



# **Wycliffe Independent Church**

**A Charitable Incorporated Organisation (CIO)**

## **Trustees' Annual Report & Accounts**

**For the year ending 31 December 2024**

**Registered number 1201250**



## **Wycliffe Independent Church (CIO) Trustees' Annual Report for the year ending 31 December 2024**

### **Charity Reference and Administration**

**Registered Number:** 1201250

**Registered:** 06 December 2022

**Church Location and Contact Address:**

Wycliffe Independent Church, Hickmott Road, Sheffield, South Yorkshire S11 8QF

**Managing Trustees:**

The Trustees of the church are the persons appointed as the church's Pastors and Elders. Those in office throughout the year 2024 and to the date of compiling this report are:

<b>Name</b>	<b>Appointed</b>	<b>Position</b>
Edward Collier	08 June 2022	Co-Pastor (Chair of trustees to July 2023)
Ben Udejiofo	08 June 2022	Elder
James Leverton	08 June 2022	Co-Pastor
Stefan Cantore	08 June 2022	Elder (Chair of trustees from July 2023)
Dave Nash	08 June 2022	Elder
Andrew Thomson	07 February 2024	Elder

**Bankers:**

Charities Aid Foundation (CAF), 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4TA

**Advisors:**

The Evangelical Fellowship of Congregational Churches (EFCC), PO Box 34, Beverley, East Yorkshire HU17 0YY

**Public Benefit Declaration:**

In compiling this report and in exercising their powers and duties, the Trustees have had due regard to the guidance on public benefit published by the Commission, and in particular the guidance on charities for the advancement of religion.

**Supplementary Note Pertaining to This Year's Annual Report and Associated Accounts:**

The new CIO was incorporated in December 2022. However, the funds only transferred from the predecessor organisation at the end of April 2023. Consequently, the comparative figures in the accounts only include receipts and payments for 8 months of the year.





## Structure, Governance and Management

### Governing Document

The Constitution was adopted by the members of Wycliffe Independent Church at a meeting held on 18 May 2022, and was approved by the Charity Commission on 6 December 2022.

Wycliffe Independent Church is committed to the historic Christian faith revealed in Holy Scripture and expressed in the Savoy Declaration of Faith and Order as applied by the Church, which is summarised in the EFCC Basis of Faith. The Constitution and associated handbook contain a set of church rules including details concerning meetings, membership and the appointment of church officers. The church's Trustees (Pastors and Elders) are elected by the church by secret ballot at a church meeting, if at least 60% vote in favour.

### Governance and Management

The Pastors and Elders (Trustees) hold formal business meetings monthly, and also meet periodically for business meetings jointly with the Deacons and staff, to oversee and take decisions on the governing of the church. In addition, they meet informally, and monthly for prayer and to discuss urgent pastoral matters. Major church decisions are subject to approval at a church members' meeting. At the end of December 2024 there were 99 full (voting) church members. Our membership is committed, with many serving in various different capacities, enabling a whole range of church activities to take place.

The Trustees are helped in practical matters by Deacons who are similarly appointed by the Church members. There are currently nine Deacons. As well as working together as a team, each Deacon may have a specific area of responsibility, for example finance, building maintenance; they also work together to take general responsibility for other practical matters. Deacons generally meet together monthly.

As an independent church, governed on congregational principles, the church is entirely self-governing, under God's rule. However, we are glad to be associated formally with other churches through membership of the Evangelical Fellowship of Congregational Churches (EFCC). This not only provides Christian fellowship, but also practical guidance, help, support and legal advice when needed.

### Management Activity in 2024 to Preserve the Trust's Function

- **Safeguarding:** One of the Deacons acts as Safeguarding Lead and another a Deputy. They maintain oversight of our practices with children and vulnerable adults. One of the Trustees holds the role of Safeguarding Trustee.
- **Health and Safety, Fire and other emergencies:** Annual servicing of the gas boiler alongside regular testing and servicing of the fire alarm system and the emergency lighting systems was carried out. In September 2024 we hired an external organisation to carry out a fire risk assessment and help us implement and maintain a fire management plan.
- **Food Safety:** Food hygiene training and/or allergy awareness courses have been undertaken by many group leaders or helpers where food is offered on the premises.





