

**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**

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**ST LEONARD'S CHRISTIAN TRUST**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

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 28<sup>th</sup> 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.

### **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 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 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 17<sup>th</sup> September 2021. Agents were appointed to manage the property and the first tenant took occupation on 28<sup>th</sup> 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 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.

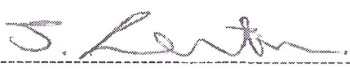
During the previous year the Trust made a grant to Trinity Church of £5,000. The Trinity Church project aim is to build stronger relations with families in its parish who do not currently come to church, showing the love of Jesus to them and in so doing seeking to draw them to Christ. The Trust's grant 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)  
George H Meredith

Date: 12/03 / 2024

 (Treasurer)  
Sarah Lenton

Date: 12/03 / 2024





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 £
<b>A1 Receipts</b>					
Bank interest	599	-	-	599	105
Investment property rental income	19,800	-	-	19,800	16,475
Insurance refund	-	-	-	-	259
Legal fees refund	-	-	-	-	135
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>20,399</b>	<b>-</b>	<b>-</b>	<b>20,399</b>	<b>16,974</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>20,399</b>	<b>-</b>	<b>-</b>	<b>20,399</b>	<b>16,974</b>
<b>A3 Payments</b>					
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
	-	-	-	-	-
<b>Sub total</b>	<b>18,453</b>	<b>-</b>	<b>-</b>	<b>18,453</b>	<b>7,828</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Investment property	-	-	-	-	-
Investment property fixtures & fittings	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>18,453</b>	<b>-</b>	<b>-</b>	<b>18,453</b>	<b>7,828</b>
<b>Net of receipts/(payments)</b>	<b>1,946</b>	<b>-</b>	<b>-</b>	<b>1,946</b>	<b>9,146</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>31,115</b>	<b>-</b>	<b>-</b>	<b>31,115</b>	<b>21,968</b>
<b>Cash funds this year end</b>	<b>33,062</b>	<b>-</b>	<b>-</b>	<b>33,062</b>	<b>31,114</b>



## 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	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>33,062</b>	<b>-</b>	<b>-</b>

(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	Investment property	unrestricted	382,718	-
	Investment property fixtures and fittings	unrestricted	2,316	-
			-	-
			-	-
			-	-

	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
<i>S. Lenton</i>	S. LENTON	12/03/24
<i>G. 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.

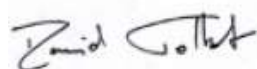
**Basis of independent examiner's report**

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