

THE INASMUCH TRUST

England & Wales · Charity number 1186258

Details

Status Registered

Legal form CIO

Registered 2019-11-11

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

Contact

Address 8 Belmont Hill
London
SE13 5BD

Phone 02083184432

Email judi@missionhousing.org.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE, FOR THE PUBLIC BENEFIT, 4.1 TO RELIEVE SICKNESS, OLD AGE AND POVERTY; AND 4.2 TO ADVANCE THE CHRISTIAN FAITH; BY, BUT NOT LIMITED TO, THE PROVISION OF HOMES, REFUGES, REST HOMES AND COMMUNITY HOMES PRIMARILY BUT NOT EXCLUSIVELY FOR RETIRED CHRISTIAN WORKERS AND PERSONS IN NEED ENGAGED IN CHRISTIAN MINISTRY OR IN TRAINING FOR CHRISTIAN MINISTRY AND CHRISTIAN WORK.

Activities: The objects of the trust are to: i. Relieve sickness, old age and poverty, ii. To advance the Christian faith by, but not limited to, the provision of homes, refuges, rest homes and community homes primarily but not exclusively for retired Christian workers, and persons in need, engaged in Christian ministry or in training for Christian ministry and Christian work.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Disability, Religious Activities
- **Who:** Other Defined Groups

Geography

- Lewisham

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£17,488	£7,839	-	-
2023-12-31	£16,408	£8,480	-	-
2022-12-31	£15,400	£8,055	-	-
2021-12-31	£15,400	£8,750	-	-
2020-12-31	£39,610	£3,620	-	-

Trustees

Name	Role	Appointed
Adrian Greenwood	Chair	2019-11-11
Peter David Spencer King		2019-11-11
Richard Francis Gatti		2019-11-11

THE INASMUCH TRUST

England & Wales - Charity number 1186258

Accounts

THE INASMUCH TRUST

Charity No 1186258

Annual Report and Financial Statements

For the year ended 31 December 2024

The Inasmuch Trust

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The Inasmuch Trust
Reference and Administrative Details

Charity Name	The Inasmuch Trust
Charity Registration Number	1186258
Registered and Administrative Office	8 Belmont Hill London SE13 5BD
Trustees	Richard Gatti Adrian Greenwood Peter King Yvonne Emery (Resigned Jun 24)
Secretary	Judi Feasey
Solicitors	Solomon Taylor & Shaw 3 Coach House Yard Hampstead High Street London NW3 1QF
Bankers	Reliance Bank Ltd Faith House 23-24 Lovat Lane London EC3R 8EB
Independent Examiners	Field Sullivan 9 Hare and Billet Road Blackheath London SE3 0RB

Report of the Trustees for the period ending 31 December 2024

The Trustees present their annual report and financial statements of the charity for the year ending 31 December 2024. The financial statements have been prepared in accordance with the relevant accounting policies and Charities Act 2011 Section 132.

Objectives and Activities

The objects of the trust are to:

- i. Relieve sickness, old age and poverty,
- ii. To advance the Christian faith by but not limited to, the provision of homes, refuges, rest homes and community homes primarily but not exclusively for retired Christian workers and persons in need, engaged in Christian ministry or in training for Christian ministry and Christian work.

The CIO has ownership of two properties in South East London. Both properties were owned by a founding Trustee, Beryl Woodley of the former Trust. The rents received from these properties are used as an outworking of the objectives and for furtherance of the objects. The CIO does not engage in active fundraising. The rent on both properties is substantially below that of a market level rent. From 2019 33.33% of one of the properties was sold to the tenant on a shared ownership basis.

During the year grants were issued to support rent payments of Christian workers to the value of £4,757. Grant applications are considered and agreed by the Trustees.

Structure, Governance and Management

The organisation was incorporated on 11 November 2019 as a Charitable Incorporated Organisation to replace the unincorporated Trust of the same name. The current Trustees were all appointed in November 2019 and give their time freely and no Trustee remuneration was paid. Trustees are changed when required on the retirement of a Trustee. During 2024 Yvonne Emery decided to retire from her role as a Trustee. Trustees meet formerly once a year but communicate regularly via electronic format to make decisions on the CIO activities during the year. Administration of the CIO and management of the properties and tenants is carried out by the Secretary as part of her duties as the Operations Manager of Mission Housing Ltd. No management fee or remuneration is paid for this time, which is considered as a gift by Mission Housing to the Inasmuch Trust.

