

THE CHURCH ESTATE

England & Wales · Charity number 211448

Details

Other names	THURNHAM CHURCH ESTATE
Status	Registered
Legal form	Other
Registered	1962-11-16
Register	View on the Charity Commission register

Contact

Address	Ty Saith Vicarage Weaving Street Weaving Maidstone Kent ME14 5JQ
Phone	01622630598
Website	www.pilgrimswaychurches.org.uk

Activities

Objects: ONE HALF OF INCOME TO UPKEEP OF THE FABRIC OF THURNHAM CHURCH OTHER HALF TO MAINTENANCE OF THE SERVICES.

Activities: In accordance with the Trusts Deed the Charity raises funds which are distributed towards the Maintenance of Divine Worship at St. Marys Thurnham

Classification

- **How:** Makes Grants To Organisations
- **What:** Religious Activities
- **Who:** Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** PARISH OF THURNHAM
- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£57,033	£28,094	-	-
2024-12-31	£52,469	£38,246	-	-
2023-12-31	£39,728	£67,868	-	-
2022-12-31	£43,941	£15,806	-	-
2021-12-31	£34,812	£29,763	-	-
2020-12-31	£24,027	£17,112	-	-

Trustees

Name	Role	Appointed
Dora Joan Pilkington		2025-05-11
Hillary Nicola Reid		2024-03-18
Pamela Joan Renton		2024-03-18
Rev ROBERT TUGWELL		2021-09-01

THE CHURCH ESTATE

England & Wales - Charity number 211448

Accounts

THE CHURCH ESTATE
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2025

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CHARITY DETAILS

Trustees:

Robert Tugwell
Dione Nyangon – resigned 11 May 2025
Hillary Reid
Pamela Renton
Dora Pilkington – appointed 11 May 2025

Charity number:

211448

Independent examiner:

Marcel Jung, FFA/FIPA, FAIA

Address:

8 Shepherds Gate Drive
Weaving
Maidstone
Kent, ME14 5UU

THE CHURCH ESTATE

TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees have pleasure in presenting their report for the year ended 31 December 2025.

The accounts have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014.

Structure, governance and management of the charity

Governing document

Constitution – Scheme dated 15 September 1877 and resolution dated 22 May 2012.

The Trustees who have served during the year are set out on page 1.

Risk management

The trustees have examined the major strategic, business and operational risks which the charity faces and confirms that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen the risks.

Charity's objectives, activities and achievements for the public benefit

Objects of the charity

The objects of the charity are to use one half of the income for the upkeep of the fabric of Thurnham Church and the other half for the maintenance of church services.

Charity's activities and achievements during the year

The trustee has referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future objectives.

Financial review

The surplus for the year was £18,803 (2024: £20,186). Details of income and expenditure for the year are shown in the Statement of Financial Activities on page 4.

Reserves policy

The balance held on the unrestricted income fund at the end of the year was £96,517 (2024: £75,970). The charity maintains sufficient reserves to fund maintenance of the 4 properties which it owns. The restricted fund is in respect of the fabric fund and the endowment fund represents trust capital following land sales in 1969 and 1986.

HN Reid

.....
Hillary Reid

THE CHURCH ESTATE

INDEPENDENT EXAMINER'S REPORT

I report on the accounts of the charity for the year ended 31 December 2025 which are set out on pages 4 to 6.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts. The Charity's Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act;have not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


.....
Marcel Jung, FFA/FIPA, FAIA

Date 28/5/26

THE CHURCH ESTATE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2025 £	Total 2024 £
INCOME					
Rental income	45,613	-	-	45,613	41,542
Investment income:					
C of E Fixed Interest Fund	336	-	-	336	242
COIF Dividends	6,353	-	-	6,353	6,186
COIF Fixed Interest Fund	819	-	-	819	557
Deposit account interest	2	3,167	-	3,169	3,616
Deposit Fund interest	-	-	-	-	-
Bank Interest	743	-	-	743	326
Total incoming resources	53,866	3,167	-	57,033	52,469
RESOURCES EXPENDED					
Maintenance	(8,038)	-	-	(8,038)	(3,973)
Renovation of Cottages	-	-	-	-	-
Insurance	(2,542)	-	-	(2,542)	(2,346)
Professional fees	(7,186)	-	-	(7,186)	(7,274)
Misc	(696)	-	-	(696)	50
Bank charges	-	-	-	-	-
Distribution to PCC	(9,632)	-	-	(9,632)	(24,703)
Total resources expended	(28,094)	-	-	(28,094)	(38,246)
Net in/(out)coming resources before transfers	25,772	3,167	-	28,939	14,222
Transfers between funds	-	-	-	-	-
Net incoming resources before other recognised gains/(losses)	25,772	3,167	-	28,939	14,222
Increase/(decrease) in value of investments	(5,227)	(4,909)	-	(10,136)	5,964
Net movement in funds	20,545	(1,742)	-	18,803	20,186
Balances brought forward 1 January	75,970	209,461	105,771	391,202	371,016
Balances carried forward 31 December	96,515	207,719	105,771	410,005	391,202