- **First Aid:** Certified first aid training was previously provided for 9 people in addition to a number of others who hold certification through their work. We aim to run first aid training every 1.5 years since the qualification lasts for three years.
- **General Data Protection Regulation (GDPR):** A full review of all existing data policies was undertaken in May 2023. Greater detail and clarification were included in the privacy statement and related policies and all contacts were required to renew their ongoing consent for the church administrators to process their data. Work was done in 2024 ensuring information we hold in the Children's section of our church management software complied with GDPR.

### Hickmott Road Premises

The premises was transferred to Wycliffe Independent Church in March 2024 and came under the ownership of the CIO – see the notes to the accounts.

## Objectives, Activities and Achievements to the Public Benefit

### Charitable Objectives

The charitable objectives of the church, set out in its constitution, are:

- The advancement of the Christian faith in accordance with the basis of faith primarily but not exclusively within Sheffield and the surrounding neighbourhood;
- Such other charitable purposes as shall, in the opinion of the charity trustees, put into practice the Christian faith in accordance with the basis of faith, including but not limited to the prevention and relief of need, hardship and sickness;
- The advancement of education; and the provision of facilities in the interests of social welfare for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disability, financial hardship or social circumstances with the object of improving their conditions of life; provided that the advancement of such purposes must be undertaken in a manner that is consistent with the doctrinal distinctives and ethical statements as may be adopted and amended by the church from time to time in accordance with the provisions of the church handbook.

Wycliffe Independent Church encourages ordinary people to live out their faith in families, workplaces and the general community. We believe that the message of Jesus Christ is the best news in the world and is for all people of all ages.





## Church Activities

### Pastoral Care and Support

“First line” pastoral care is given by the Elders, who are responsible for a specific group of members and regular worshippers. The Pastors direct overall pastoral care and deal with the more demanding and difficult issues that occur from time to time. Home Group leaders and members generally are also encouraged to give spiritual and practical support and care for each other.

Spiritual help and guidance may be given by the Pastors and Elders by personal visits or by telephone.

Examples of practical support and care include hospital and sick visiting, helping with transport for elderly and frail people, providing meals for those needing help because of illness, childbirth etc, supporting families with young children, and helping those in life-changing situations such as getting married, bereavement or moving house. A Diaconal Fund is also administered by the Deacons to help with financial needs in exceptional cases.

The church invited Christian Safeguarding Services (CSS) to conduct an independent review of pastoral provision within the church. The church received their report in April 2023. Considering how to respond to the recommendations was the focus of an Elders’ away day and various other meetings.

### Arrangements for Sunday Services

From January 2018 until September 2024 the church held its Sunday morning services in the main school hall at King Edward VII School (KES), about one mile from the current church building. However, since September 2024, all church activities, including our two Sunday services, are based at the Hickmott Road building. Since restarting meetings after Covid lockdown, Sunday services and Wednesday evening meetings are mainly accessible online via Zoom for those unable to join us in person.

### Regular Church Life

Our usual pattern is to meet twice each Sunday for public worship (preaching, Bible reading, prayer and singing) and on Wednesdays for Bible study and prayer.

We provide activities for a wide range of groups of people including: children and young people, women, men, carers and toddlers, students, people with psychological struggles, and senior citizens. Our Pastors are always willing to offer support and pastoral care to those who request or need it. The church website <https://www.wycliffechurch.org.uk/> has details of activities and recordings of Sunday sermons are made available online for those who cannot attend in person.

### Public Worship

Usual attendance for Sunday services has been from 140 to 200 (mornings) and 70-100 (evenings). Ages range from young babies to those over ninety years old. During the Sunday morning service, we provided creche for young children each week, held Sunday school for primary age children during term-time, and held a Bible Study group for young people in school years Y7 to Y9 periodically. People from other countries and ethnic groups worship together, with the meetings open to all who wish to come.





Sunday meetings have remained accessible online for those unable (usually for health reasons) to join us in person.

Wednesday evening meetings are held at Hickmott Road fortnightly (and are usually also accessible online) and are mainly attended by members and those who attend regularly on Sundays, though anyone is free to join us. Twice monthly Wednesday meetings are held in smaller groups in homes around Sheffield, for Bible study and prayer. Each group has a small team of leaders, which includes the Elders and Pastors.

