12/03/2024
Sarah Lenton



CHARITY COMMISSION
FOR ENGLAND AND WALES

St Leonard's Christian Trust

No (if any)

Receipts and payments accounts

CC16a

For the period
from

Period start date
01/01/2023

To

Period end date
31/12/2023

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Bank interest	599	-	-	599	105
Investment property rental income	19,800	-	-	19,800	16,475
Insurance refund	-	-	-	-	259
Legal fees refund	-	-	-	-	135
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	20,399	-	-	20,399	16,974
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	20,399	-	-	20,399	16,974
A3 Payments					
Bank fees	60	-	-	60	81
Grant to Trinity Church	7,800	-	-	7,800	5,000
Grant to Christian worker, Scott Bradridge	7,800	-	-	7,800	-
Investment property insurance	264	-	-	264	455
Investment property cleaning & gardening	110	-	-	110	-
Investment property maintenance	205	-	-	205	501
Investment property rent commission	2,138	-	-	2,138	1,779
Investment property gas and electric	76	-	-	76	-
Domain fees	-	-	-	-	12
	-	-	-	-	-
Sub total	18,453	-	-	18,453	7,828
A4 Asset and investment purchases, (see table)					
Investment property	-	-	-	-	-
Investment property fixtures & fittings	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	18,453	-	-	18,453	7,828
Net of receipts/(payments)	1,946	-	-	1,946	9,146
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	31,115	-	-	31,115	21,968
Cash funds this year end	33,062	-	-	33,062	31,114

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at bank	33,062	-	-
		-	-	-
		-	-	-
	Total cash funds	33,062	-	-

(agree balances with receipts and payments account(s))

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Investment property	unrestricted	382,718	-
	Investment property fixtures and fittings	unrestricted	2,316	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
<i>J. Lenton</i>	J. LENTON	12/03/24
<i>George Meredith</i>	G. MEREDITH	12/03/24

ST LEONARD'S CHRISTIAN TRUST
A CIO registered charity no. 1178981

Independent Examiner's Report to the Trustees of St Leonard's Christian Trust

I report on the accounts of the charity for the year ended 31 December 2023 which are set out on pages 1 to 2 of CC16a.

Respective responsibilities of 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.

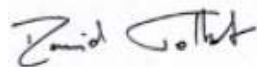
Basis of independent examiner's report

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 Acthave 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.



David Tolhurst FCA

11 Lilley Walk
Honiton
Devon
EX14 2EA

Date: 26 October 2024

ST LEONARD'S CHRISTIAN TRUST

England & Wales - Charity number 1178981

Accounts

ST LEONARD'S CHRISTIAN TRUST
A charitable incorporated organisation 'CIO'
Charity registration number: 1178981

TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

ST LEONARD'S CHRISTIAN TRUST
TRUSTEE REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

CONTENTS

	Page
Legal and Administrative Information	1-2
Report of the Trustees	2-5
Accounts for year ended 31 December 2022	CC16a
Independent Examiner's Report	

ST LEONARD'S CHRISTIAN TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present the report and financial statements for the period ended 31 December 2022.

LEGAL AND ADMINISTRATIVE DETAILS

Charity Name:	St Leonard's Christian Trust
Charity registration number:	1178981
Date of formation:	28 June 2018
Principal office:	22 Marlborough Road Exeter Devon EX2 4TJ

Trustees

The Trustees who served during the period are as follows:

Mr. L Paul Hayward
Dr Lesley E Howard
Ms. Sarah Lenton (Treasurer)
Mr. George H Meredith (Chairman)
Alderman Norman Shiel
Mr. John R Woolnough

Bankers

The Trust's bank is CAF Bank Ltd, 25 Kings Hill, West Malling, Kent, ME19 4JQ.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

St Leonard's Christian Trust is a charitable incorporated organisation (CIO) and was registered as a charity on 28th June 2018. The Charity has a Foundation Model Constitution of that date which established the objectives and powers of the CIO (as updated on 17th July 2020).

Recruitment and Appointment of Trustees

The Trustees comprise charity trustees for the purposes of charity law. Only those on the electoral roll of St Leonard's Church Exeter are eligible for initial appointment as charity trustees.

Under the requirements of the Constitution the charity trustees are elected to serve until retirement or removal. Any person retiring as a charity trustee is eligible for reappointment.

All Trustees give their time voluntarily and received no benefits from the Charity.

Trustee Induction and Training

All Trustees are familiar with the practical work of the Charity most having been involved as Trustees from the establishment of the CIO. All Trustees are encouraged to volunteer in practical ways.

