ASHBURNHAM CHRISTIAN TRUST

England & Wales · Charity number 212755

Details

Other names	ASHBURNHAM CHRISTIAN TRUST LIMITED
Status	Registered
Legal form	Charitable company
Company number	00653062
Registered	1963-01-15
Register	View on the Charity Commission register

Contact

Address	Ashburnham Place Battle East Sussex TN33 9NF
Phone	01424892244
Email	bookings@ashburnham.org.uk
Website	www.ashburnham.org.uk

Activities

Objects: THE ADVANCEMENT OF THE CHRISTIAN RELIGION.

Activities: Christian Residential Prayer & Conference Centre

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Education/training, Religious Activities
- **Who:** Other Charities Or Voluntary Bodies, Other Defined Groups

Geography

- **Area of benefit:** NATIONAL AND PARISHES OF ASHBURNHAM AND PENHURST
- East Sussex

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Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£2,779,889	£2,921,987	£3,710,572	35
2024-03-31	£3,175,670	£2,622,421	£3,852,670	33
2023-03-31	£2,360,627	£2,190,593	£3,299,421	31
2022-03-31	£1,841,315	£1,587,007	£3,129,387	28
2021-03-31	£1,059,286	£1,294,630	£2,878,685	26

Trustees

Name	Role	Appointed
Dr MARIJKE HOEK		2018-03-28
FIONA ALEXANDRA MARGARET OOMMEN		
Jennifer Dudgeon		2022-06-15
Jillian Kathryn Huntley		2015-12-04
Mark William Mayhew		2022-03-15
ROGER HAYDON MITCHELL		
Rev RAY MICHAEL DJAN		

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ASHBURNHAM CHRISTIAN TRUST

England & Wales - Charity number 212755

Accounts

Charity registration number 212755 (England and Wales)

Company registration number 00653062

ASHBURNHAM CHRISTIAN TRUST

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

ASHBURNHAM CHRISTIAN TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	**Name**	**Date due for Retirement/Re-election**
	Dr R H Mitchell	2027
	Ms J K Huntley	2025
	Mrs F A M Oommen	2026
	Reverend R M Djan	2027
	Dr M Hoek	2025
	Mrs J Dudgeon	2025
	Mr M Mayhew	2025
Secretary	Mr A J Proudfoot	
Charity number	212755	
Company number	00653062	
Registered office	Ashburnham Place Battle East Sussex TN33 9NF	
Auditor	HJS Accountants Limited Tagus House 9 Ocean Way Southampton Hampshire United Kingdom SO14 3TJ	

ASHBURNHAM CHRISTIAN TRUST

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ASHBURNHAM CHRISTIAN TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

The Trustees are pleased to present the annual report and audited accounts of Ashburnham Christian Trust for the year ended 31st March 2025. They confirm that these comply with the requirements of the Charities Act 1993 as amended by the Charities Act 2006, Charities SORP 2005, the special provisions of Part VII of the Companies Act 2005 relating to small companies and the memorandum and articles.

Objectives and activities

The Charity's object is to advance the Kingdom of our Lord Jesus Christ throughout the world.

Ashburnham Place is a gift. We are a catalytic community who serve and resource all whom God sends our way. We believe Ashburnham Place and its people are a unique gift. We are given to exploring and meeting the needs of the Body of Christ and wider communities. We aim to be a community that provides excellent hospitality and care to the Church and those from the margins of society. We are a connecting place and a hub that resources groups and individuals to be radical and bright through all of life. We want people to be impacted as they come in amongst the community here and that we will impact as we go out to serve and minister. Our desire is that people will come to Ashburnham Place and find exceptional levels of welcome, refuge, challenge, inspiration, learning and peace.

In the financial year 2024/25 the Trust met these objectives through:

Residential guests:	28,104
Day visitors:	2,705
Camping guests:	3,500
Orangery guests:	50,740

All these represent groups and individuals coming for training, education, prayer and/or hospitality.

Objectives were further met through our Catalyst volunteer training scheme which saw around 100 young adults from across the world complete the course.