### **Activities for Parents, Carers, Toddlers and Young People**

- Noah's Ark group meets each Wednesday morning during term-time at Hickmott Road (free of charge) for pre-school children and their carers. At Noah's Ark the children enjoy playing, craft activities, singing and a short Bible talk. In December, our annual Family Carol Service was held for Noah's Ark and Sunday School families.
- On Fridays Explorers (primary school age) and YAWN (Youth At Wycliffe Night!) for those secondary school age, both meet and cater for children from church families, their friends, and others who have been contacted through local outreach work. Explorers has included games, crafts, singing and quizzes as well as Bible based teaching. YAWN has a Bible based talk followed by activities.
- On Tuesday evenings (during term-time), two to three times a month, a bible study and social gathering is held at a member's home for young people in school years 10-13.

### **Activities for Senior Citizens**

An afternoon meeting (Tuesday Club) is held monthly for Senior Citizens and their friends. Some of those attending are from the church, but others come by personal invitation and word of mouth locally, and via contacts made with local residential homes and flats for elderly people; help is provided with transport for those unable to come unaided. Around fifteen to twenty people, plus helpers, usually attend each month and enjoy an activity (usually a quiz), sometimes themed according to time of year or events such as the Jubilee; a light tea is provided free of charge by the church, and a Bible-based talk.

### **Activities for Students**

Sheffield has two large universities. The church is located close to university-provided accommodation and many of the houses in the area surrounding the church are let to students. Throughout the year all students attending the church are offered spiritual and practical support, including on a practical level, an invitation to have Sunday lunch with families from the church. A great deal of informal support is given to these young people, some of whom are away from home for the first time.

### **Local Support and Outreach Activities**

- At Christmas a small group of people from the church sang carols in the locality, and we also gave out invitations to Christmas services.
- A literature table outside the church and tract distribution have taken place at times and especially when there is a local market event.
- In partnership with other local churches, we run a 'Soup Kitchen' for homeless people. This involves a team of five or six preparing soup and hot drinks, collecting food donated by a Sheffield pasty company, and taking this to a city centre site. After the Soup Kitchen, any unused food is taken to the Salvation Army hostel, so any waste is minimal. Wycliffe members usually provide this service fortnightly.





### **Wider Support and Overseas Missionary Outreach**

- Wycliffe Church remains committed to financial support of the church plant to Crystal Peaks Church until it becomes financially self-sufficient. Financial support will taper off, but it will continue to help with preaching and teaching resources as requested.
- Financial support for a member who is now a pastor in a church in Taiwan continues, but will also taper off over the next few years.
- Financial and other support was also given to other Christian charities in 2024, most of whom have links with Wycliffe Church members. These include:
  - TASTE - providing sustainable water technology in Nigeria
  - Caring for Life - sharing the love of Jesus with homeless and vulnerable people by providing accommodation, ongoing support, love and friendship in Leeds
  - Morning Star Children's Centres - in Welkom and surrounding centres in South Africa caring for parents and children who are affected by HIV/AIDS
  - Equipping Pastors Worldwide (EPW). This mission focusses on providing materials and training for under-resourced pastors primarily in Africa and Asia. There have been historic links with activity in Uganda, but this has expanded in the last couple of years given the recent role one of the Wycliffe trustees (Stefan Cantore) who is supporting the development and implementation of mission strategy. He is on the Board of EPW as a trustee. A former Associate Pastor of Wycliffe, with whom we maintain close links, continues visiting Uganda each year to deliver pastor training conferences. He is also involved in the leadership of EPW.
  - A couple working with The Oakes residential centre in Sheffield where young people, either as individuals, or as school or church groups, can enjoy activity holidays and hear the Christian message.
  - A couple with their children who worked until 2024 in a Christian hospital in Peru.
  - European Mission Fellowship (EMF) - establishing biblical Christianity throughout Europe through evangelism, church-planting, supporting gospel churches, and training of UK and indigenous pastors and evangelists.
  - The Christian Institute in UK – existing for the furtherance and promotion of the Christian religion in the United Kingdom and the advancement of education
  - Open Hands - offering housing and support to destitute asylum seekers in Sheffield who have lost all other support.
  - Albanian Evangelical Mission – seeking to support churches further the Gospel in the country.
  - An annual donation is also made to the EFCC to help fund their work supporting and advising congregational churches.
  - We gave a number of one-off donations during 2024; towards the costs of a members going on short-term (less than 3 weeks) visits to support relief work in other countries.