Additionally, all Trustees are actively engaged with the Charity and are familiar with the context within which it operates, including:

- The obligations of Trustees.
- The main documents which set out the operational framework for the Charity including the Constitution.
- Resourcing and the current financial position.
- Future plans and objectives.

Risk Management

The Trustees have conducted a review of the major risks to which the Charity is exposed. Where appropriate, systems or procedures have been established to mitigate the risks the Charity faces.

Organisational Structure

The Trustees meet twice a year (or more as required) and are responsible for the strategic direction and policy of the Charity. The Trustees are from a variety of professional backgrounds relevant to the work of the Charity.

A scheme of delegation is in place. Day to day responsibility for administration rests with George Meredith (Chairman), Sarah Lenton (Finance), John Woolnough (Contact and Registrar) and Paul Hayward.

FINANCIAL REVIEW

During 2022, the Charity continued to let its investment property on a short-term assured tenancy, the property having been purchased on 17 September 2021 for a total of £382,718, plus £2,316 fixtures and fittings.

At 31 December 2022, the Charity's only other asset was Cash at Bank of £31,114, held in cash accounts (2021 - £21,968.)

In the year ended 31 December 2022, the Charity received total income of £16,974 (£5,933 - 2021) and made total payments of £7,828 (£1,395 - 2021), resulting in a surplus of £9,146 (2021 - £4,538 excluding £385,034 one off investment property payment in 2021).

The short term assured tenancy was managed by a landlord letting agent. The first tenancy ended on 6 December 2022 resulting in a short void period at the end of the year. From January to December 2022, the charity received rental income of £16,475 from which it paid related charges of £2,341: commission charges of £1,779, property maintenance costs of £501 and £196 net landlord insurance.

The net rental income of £14,134 enabled the trust to make its first grant: a one-off grant of £5,000 to Trinity Church PCC towards their part time workers supporting young families.

During the year ended 31 December 2022, the Charity received bank interest of £105 (2021 - £1,133), and incurred bank fees of £81 (2021 - £126). Bank interest was higher in 2021 as the Trust's only asset was cash until it purchased the investment property on 17 September 2021.

The surplus of £9,146 enabled the Trust to build up its Cash at Bank, in line with its reserves policy outlined below.

Principal Funding Sources

The only funding source for the Charity is rental income.

Investment Policy

All the Charity's funds are to be applied in the short term and no funds are held for long term investment. As noted in previous reports, the Charity has purchased a residential property to be held for rent.

Reserves Policy

The Trustees have examined the Charity's requirements for reserves considering the main risks to the organisation.

Currently, the Charity does not have any regular financial commitments or liabilities, other than a monthly Bank Account fee of £5. It does not hold any current tangible assets other than cash which has been invested in short term bank accounts.

The Trustees will retain funds to maintain the property for the foreseeable future. Future rental income is expected to cover the Trust's ongoing running expenses. However, the trustees hold approximately £1k in the current bank account to meet smaller maintenance issues requiring immediate resolution.

The Trustees are confident that they would be able to manage the current activities of the Charity in an orderly manner in the event of a significant drop in funding.

The Trustees have therefore established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the Charity should be not less than £25,000.

Plans for Future Periods

The Charity, purchased a freehold house, with a leasehold garage, in Exeter in September 2021 with a view to making it available to house Christian workers employed by other organisations. In the absence of any such Christian organisations requiring such property then the property will be let to suitable tenants. The Charity intends to hold the property for investment.

The Charity will apply rental profits (after allowing for the Trust's own expenses) to the advancement of the Christian faith in the city of Exeter and neighbouring area in accordance with the Trust's objects.

Responsibilities of the Trustees

Charity law requires the Trustees to prepare financial statements for each financial period which give a true and fair view of the state of the affairs of the Charity as at the balance sheet date and of its income resources and application of resources, including income and expenditure, for the financial period. In preparing those financial statements, the Trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent; and
- Prepare the financial statements on the going concern basis unless it is not appropriate to assume that the Charity will continue on that basis.

The Trustees are responsible for maintaining 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 Charity law. 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.

OUR AIMS AND OBJECTIVES

Purposes and Aims

Our Charity's purposes as set out in the objects contained in the Constitution are the advancement of the Christian faith, for the benefit of the public, in furtherance of the work of the Church of England, in the City of Exeter and neighbouring area as the Charity Trustees may by resolution from time to time decide.

The Charity will support evangelical ministry provided by registered Christian charities and churches (including excepted churches). Evangelical in this context means those churches, charities and individuals whose beliefs, as declared and practiced, are the same beliefs of the Trustees as set out in the Doctrinal Basis in the schedule to the Constitution or sufficiently similar in the opinion of the Trustees.