Risk Management

The Trustees are aware of the major risks to which the CIO is exposed. These include the catastrophic loss or damage to a property or a long-term void. Refurbishment of both properties has been undertaken in recent years to minimise major maintenance in the next few years. Rent levels currently more than cover the regular maintenance costs, even though they are at a low level.

Report of the Trustees for the period ending 31 December 2024 - continued

Reserves Policy

Reserves are maintained to cover work to the properties and no major expenditure is made to the properties without the careful consideration of the Trustees. Surveys are undertaken on a quinquennial basis to put together a planned maintenance programme to ensure there are sufficient reserves. Both properties are also visited annually.

Current and Future Plans

The Trust is looking to work alongside Mission Housing Ltd and the grants are provided to those who need in support in meeting rent payments and who meet the objects of the Trust. Or to those who apply to Mission Housing and only need rent support. This can be as a one-off payment or regular smaller sums for a set period. The Trustees will also consider other activities that could benefit from grants in keeping with the objects being mindful of the changing financial situation.

Trustees' responsibilities in relation to the financial statements

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with the applicable law and United Kingdom Accounting Standards. The Trustees are responsible for keeping accounting records with disclose with reasonable accuracy the financial position of the CIO. The Trustees are responsible for safeguarding the assets of the charity and taking reasonable steps to prevent and detect fraud and other irregularities. In accordance with The Charities Act 2011 Section 145 the accounts have been independently examined.

It should be noted that all three Trustees are also Directors of Mission Housing Limited.

Approved by the Trustees and signed on their behalf by:

A. D. Greenwood

A Greenwood
Trustee

Date: 17/7/2025

INDEPENDENT EXAMINER'S UNQUALIFIED REPORT

CIO (ACCOUNTS PREPARED ON A RECEIPTS AND PAYMENTS BASIS)

Independent Examiner's Report to the Trustees of Inasmuch Trust

I report to the trustees on my examination of the accounts of Inasmuch Trust ('the charity') for the year ending 31 December 2024 which comprise the summary of receipts and payments and the statement of assets and liabilities.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the trustees of the charity 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no audit opinion on the accounts and my report is limited to those specific matters set out in the independent examiner's statement.

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 giving me cause to believe that in any material respect:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records.

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



Timothy Sullivan FCA
Field Sullivan Limited
9 Hare & Billet Road, Blackheath, SE3 0RB

Date: 24/7/25

The Inasmuch Trust CIO

Statement of Receipts and Payments for Year Ended 31 December 2024

	Note	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
Receipts					
Rents Received		16,488	-	16,488	15,408
Gift in Kind	1	1,000	-	1,000	1,000
Bank Interest		-	-	-	-
Total Receipts		17,488	-	17,488	16,408
Payments					
Refurbishment		-	-	-	-
Property Maintenance		252	-	252	1,764
Building Insurance		527	-	527	512
Bank Charges		103	-	103	82
Grants		4,757	-	4,757	4,000
Administration	1	1,000	-	1,000	1,000
Professional Fees		1,200	-	1,200	1,122
Total Payments		7,839	-	7,839	8,480
Excess of receipts over payments		9,649	-	9,649	7,928
Transfer					
Cash at bank 31.12.23		57,913	-	57,913	49,985
surplus/deficit this year		9,649	-	9,649	7,928
Cash at bank 31.12.24		67,562	-	67,562	57,913

Signed on behalf of the Trustees on

17/7/2025

A.D.C. Greenwood

Peter King

Adrian Greenwood

Peter King

Inasmuch Trust

Statement of Assets and Liabilities for Year Ended 31 December 2024

	Note	2024 Total All Unrestricted £	2023 Total All Unrestricted £
Bank Balances			
Bank Current Account		67,562	57,913
		<u>67,562</u>	<u>57,913</u>
Fixed Assets			
As at 1 January 2024	2	1,178,355	1,178,355
Additions		-	-
Disposals		-	-
As at 31 December 2024		<u>1,178,355</u>	<u>1,178,355</u>
Net Book Value			
As at 1 January 2024		<u>1,178,355</u>	<u>1,178,355</u>
As at 31 December 2024		<u>1,178,355</u>	<u>1,178,355</u>
Debtors			
Prepayments		264	256
Creditors			
Accruals		1,248	1,200