THE CHURCH ESTATE

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Note	2025 £	2024 £
DEBTORS		-	-
BANK ACCOUNTS		83,733	57,963
DEPOSIT FUNDS (COIF)			
Estate Reserve		41	39
Fabric Fund		77,267	74,100
		<u>77,308</u>	<u>74,139</u>
Creditors - amounts falling due within one year		(-)	(-)
Net current assets		<u>161,041</u>	<u>132,102</u>
INVESTMENTS	2		
COIF Charities Investment Fund Income			
Trust Capital		108,647	114,109
Fabric Fund		107,739	113,156
COIF Charities Fixed Interest Income			
Trust Capital		9,866	9,630
Fabric Fund		22,712	22,205
		<u>248,964</u>	<u>259,100</u>
TOTAL ASSETS		<u>410,005</u>	<u>391,202</u>
TOTAL ASSETS BY FUND			
Unrestricted		96,517	75,970
Restricted		207,717	209,461
Endowment		<u>105,771</u>	<u>105,771</u>
		<u>410,005</u>	<u>391,202</u>

The accounts have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The Trust also owns 4 cottage properties which are insured for an indicative value of £360,000.

The accounts were approved by the Trustees on 22/01/2026 and signed on their behalf by


.....
Rev Rob Tugwell

THE CHURCH ESTATE

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2025

Accounting Policies

The accounts have been prepared under the historical cost convention and 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 for Smaller Entities published on 16 July 2014, the Financial Reporting Standard for Smaller Entities (FRSSE), and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Income and expenditure

Income and expenditure are included in the statement of financial activities on the accrual basis.

2 Investments

Investments are valued at mid-market value at 31 December.

3 Unrestricted income fund

The fund is to be applied for the principal objects of the charity as described on page 2.

4 Trustees

No remuneration or other benefits were paid to the charity's trustees or people connected with them.

THE CHURCH ESTATE

England & Wales - Charity number 211448

Accounts

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CHARITY DETAILS

Trustees:

Robert Tugwell
Dione Nyangon – resigned 11 May 2025
Sally Howells – resigned 18 March 2024
June Eckton – resigned 18 March 2024
Hillary Reid – appointed 18 March 2024
Pamela Renton – appointed 18 March 2024
Dora Pilkington – appointed 11 May 2025

Charity number:

211448

Independent examiner:

Marcel Jung, FFA/FIPA, FAIA

Address:

Ty Saith Vicarage
Weaving Street
Weaving
Maidstone
Kent ME14 5JQ

THE CHURCH ESTATE

TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

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Structure, governance and management of the charity

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Risk management

The trustees have examined the major strategic, business and operational risks which the charity faces and confirms that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen the risks.

Charity's objectives, activities and achievements for the public benefit

Objects of the charity

The objects of the charity are to use one half of the income for the upkeep of the fabric of Thurnham Church and the other half for the maintenance of church services.

Charity's activities and achievements during the year

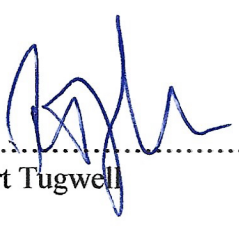
The trustee has referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future objectives.

Financial review

The surplus/(deficit)/ for the year was £20,186 (2023: £(7,863)). Details of income and expenditure for the year are shown in the Statement of Financial Activities on page 4.

Reserves policy

The balance held on the unrestricted income fund at the end of the year was £75,970 (2023: £62,556). The charity maintains sufficient reserves to fund maintenance of the 4 properties which it owns. The restricted fund is in respect of the fabric fund and the endowment fund represents trust capital following land sales in 1969 and 1986.