The schedule to the Constitution contains the Doctrinal Basis. The Doctrinal Basis could be described as broadly Christian Protestant orthodox belief. The moral and ethical framework described therein is that lives will exhibit the fruit of the Spirit and they will be brought into ever increasing conformity with the character of Christ.

The Charity may make grants to other churches or charities which do not have exactly the same beliefs. However, the receiving church or charity should have beliefs which are in all material matters the same as ours.

The Trustees will not make grants to any organisations or individuals or support the work of those who in the opinion of the Trustees, believe in, or advocate doctrines inconsistent with the doctrines of the Church of England.

The Trustees do not consider that any detriment or harm would arise from its charitable purposes.

Ensuring our Work Delivers Our Aims

We review our aims, objectives and activities regularly. This review looks at what we achieved and the outcomes of our work in the period. The review looks at the success of the key activities and the benefits they have brought to those groups of people we are set up to help.

The review helps us ensure our aims, objectives and activities remain focused on our stated purposes. We have had regard to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular, the Trustees consider how planned activities will contribute to the aims and objectives they have set.

The Focus of our Work

Our main objective for the period was to advance the Christian faith.

How our Activities Deliver Public Benefit

Our main activities and who we try to help are described below.

Who used and benefited from our services?

The Charity was formed in June 2018 and its activities were originally limited to holding its funds pending the resolution of the Trustees to purchase a residential property. The Trustees resolved in 2021 to purchase a house in Exeter and this was achieved on 17th September 2021. Agents were appointed to manage the property and the first tenant took occupation on 28th October 2021.

The Charity recognises a need for Christian workers in the Exeter area which are not funded by any other outside body.

The primary purpose of the Charity is to support the engagement of Christian workers within Exeter and neighbouring area. Only ministers and workers providing their services to the public without charge to the public will be supported. Workers include children and women ministries.

The beneficiaries are people in the receiving organisations and the general public who are served by them.

One of the key challenges is a lack of affordable accommodation for Christian workers. The Trustees have currently decided that the Charity will meet its aims by purchasing a suitable residential property which will be held for rent. As noted above a suitable property was purchased in September 2021. Subject to agreement of terms, the property will be made available to house lay staff employed by a PCC. If the PCC does not require the property for such use, it will be let to other suitable tenants.


All rental profits (after allowing for the Trust's own expenses) will be applied to the advancement of the Christian faith in the city of Exeter and neighbouring area in accordance with the Trust's objects.

During the period under review the trust made a grant to Trinity Church of £5,000: The Trinity church project aim is to build stronger relations with families in its parish who do not currently come to church, showing the love of Jesus to them and in so doing seeking to draw them to Christ. The Trust's grant has helped fund 2 part time young families workers who were recruited in November 2022. In 2022 they received initial training from project partner YMCA and completed preparatory work for parenting courses at local schools and widened the scope and reach of Messy church and toddler groups already in existence.

A grant to another PCC for employment of a youth minister was not ultimately required by that PCC.

Approved by the Trustees and signed on their behalf:


----- (Chairman) Date: 1st August 2023
George H Meredith


----- (Treasurer) Date: 1/8/2023
Sarah Lenton



CHARITY COMMISSION
FOR ENGLAND AND WALES

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Receipts and payments accounts

CC16a

For the period from	01/01/2022	To	31/12/2022
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Bank interest	105	-	-	105	1,133
Investment property rental income	16,475	-	-	16,475	4,800
Insurance refund	259	-	-	259	-
Legal fees refund	135	-	-	135	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	16,974	-	-	16,974	5,933
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	16,974	-	-	16,974	5,933
A3 Payments					
Bank fees	81	-	-	81	126
Grant to Trinity Church	5,000	-	-	5,000	-
Domain fees	12	-	-	12	25
Investment property insurance	455	-	-	455	279
Investment property cleaning & gardening	-	-	-	-	262
Investment property maintenance	501	-	-	501	158
Investment property rent commission	1,779	-	-	1,779	518
Investment property gas and electric	-	-	-	-	27
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	7,828	-	-	7,828	1,395
A4 Asset and investment purchases, (see table)					
Investment property	-	-	-	-	382,718
Investment property fixtures & fittings	-	-	-	-	2,316
Sub total	-	-	-	-	385,034
Total payments	7,828	-	-	7,828	386,429
Net of receipts/(payments)	9,146	-	-	9,146	- 380,496
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	21,968	-	-	21,968	402,464
Cash funds this year end	31,114	-	-	31,114	21,968

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at bank	31,114	-	-
		-	-	-
		-	-	-
	Total cash funds	31,114	-	-

(agree balances with receipts and payments account(s))


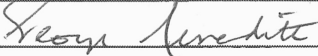
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Investment property	unrestricted	382,718	-
	Investment property fixtures and fittings	unrestricted	2,316	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	SARAH LENTON	1/8/23
	GEORGE MEREDITH	1/8/23

ST LEONARD'S CHRISTIAN TRUST
A CIO registered charity no. 1178981

Independent Examiner's Report to the Trustees of St Leonard's Christian Trust

I report on the accounts of the charity for the year ended 31 December 2022 which are set out on pages 1 to 2 of CC16a.