Note to the Financial Statements for the year ended 31 December 2024

Related Party Transactions

None

1. Administration of the Trust is carried out by the Secretary as part of her duties as the Operations Manager of Mission Housing. This is an estimated £1,000 and is considered a Gift by Mission Housing to the Trust.

2. Properties were not revalued during 2024 so the historic valuation from transfer to the CIO is stated. Properties will be valued on a quinquennial basis

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England & Wales - Charity number 1186258

Accounts

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Charity No 1186258

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Solicitors	Solomon Taylor & Shaw 3 Coach House Yard Hampstead High Street London NW3 1QF
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Independent Examiners	Field Sullivan 9 Hare & Billet Road Blackheath London SE3 0RB

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The organisation was incorporated on 11 November 2019 as a Charitable Incorporated Organisation to replace the unincorporated Trust of the same name. The current Trustees were all appointed in November 2019 and give their time freely and no Trustee remuneration was paid. Trustees are changed when required on the retirement of a Trustee. Trustees meet formerly once a year but communicate regularly via electronic format to make decisions during the year. Administration of the CIO and management of the properties and tenants is carried out by the Secretary as part of her duties as the Operations Manager of Mission Housing Ltd. No management fee or remuneration is paid for this time, which is considered as a gift by Mission Housing to The Inasmuch Trust.

Risk Management

The Trustees are aware of the major risks to which the CIO is exposed. These include the catastrophic loss or damage to a property or a long-term void. Refurbishment of both properties has been undertaken in recent years to minimise major maintenance in the next few years. Rent levels currently more than cover the regular maintenance costs, even though they are at a low level.

Reserves Policy

Reserves are maintained to cover work to the properties and no major expenditure is made to the properties without the careful consideration of the Trustees. Surveys are undertaken on a quinquennial basis to put together a planned maintenance programme to ensure there are sufficient reserves. Both properties are also visited annually.

Current and Future Plans

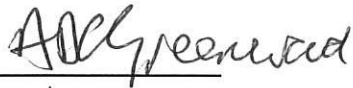
The Trust works alongside Mission Housing Ltd and the CIO assets provide grants to those who need in support in meeting rent payments and who meet the objects of the Trust. This can be as a one-off payment or regular smaller sums for a set period. The Trustees will also consider other activities that could benefit from grants in keeping with the objects being mindful of the changing financial situation.

Report of the Trustees for the period ending 31 December 2023 - continued

Trustees' responsibilities in relation to the financial statements

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with the applicable law and United Kingdom Accounting Standards. The Trustees are responsible for keeping accounting records with disclose with reasonable accuracy the financial position of the CIO. The Trustees are responsible for safeguarding the assets of the charity and taking reasonable steps to prevent and detect fraud and other irregularities. In accordance with The Charities Act 2011 Section 145 the accounts have been independently examined.

Approved by the Trustees and signed on their behalf by:



A Greenwood
Trustee

Date: 14 March 2024

INDEPENDENT EXAMINER'S UNQUALIFIED REPORT

CIO (ACCOUNTS PREPARED ON A RECEIPTS AND PAYMENTS BASIS)

Independent Examiner's Report to the Trustees of Inasmuch Trust

I report to the trustees on my examination of the accounts of Inasmuch Trust ('the charity') for the year ending 31 December 2023 which comprise the summary of receipts and payments and the statement of assets and liabilities.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the trustees of the charity 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no audit opinion on the accounts and my report is limited to those specific matters set out in the independent examiner's statement.

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 giving me cause to believe that in any material respect:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records.