PUBLIC BENEFIT

The Trustees have considered the Charity Commission guidance on public benefit and consider that the objectives and activities of Ashburnham Christian Trust provide the following benefits.

- The advancement of religion. This is our primary objective and the focus of all our activities. Our extensive grounds and gardens reflect the beauty of creation, providing our guests and staff with the opportunity to encounter God. Members of our staff and volunteers continue to go on to serve God in communities across the world.

- The advancement of education. The majority of the conferences we host are educational in nature and our volunteers undertake an extensive training programme covering areas including theology, ecology and creative skills while they are with us. This has more recently been added to, by the Closer to the Land project, which teaches children about the land, bio-diversity and where our food comes from.

The General Directors will consider requests to review fees for groups or individuals with financial problems. Fees for all Charities and Churches are subsidised.

Achievements and performance

It has been another good year for the Trust. We have once again provided hospitality to a large number of individuals and groups who have come to Ashburnham Place to learn, grow in their faith, and find rest in what can often be a busy and chaotic world. We continue to be encouraged by the breadth of those who visit and the many stories we hear of how their faith and relationship with God is refreshed and strengthened during their stay. It has been a delight to welcome a growing number of children and young people to Ashburnham Place over the last year, largely through the growth of our Closer to the Land project.

Environmental Progress and Site Sustainability

One of the year's major milestones was the successful installation of a solar energy system across the site, following the granting of planning permission. This is now fully operational and generating electricity — a significant step towards reducing our environmental impact.

We've also undertaken a number of other environmentally-minded improvements, including the installation of:

- An Electrical optimiser
- Cavity wall insulation
- More efficient boiler tanks in some of our accommodation buildings

Physical Improvements and Refurbishments

This year has also seen significant improvements to our accommodation and meeting facilities:

- We completed two full refurbishments of the bathrooms in Tent Hill House, one of our largest accommodation blocks. These updates replaced old shared facilities with individual cubicles for showers, toilets, and sinks, dramatically improving the feel and functionality of the space.
- The West Room was redecorated with new wallpaper, repainting, and lighting upgrades.
- The Great Hall, our largest and most prominent meeting space, received a full repaint, greatly enhancing the atmosphere for the many guests and groups that gather there.

To maintain a high and consistent standard across the site, we've also invested in a dedicated painter-decorator, whose ongoing role is to maintain the interior of all rooms, meeting spaces, and corridors. This has already made a visible difference, ensuring guests feel welcomed into a cared-for space.

The Kitchen Garden and Regenerative Practice

The Kitchen Garden continues to be a place of both physical and personal growth. With a focus on regenerative farming principles, the team has grown a wide range of fruit and vegetables. These not only nourish our land, but also our guests, thanks to Jules and Kate's work with the kitchen team to integrate this produce into meals offered at the main house.

This year, the Kitchen Garden has also continued its partnership with Amberstone Hospital, providing individuals struggling with mental health challenges the chance to engage in therapeutic outdoor work. With the support of their workers, these participants have found a sense of peace, recovery, and purpose through their time in the garden during the week.

The construction of an open sided barn in the corner of the Kitchen Garden has provided a much-used covered space for wet weather activity, learning and gathering, particularly for the Closer to the Land project. The onsite community have made use of it for shared meals and the occasional Monday Prayers.

Alongside these, the food forest area has continued to grow and mature. Existing planting has flourished, yielding fruit and contributing to both beauty and biodiversity. We have worked to manage and reduce bracken regrowth through targeted cutting, and we also dug a pond during the summer, which quickly became home to dragonflies and other wildlife — another encouraging sign of healthy biodiversity on site.

Closer to the Land

Our Closer to the Land programme has grown significantly this year. A total of 1,047 young people and 201 adults took part in the programme. Of those young people, 663 were able to attend free of charge or at a significantly subsidised rate, thanks to the generous support of our funders — the Frank Jackson Foundation and The Jerusalem Trust.

Amongst the young people attending, 35% were in receipt of free school meals, and 91% reported feeling more connected to the land by the end of their visit. These encouraging results highlight the depth of engagement that the programme is facilitating.