Respective responsibilities of 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.

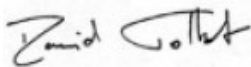
Basis of independent examiner's report

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 Acthave 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.



David Tolhurst FCA

11 Lilley Walk
Honiton
Devon
EX14 2EA

Date: 23 October 2023

ST LEONARD'S CHRISTIAN TRUST

England & Wales - Charity number 1178981

Accounts

ST LEONARD'S CHRISTIAN TRUST
A charitable incorporated organisation 'CIO'
Charity registration number: 1178981

TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

ST LEONARD'S CHRISTIAN TRUST
TRUSTEE REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

CONTENTS

	Page
Legal and Administrative Information	1-2
Report of the Trustees	2-5
Accounts for year ended 31 December 2021	CC16a

ST LEONARD'S CHRISTIAN TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present the report and financial statements for the period ended 31 December 2021.

LEGAL AND ADMINISTRATIVE DETAILS

Charity Name:	St Leonard's Christian Trust
Charity registration number:	1178981
Date of formation:	28 June 2018
Principal office:	22 Marlborough Road Exeter Devon EX2 4TJ

Trustees

The Trustees who served during the period are as follows:

Mr. L Paul Hayward
Dr Lesley E Howard
Mr. Martin King (appointed 2nd February 2021; resigned 24th July 2021)
Ms. Sarah Lenton (appointed Treasurer on 21st January 2021)
Mr. George H Meredith (Chairman)
Alderman Norman Shiel
Mr. Nigel K Warren (resigned as trustee and Treasurer 21st January 2021)
Mr. John R Woolnough

Bankers

The Trust's bank is CAF Bank Ltd, 25 Kings Hill, West Malling, Kent, ME19 4JQ.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

St Leonard's Christian Trust is a charitable incorporated organisation (CIO) and was registered as a charity on 28th June 2018. The Charity has a Foundation Model Constitution of that date which established the objectives and powers of the CIO (as updated on 17th July 2020).

Recruitment and Appointment of Trustees

The Trustees comprise charity trustees for the purposes of charity law. Only those on the electoral roll of St Leonard's Church Exeter are eligible for initial appointment as charity trustees.

Under the requirements of the Constitution the charity trustees are elected to serve until retirement or removal. Any person retiring as a charity trustee is eligible for reappointment.

All Trustees give their time voluntarily and received no benefits from the Charity.

Trustee Induction and Training

All Trustees are familiar with the practical work of the Charity most having been involved as Trustees from the establishment of the CIO. All Trustees are encouraged to volunteer in practical ways.

Additionally, all Trustees are actively engaged with the Charity and are familiar with the context within which it operates, including:

- The obligations of Trustees.
- The main documents which set out the operational framework for the Charity including the Constitution.
- Resourcing and the current financial position.
- Future plans and objectives.

Risk Management

The Trustees have conducted a review of the major risks to which the Charity is exposed. Where appropriate, systems or procedures have been established to mitigate the risks the Charity faces.

Organisational Structure

The Trustees meet twice a year (or more as required) and are responsible for the strategic direction and policy of the Charity. The Trustees are from a variety of professional backgrounds relevant to the work of the Charity.

A scheme of delegation is in place. Day to day responsibility for administration rests with George Meredith (Chairman), Nigel Warren (Finance) until resignation on 21st January 2021 and then replaced by Sarah Lenton (Finance) on the same day, John Woolnough (Contact and Registrar) and Paul Hayward (from 28th September 2021).

FINANCIAL REVIEW

In the year ended 31 December 2021, the Charity's major payment was for a freehold house, and a leasehold garage, in Exeter, purchased as an investment asset for the sum of £380,000 on 17 September 2021. It also paid legal, survey, search and land registry fees relating to the house purchase at a cost of £2,718; these are included in the total asset cost of £382,718.

It made further fixed asset payments of £2,316 to purchase fixtures and fittings for the house, required before letting the property in October 2021. The fixtures and fittings included £587 for electrical work, £700 for a range cooker, £286 for kitchen and bathroom fixtures, £284 for curtain and light fittings, £337 for a fixed seating area and £121 for other house and garden fittings.

