



# Trustees' Annual Report for the period

Period start date		Period end date	
From	To		
01	01	31	12
	2020		2020

## Section A Reference and administration details

Charity name THE KOINONIA (QUICKLEY LANE) TRUST

Other names charity is known by

Registered charity number (if any) 1180145

Charity's principal address 37 QUICKLEY LANE  
CHORLEYWOOD  
HERTS  
Postcode WD3 5AE

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	MR DENIS COLE			THE CHARITY TRUSTEES
2	MR PETER DOYLE			THE CHARITY TRUSTEES
3	MR ALUN PRICE-DAVIES			THE CHARITY TRUSTEES
4	MR ALAN RICHARDS			THE CHARITY TRUSTEES
5	DR RUSSELL WILLIAMSON			THE CHARITY TRUSTEES
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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## Section B Structure, governance and management

**Description of the charity's trusts**

Type of governing document  
(eg. trust deed, constitution)

CIO FOUNDATION REGISTERED 01.10.2018

How the charity is constituted  
(eg. trust, association, company)

TRUST DEED

Trustee selection methods  
(eg. appointed by, elected by)

THE CHARITY TRUSTEES, AND  
St. Andrew's PCC, Chorleywood ("the appointing body") may appoint one charity trustee.

**Additional governance issues (Optional information)**

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

## Section C Objectives and activities

**Summary of the objects of the charity set out in its governing document**

The objects of the CIO are:

- (a) the advancement of the Christian gospel, in particular by providing facilities and other support within or around the Parish of St Andrew's in Chorleywood for the following activities;
- (i) equipping Christian men and women to preach and teach the gospel of Jesus Christ as set forth in scripture;
  - (ii) teaching and pastoral care; and
  - (iii) youth work,
- (b) such other charitable objects or purposes as the trustees may from time to time determine.



**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

THE CIO HAS MAINTAINED TWO HOUSES AND ONE GARAGE AND PROVIDED THEM FOR THE ACCOMMODATION AND USE OF PERSONS ON THE STAFF OF ST ANDREW'S CHURCH CHORLEYWOOD FOR WHICH A RENT IS RECEIVED.

SURPLUS FUNDS HAVE BEEN DONATED TO THE GENERAL FUNDS OF ST ANDREW'S CHURCH CHORLEYWOOD.

AS SUCH THE CIO HAS COMPLIED WITH ITS OBJECTIVES AS APPROVED BY THE CHARITY COMMISSION IN REGISTERING THE CHARITY AS A CIO.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

THE CIO HAS MAINTAINED ITS PROPERTIES TO A GOOD STANDARD AND PROVIDED THEM FOR USE WITHIN THE PARISH OF ST. ANDREW'S CHORLEYWOOD.

**Section E****Financial review**

**Brief statement of the charity's policy on reserves**

THE CIO HAS NO RESERVES, JUST A SMALL CASH BALANCE TO MEET IMMEDIATE NEEDS.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

THE CIO'S PRINCIPAL SOURCE OF INCOME IS RENT FOR THE ACCOMMODATION PROVIDED.

THE CIO'S EXPENDITURE HAS INCLUDED THE MAINTENANCE OF ITS PROPERTIES AND THE SURPLUS OF INCOME HAS BEEN DONATED TO ST ANDREW'S CHORLEYWOOD GENERAL FUNDS.

**Section F****Other optional information**


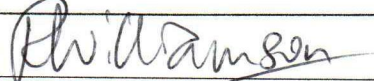
THE CIO WAS REGISTERED ON 1<sup>ST</sup> OCTOBER 2018.

THE TWO PROPERTIES IN QUICKLEY LANE THAT ARE OWNED BY THE CIO WERE TRANSFERRED TO THE KOINONIA (QUICKLEY LANE) TRUST ON 31<sup>ST</sup> OCTOBER 2019.

**Section G****Declaration**

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	DENIS OLIVER COLE OBE FCA	RUSSELL WILLIAMSON PhD FRSB
<b>Position (eg Secretary, Chair, etc)</b>	TRUSTEE	TRUSTEE
<b>Date</b>	21.06.2021	





CHARITY COMMISSION  
FOR ENGLAND AND WALES

Charity Name  
THE KOINONIA (QUICKLEY LANE) TRUST

No (if any)  
1180145

## Receipts and payments accounts

CC16a

For the period from	Period start date 01.01.2020	To	Period end date 31.12.2020
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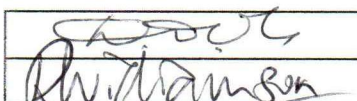
### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year 01.10.2018 to 31.12.2019
<b>A1 Receipts</b>					
RENT FROM PROPERTIES	42,816	-	-	42,816	50,584
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	42,816	-	-	42,816	50,584
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	42,816	-	-	42,816	50,584
<b>A3 Payments</b>					
RATES	3,070	-	-	3,070	1,490
REPAIRS	4,404	-	-	4,404	20,112
SERVICES	2,513	-	-	2,513	793
INSURANCE	1,254	-	-	1,254	1,193
ACCOUNTING	6,000	-	-	6,000	6,000
LEGAL EXPENSES	-	-	-	0	9,013
DONATIONS - ST. ANDREW'S CHURCH	22,000	-	-	22,000	10,000
	-	-	-	-	-
<b>Sub total</b>	39,241	-	-	39,241	48,601
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	39,241	-	-	39,241	48,601
<b>Net of receipts/(payments)</b>	3,575	-	-	3,575	1,983
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	1,983	-	-	1,983	-
<b>Cash funds this year end</b>	5,558	-	-	5,558	1,983

## 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 £
<b>B1 Cash funds</b>	CASH BALANCE 31.12.2020	5,558	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	5,558	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>				
<b>B4 Assets retained for the charity's own use</b>				
	DELL VIEW HD157783	UNRESTRICTED	-	759,000
	DELL VIEW GARAGE HD584381	UNRESTRICTED	-	INCLUDED ABOVE
	WICK COTTAGE HD 583128	UNRESTRICTED	-	909,000
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>				
	NONE		-	
			-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	DENIS OLIVER COLE OBE FCA	21.06.2021
	RUSSELL WILLIAMSON PhD FRSB	21.06.2021





**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
The Koinonia (Quickley Lane) Trust

**On accounts for the year  
ended**

31 December 2020

**Charity no  
(if any)**

1180145

**Set out on pages**

1 - 2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2020.

**Responsibilities and  
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

**Signed:**

**Date:**

25.06.2021

**Name:**

Nicholas Hughes

**Relevant professional  
qualification(s) or body  
(if any):**

ACIB

**Address:**

Wychwood, Burtons Way

Chalfont St Giles

Bucks HP8 4BW

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).



**Give here brief details of any items that the examiner wishes to disclose.**

Not applicable.