Partnerships have been essential to the programme's success. We've enjoyed working with:

- Sussex County Council Foster Placement Support Team
- XLP, a London-based charity working with disadvantaged young people
- Arc Alexandra Compass, an internal alternative provision at Arc Alexandra School in Hastings
- The Country Trust, who partner with schools in areas of highest deprivation

These collaborations continue to bring meaningful encounters and transformation to children and young people from a wide range of backgrounds.

Community Partnerships

In alignment with our desire to provide opportunities for all, we continued our valued partnership with Little Gate Farm, a local East Sussex charity supporting young people and adults with learning disabilities and autism into employment through training and supported work placements.

This year, four of their young participants joined us in supported work placements. It has been a real pleasure to have them on our team — we've learned a huge amount from them, and their presence has brought energy and insight to our daily life. It has also been a joy to see their growth in confidence and their developing capacity in the workplace. We look forward to continuing and deepening this partnership in the coming year.

We've continued to extend hospitality to the local Ukrainian refugee community, particularly by hosting summer and Christmas gatherings that bring people together for food, music, and rest. Children have enjoyed playful spaces like bouncy castles, and families have connected over shared traditions.

A highlight of the Christmas season was the Ukrainian community's contribution to the local carol service, where they brought the beauty of their own traditional carols to the wider congregation — a profoundly moving act of cultural sharing and presence.

Catalyst Discipleship Programme

Over the last 12 months we have again welcomed young people (18 – 27) from around the world joining us as part of the Catalyst Programme. Hannah and Christian, with the wonderful support of Sally, have continue to refine the year-long module of study and training. The impact of this course is best seen on graduation night when we are given a snapshot of each participant's learning from the year. The student presentations are often moving as they share just how deeply impacting their time at Ashburnham Place has been; how much they have grown, learnt and the friendships they have formed.

The Farmer's Market

The Ashburnham Farmer's Market has continued to thrive, becoming a valuable point of connection for the local community. The monthly event draws steady footfall, with many stalls — including our own — frequently selling out.

Highlights include:

- Our in-house bakery, whose cakes and pastries are always popular
- The Kitchen Garden's produce, freshly harvested and sold by Jules and Kate
- Our kitchen team's hot food stand, which adds warmth and hospitality to the atmosphere

The market has played a valuable role in supporting local enterprise, helping people engage with local food production, and offering a rhythm of community gathering throughout the year.

Honouring Leadership: The Kenotic Way

This year saw the transition of our long-serving Chair of Trustees, Roger Mitchell. After many years of faithful service, Roger stepped down, and we were glad to honour his contribution with a meal of thanks and, more significantly, through the creation of the Kenotic Way.

The Kenotic Way is a guided walk through the Ashburnham Place grounds, marked with stations that reflect theological insights into the nature of the Kingdom of God — a subject Roger has devoted much of his life to exploring. The term *kenotic*, from the Greek *kenosis*, means "poured-out love" or "self-emptying" — a theme central to Christ and to Roger's legacy. The walk offers both a contemplative journey for our guests and a lasting tribute to a trusted and thoughtful leader.

Artistic and Cultural Engagement

We've once again benefited from the ongoing partnership with Epiphany, a chamber ensemble of musicians who bring their creativity and sensitivity to many different settings. Their sound portraits — spontaneous compositions offered in response to individuals — have been shared this year in the Orangery Tea Room, with guest groups, at local special needs schools, and within the refugee community.

These moments have been deeply moving and encouraging, helping guests feel seen, known, and cared for through music.

Financial Sustainability and Gratitude

We are very grateful to report that we have again remained financially sustainable this year. This has been made possible through the faithful use of our facilities by groups and individuals, the ongoing generosity of regular supporters, and the prayers of many who stand with us.

In particular, this year we have benefited from legacy gifts, left to us in the wills of individuals who believed in our mission. These larger donations have allowed us to undertake projects that would otherwise have taken years to fund. We are humbled by this trust and seek to honour it through good stewardship and long-term vision.