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



Timothy Sullivan FCA
Field Sullivan Limited
9 Hare & Billet Road, Blackheath, SE3 0RB

Date: 18/3/24

The Inasmuch Trust CIO

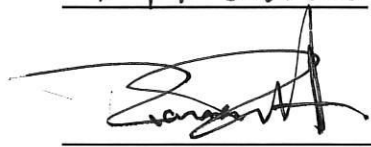
Statement of Receipts and Payments for Year Ended 31 December 2023

	Note	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
Receipts					
Rents Received		15,408	-	15,408	14,400
Gift in Kind	1	1,000	-	1,000	1,000
Bank Interest		-	-	-	-
Total Receipts		16,408	-	16,408	15,400
Payments					
Refurbishment		-	-	-	926
Property Maintenance		1,764	-	1,764	78
Building Insurance		512	-	512	458
Bank Charges		82	-	82	71
Grants		4,000	-	4,000	4,502
Administration	1	1,000	-	1,000	1,000
Professional Fees		1,122	-	1,122	1,020
Total Payments		8,480	-	8,480	8,055
Excess of receipts over payments		7,928	-	7,928	7,345
Transfer					
Cash at bank 31.12.22		49,985	-	49,985	42,640
surplus/deficit this year		7,928	-	7,928	7,345
Cash at bank 31.12.23		57,913	-	57,913	49,985

Signed on behalf of the Trustees on

Adrian Greenwood

Adrian Greenwood

14 March 2024


~~Peter King~~ RICHARDO GATTI

Inasmuch Trust

Statement of Assets and Liabilities for Year Ended 31 December 2023

	Note	2023 Total All Unrestricted £	2022 Total All Unrestricted £
Bank Balances			
Bank Current Account		57,913	49,985
		<u>57,913</u>	<u>49,985</u>
Fixed Assets			
As at 1 January 2022	2	1,178,355	1,178,355
Additions		-	-
Disposals		-	-
As at 31 December 2022		<u>1,178,355</u>	<u>1,178,355</u>
Net Book Value			
As at 1 January 2022		<u>1,178,355</u>	<u>1,178,355</u>
As at 31 December 2022		<u>1,178,355</u>	<u>1,178,355</u>
Debtors			
Prepayments		256	214
Creditors			
Accruals		1,200	1,122

Note to the Financial Statements for the year ended 31 December 2023

Related Party Transactions

None

1. Administration of the Trust is carried out by the Secretary as part of her duties as the Operations Manager of Mission Housing. This is an estimated £1,000 and is considered a Gift by Mission Housing to the Trust.

2. Properties were not revalued during 2023 so the historic valuation from transfer to the CIO is stated. Properties will be valued on a quinquennial basis

THE INASMUCH TRUST

England & Wales - Charity number 1186258

Accounts

THE INASMUCH TRUST

Charity No 1186258

Annual Report and Financial Statements

For the year ended 31 December 2022

The Inasmuch Trust

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The Inasmuch Trust
Reference and Administrative Details

Charity Name	The Inasmuch Trust
Charity Registration Number	1186258
Registered and Administrative Office	8 Belmont Hill London SE13 5BD
Trustees	Richard Gatti Adrian Greenwood Peter King Yvonne Emery
Secretary	Judi Feasey
Solicitors	Solomon Taylor & Shaw 3 Coach House Yard Hampstead High Street London NW3 1QF
Bankers	Reliance Bank Ltd Faith House 23-24 Lovat Lane London EC3R 8EB
Independent Examiners	Field Sullivan 9 Hare & Billet Road Blackheath London SE3 ORB

INDEPENDENT EXAMINER'S UNQUALIFIED REPORT

CIO (ACCOUNTS PREPARED ON A RECEIPTS AND PAYMENTS BASIS)

Independent Examiner's Report to the Trustees of Inasmuch Trust

I report to the trustees on my examination of the accounts of Inasmuch Trust ('the charity') for the year ending 31 December 2022 which comprise the summary of receipts and payments and the statement of assets and liabilities.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

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

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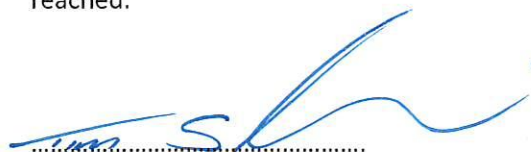
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Independent examiner's statement

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- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records.

