

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

Report of the Trustees for the year ended 31 December 2025

The Trustees are pleased to present their report together with the financial statements of the charity for the year ended 31 December 2025. 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 Churchwardens of the parish of Great St Bartholomew shall direct.

2. Organisation

A maximum of eight trustees normally administers the charity. In 2025 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 April, August 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 conserves and maintains an historic, listed, dwellinghouse and ancient gateway in the City of London and supports the work of the parish of Great St Bartholomew in the advancement of religion and its charitable outreach to the local community and beyond, together with the care of its church buildings, which are major historic attractions, which are open to the public free of charge.

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 2025

The trustee body remained unchanged in 2025, all trustees contributing valuable and relevant expertise and knowledge.

It was noted in the Annual Report for 2024 that the trustees hoped to clean and conserve the historic gateway, in accordance with the objects and powers of their governing document. This work took place during 2025 under the careful supervision of Shenstone and Partners, the work being carried out by Fullers, at a total cost of £20,852.00. The improvement in the gateway's appearance and condition was remarkable and complemented the recent conservation work to the exterior of the Gatehouse. The trustees record their thanks to the architect and surveyor at Shenstone's and to the contractors, Fullers, for a successful project carried out at relatively modest cost. In addition, and thanks to the assistance of Dr David Harrison, some internal timbers in the house were examined using dendrochronology. They were dated to 1594/95, making the Gatehouse the oldest inhabited house in the City of London.

Application was made to the Rent officer for a rent review, with the result that an increased rent would take effect from the beginning of 2026. Thanks are due to Michael Jones for his work in securing the increase in the rent. A good relationship with the tenant has been maintained.

The trustees were able to make a contribution to the parish of £25,000 towards the cost of major works to the church of St Bartholomew the Great. In addition, they continued to support the work of the parish by financing the assistant priest's housing needs.

The trustees record their gratitude to Roy Sully for chairing the trustee body with characteristic competence and good humour.

7. The financial statements

The statement of assets and liabilities at 31 December 2025 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 MA., ACA
27 Warrene Way
Reigate
Surrey RH2 2HR



CHARITY COMMISSION
FOR ENGLAND AND WALES

St Bartholomew's Gatehouse Trust

211859

Receipts and payments accounts

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For the period from	01-Jan-25	To	31-Dec-25
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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 £	Last year to the nearest £
A1 Receipts					
Rent	20,082	-	-	20,082	20,082
Bank Current a/c interest	75	-	-	75	61
CAF Gold Interest	64	-	-	64	80
CCLA Interest	37,626	-	-	37,626	45,498
City of London Grant	-	-	-	-	24,000
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	57,847	-	-	57,847	89,721
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	57,847	-	-	57,847	89,721
A3 Payments					
Insurance	1,646	-	-	1,646	1,586
Bank Charges	66	-	-	66	65
Surveyor's Fees	1,344	-	-	1,344	2,184
Fabric Repairs	19,508	-	-	19,508	77,465
Dendrochronology	879	-	-	879	-
Grant to PCC for Asst Priest House	31,800	-	-	31,800	36,800
Grant to PCC for Major Works	25,000	-	-	25,000	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	80,243	-	-	80,243	118,100
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	80,243	-	-	80,243	118,100
Net of receipts/(payments)	- 22,396	-	-	- 22,396	- 28,379
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	880,601	-	-	880,601	908,980
Cash funds this year end	858,205	-	-	858,205	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 £	Endowment funds to nearest £
B1 Cash funds	Bank Current Account	16,603	-	
	Bank Deposit Account	3,371	-	
	CCLA Deposits	838,231	-	
	Total cash funds	858,205	-	-

(agree balances with receipts and payments account(s))

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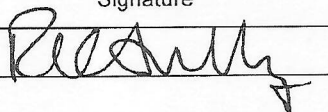
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Gatehouse at insurance value		-	695,350
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