We are grateful for every donation — large and small — and continue to be inspired by the generosity of those who support the life and work of Ashburnham Place. Our gratitude extends particularly to our incredible team of local volunteers who, in all weathers and conditions, turn up to tend our gardens, teach English, pray, offer pastoral support, co-ordinate car-parking, do airports runs, mow the lawns and countless other tasks. Their generosity and energy is a big part of what makes Ashburnham Place so special.

Financial review

Unrestricted income for the year totalled £2,729,509 (2024: £2,742,595). Unrestricted expenditure totalled £2,656,677 (2024: £2,510,161). The unrestricted fund surplus is £72,900 after transfers between funds (2024: £233,208).

Restricted income for the year totalled £50,380 (2024: £433,075). Restricted expenditure totalled £265,310 (2024: £112,260). The restricted fund deficit is £214,998 after transfers between funds (2024: surplus £320,041). The deficit in in 2025 is arising as a result of £208,430 spent during the year on designated environmental capital improvements, which were funded by donations and legacies received in 2024.

The property at Ashburnham Place was independently valued on the 13 May 2020 at £4,100,000. The freehold property included in the valuation has not significantly changed and it was therefore agreed the valuation remains accurate. The value of the freehold property shown in these financial statements include additions and improvements expensed since the date of the valuation report.

The Trustees have identified 40 areas of potential risk within the categories of Governance, Operational, Financial, Environmental & External and Compliance together with the potential impact each risk could have and have identified appropriate steps to mitigate them. This Risk Register is reviewed regularly by the Trustees and General Directors.

Reserves

Total funds including property value of Ashburnham Place at 31 March 2025 stood at £3,710,572 with restricted funds of £129,848 and unrestricted, but not freely available, funds of £3,580,724 as detailed in note 23 to the accounts.

Current Trustee reserves guidelines are to maintain net current assets at a minimum of £100,000. At 31 March 2025 the Trust held net assets of £315,469, of which £129,848 relates to restricted funds and £185,621 to unrestricted funds. This values includes fees received in respect of future years which are treated as liabilities. On 1st April 2025, when fees for 2025-26 cease to become liabilities, net current assets amount to £742,618.

Plans for future periods

Looking ahead, Ashburnham Christian Trust remains committed to stewarding our resources well and continuing to serve guests and our wider community with care, hospitality, and hope.

One of our key priorities is to continue the refurbishment of our guest bedrooms. In recent years, we have been unable to complete this work, and we recognise the importance of ensuring our accommodation is suitable for modern-day use. Creating a warm, comfortable, and welcoming environment is essential to our ethos of hospitality, and we plan to invest in further refurbishments to bring more of our bedrooms up to a consistently high standard.

We will continue with renewed focus on well-being both for those who live and work as part of the Ashburnham Place community and for those who visit. We believe that caring for the whole person is deeply rooted in our Christian faith. As such, we plan to offer retreats and events centred on well-being, exploring how we flourish as human beings in a fast-paced and often overwhelming world. These events will be open and accessible to people of all backgrounds, including those with or without a faith.

Alongside this, we are planning a full refurbishment of the Cedar Dining Room. This important communal space is in need of a refresh, and our plans include updated decor, new furnishings, and enhancements that will make it a more comfortable and inviting place for meals and meaningful conversations.

We will also complete the final phase of the Tent Hill House bathroom refurbishment. One last bathroom remains, and once this work is done, the accommodation block will be greatly improved for our guests.

Another practical goal for this coming year is to restore the water supply to our fountains across the site. We have several fountains in different parts of Ashburnham Place, and it feels quite strange not to have water flowing through them. We hope to identify the source of the blockage possibly located somewhere in the woodland and restore water to the fountains, bringing back a sense of life, tranquillity and beauty that they were designed to offer.

In the year ahead, we will continue developing our various ongoing projects such as the Food Forest, Kitchen Garden, Closer to the Land, and the Farmers Market. These initiatives continue to provide meaningful engagement with the land, food, and community life. We are particularly keen to widen participation in these programmes locally, especially reaching into areas of higher deprivation where we believe these opportunities can make a tangible difference.