### **Other Activities**

- The church also holds a monthly meeting (In Mind), supporting those (mainly people who attend the church) with psychological struggles.
- At Christmas there is a craft evening where the congregation invite friends who are not Christians to enjoy various craft activities and hear a short gospel message.
- In the Easter holidays the church runs a holiday club over four consecutive mornings. Children attend to play games, do crafts and other activities, and listen to Bible based talks.





## **Additional Achievements and Outlook**

- In January 2016 the Crystal Peaks Church (CPC) became a self-governing independent church having started as a church plant from Wycliffe Church. We continue to have very close links with them. In 2022 the two churches agreed to appoint an Assistant Pastor to work between both churches, as a training post. The Assistant Pastor took up this post in September 2023 and supported the pastoral work and teaching in both churches.
- The Crowded House Church is about 500m from our Hickmott Road building. Pastors from both churches have met for mutual encouragement and each have preached, as a guest, to the other congregation. Closer linking with our near neighbours remains a goal in helping to advance the Gospel work and message.
- Preaching the word of God as revealed in the Bible remains at the heart of our care for the community. Our two Pastors work as Co-Pastors. We believe this provides a reflection of the joint responsibility to support both preaching and furtherance of our overarching themes of Saved, Strengthened and Serving the community as we praise God.
- Based around the same overarching themes, Deacons and Elders have identified strands of oversight to support the volunteer leaders of the various ministries and activities mentioned above. As this proceeds, we anticipate developing a robust support framework for the many volunteers who give their time and energy to fulfilment of the church's objectives.

## **Financial Review**

### **Unrestricted Funds**

On 30 April 2023 the funds from the predecessor charity were transferred to the new CIO. The unrestricted funds transferred amounted to £148,228.

The church's principal income comes from gifts from members and those attending the church. Leaving aside special gifts, grants and legacies, these gifts accounted for around 70% of income during 2024. Gift-Aid tax refunds accounted for around 12% of income in 2024 and reflect sustained regular and one-off giving. During the year there were a number of one-off donations. The church's unrestricted cash funds closed 2024 at £136,338.

Major spending areas in the year were employees and visiting speakers (66%) and providing support to various Christian organisations (12%).

### **Restricted Funds**

There was little activity within the restricted funds during the 12 months under review. There was income of £6,449 and expenditure of £6,469 and the restricted funds closed at £nil at the end of 2024.

### **Reserves**

The Trustees consider regularly the church's policy on reserves. They consider that a balance of unrestricted funds equivalent to around three months' regular spending remains appropriate, and for 2025 this would equate to around £45,000. In fact the current planned budget for 2025 shows a

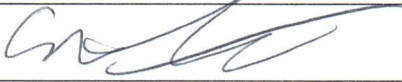
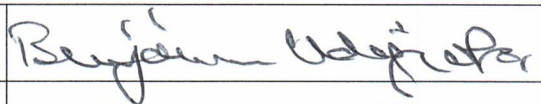




predicted year-end reserve balance of just over £120,000 of which over £78,000 had been designated for various purposes.

## Declaration

The Trustees of Wycliffe Independent Church declare that they have approved the above Trustees' Annual Report, and the following have signed on behalf of all the trustees:

<b>Signatures</b>		
<b>Full Names</b>	Stefan Paul Cantore	Benjamin Chinedu Udejiofo
<b>Position</b>	Chairman	Trustee
<b>Date</b>	13 July 2025	13/07/25



## Independent Examiner's Report

### Independent Examiners Report to the Trustees of Wycliffe Independent Church

I report to the trustees on my examination of the accounts of Wycliffe Independent Church (WIC) for the year ended 31<sup>st</sup> December 2024, which are set out on pages 11 to 14.

#### Responsibilities and basis of report

As the charity trustees of WIC you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act). The charity's trustees consider that an audit is not required for this year under section 144(2) of the Act and that an independent examination is needed.

I report in respect of my examination of WIC'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 Act.