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



Timothy Sullivan FCA
Field Sullivan Limited
9 Hare & Billet Road, Blackheath, SE3 0RB

Date: 27/7/23

The Inasmuch Trust CIO

Statement of Receipts and Payments for Period Ended 31 December 2022

	Note	Unrestricted Funds £	Restricted Funds £	2022 Total £	2021 Total £
Receipts					
Rents Received		14,400	-	14,400	14,400
Gift in Kind	1	1,000	-	1,000	1,000
Bank Interest		-	-	-	-
From The Inasmuch Trust		-	-	-	-
Total Receipts		<u>15,400</u>	<u>-</u>	<u>15,400</u>	<u>15,400</u>
Payments					
Refurbishment		926	-	926	3,000
Property Maintenance		78	-	78	348
Building Insurance		458	-	458	423
Bank charges		71	-	71	43
Grants		4,502	-	4,502	3,000
Administration	1	1,000	-	1,000	1,000
Professional Fees		1,020	-	1,020	936
Sub Total		<u>8,055</u>	<u>-</u>	<u>8,055</u>	<u>8,750</u>
Asset Purchases		-	-	-	-
Total Payments		<u>8,055</u>	<u>-</u>	<u>8,055</u>	<u>8,750</u>
Excess of receipts over payments		7,345	-	7,345	6,650
Transfer					
Cash at bank 31 December 2021		42,640	-	42,640	35,990
Surplus/(deficit) this period		7,345	-	7,345	6,650
Cash at bank 31 December 2022		<u>49,985</u>	<u>-</u>	<u>49,985</u>	<u>42,640</u>

Signed on behalf of the Trustees on

23 MAY 2023

A.D.C. Greenwood

Adrian Greenwood


 RICHARD GATTI
~~Peter King~~

The Inasmuch Trust CIO

Statement of Assets and Liabilities as at 31 December 2022

	Note	2022 Total All unrestricted £	2021 Total All unrestricted £
Bank Balances			
Bank Current Account	2	49,985	42,640
		<u>49,985</u>	<u>42,640</u>
Fixed Assets			
As at 1 January 2022		1,178,355	1,178,355
Transfer of properties	2	-	-
Disposals		-	-
As at 31 December 2022		<u>1,178,355</u>	<u>1,178,355</u>
Net Book Value			
As at 1 January 2022		<u>1,178,355</u>	<u>1,178,355</u>
As at 31 December 2022		<u>1,178,355</u>	<u>1,178,355</u>
Debtors			
Prepayments		214	197
Creditors			
Accruals		1,122	1,020

Note to the Financial Statements for the period ended 31 December 2022

Note 1 Related Party Transactions

Administration of the CIO is carried out by the Secretary as part of her duties as the Operations Manager of Mission Housing. This is an estimated £1,000 and is considered a Gift by Mission Housing to the CIO.

Note 2 Assets and liabilities

Properties were not revalued during 2022, so the historic valuation from the transfer to the CIO is stated.

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The Inasmuch Trust

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Objectives and Activities

The objects of the trust are to:

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- ii. To advance the Christian faith by but not limited to, the provision of homes, refuges, rest homes and community homes primarily but not exclusively for retired Christian workers and personnel in need, engaged in Christian ministry or in training for Christian ministry and Christian work.
- iii.

The CIO has ownership of two properties in South East London. Both properties were owned by a founding Trustee, Beryl Woodley of the former Trust. She gifted one property to the old Trust when it was constituted in 1987. The second was gifted to the old Trust in Beryl's will following her death in 2015. The rents received from these properties are used as an outworking of the objectives and for furtherance of the objects. The CIO does not engage in active fundraising. The rent on both properties is substantially below that of a market level rent. From 2019 33.33% of one of the properties was sold to the tenant on a shared ownership basis.