At 31 December 2021, the Charity's only other asset was Cash at Bank of £21,968, held in cash accounts (2020 - £402,464, comprising £40,464 in cash accounts and £362,000 on 60-day Notice Account). The 60-day Notice Account balance was used in full to pay for the investment property.

In the year ended 31 December 2021, the Charity received total income of £5,933 and made total payments, excluding asset purchases of £1,395, resulting in a surplus of £4,538.

The Charity has let its property on a short term assured tenancy, managed by a landlord letting agent. From October – December 2021, the charity received rental income of £4,800 from which it paid rental commission charges of £518. In the year ended 31 December 2021, it also paid £726 other property costs: £262 for cleaning and gardening services, £158 for maintenance and £268 landlord insurance.

During the year ended 31 December 2021, the Charity received bank interest of £1,133 (2020 - £1,441), and incurred bank fees of £126 (2020 - £60).

Principal Funding Sources

The only funding sources for the Charity are investment income, and from 28th October 2021 the Charity has received and expects to receive property rental income.

Investment Policy

All the Charity's funds are to be applied in the short term and no funds are held for long term investment. As noted in previous reports, the Charity intended to purchase a residential property to be held for rent, this has now been done.

Reserves Policy

The Trustees have examined the Charity's requirements for reserves considering the main risks to the organisation.

Currently, the Charity does not have any regular financial commitments or liabilities, other than a monthly Bank Account fee of £8. It does not hold any current tangible assets other than cash which has been invested in short term bank accounts and Notice Accounts and on the 17th September 2021 purchased a freehold house, and a leasehold garage, in Exeter for the sum of £380,000.

The Trustees will retain sufficient funds to maintain the property for the foreseeable future. Future rental income is expected to cover the Trust's ongoing running expenses.

The Trustees are confident that they would be able to manage the current activities of the Charity in an orderly manner in the event of a significant drop in funding.

The Trustees have therefore established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the Charity should be not less than £25,000.

Plans for Future Periods

The Charity, purchased a freehold house, with a leasehold garage, in Exeter in September 2021 with a view to making it available to house Christian workers employed by other organisations. In the absence of any such Christian organisations requiring such property then the property will be let to suitable tenants. The Charity intends to hold the property for investment.

The Charity will apply rental profits (after allowing for the Trust's own expenses) to the advancement of the Christian faith in the city of Exeter and neighbouring area in accordance with the Trust's objects.

Responsibilities of the Trustees

Charity law requires the Trustees to prepare financial statements for each financial period which give a true and fair view of the state of the affairs of the Charity as at the balance sheet date and of its income resources and application of resources, including income and expenditure, for the financial period. In preparing those financial statements, the Trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently;

- Make judgments and estimates that are reasonable and prudent; and
- Prepare the financial statements on the going concern basis unless it is not appropriate to assume that the Charity will continue on that basis.

The Trustees are responsible for maintaining 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 Charity law. 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.

OUR AIMS AND OBJECTIVES

Purposes and Aims

Our Charity's purposes as set out in the objects contained in the Constitution are the advancement of the Christian faith, for the benefit of the public, in furtherance of the work of the Church of England, in the City of Exeter and neighbouring area as the Charity Trustees may by resolution from time to time decide.

The Charity will support evangelical ministry provided by registered Christian charities and churches (including excepted churches). Evangelical in this context means those churches, charities and individuals whose beliefs, as declared and practiced, are the same beliefs of the Trustees as set out in the Doctrinal Basis in the schedule to the Constitution or sufficiently similar in the opinion of the Trustees.

The schedule to the Constitution contains the Doctrinal Basis. The Doctrinal Basis could be described as broadly Christian Protestant orthodox belief. The moral and ethical framework described therein is that lives will exhibit the fruit of the Spirit and they will be brought into ever increasing conformity with the character of Christ.

The Charity may make grants to other churches or charities which do not have exactly the same beliefs. However, the receiving church or charity should have beliefs which are in all material matters the same as ours.

The Trustees will not make grants to any organisations or individuals or support the work of those who in the opinion of the Trustees, believe in, or advocate doctrines inconsistent with the doctrines of the Church of England.

The Trustees do not consider that any detriment or harm would arise from its charitable purposes.

Ensuring our Work Delivers Our Aims

We review our aims, objectives and activities regularly. This review looks at what we achieved and the outcomes of our work in the period. The review looks at the success of the key activities and the benefits they have brought to those groups of people we are set up to help.

The review helps us ensure our aims, objectives and activities remain focused on our stated purposes. We have had regard to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular, the Trustees consider how planned activities will contribute to the aims and objectives they have set.