Our aim is to respond creatively and courageously to the evolving needs of the world in 2025, seeking to offer something meaningful and resourcing for the communities around us. Part of this includes a pilot programme we are planning with the Dialogue for Peaceful Change (DPC). We intend to work with DPC to train some of our team and young people in the skills and tools required for peacebuilding and conversations across difference. We are excited by the potential of this partnership.

Through all these plans, our heart remains the same: to provide a place of welcome, growth, rest, and transformation for all who come.

Structure, governance and management

Ashburnham Christian Trust is a company limited by guarantee and a registered charity governed by its Memorandum and Articles of Association. It was incorporated on the 18th March 1960.

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Dr R H Mitchell
Ms J K Huntley
Reverend R M Djan
Mrs F A M Oommen
Dr M Hoek
Mrs J J Dudgeon
Mr M W Mayhew

Reference and administration information

Charity registration no.:	212755
Company registration no.:	0653062
Registered address:	Ashburnham Place Battle TN33 9NF
Auditors:	HJS Accountants Ltd Tagus House 9 Ocean Way Southampton Hampshire SO14 3TJ
Banks:	National Westminster Bank Havelock Road Hastings TN34 1GW
	CAF Bank 25 Kings Hill Avenue Kings Hill, West Malling Kent ME19 4JQ
	Aldermore Bank The Broadgate Tower 20 Primrose St London EC2A 2EW
Solicitors:	Gunnercooke LLP 53 King Street Manchester M2 4LQ

Auditor
The auditors, HJS Accountants Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

The Trustees' report was approved by the Board of Trustees.

.....
Reverend R M Djan
Trustee

.....
Dr M Hoek
Trustee

Date: 12/12/2025

ASHBURNHAM CHRISTIAN TRUST

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2025

The trustees, who are also the directors of Ashburnham Christian Trust for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ASHBURNHAM CHRISTIAN TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF ASHBURNHAM CHRISTIAN TRUST

Opinion

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Ashburnham Christian Trust (the 'Trust') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the Trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF ASHBURNHAM CHRISTIAN TRUST

Responsibilities of trustees

As explained more fully in the statement of Trustees' responsibilities, the trustees, who are also the directors of the Trust for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Capabilities of the audit in detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the charitable company, we identified that the principal risks of non-compliance with laws and regulations related to breaches of UK regulatory principles, such as food hygiene standards and employment laws. We also considered the laws and regulations which have a direct impact on the financial statements such as the Companies Act 2006 and the Charities Act 2011.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to management bias in accounting estimates and judgemental areas of the financial statements.

Audit procedures performed by the audit engagement team included:

- Discussions with senior management, including consideration of known or suspected instances of non compliance with laws and regulation or instances of fraud;
- Identifying and testing journal entries based on risk criteria;
- Designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing;
- Testing transactions entered into outside of the normal course of the charitable company's business;
- Reviewing any potential litigation or claims against the entity which indicate any potential non compliance issues.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or though collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF ASHBURNHAM CHRISTIAN TRUST

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. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

hjs

Angela Trainor (Senior Statutory Auditor)
for and on behalf of HJS Accountants Limited

19/12/2025

Chartered Accountants and Statutory Auditor
Tagus House
9 Ocean Way
Southampton
Hampshire
United Kingdom
SO14 3TJ

HJS Accountants Limited is eligible for appointment as auditor of the Trust by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

ASHBURNHAM CHRISTIAN TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income and endowments from:							
Donations and legacies	2	146,829	50,380	197,209	368,054	433,075	801,129
Charitable activities	3	1,995,075	-	1,995,075	1,852,654	-	1,852,654
Other trading activities	4	475,083	-	475,083	418,543	-	418,543
Investments	5	60,220	-	60,220	56,192	-	56,192
Other income	6	52,302	-	52,302	47,152	-	47,152
Total income		2,729,509	50,380	2,779,889	2,742,595	433,075	3,175,670
Expenditure on:							
Raising funds	7	111,290	-	111,290	114,801	-	114,801
Charitable activities	8	2,545,387	265,310	2,810,697	2,395,360	112,260	2,507,620
Total expenditure		2,656,677	265,310	2,921,987	2,510,161	112,260	2,622,421
Net income/(expenditure)		72,832	(214,930)	(142,098)	232,434	320,815	553,249
Transfers between funds		68	(68)	-	774	(774)	-
Net movement in funds		72,900	(214,998)	(142,098)	233,208	320,041	553,249
Reconciliation of funds:							
Fund balances at 1 April 2024		3,507,824	344,846	3,852,670	3,274,616	24,805	3,299,421
Fund balances at 31 March 2025		3,580,724	129,848	3,710,572	3,507,824	344,846	3,852,670

All income and expenditure derive from continuing activities.