Structure, Governance and Management

The organisation was incorporated on 11 November 2019 as a Charitable Incorporated Organisation to replace the unincorporated Trust, of the same name. The current Trustees were all appointed in November 2019 and give their time freely and no Trustee remuneration was paid. Trustees are changed when required on the retirement of a Trustee. Trustees meet formerly once a year but communicate regularly via electronic format to make decisions on the CIO activities during the year. Administration of the CIO and management of the properties and tenants is carried out by the Secretary as part of her duties as the Operations Manager of Mission Housing Ltd (MH). No management fee or remuneration is paid for this time, which is considered as a gift by MH to the Inasmuch Trust.

Risk Management

The Trustees are aware of the major risks to which the CIO is exposed. These include the catastrophic loss or damage to a property or a long-term void. As such the properties are insured to cover the reinstatement costs by a reputable insurance company. Refurbishment of both properties has been undertaken in recent years to minimise major maintenance in the next few years. Rent levels currently more than cover the regular maintenance costs, even though they are at a low level.

Reserves policy

Reserves are maintained to cover work to the properties and no major expenditure is made to the properties without the careful consideration of the Trustees. A survey is to be undertaken in 2022 to put together a planned maintenance programme to ensure there are sufficient reserves.

The Inasmuch Trust

Report of the Trustees for the period ending 31 December 2021 - continued

Grants

During the year grants were issued for £3,000 to those who had applied for support, via Mission Housing, as they had difficulties meeting their rent due to a change in personal circumstances. Two households were supported in this manner.

Current and Future Plans

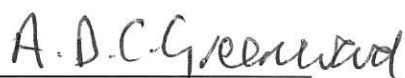
The Trust is continuing to work alongside Mission Housing Ltd to use its assets to provide grants to those who need support in meeting rent payments and who meet the objects of the Trust. This may be a one off payment or a regular small amount for a set period. All grant decisions are agreed by the Trustees.

The Trustees will also consider other activities that could benefit from grants in keeping with the objects for future development, especially being mindful of the changing financial conditions.

Trustees' responsibilities in relation to the financial statements

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with the applicable law and United Kingdom Accounting Standards. The Trustees are responsible for keeping accounting records with disclose with reasonable accuracy the financial position of the CIO. The Trustees are responsible for safeguarding the assets of the charity and taking reasonable steps to prevent and detect fraud and other irregularities. In accordance with The Charities Act 2011 Section 145 the accounts have been independently examined.

Approved by the Trustees and signed on their behalf by:



A Greenwood

Trustee

Date: 22.09.2022

The Inasmuch Trust

Independent Examiner's Report to the Trustees of The Inasmuch Trust

I report to the trustees on my examination of the accounts of The Inasmuch Trust ('the charity') for the period ended 31 December 2021 which comprise the summary of receipts and payments and the statement of assets and liabilities.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the trustees of the charity 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no audit opinion on the accounts and my report is limited to those specific matters set out in the independent examiner's statement.

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 giving me cause to believe that in any material respect:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records.

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



Timothy Sullivan FCA
Field Sullivan Limited
70 Royal Hill
London
SE10 8RF

Date: 27/10/22

The Inasmuch Trust CIO

Statement of Receipts and Payments for Period Ended 31 December 2021

	Note	Unrestricted Funds £	Restricted Funds £	2021 Total £	2020 Total £
Receipts					
Rents Received		14,400	-	14,400	4,800
Gift in Kind	1	1,000	-	1,000	1,000
Bank Interest		-	-	-	-
From The Inasmuch Trust		-	-	-	33,810
Total Receipts		15,400	-	15,400	39,610
Payments					
Refurbishment		3,000	-	3,000	-
Property Maintenance		348	-	348	-
Building Insurance		423	-	423	388
Bank charges		43	-	43	-
Grants		3,000	-	3,000	-
Administration	1	1,000	-	1,000	1,000
Professional Fees		936	-	936	2,232
Sub Total		8,750	-	8,750	3,620
Asset Purchases		-	-	-	-
Total Payments		8,750	-	8,750	3,620
Excess of receipts over payments		6,650	-	6,650	35,990
Transfer					
Cash at bank 31 December 2020		35,990	-	35,990	-
surplus/deficit this period		6,650	-	6,650	35,990
Cash at bank 31 December 2021		42,640	-	42,640	35,990