.....
Robert Tugwell

THE CHURCH ESTATE

INDEPENDENT EXAMINER'S REPORT

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Respective responsibilities of trustees and examiner

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It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act;have not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



.....
Marcel Jung, FFA/FIPA, FAIA

Date 19/6/25

THE CHURCH ESTATE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2024

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2024 £	Total 2023 £
INCOME					
Rental income	41,542	-	-	41,542	31,697
Investment income:					
C of E Fixed Interest Fund	242	-	-	242	147
COIF Dividends	6,186	-	-	6,186	4,564
COIF Fixed Interest Fund	557	-	-	557	361
Deposit account interest	4	3,612	-	3,616	2,959
Deposit Fund interest	-	-	-	-	-
Bank Interest	326	-	-	326	-
Total incoming resources	48,857	3,612	-	52,469	39,728
RESOURCES EXPENDED					
Maintenance	(3,973)	-	-	(3,973)	(936)
Renovation of Cottages	-	-	-	-	(57,087)
Insurance	(2,346)	-	-	(2,346)	(2,571)
Professional fees	(7,274)	-	-	(7,274)	(5,388)
Misc	50	-	-	50	(52)
Bank charges	-	-	-	-	(1,834)
Distribution to PCC	(24,703)	-	-	(24,703)	-
Total resources expended	(38,246)	-	-	(38,246)	(67,868)
Net in/(out)coming resources before transfers	10,610	3,612	-	14,222	(28,140)
Transfers between funds	-	-	-	-	-
Net incoming resources before other recognised gains/(losses)	10,610	3,612	-	14,222	(28,140)
Increase/(decrease) in value of investments	2,804	3,160	-	5,964	20,277
Net movement in funds	13,414	6,772	-	20,186	(7,863)
Balances brought forward 1 January	62,556	202,689	105,771	371,016	378,878
Balances carried forward 31 December	75,970	209,461	105,771	391,202	371,016

THE CHURCH ESTATE

BALANCE SHEET

AS AT 31 DECEMBER 2024

	Note	2024 £	2023 £
DEBTORS		-	46,120
BANK ACCOUNTS		57,963	1,235
DEPOSIT FUNDS (COIF)			
Estate Reserve		39	36
Fabric Fund		74,100	70,488
		<u>74,139</u>	<u>70,524</u>
Creditors - amounts falling due within one year		(-)	(-)
Net current assets		<u>132,102</u>	<u>117,879</u>
INVESTMENTS	2		
COIF Charities Investment Fund Income			
Trust Capital		114,109	111,587
Fabric Fund		113,156	110,656
COIF Charities Fixed Interest Income			
Trust Capital		9,630	9,348
Fabric Fund		22,205	21,546
		<u>259,100</u>	<u>253,137</u>
TOTAL ASSETS		<u>391,202</u>	<u>371,016</u>
TOTAL ASSETS BY FUND			
Unrestricted		75,970	62,556
Restricted		209,461	202,689
Endowment		105,771	105,771
		<u>391,202</u>	<u>371,016</u>

The accounts have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The accounts were approved by the Trustee on 3rd June 2025 and signed on their behalf by


.....
Rev Rob Tugwell

THE CHURCH ESTATE

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2024

Accounting Policies

The accounts have been prepared under the historical cost convention and 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 for Smaller Entities published on 16 July 2014, the Financial Reporting Standard for Smaller Entities (FRSSE), and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Income and expenditure

Income and expenditure are included in the statement of financial activities on the accrual basis.

2 Investments

Investments are valued at mid-market value at 31 December.

3 Unrestricted income fund

The fund is to be applied for the principal objects of the charity as described on page 2.

4 Trustees

No remuneration or other benefits were paid to the charity's trustees or people connected with them.

THE CHURCH ESTATE

England & Wales - Charity number 211448

Accounts

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THE CHURCH ESTATE

CHARITY DETAILS

Trustees:	June Eckton Robert Tugwell Sally Howells Dione Nyangon
Charity number:	211448
Independent examiner:	Marcel Jung, FFA/FIPA, FAIA
Address:	Ty Saith Vicarage Weaving Street Weaving Maidstone Kent ME14 5JQ

THE CHURCH ESTATE

TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees have pleasure in presenting their report for the year ended 31 December 2023.

The accounts have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014.

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Risk management

The trustees have examined the major strategic, business and operational risks which the charity faces and confirms that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen the risks.

Charity's objectives, activities and achievements for the public benefit

Objects of the charity

The objects of the charity are to use one half of the income for the upkeep of the fabric of Thurnham Church and the other half for the maintenance of church services.

Charity's activities and achievements during the year

The trustee has referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future objectives.