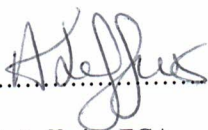
An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The 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

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:

1. accounting records were not kept in respect of WIC as required by section 130 of the Act;  
or
2. 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.

.....  


Ms A Jefferies FCA  
Hawson Jefferies Limited  
Suite 4  
164-170 Queens Road  
Sheffield  
S2 4DH

Date: 28/08/2025



# Receipts and Payments

For the period ended 31st December 2024



	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023* £
<b>Receipts</b>				
Gifts and donations	144,683	-	144,683	89,493
Special gifts	-	4,649	4,649	-
Legacies and one-off donations (with gift aid)	35,000	-	35,000	-
Grants received	-	1,800	1,800	1,200
Income tax reclaimed	24,219	-	24,219	11,226
Sale of equipment	-	-	-	3,883
Bank interest received	2,863	-	2,863	1,987
	<u>206,765</u>	<u>6,449</u>	<u>213,214</u>	<u>107,789</u>
<b>Payments</b>				
Stipends, salaries and employers' NIC	119,715	1,800	121,515	69,323
Contribution to assistant pastor costs	17,047	-	17,047	5,874
Employee costs	3,046	-	3,046	1,202
Preaching and volunteers' expenses	940	-	940	1,910
Training	2,449	-	2,449	1,663
Rent	4,070	-	4,070	4,242
Utilities	6,810	-	6,810	2,677
Maintenance and cleaning	5,837	-	5,837	3,665
Equipment	5,295	-	5,295	1,472
Minibus	-	-	-	(314)
Buildings and other insurance	2,778	-	2,778	2,891
Building project costs	6,376	-	6,376	-
Printing and website	916	-	916	412
Literature	1,798	-	1,798	717
Youth and children's work	1,826	-	1,826	1,346
Christian camps bursaries	1,350	-	1,350	1,014
Other activities including catering	1,251	-	1,251	987
Home and overseas mission support	8,620	-	8,620	4,420
Church planting (including Crystal Peaks Church)	4,000	-	4,000	-
Mercy ministries	4,175	4,669	8,844	5,140
Other support and donations	8,875	-	8,875	1,080
Governance	1,320	-	1,320	3,497
Licences	1,996	-	1,996	508
Miscellaneous	785	-	785	1,433
<i>Total payments</i>	<u>211,275</u>	<u>6,469</u>	<u>217,744</u>	<u>115,159</u>
<i>Net receipts/payments</i>	(4,510)	(20)	(4,530)	(7,370)
<i>Funds transferred from predecessor charity</i>	-	-	-	148,238
<i>Cash funds last year end</i>	<u>140,848</u>	<u>20</u>	<u>140,868</u>	<u>-</u>
<i>Cash funds this year end</i>	<u>136,338</u>	<u>-</u>	<u>136,338</u>	<u>140,868</u>

The Statement of Assets and Liabilities and the Notes on the following three pages form part of these accounts.

\* The comparative figures are for an 8-month period as the activity of the existing charity was transferred to the CIO with effect from 1 May 2023.





## Statement of Assets and Liabilities

At 31st December 2024

	Unrestricted funds 31/12/2024 £	Restricted funds 31/12/2024 £	Total funds 31/12/2024 £	Total funds 31/12/2023 £
<b>Cash funds</b>				
Current account	6,338	-	6,338	5,868
Deposit account	130,000	-	130,000	135,000
<i>Total cash funds</i>	<u>136,338</u>	<u>-</u>	<u>136,338</u>	<u>140,868</u>
<b>Other monetary assets</b>				
Grants receivable	-	-	-	-
Gift aid not claimed	7,326	-	7,326	5,707
<i>Total other monetary assets</i>	<u>7,326</u>	<u>-</u>	<u>7,326</u>	<u>5,707</u>

The Evangelical Fellowship of Congregational Churches ("EFCC") makes regular donations to the Charity to enhance pension provision for pastors. These are added to the Charity's employer pension contributions for its pastors. For 2024 the amount received was £1800 (2023 - £1200).


At the year end the Charity had outstanding claims for gift aid relating to the period 1 October to 31 December 2024.