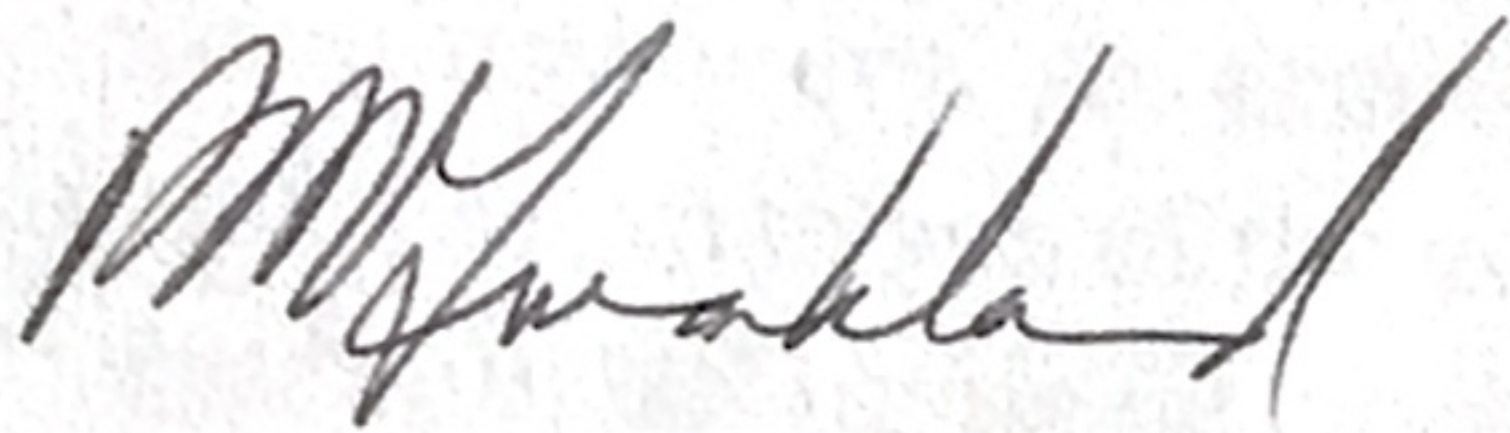
Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	ROY SUNNY	24 III 26

St Bartholomew's Gatehouse Trust

Accountant's Report

The attached income and expenditure accounts for the year ended 31 December 2025 and the statements of accumulated funds at that date have been prepared from the books and records of the charity. I confirm the accounts are in agreement with the books and records.



Pat Frankland MA ACA

27 April 2026

27 Warrenne Way
Reigate
RH2 9HR

St Bartholomew's Gatehouse Trust

Independent Examiner's Report on the Accounts

Report to the Trustees of St Bartholomew's Gatehouse Trust on the accounts for the 12 months ended 31 December 2025.

The charity's trustees are responsible for the preparation of accounts. The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the Act)) and that an independent examination is needed. It is my responsibility to:

- Examine the accounts (under section 43(3)(a) of the Act),
- Follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the Act), and
- State whether any particular matters have come to my attention.

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

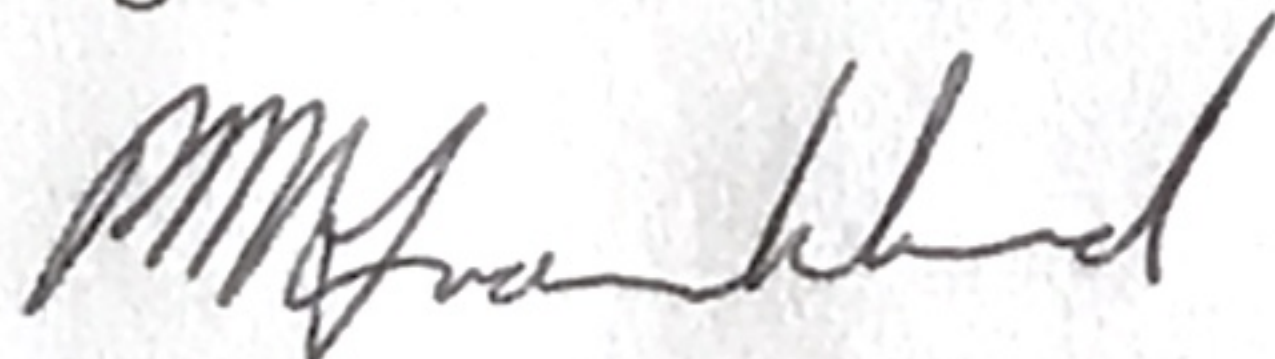
In connection with my examination, no matter has come to my attention:

1. Which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 41 of the 1993 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 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.

Signed



Pat Frankland MA ACA

27 April 2026

27 Warrenne Way
Reigate
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