Financial review

The (deficit)/surplus for the year was £(7,863) (2022: £(2,949)). Details of income and expenditure for the year are shown in the Statement of Financial Activities on page 4.

Reserves policy

The balance held on the unrestricted income fund at the end of the year was £62,556 (2022: £83,770). The charity maintains sufficient reserves to fund maintenance of the 4 properties which it owns. The restricted fund is in respect of the fabric fund and the endowment fund represents trust capital following land sales in 1969 and 1986.

.....
Dione Nyangon

THE CHURCH ESTATE

INDEPENDENT EXAMINER'S REPORT

I report on the accounts of the charity for the year ended 31 December 2023 which are set out on pages 4 to 6.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts. The Charity's Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act;have not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
Marcel Jung, FFA/FIPA, FAIA

Date

THE CHURCH ESTATE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2023

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total 2023 £	Total 2022 £
INCOME					
Rental income	31,697	-	-	31,697	34,564
Investment income:					
C of E Fixed Interest Fund	147	-	-	147	309
COIF Dividends	4,564	-	-	4,564	7,615
COIF Fixed Interest Fund	361	-	-	361	726
Deposit account interest	-	2,959	-	2,959	653
Deposit Fund interest	-	-	-	-	74
Total incoming resources	36,769	2,959	-	39,728	43,941
RESOURCES EXPENDED					
Maintenance	936	-	-	936	8,427
Renovation of Cottages	57,087	-	-	57,087	
Insurance	2,571	-	-	2,571	2,144
Professional fees	5,388	-	-	5,388	5,235
Misc	52	-	-	52	
Bank charges	1,834	-	-	1,834	
Distribution to PCC	-	-	-	-	
Total resources expended	67,868	-	-	67,868	15,806
Net in/(out)coming resources before transfers	(31,099)	2,959	-	(28,140)	28,135
Transfers between funds	-	-	-	-	-
Net incoming resources				(28,140)	
before other recognised gains/(losses)	(31,099)	2,959	-	(28,140)	28,135
Increase/(decrease) in value of investments	9,885	10,392		20,277	(31,084)
Net movement in funds	(21,214)	13,351	(7,863)	(7,863)	(2,949)
Balances brought forward 1 January	83,770	189,338	105,771	378,878	381,827
Balances carried forward 31 December	62,556	202,689	105,771	371,016	378,878

THE CHURCH ESTATE

BALANCE SHEET

AS AT 31 DECEMBER 2023

	Note	2023 £	2022 £
DEBTORS		46,120	77,219
BANK ACCOUNTS		1,235	1,235
DEPOSIT FUNDS (COIF)			
Estate Reserve		36	35
Fabric Fund		70,488	67,528
		70,524	67,563
Creditors - amounts falling due within one year		(-)	(-)
Net current assets		117,879	146,017
INVESTMENTS	2		
COIF Charities Investment Fund Income			
Trust Capital		111,587	102,198
Fabric Fund		110,656	101,343
COIF Charities Fixed Interest Income			
Trust Capital		9,348	8,854
Fabric Fund		21,546	20,466
		253,137	232,861
TOTAL ASSETS		371,016	378,878
TOTAL ASSETS BY FUND			
Unrestricted		62,556	83,770
Restricted		202,689	189,338
Endowment		105,771	105,771
		371,016	378,878

The accounts have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The Trust also owns 4 cottage properties which are insured for an indicative value of £360,000.

The accounts were approved by the Trustee on _____ and signed on their behalf by _____

.....
Rev Rob Tugwell

THE CHURCH ESTATE

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2023

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Income and expenditure

Income and expenditure are included in the statement of financial activities on the accruals basis.

2 Investments

Investments are valued at mid-market value at 31 December.

3 Unrestricted income fund

The fund is to be applied for the principal objects of the charity as described on page 2.

4 Trustees

No remuneration or other benefits were paid to the charity's trustees or people connected with them.

THE CHURCH ESTATE

England & Wales - Charity number 211448

Accounts

THE CHURCH ESTATE
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2022

THE CHURCH ESTATE

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THE CHURCH ESTATE

CHARITY DETAILS

Trustees:	June Eckton Robert Tugwell Sally Howells Dione Nyangon
Charity number:	211448
Independent examiner:	Marcel Jung, FFA/FIPA, FAIA
Address:	Ty Saith Vicarage Weaving Street Weaving Maidstone Kent ME14 5JQ

THE CHURCH ESTATE

TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees have pleasure in presenting their report for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014.

Structure, governance and management of the charity

Governing document

Constitution – Scheme dated 15 September 1877 and resolution dated 22 May 2012.