Signed on behalf of the Trustees on

22.09.2022

A.D.C. Greenwood

Peter King

Adrian Greenwood

Peter King

Inasmuch Trust

Statement of Assets and Liabilities as at 31 December 2021

	Note	2021 Total All unrestricted £	2020 Total All unrestricted £
Bank Balances			
Bank Current Account	2	<u>42,640</u>	<u>35,990</u>
		<u>42,640</u>	<u>35,990</u>
Fixed Assets			
As at 1 January 2021		1,178,355	-
Transfer of properties	2	-	1,178,355
Disposals		<u>-</u>	<u>-</u>
As at 31 December 2021		<u>1,178,355</u>	<u>1,178,355</u>
Net Book Value			
As at 1 January 2021		<u>1,178,355</u>	<u>1,178,355</u>
As at 31 December 2020		<u>1,178,355</u>	<u>1,178,355</u>
Debtors			
Prepayments		197	181
Creditors			
Accruals		1,020	3,936

Note to the Financial Statements for the period ended 31 December 2020

Note 1 Related Party Transactions

Administration of the CIO is carried out by the Secretary as part of her duties as the Operations Manager of Mission Housing. This is an estimated £1,000 and is considered a Gift by Mission Housing to

Note 2 Assets and liabilities

Properties were not revalued during 2021, so the historic valuation from the transfer to the CIO is stated.

THE INASMUCH TRUST

England & Wales - Charity number 1186258

Accounts

THE INASMUCH TRUST

Charity No 1186258

Annual Report and Financial Statements

For the year ended 20 December 2020

The Inasmuch Trust

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The Inasmuch Trust

Reference and Administrative Details

Charity Name	The Inasmuch Trust
Charity Registration Number	1186258
Registered and Administrative Office	8 Belmont Hill London SE13 5BD
Trustees	Richard Gatti Adrian Greenwood Peter King Yvonne Emery
Secretary	Judi Feasey
Solicitors	Solomon Taylor & Shaw 3 Coach House Yard Hampstead High Street London NW3 1QF
Bankers	Reliance Bank Ltd Faith House 23-24 Lovat Lane London EC3R 8EB
Independent Examiners	Field Sullivan 70 Royal Hill Greenwich London SE10 8RF

Report of the Trustees for the period ending 31 December 2020

The Trustees present their annual report and financial statements of the charity for the year ending 31 December 2020. The financial statements have been prepared in accordance with the relevant accounting policies and Charities Act 2011 Section 132.

Structure, Governance and Management

The Trust was incorporated on 11 November 2019 as a Charitable Incorporated Organisation to replace the unincorporated Trust, of the same name.

The objects of the trust are to:

- i. Relieve sickness, old age and poverty,
- ii. To advance the Christian faith by but not limited to, the provision of homes, refuges, rest homes and community homes primarily but not exclusively for retired Christian workers and persons in need, engaged in Christian ministry or in training for Christian ministry and Christian work.

The Trust has ownership of two properties in South East London. Both properties were owned by a founding Trustee, Beryl Woodley of the former Trust. She gifted one property to the Trust when it was constituted in 1987. The second was gifted to the Trust in Beryl's will following her death in 2015. The rents received from these properties are used as an outworking of the objectives and for furtherance of the objects. The Trust does not engage in active fundraising. The rent on both properties is substantially below that of a market level rent. From 2019 33.33% of one of the properties was sold to the tenant on a shared ownership basis.

The current Trustees were all appointed in November 2019 and give their time freely and no Trustee remuneration was paid. Trustees are changed when required on the retirement of a Trustee. Trustees meet formerly once a year but communicate regularly via electronic format to make decisions on the Trust activities during the year.

Administration of the Trust and management of the properties and tenants is carried out by the Secretary as part of her duties as the Operations Manager of Mission Housing Ltd (MH). No management fee or remuneration is paid for this time, which is considered as a gift by MH to the Inasmuch Trust.

Risk Management

The Trustees are aware of the major risks to which the Trust is exposed. These include the catastrophic loss or damage to a property or a long-term void. Refurbishment of both properties has been undertaken in recent years to minimise major maintenance in the next few years. Rent levels currently more than cover the regular maintenance costs, even though they are at a low level.