The Focus of our Work

Our main objective for the period was to advance the Christian faith.

How our Activities Deliver Public Benefit

Our main activities and who we try to help are described below.

Who used and benefited from our services?

The Charity was formed in June 2018 and its activities in the period under review were limited to holding its funds pending the resolution of the Trustees to purchase a residential property. The Trustees resolved in 2021 to purchase a house in Exeter and this was achieved on 17th September 2021. Agents were appointed to manage the property and the first tenant took occupation on 28th October 2021.

The Charity recognises a need for Christian workers in the Exeter area which are not funded by any other outside body.

The primary purpose of the Charity is to support the engagement of Christian workers within Exeter and neighbouring area. Only ministers and workers providing their services to the public without charge to the public will be supported. Workers include children and women ministries.

The beneficiaries are people in the receiving organisations and the general public who are served by them.

One of the key challenges is a lack of affordable accommodation for Christian workers. The Trustees have currently decided that the Charity will meet its aims by purchasing a suitable residential property which will be held for rent. As noted above a suitable property was purchased in September 2021. Subject to agreement of terms, the property will be made available to St Leonard's PCC to house lay staff employed by them. If the PCC does not require the property for such use, it will be let to other suitable tenants.

All rental profits (after allowing for the Trust's own expenses) will be applied to the advancement of the Christian faith in the city of Exeter and neighbouring area in accordance with the Trust's objects.

Approved by the Trustees:

George Meredith (Chairman) Date: 15 March 2022

Sarah Lenton (Treasurer) Date: 15 March 2022



Receipts and payments accounts

CC16a

For the period
from

Period start date
01/01/2021

To

Period end date
31/12/2021

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Bank interest	1,133	-	-	1,133	1,441
Investment property rental income	4,800	-	-	4,800	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	5,933	-	-	5,933	1,441
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	5,933	-	-	5,933	1,441
A3 Payments					
Bank fees	126	-	-	126	60
Legal fees	-	-	-	-	1,162
Surveyor fees	-	-	-	-	1,000
Domain fees	25	-	-	25	-
Investment property insurance	279	-	-	279	-
Investment property cleaning & gardening	262	-	-	262	-
Investment property maintenance	158	-	-	158	-
Investment property rent commission	518	-	-	518	-
Investment property gas and electric	27	-	-	27	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	1,395	-	-	1,395	2,222
A4 Asset and investment purchases, (see table)					
Investment property	382,718	-	-	382,718	-
Investment property fixtures & fittings	2,316	-	-	2,316	-
Sub total	385,034	-	-	385,034	-
Total payments	386,429	-	-	386,429	2,222
Net of receipts/(payments)	- 380,496	-	-	- 380,496	- 781
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	402,464	-	-	402,464	403,245
Cash funds this year end	21,968	-	-	21,968	402,464

ST LEONARD'S CHRISTIAN TRUST

England & Wales - Charity number 1178981

Accounts

ST LEONARD'S CHRISTIAN TRUST
A charitable incorporated organisation 'CIO'
Charity registration number: 1178981

TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

ST LEONARD'S CHRISTIAN TRUST
TRUSTEE REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

CONTENTS

	Page
Legal and Administrative Information	1-2
Report of the Trustees	2-5
Accounts for year ended 31 December 2020	CC16a
Independent Examiner's Report	

ST LEONARD'S CHRISTIAN TRUST
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees present the report and financial statements for the period ended 31 December 2019.

LEGAL AND ADMINISTRATIVE DETAILS

Charity Name:	St Leonard's Christian Trust
Charity registration number:	1178981
Date of formation:	28 June 2018
Principal office:	22 Marlborough Road Exeter Devon EX2 4TJ

Trustees

The Trustees who served during the period are as follows:

Rev. Simon N Austen (Chairman until 26 May 2020, resigned 26 May 2020)
Mr. L Paul Hayward
Dr Lesley E Howard
Mr. George H Meredith (Chairman from 26 May 2020)
Mrs. Wendy Meredith – resigned 26 May 2020
Mr. Alan Savage – resigned 31 May 2020
Alderman Norman Shiel
Mr. Nigel K Warren (Treasurer)
Mr. John R Woolnough
Ms. Sarah Lenton – appointed 11th June 2020

Bankers

The Trust's bank is CAF Bank Ltd, 25 Kings Hill, West Malling, Kent, ME19 4JQ.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

St Leonard's Christian Trust is a charitable incorporated organisation (CIO) and was registered as a charity on 28th June 2018. The Charity has a Foundation Model Constitution of that date which established the objectives and powers of the CIO (as updated on 17th July 2020).