The Trustees who have served during the year are set out on page 1.

Risk management

The trustees have examined the major strategic, business and operational risks which the charity faces and confirms that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen the risks.

Charity's objectives, activities and achievements for the public benefit

Objects of the charity

The objects of the charity are to use one half of the income for the upkeep of the fabric of Thurnham Church and the other half for the maintenance of church services.

Charity's activities and achievements during the year

The trustee has referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future objectives.

Financial review

The (deficit)/surplus for the year was £(2,948) (2021: £31,284). Details of income and expenditure for the year are shown in the Statement of Financial Activities on page 4.

Reserves policy

The balance held on the unrestricted income fund at the end of the year was £83,770 (2021: £71,107). The charity maintains sufficient reserves to fund maintenance of the 4 properties which it owns. The restricted fund is in respect of the fabric fund and the endowment fund represents trust capital following land sales in 1969 and 1986.

.....
June Eckton

THE CHURCH ESTATE

INDEPENDENT EXAMINER'S REPORT

I report on the accounts of the charity for the year ended 31 December 2022 which are set out on pages 4 to 6.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts. The Charity's Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act;have not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
Marcel Jung, FFA/FIPA, FAIA

Date

THE CHURCH ESTATE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2022

	Unrestrict ed Funds £	Restrict ed Funds £	Endowmen t Funds £	Total 2022 £	Total 2021 £
INCOME					
Rental income	34,564	-	-	34,564	26,189
Investment income:					
C of E Fixed Interest Fund	309	-	-	309	371
COIF Dividends	7,615	-	-	7,615	7,377
COIF Fixed Interest Fund	726	-	-	726	867
Deposit account interest	-	653	-	653	8
Deposit Fund interest	74			74	
Total incoming resources	43,288	653	-	43,941	34,812
RESOURCES EXPENDED					
Maintenance	8,427	-	-	8,427	20,678
Insurance	2,144	-	-	2,144	1,868
Professional fees	5,235	-	-	5,235	6,556
Misc		-	-		661
Bank charges	-	-	-	-	
Distribution to PCC	-		-	-	
Total resources expended	15,806		-	15,806	29,763
Net incoming resources before transfers	27,482	653	-	28,135	5,049
Transfers between funds	-	-	-	-	-
Net incoming resources before other recognised gains/(losses)	27,482	653	-	28,135	5,049
Increase/(decrease) in value of investments	(14,820)	(16,264)		(31,084)	26,235
Net movement in funds	12,662	(15,611)		(2,949)	31,284
Balances brought forward 1 January	71,107	204,949	105,771	381,827	350,543
Balances carried forward 31 December	83,770	189,338	105,771	378,878	381,827

THE CHURCH ESTATE

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Note	2022 £	2021 £
DEBTORS		77,219	49,737
BANK ACCOUNTS		1,235	1,235
DEPOSIT FUNDS (COIF)			
Estate Reserve		35	35
Fabric Fund		67,528	66,876
		67,563	66,911
Creditors - amounts falling due within one year		(-)	(-)
Net current assets		146,017	117,883
INVESTMENTS	2		
COIF Charities Investment Fund Income			
		102,198	115,645
Trust Capital		101,343	114,678
Fabric Fund		3	8
COIF Charities Fixed Interest Income			
Trust Capital		8,854	10,225
Fabric Fund		20,466	23,395
		232,861	263,944
TOTAL ASSETS		378,878	381,827
TOTAL ASSETS BY FUND			
Unrestricted		83,770	71,107
Restricted		189,338	204,949
Endowment		105,771	105,771
		378,878	381,827

The accounts have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

THE CHURCH ESTATE

The Trust also owns 4 cottage properties which are insured for an indicative value of £360,000.

The accounts were approved by the Trustee on _____ and signed on their behalf by

.....
Rev Rob Tugwell

THE CHURCH ESTATE

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022 **Accounting policies**

The accounts have been prepared under the historical cost convention and 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 for Smaller Entities published on 16 July 2014, the Financial Reporting Standard for Smaller Entities (FRSSE), and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Income and expenditure

Income and expenditure are included in the statement of financial activities on the accruals basis.

2 Investments

Investments are valued at mid-market value at 31 December.

3 Unrestricted income fund

The fund is to be applied for the principal objects of the charity as described on page 2.

4 Trustees

No remuneration or other benefits were paid to the charity's trustees or people connected with them.

