



Trustees' Annual Report for the period

	Period start date				Period end date		
	01	01	2024		31	12	2024
From				To			

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 ALAN RICHARDS			THE CHARITY TRUSTEES
4 DR RUSSELL WILLIAMSON			THE CHARITY TRUSTEES

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.

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 AND OTHERS FOR WHICH A RENT IS RECEIVED.

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

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)

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.

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

Section F

Other optional information

THE CIO WAS REGISTERED ON 1ST OCTOBER 2018.
THE TWO PROPERTIES IN QUICKLEY LANE THAT ARE OWNED BY THE CIO WERE TRANSFERRED TO THE KOINONIA (QUICKLEY LANE) TRUST ON 31ST OCTOBER 2019.

Section G

Declaration

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

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

DENIS OLIVER COLE OBE
FCA

RUSSELL WILLIAMSON PhD
FRSB

Position (eg Secretary, Chair, etc)

TRUSTEE

TRUSTEE

Date

31 August 2025



CHARITY COMMISSION
FOR ENGLAND AND WALES

THE KOINONIA (QUICKLEY LANE) TRUST

No (if any)

1180145

Receipts and payments accounts

CC16a

For the period
from

Period start date

01.01.2024

To

Period end date

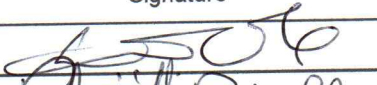
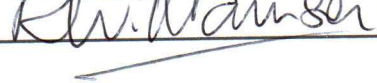
31.12.2024

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
RENT FROM PROPERTIES	52,012	-	-	52,012	49,900
INTEREST	200	-	-	200	-
SUNDRY INCOME	50	-	-	50	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
	-0	-	-	-	-
Sub total (Gross income for AR)	52,262	-	-	52,262	49,900
A2 Asset and investment sales, (see table).					
	-0	-0	-0	-	-
	-0	-0	-0	-	-0
Sub total	-0	-0	-0	-	-0
Total receipts	52,262	-0	-0	52,262	49,900
A3 Payments					
RATES	3,636	-	-	3,636	3,473
REPAIRS	6,544	-	-	6,544	763
SERVICES	4,256	-	-	4,256	3,721
INSURANCE	2,146	-	-	2,146	1,998
ACCOUNTING	6,000	-	-	6,000	6,000
LEGAL EXPENSES	-0	-	-	-	-
BANK CHARGES	1	-	-	1	-
RENTAL EXPENSES	2,436	-	-	2,436	-
DONATIONS - ST ANDREW'S CHURCH	26,000	-	-	26,000	35,000
Sub total	51,019	-	-	51,019	50,955
A4 Asset and investment purchases, (see table)					
	-0	-0	-0	-	-
	-0	-0	-0	-	-
Sub total	-0	-0	-0	-	-0
Total payments	51,019	-0	-0	51,019	50,955
Net of receipts/(payments)	1,243	-	-	1,243	- 1,055
A5 Transfers between funds	-0	-	-	-	-
A6 Cash funds last year end	3,977	-	-	3,977	5,032
Cash funds this year end	5,220	-	-	5,220	3,977

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

Categories	Details	Unrestricted funds	Restricted funds	Endowment funds
		to nearest £	to nearest £	to nearest £
B1 Cash funds	CASH BALANCE 31.12.2024	5,220	-	-
		-	-	-
		-	-	-

	Total cash funds	5,220	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds	Restricted funds	Endowment funds
		to nearest £	to nearest £	to nearest £
B2 Other monetary assets	Details	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
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 asset belongs	Cost (optional)	Current value (optional)
	DELL VIEW HD157783	UNRESTRICTED	-	1,085,000
	DELL VIEW GARAGE HD584381	UNRESTRICTED	-	INCLUDED ABOVE
	WICK COTTAGE HD583128	UNRESTRICTED	-	1,248,000
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		DENIS OLIVER COLE OBE FCA	31 August 2025	
		RUSSELL WILLIAMSON PhD FRSB	31 August 2025	



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 2024	Charity no (if any)	1180145
Set out on pages	1 - 2 <small>remember to include the page numbers of additional sheets</small>		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024.


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: 02.09.2025

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.