Recruitment and Appointment of Trustees

The Trustees comprise charity trustees for the purposes of charity law. Only those on the electoral roll of St Leonard's Church Exeter are eligible for initial appointment as charity trustees.

Under the requirements of the Constitution the charity trustees are elected to serve until retirement or removal. Any person retiring as a charity trustee is eligible for reappointment.

All Trustees give their time voluntarily and received no benefits from the Charity.

Trustee Induction and Training

All Trustees are familiar with the practical work of the Charity and are encouraged to volunteer in practical ways.

Additionally, all Trustees are actively engaged with the Charity and are familiar with the context within which it operates, including:

- The obligations of Trustees.
- The main documents which set out the operational framework for the Charity including the Constitution.
- Resourcing and the current financial position.
- Future plans and objectives.

Risk Management

The Trustees have conducted a review of the major risks to which the Charity is exposed. Where appropriate, systems or procedures have been established to mitigate the risks the Charity faces.

Organisational Structure

The Trustees meet twice a year (or more as required) and are responsible for the strategic direction and policy of the Charity. The Trustees are from a variety of professional backgrounds relevant to the work of the Charity.

A scheme of delegation is in place. Day to day responsibility for administration rests with George Meredith (Chairman), Nigel Warren (Finance) and John Woolnough (Contact and Registrar).

FINANCIAL REVIEW

In the year ended 31st December 2020, the Charity received bank interest of £1,441 (2019 - £2,153) and made payments of £2,222 (2019 - £1,590), resulting in a deficit of £781 (2019 - surplus for the year of £563).

The Charity incurred bank fees of £60 and legal and surveyor fees of £2,162 during the year.

As of 31 December 2020, the Charity's only asset was Cash at Bank of £402,464 (2019 - £403,245), comprising £40,464 in Cash Accounts and £362,000 on 60-day Notice Account.

In December 2018, the Charity received a donation of £402,681 from the Roberts Road Hall Trust. The money represented the net proceeds of sale of the Roberts Road Hall, Exeter plus investment income.

The Trustees intend to support the Charity's aims by purchasing a suitable residential property which will be held for rent. Further details are set out below.

Principal Funding Sources

The only funding sources for the Charity are investment income. In future, the Charity is expected to receive property rental income.

Investment Policy

All the Charity's funds are to be applied in the short term and no funds are held for long term investment. As noted in this report, the Charity intends to purchase a residential property to be held for rent.

Reserves Policy

The Trustees have examined the Charity's requirements for reserves considering the main risks to the organisation.

Currently, the Charity does not have any regular financial commitments or liabilities, other than a monthly Bank Account fee of £5.00. It does not hold any tangible assets other than cash which is invested in short term bank accounts and Notice Accounts pending the purchase of a residential property.

The Trustees have enough funds to finance the purchase of a suitable property and will retain sufficient funds to maintain the property for the foreseeable future. Future rental income is expected to cover the Trust's ongoing running expenses.

The Trustees are confident that they would be able to manage the current activities of the Charity in an orderly manner in the event of a significant drop in funding.

The Trustees have therefore established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the Charity should be not less than £20,000.

Plans for Future Periods

The Charity intends to purchase a residential property with a view to making it available to house Christian workers employed by other organisations. In the absence of any such Christian organisations requiring such property then the property will be let to suitable tenants. The Charity intends to hold the property for investment.

The Charity will apply rental profits (after allowing for the Trust's own expenses) to the advancement of the Christian faith in the city of Exeter and neighbouring area in accordance with the Trust's objects.

Responsibilities of the Trustees

Charity law requires the Trustees to prepare financial statements for each financial period which give a true and fair view of the state of the affairs of the Charity as at the balance sheet date and of its income resources and application of resources, including income and expenditure, for the financial period. In preparing those financial statements, the Trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent; and
- Prepare the financial statements on the going concern basis unless it is not appropriate to assume that the Charity will continue on that basis.

The Trustees are responsible for maintaining 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 Charity law. 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.

OUR AIMS AND OBJECTIVES

Purposes and Aims

Our Charity's purposes as set out in the objects contained in the Constitution are the advancement of the Christian faith, for the benefit of the public, in furtherance of the work of the Church of England, in the City of Exeter and neighbouring area as the Charity Trustees may by resolution from time to time decide.

The Charity will support evangelical ministry provided by registered Christian charities and churches (including excepted churches). Evangelical in this context means those churches, charities and individuals whose beliefs, as declared and practiced, are the same beliefs of the Trustees as set out in the Doctrinal Basis in the schedule to the Constitution or sufficiently similar in the opinion of the Trustees.