THE CHURCH ESTATE

England & Wales - Charity number 211448

Accounts

THE CHURCH ESTATE
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31 DECEMBER 2021

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CHARITY DETAILS

Trustees:	June Eckton Robert Tugwell Sally Howells Dione Nyangon
Charity number:	211448
Independent examiner:	Marcel Jung, FFA/FIPA, FAIA
Address:	Ty Saith Vicarage Weaving Street Weaving Maidstone Kent ME14 5JQ

THE CHURCH ESTATE

TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

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The trustees have examined the major strategic, business and operational risks which the charity faces and confirms that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen the risks.

Charity's objectives, activities and achievements for the public benefit

Objects of the charity

The objects of the charity are to use one half of the income for the upkeep of the fabric of Thurnham Church and the other half for the maintenance of church services.

Charity's activities and achievements during the year

The trustee has referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future objectives.

Financial review

The surplus for the year was £31,284 (2020: £20,228). Details of income and expenditure for the year are shown in the Statement of Financial Activities on page 4.

Reserves policy

The balance held on the unrestricted income fund at the end of the year was £71,107 (2020: £52,428). The charity maintains sufficient reserves to fund maintenance of the 4 properties which it owns. The restricted fund is in respect of the fabric fund and the endowment fund represents trust capital following land sales in 1969 and 1986.

.....
June Eckton

THE CHURCH ESTATE

INDEPENDENT EXAMINER'S REPORT

I report on the accounts of the charity for the year ended 31 December 2021 which are set out on pages 4 to 6.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts. The Charity's Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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.

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- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
Marcel Jung, FFA/FIPA, FAIA

Date

THE CHURCH ESTATE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2021

	Unrestrict ed Funds £	Restrict ed Funds £	Endowmen t Funds £	Total 2021 £	Total 2020 £
INCOME					
Rental income	26,189	-	-	26,189	18,675
Investment income:					
C of E Fixed Interest Fund	371	-	-	371	274
COIF Dividends	7,377	-	-	7,377	4,352
COIF Fixed Interest Fund	867	-	-	867	586
Deposit account interest	-	8	-	8	140
Total incoming resources	34,804	8	-	34,812	24,027
RESOURCES EXPENDED					
Maintenance	20,678	-	-	20,678	2,402
Insurance	1,868	-	-	1,868	1,855
Professional fees	6,556	-	-	6,556	1,659
Misc	661	-	-	661	-
Bank charges	-	-	-	-	87
Distribution to PCC	-	-	-	-	11,109
Total resources expended	29,763	-	-	29,763	17,112
Net incoming resources before transfers	5,041	8	-	5,049	6,915
Transfers between funds	-	-	-	-	-
Net incoming resources before other recognised gains/(losses)	5,041	8	-	5,049	6,915
Increase/(decrease) in value of investments	13,638	12,597		26,235	13,313
Net movement in funds	18,679	12,605		31,284	20,228
Balances brought forward 1 January	52,428	192,344	105,771	350,543	330,315
Balances carried forward 31 December	71,107	204,949	105,771	381,827	350,543

THE CHURCH ESTATE

BALANCE SHEET

AS AT 31 DECEMBER 2021

	Note	2021 £	2020 £
DEBTORS		49,737	45,932
BANK ACCOUNTS		1,235	-
DEPOSIT FUNDS (COIF)			
Estate Reserve		35	35
Fabric Fund		66,876	66,868
		66,911	66,903
Creditors - amounts falling due within one year		(-)	(-)
Net current assets		117,883	112,835
INVESTMENTS	2		
COIF Charities Investment Fund Income			
		115,645	101,278
Trust Capital		114,678	100,432
Fabric Fund		8	2
COIF Charities Fixed Interest Income			
Trust Capital		10,226	10,954
Fabric Fund		23,395	25,044
		263,944	237,708
TOTAL ASSETS		381,827	350,543
TOTAL ASSETS BY FUND			
Unrestricted		71,107	52,428
		204,949	192,344
Restricted		9	4
		105,771	105,771
Endowment		1	1
		381,827	350,543

THE CHURCH ESTATE

The accounts have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The Trust also owns 4 cottage properties which are insured for an indicative value of £360,000.

The accounts were approved by the Trustee on _____ and signed on their behalf by

.....
Rev Rob Tugwell

THE CHURCH ESTATE

NOTES TO THE ACCOUNTS

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3 Unrestricted income fund

The fund is to be applied for the principal objects of the charity as described on page 2.

4 Trustees

No remuneration or other benefits were paid to the charity's trustees or people connected with them.