

St Bartholomew's Gatehouse Trust
Registered with the Charity Commission number 211859

Report of the Trustees for the year ended 31 December 2024

The Trustees are pleased to present their report together with the financial statements of the charity for the year ended 31 December 2024. The financial statements comply with current statutory requirements, as set out in the Charities Act 2011 (as amended) and the charity's governing document

1. Objects of the charity

The charity was formed by an Indenture dated 18 January 1910 and a Scheme of 1 March 1935, as amended on 15 April 2021.

Its principal objects are to finance the cost of repairing, maintaining and insuring the historic Gatehouse and the gateway beneath it and to cover the costs of management and administration, any surplus rents and profits to be expended as the Rector and churchwarden of the parish of Great St Bartholomew shall direct.

2. Organisation

A maximum of eight trustees normally administers the charity. In 2024 the following trustees held office:

The Revd Mark Alexander Walker (Rector, ex officio)
Charles Richard Spanton (churchwarden, ex officio)
Harry Alan Cowd (churchwarden, ex officio)
Roy Keith Sully (Chairman)
Peter Bovill
Michael Charles Jones
Margery Diana Roberts
Dr David Harrison

The trustees met in February, April, July and November, with good attendance at all meetings.

3. Investment powers

The trustees have power to invest the trust funds in any way permitted by law.

4. Public benefit

The trustees are aware of the Charity Commission's current advice on public benefit. The application of the funds maintains an historic, listed, dwellinghouse in the City of London and supports the work of the parish of Great St Bartholomew in the advancement of religion and its outreach to the local community and beyond, and in the care of its church buildings which are major historic attractions.

5. Data protection and conflicts of interest

Personal data is handled confidentially and not shared with other organisations without prior consent. Potential conflicts of interest, particularly in respect of the Rector and churchwardens, who are ex officio trustees, are managed carefully.

6. Review of the charity's activities in 2024

The trustees were pleased to appoint Dr David Harrison as a new trustee, following the resignation of Major General Jeffrey Mason. David brings considerable administrative experience to the work of the Trust and a useful knowledge of historic buildings.

The most important project during the year was the repair, redecoration, and conservation of the exterior of the Gatehouse, which took place during the summer months, the work being carried out by Fullers under the supervision of Shenstone and Partners. It resulted in an exceptional improvement to the condition and appearance of the building, much commented on by visitors, tourists and members of the church congregation. The work included the restoration of the carved and gilded figure of St Bartholomew, a memorial to Second Lieutenant Philip Webb, son of Sir Aston and Lady Webb, who was killed in 1916 at the Battle of the Somme. He had a special mention in the Rector's sermon on Remembrance Sunday. The total cost of the work to the house was £79,649, of which £24,000 had been provided by a grant from the City of London's Central Grants Unit.

The improvement in the condition of the Gatehouse unfortunately highlighted the stained and dingy appearance of the gateway below the house, part of which contains fragments of the pre-Reformation priory church. The trustees decided, therefore, that, funds permitting, they would commission sympathetic cleaning work to take place in 2025.

Despite the expenditure on the Gatehouse, the Trust ended the year in good financial health. It continued to support the work of the parish by financing the assistant priest's housing needs. The trustees also maintained a good relationship with their tenant, who holds a statutory tenancy.

The trustees record their gratitude to Roy Sully for chairing the trustee body with skill, commitment and good humour.

7. The financial statements

The statement of assets and liabilities at 31 December 2024 as well as the charity's receipts and payments in the period to that date are set out in the attached statements.