The schedule to the Constitution contains the Doctrinal Basis. The Doctrinal Basis could be described as broadly Christian Protestant orthodox belief. The moral and ethical framework described therein is that lives will exhibit the fruit of the Spirit and they will be brought into ever increasing conformity with the character of Christ.

The Charity may make grants to other churches or charities which do not have exactly the same beliefs. However, the receiving church or charity should have beliefs which are in all material matters the same as ours.

The Trustees will not make grants to any organisations or individuals or support the work of those who in the opinion of the Trustees, believe in, or advocate doctrines inconsistent with the doctrines of the Church of England.

The Trustees do not consider that any detriment or harm would arise from its charitable purposes.

Ensuring our Work Delivers Our Aims

We review our aims, objectives and activities regularly. This review looks at what we achieved and the outcomes of our work in the period. The review looks at the success of the key activities and the benefits they have brought to those groups of people we are set up to help.

The review helps us ensure our aims, objectives and activities remain focused on our stated purposes. We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular, the Trustees consider how planned activities will contribute to the aims and objectives they have set.

The Focus of our Work

Our main objective for the period was to advance the Christian faith.

How our Activities Deliver Public Benefit

Our main activities and who we try to help are described below.

Who used and benefited from our services?

The Charity was formed in June 2018 and its activities in the period under review were limited to holding its funds pending the resolution of the Trustees to purchase a residential property.

The Charity recognises a need for Christian workers in the Exeter area which are not funded by Exeter Diocese or any other outside body.

The primary purpose of the Charity is to support the engagement of Christian workers within Exeter and neighbouring area. Only ministers and workers providing their services to the public without charge to the public will be supported. Workers include children and women ministries.

The beneficiaries are people in the receiving organisations and the general public who are served by them.

One of the key challenges is a lack of affordable accommodation for Christian workers. The Trustees have currently decided that the Charity will meet its aims by purchasing a suitable residential property which will be held for rent. Subject to agreement of terms, the property will be made available to St Leonard's PCC to house lay staff employed by them. If the PCC does not require the property for such use, it will be let to other suitable tenants.

All rental profits (after allowing for the Trust's own expenses) will be applied to the advancement of the Christian faith in the city of Exeter and neighbouring area in accordance with the Trust's objects.

During the year, the Charity made an offer on a suitable property in Exeter which was accepted subject to contract in February 2020. Enquiries were completed in March and the trustees were ready to proceed to exchange. However, the Government imposed the lockdown caused by the national Covid-19 pandemic before exchange could take place and having taken professional advice, the Trustees decided to delay the exchange of contracts until an up-to-date valuation could be obtained. During the period when a further valuation was sought the vendor declined to wait and withdrew from the transaction. The Trustees continued to monitor the housing market during the year and have resumed their search for a suitable property in which to invest.

Approved by the Trustees and signed on their behalf:


----- (Chairman) Date: 21 January 2021
George H Meredith


----- (Treasurer) Date: 21 January 2021
Nigel K Warren



CHARITY COMMISSION
FOR ENGLAND AND WALES

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CC16a

Receipts and payments accounts

For the period from	01/01/2020	To	31/12/2020
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Bank interest	1,441	-	-	1,441	2,153
Other incoming resources - donation	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	1,441	-	-	1,441	2,153
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	1,441	-	-	1,441	2,153
A3 Payments					
Bank fees	60	-	-	60	90
Legal fees	1,162	-	-	1,162	800
Surveyor fees	1,000	-	-	1,000	700
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	2,222	-	-	2,222	1,590
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	2,222	-	-	2,222	1,590
Net of receipts/(payments)	- 781	-	-	- 781	563
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	403,245	-	-	403,245	402,682
Cash funds this year end	402,464	-	-	402,464	403,245

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at bank	40,464	-	41,245
	60 day notice	362,000	-	362,000
		-	-	-
	Total cash funds	402,464	-	403,245

(agree balances with receipts and payments account(s))

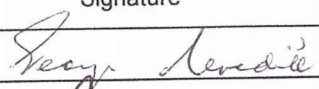
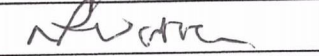
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	George Meredith	21-Jan-21
	Nigel Warren	21-Jan-21

ST LEONARD'S CHRISTIAN TRUST
A CIO registered charity no. 1178981

Independent Examiner's Report to the Trustees of St Leonard's Christian Trust

I report on the accounts of the charity for the year ended 31 December 2020 which are set out on pages 1 to 2 of CC16a.

Respective responsibilities of 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 Acthave 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.



David Tolhurst FCA

11 Lilley Walk
Honiton
Devon
EX14 2EA

Date: 14 June 2021