Reserves are maintained to cover work to the properties and no major expenditure is made to the properties without the careful consideration of the Trustees.

Current and Future Plans

The Trust is looking to work alongside Mission Housing Ltd and to use its assets to provide grants to those who apply to Mission Housing and need support with housing in line with the objects of the Trust.

The Trustees will also consider other activities that could benefit from grants and small loans in keeping with the objects for future development.

Trustees' responsibilities in relation to the financial statements

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with the applicable law and United Kingdom Accounting Standards. The Trustees are responsible for keeping accounting records with disclose with reasonable accuracy the financial position of the Trust. The Trustees are responsible for safeguarding the assets of the charity and taking reasonable steps to prevent and detect fraud and other irregularities. In accordance with The Charities Act 2011 Section 145 the accounts have been independently examined.

Approved by the Trustees and signed on their behalf by:

A Greenwood
Trustee

Date: _____

INDEPENDENT EXAMINER'S UNQUALIFIED REPORT

UNINCORPORATED CHARITY OR CIO (ACCOUNTS PREPARED ON A RECEIPTS AND PAYMENTS BASIS)

Independent Examiner's Report to the Trustees of Inasmuch Trust

I report to the trustees on my examination of the accounts of Inasmuch Trust ('the charity') for the year ending 20 December 2020 which comprise the summary of receipts and payments and the statement of assets and liabilities.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the trustees of the charity 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the accounts. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no audit opinion on the accounts and my report is limited to those specific matters set out in the independent examiner's statement.

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 giving me cause to believe that in any material respect:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records.

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

.....

Timothy Sullivan FCA

Field Sullivan Limited

70 Royal Hill

19/09/2019

The Inasmuch Trust CIO

Statement of Receipts and Payments for Year Ended 31 December 2020

	Unrestricted Funds	Restricted Funds	Total 2020	Total Nov- Dec 2019
	£	£	£	£
Receipts				
Rents Received	4,800	0	4,800	0
Gift in Kind (1)	1,000	0	1,000	0
Bank Interest	0	0	0	0
From The Inasmuch Trust	33,810	0	33,810	0
Sub Total	<u>39,610</u>	<u>0</u>	<u>39,610</u>	<u>0</u>
Fixed Asset Sale Proceeds		0	0	0
Total Receipts	<u>39,610</u>	<u>0</u>	<u>39,610</u>	<u>0</u>
Payments				
Refurbishment	0	0	0	0
Property Maintenance	0	0	0	0
Building Insurance	388	0	388	0
Administration (1)	1,000	0	1,000	0
Professional Fees	2,232	0	0	0
Sub Total	<u>3,620</u>	<u>0</u>	<u>3,620</u>	<u>0</u>
Asset Purchases	0	0	0	0
Total Payments	<u>3,620</u>	<u>0</u>	<u>3,620</u>	<u>0</u>
Excess of receipts over payments	35,990	0	35,990	0
Transfer				
Cash at bank 31.12.19	0		0	0
surplus/deficit this year	35,990		35,990	0
Cash at bank 31.12.20	<u>35,990</u>		<u>35,990</u>	<u>0</u>

Signed on behalf of the Trustees on _____

Adrian Greenwood

Peter King

Inasmuch Trust

Statement of Assets and Liabilities for Year Ended 31 December 2020

	Note	Total 2020 £
Bank Balances		
Bank Current Account	2	<u>35,990</u> <u>35,990</u>
Fixed Assets		
As at 11 Nov 2019		0
Transfer of propeireites	2	1,178,355
Disposals		0
As at 20 December 2020		<u>1,178,355</u>
Net Book Value		
As at 11 Nov 2019		<u>1,178,355</u>
As at 31 December 2020		<u>1,178,355</u>
Debtors		0
Creditors		
Independent Examination		0

Note to the Financial Statements for the year ended 31 December 2020

Related Party Transactions

None

1. Administration of the Trust is carried out by the Secretary as part of her duties as the Operations Manager of Mission Housing. This is an estimated £1,000 and is considered a Gift by Mission Housing to the Trust.

2. All Assets and Liabilities were transferred from the unincorporated The Inasmuch Trust during 2020