8. Legal and administrative information

Bankers

CAFcash
Charities Aid Foundation
25 Kings Hill Avenue,
Kings Hill,
West Malling, Kent ME19 4TA

Investment Managers

CCLA Investment Management Ltd
One Angel Lane,
London EC4R 3AB

Independent Examiner

Patricia Frankland M.A.(Oxon), A.C.A
27 Warrene Way
Reigate
RH2 9HR

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**RECEIPTS AND PAYMENTS ACCOUNTS FOR THE YEAR ENDED
31 DECEMBER 2024**

Receipts

	<u>2024</u>	<u>2023</u>
Rents	£20,082.00	£15,057.00
CAF Gold interest	80.00	59.00
CAF current interest	61.00	80.00
CCLA interest	45,498.00	27,175.00
City of London grant	24,000.00	-
Payment of loan from PCC	-	50,000.00 ¹
Total receipts	<u>£89,721.00</u>	<u>92,371.00</u>

Asset and investment sales

None

Payments

	<u>2024</u>	<u>2023</u>
Building insurance	£1,586.00	£1,564.00
Bank charges	65.00	63.00
Surveyor	2,184.00	1,273.00
Legal fees	-	2,400.00
Grant to pcc	-	50,000.00 ¹
Grant for clergy housing	36,800.00	12,500.00
Repairs/decorations	77,465.00	-
Total payments	<u>£118,100.00</u>	<u>67,800.00</u>

Net of receipts/(payments)	(£28,379.00)	£24,571.00
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Cash funds last year end : £908,980.00

Cash funds this year end : £880,601.00

STATEMENT OF ASSETS AND LIABILITIES
At 31 DECEMBER 2024

Unrestricted funds

Cash

CAF Gold	£3307.00
CAF cash	56,690.00
CCLA Deposit	820,604.00
TOTAL	<u>£880,601.00</u>

Investment assets

Gatehouse	£640,869.00²
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NOTES TO THE ACCOUNTS

1. The loan to St Bartholomew the Great was repaid during 2023 and a grant given in its place.
 2. St Bartholomew's Gatehouse, as described in a conveyance dated 19 January 1910 and registered at the Land Registry, is held by the Trust. It is valued for insurance purposes at £640,869.00.
The property is let under a lease dated 6 May 1965, which created a protected tenancy. The tenant's widower retains the statutory tenancy.
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CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
St Bartholomew's Gatehouse Trust

No (if any)
211859

Receipts and payments accounts

For the period from	Period start date	To	Period end date
	01-Jan-24		31-Dec-24

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	L to th
A1 Receipts					
Rent	20,082	-	-	20,082	
Bank Currebt A/C Interest	61	-	-	61	
Repayment of Loan from PCC	-	-	-	-	
CAF Gold Interest	80	-	-	80	
CCLA Interest	45,498	-	-	45,498	
City of London Grant	24,000	-	-	24,000	
	-	-	-	-	
	-	-	-	-	
Sub total (Gross income for AR)	89,721	-	-	89,721	
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	
Total receipts	89,721	-	-	89,721	
A3 Payments					
Insurance	1,586	-	-	1,586	
Bank Charges	65	-	-	65	
Surveyor's Fees	2,184	-	-	2,184	
Fabric Repairs	77,465	-	-	77,465	
Legal Fees	-	-	-	-	
Grant to PCC for 900 Appeal	-	-	-	-	
Grant to PCC for Asst Priest House	36,800	-	-	36,800	
	-	-	-	-	
	-	-	-	-	
Sub total	118,100	-	-	118,100	
A4 Asset and investment purchases, (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	
Total payments	118,100	-	-	118,100	
Net of receipts/(payments)	- 28,379	-	-	- 28,379	
A5 Transfers between funds	-	-	-	-	
A6 Cash funds last year end	908,980	-	-	908,980	
Cash funds this year end	880,601	-	-	880,601	

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Er
B1 Cash funds	Bank Current Account	56,690	-	
	Bank Deposit Account	3,307	-	
	CCLA Deposits	820,604	-	
	Total cash funds	880,601	-	
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	to nearest £	to nearest £	Er
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Cr
	Gatehouse at insurance value		-	
			-	
			-	
			-	
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Cr
			-	
			-	
			-	
			-	
			-	
			-	
			-	
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	Cr
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature

Print Name

MD Robert
P. S. M.

Margery Diana Roberts
D. S. M.

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