### Assets retained for the church's own use

Land and buildings occupied by the church (at valuation). See note 4.	700,000	-	700,000	-
	<u>700,000</u>	<u>-</u>	<u>700,000</u>	<u>-</u>

Signed by the following trustees on behalf of all the trustees of Wycliffe Independent Church:

Signatures  
Full Names  
Position

  
Stefan Paul Cantore  
Chairman

  
Benjamin Chinedu Udejiofo  
Trustee

Date

13 July 2025

13/07/25

## Notes to the accounts

For the period ended 31st December 2024

### Note 1

#### Basis of preparation

These accounts have been prepared in accordance with the Charities Act 2011, section 133 on the Receipts and Payments basis. Therefore, income is accounted for when it is received and expenditure accounted for as it is paid.

The Receipts and Payments basis may be used because the church's gross income did not exceed £250,000 during the year. This basis was approved by a decision at the 27 May 2010 Church Meeting.

### Note 2

#### Staff costs and trustees' expenses



	31/12/2024	31/12/2023
	£	£
Stipends	89,791	54,661
Salaries	20,108	10,335
Employers' National Insurance contributions	10,354	5,870
Employment allowance	(5,000)	(5,355)
Employers' pension contributions	6,262	3,812
	<u>121,515</u>	<u>69,323</u>

During the period the Church had two (2023- two) full time office holders, being the Pastor with an Associate Pastor who became Co-Pastors during 2023. During the period there were also two part-time employees.

The Church has an auto enrolment compliant pension scheme and during the period contributions were made on behalf of four individuals.

None of the Elders (who are the trustees) are paid for their services; however, the two Co-Pastors who are both Trustees received stipends as paid office holders. This is permitted by Clause 6.5 of the constitution of the CIO. The stipends received during the year were as follows:

Co-Pastor	£46,525
Co-Pastor	£43,266

One (2023- Nil) Elders (trustee) received £945 (2023- £nil) for non-trustee services provided during the year.

The church incurred governance costs in relation to the independent examination of the accounts which amounted to £516 (2023 - £nil).





## Notes to the accounts

For the period ended 31st December 2024

### Note 3 Funds

Most of the Church's funds are unrestricted. However, the Church does receive gifts for specific individual and organisations that the Church regularly supports. These are distributed to the relevant individuals and organisations on a regular basis. The diaconal fund was set up to assist with practical care for church members. All funds were transferred to the CIO from the old charity with effect from 30th April 2023.

	Balance at 1 Jan 2024 £	Receipts £	Transfer	Payments £	Balance at 31 Dec 2024 £
<b>Restricted funds</b>					
Missionary fund	10	4,649	-	(4,659)	-
Morning Star	10	-	-	(10)	-
Diaconal fund	-	-	-	-	-
Pension support from EFCC	-	1,800	-	(1,800)	-
	20	6,449	-	(6,469)	-
<b>Unrestricted funds</b>					
Christian camps bursary - Doug Higgins fund	2,989	-	-	(1,350)	1,639
Premises fund	50,000	-	-	(6,376)	43,624
Brimington fund	26,618	-	-	(17,047)	9,571
Legacies and one-off donations	-	35,000	-	-	35,000
General fund	61,241	171,765	-	(186,502)	46,504
<b>Total funds</b>	140,868	213,214	-	(217,744)	136,338

The designated unrestricted funds are funds that the church has set aside for particular purposes. The Brimington funds were received from a closure of a church in Brimington and were used to fund an Assistant Pastor. Doug Higgins left a legacy to the church which has been set aside to fund bursaries to send children to Christian camps.

### Note 4 Land and buildings

The church spent approximately £300,000 rebuilding and fitting-out the church premises in Hickmott Road, Sheffield, which were opened in 1994. The original cost of the land is not known, but is not considered to be material.

The view of the Charity Commission, received in January 2010, was that "the charity consisting of the property is completely distinct from the charity consisting of the working funds of the church which uses the property. Neither body has any right to intervene in the affairs of the other." On the basis of that opinion the church premises have been excluded from the Statement of Assets and Liabilities in the church accounts for 2009 to 2023.

On 6 January 2024, the property was valued at £700,000 by an independent valuer and in March 2024 it was transferred to the CIO. Therefore the property has been included in the Statement of Assets and Liabilities in these accounts.