ASHBURNHAM CHRISTIAN TRUST

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	14		4,835,270		4,775,436
Current assets					
Stocks	15	33,285		41,848	
Debtors	16	8,059		228,630	
Cash at bank and in hand		905,660		901,272	
		947,004		1,171,750	
Creditors: amounts falling due within one year	18	(631,535)		(543,577)	
Net current assets			315,469		628,173
Total assets less current liabilities			5,150,739		5,403,609
Creditors: amounts falling due after more than one year	19		(1,440,167)		(1,550,939)
Net assets			3,710,572		3,852,670
The funds of the Trust					
Restricted income funds	21		129,848		344,846
Unrestricted funds	22		3,580,724		3,507,824
			3,710,572		3,852,670

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2025

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025, although an audit has been carried out under section 144 of the Charities Act 2011.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements under the requirements of the Companies Act 2006, for the year in question in accordance with section 476.

The financial statements were approved by the trustees on 12/12/2025

.....
Reverend R M Djan
Trustee

.....
Dr M Hoek
Trustee

Company registration number 00653062 (England and Wales)

1 Accounting policies

Charity information

Ashburnham Christian Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Ashburnham Place, Battle, East Sussex, TN33 9NF.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's Memorandum and Articles of Association, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

All income is recognised in the Statement of Financial Activities once the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Booking fees and deposits relating to future periods but received in advance are shown under deferred income in the balance sheet released to income in the period to which they relate.

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charitable company to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Raising funds

Raising funds includes all expenditure incurred by the charity to raise funds for its charitable purposes and includes costs of all fundraising activities, events and non-charitable trading.

1 Accounting policies **(Continued)**

Governance costs
Governance costs include costs of governance arrangements which relate to the general running of the Trust.

Allocation and apportionment of costs
Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

1.6 Tangible fixed assets
Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	not provided
Biomass	5% on cost
Fixtures and fittings	25% on cost
Computer equipment	33% on cost
Motor vehicles	25% on cost
Equipment	25% on cost
Online booking system	25% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

The Trustees consider that the value of the freehold property will continue to increase in time and, as such, they have decided that no depreciation should be provided.

Assets with cost in excess of £1,000 are capitalised.

1.7 Impairment of fixed assets
At each reporting end date, the Trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Stocks
Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.9 Cash and cash equivalents
Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies **(Continued)**

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charitable company's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The Trust is exempt from corporation tax on its charitable activities.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.13 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the balance sheet as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to net income/(expenditure) for the year so as to produce a constant periodic rate of interest on the remaining balance of the liability.

2 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	123,664	50,380	174,044	362,921	433,075	795,996
Grants	23,165	-	23,165	5,133	-	5,133
	146,829	50,380	197,209	368,054	433,075	801,129

3 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Conference fees		
Conference fees	1,671,614	1,566,118
ACT Events	144,544	112,340
Individual guest fees	76,512	80,057
Summer camp	93,117	82,873
Westminster Theological Hub	4,186	994
Artisan village income	5,102	7,272
Net surplus on sale of fixed assets	-	3,000
	1,995,075	1,852,654

4 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Shop income	64,676	63,768
Tea room income	318,969	301,674
Garden sales	91,438	53,101
Other trading activities	475,083	418,543

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rental income	31,831	33,219
Interest receivable	28,389	22,973
	60,220	56,192

6 Other income

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Renewable heat incentive	52,302	47,152

7 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Trading costs		
Shop expenses	42,232	45,991
Bar expenses	9,248	7,702
Tea room expenses	59,810	61,108
	111,290	114,801

