



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	1 st	January	2023		31 st	December	2023

Section A Reference and administration details

Charity name St Sarkis Property CIO

Other names charity is known by

Registered charity number (if any) 1193413

Charity's principal address Armenian Church Hall

Iverna Gardens

London

Postcode W8 6TP

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	Stephen Setrag Mouradian – Honorary President			
2	Hovan Torosyan			
3	Varsenig Haroutunian		(resigned 19 th June 2023)	
4	Armen Der Hakobian			
5	Olivier Djololian			
6	Christopher Sarkis George Kurkjian FCSI - Chair			
7	Yuri Khodjamirian			
8	Alexander Adamov			
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)

Constitution

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

Charitable Incorporated Organisation

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

Appointed by

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.

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Section C Objectives and activities

Summary of the objects of the charity set out in its

To advance the Armenian Orthodox Christian faith for the benefit of the public by:

governing document

1. Holding the land known as the Church of St Sarkis at Iverna Gardens, Kensington, London W8 6TP;
2. Permitting it to be used as a place of public worship, primarily but not exclusively, by the members of the Armenian Church
3. Providing a residence for the clergyman and his family, such clergyman to be selected and appointed by a majority of a body consisting of the trustees and the members (not exceeding three in number) of the parish council and to be removable by the same body
4. Maintaining, repairing and improving the church and any associated buildings to facilitate such worship;
5. Making any surplus funds available for such other wholly charitable purposes associated with A) the holdings of the land B) the upkeep and improvement of buildings upon the land; and C) facilitating a place of worship; as the trustees in their absolute discretion see fit.

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)

Working with Schools and other Charities outside of the Armenian Community.
Working with the St Sarkis Parish Council, Choir and Priest.
Contributing to the (The Diocesan centre)
Working with the wider community by making the Hall available at evening and weekends for public, private & corporate events.

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.

Section D

Achievements and performance

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

Maintaining and improving the buildings for the benefit of all.

Section E

Financial review

Brief statement of the charity's policy on reserves

The Trustees endeavour to have sufficient reserves to continue the running of the Church, Church Hall and vicarage for the foreseeable future.

Details of any funds materially in deficit

No funds are 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.

Section F**Other optional information****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)		
Position (eg Secretary, Chair, etc)		
Date		



Receipts and payments accounts

CC16a

For the period
from

1/1/2023

To

12/31/2023

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					
Hire of church hall	8,098	-	-	8,098	786
Interest	898	-	-	898	3
Growing space	-	-	-	-	18,098
Gross dividends from UK listed shares and bonds	21,930	-	-	21,930	-
Donations	8,501	-	-	8,501	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	39,427	-	-	39,427	18,887
A2 Asset and investment sales, (see table).					
Transactions with Armenian Church	- 63,154	-	-	- 63,154	100
Transfer with JM Finn	-	-	-	-	-
Purchase/disposal of investments	70,121	-	-	70,121	-
Sub total	6,967	-	-	6,967	100
Total receipts	46,394	-	-	46,394	18,987
A3 Payments					
Bank charges	4,160	-	-	4,160	26
Legal and professional	6,449	-	-	6,449	160
Ministerial expenses	34,191	-	-	34,191	-
Cleaning	400	-	-	400	-
General repairs and renewals	260	-	-	260	-
Insurance	586	-	-	586	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	46,046	-	-	46,046	186
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	46,046	-	-	46,046	186
Net of receipts/(payments)	348	-	-	348	18,801
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	18,801	-	-	18,801	-
Cash funds this year end	19,149	-	-	19,149	18,801

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	CAF Bank	361	-	-
	Paypal account	597	-	-
	JM Finn	18,191	-	-
	Total cash funds	19,149	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Listed securities	Unrestricted	824,324	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	Armenian Church of St Sarkis	Unrestricted	831,771	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	

**Independent examiner's report
For the year ended 31 December 2023**

Independent examiner's report to the Trustees of St Sarkis Property CIO (the 'Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2023.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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 an Independent examiner's 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 or for this report.

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 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 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 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Signed:

Dated:

15/10/2024