8 Charitable activities costs

	2025	2024
	£	£
Staff costs	788,046	716,792
Depreciation and impairment	105,272	69,789
Rates and water	51,167	57,385
Insurance	42,241	82,658
Light and heat	253,172	235,322
Materials purchases	38,021	46,599
Laundry	50,566	46,804
Provisions purchases	476,030	461,990
Repairs and replacements	33,806	33,309
Vending machines	27,694	27,741
Cleaning materials	16,474	8,484
Household miscellaneous	3,130	2,250
Summer camp	26,712	15,635
ACT holiday and event costs	27,050	20,312
Volunteers expenses	19,550	16,108
Garden and grounds maintenance	42,413	33,413
Maintenance	73,167	55,461
Other charitable expenditure	437,296	241,189
	2,511,807	2,171,241
Grant funding of activities (see note 9)	-	977
Share of support costs (see note 10)	287,278	312,162
Share of governance costs (see note 10)	11,612	23,240
	2,810,697	2,507,620
Analysis by fund		
Unrestricted funds	2,545,387	2,395,360
Restricted funds	265,310	112,260
	2,810,697	2,507,620

9 Grants payable

	Grants to institutions 2024
	£
Grants to institutions:	
Other	977

10 Support costs

	Support costs	Governance costs	2025	Support costs	Governance costs	2024
	£	£	£	£	£	£
Staff costs	151,122	-	151,122	162,990	-	162,990
Telephone	10,533	-	10,533	27,478	-	27,478
Postage and stationery	4,959	-	4,959	2,536	-	2,536
Sundries	5,478	-	5,478	12,820	-	12,820
Travelling and motor expenses	17,485	-	17,485	19,417	-	19,417
Computer and IT expenses	33,644	-	33,644	18,443	-	18,443
ACT holiday and events costs	4,863	-	4,863	-	-	-
Subscriptions	1,958	-	1,958	2,235	-	2,235
Marketing and advertising	15,109	-	15,109	23,764	-	23,764
Other staff costs and training	9,310	-	9,310	19,595	-	19,595
General expenses	17,318	-	17,318	11,699	-	11,699
Bank charges	15,499	-	15,499	11,185	-	11,185
Audit fees	-	10,528	10,528	-	9,819	9,819
Legal and professional	-	1,084	1,084	-	13,421	13,421
	287,278	11,612	298,890	312,162	23,240	335,402
Analysed between						
Charitable activities	287,278	11,612	298,890	312,162	23,240	335,402

Governance costs includes payments to the auditors of £10,528 (2024 - £9,819) for audit fees.

11 Trustees

During the year, the Charity paid its trustees a total gross salary of £1,897 (2024: nil) and made employers pension contributions of £133 (2024: nil).

The total trustees' travel expenses in the year was £3,080 (2024: £2,939).

The total number of trustees to whom expenses were reimbursed in the year amounted to 4 (2024: 5).

12 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Charitable staff	35	33

12 Employees (Continued)

Employment costs	2025	2024
	£	£
Wages and salaries	836,668	784,868
Social security costs	56,591	50,105
Other pension costs	45,909	44,809
	939,168	879,782

There were no employees whose annual remuneration was more than £60,000.

13 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

14 Tangible fixed assets

	Freehold property	Biomass	Fixtures and fittings	Computer equipment	Motor vehicles	Equipment	Online booking system	Total
	£	£	£	£	£	£	£	£
Cost								
At 1 April 2024	4,425,267	222,592	948,421	112,233	76,579	432,471	29,830	6,247,393
Additions	-	-	151,305	3,711	-	9,910	-	164,926
At 31 March 2025	4,425,267	222,592	1,099,726	115,944	76,579	442,381	29,830	6,412,319
Depreciation and impairment								
At 1 April 2024	-	87,171	805,105	110,818	66,341	385,125	17,217	1,471,777
Depreciation charged in the year	-	11,124	66,110	1,811	4,800	17,753	3,674	105,272
At 31 March 2025	-	98,295	871,215	112,629	71,141	402,878	20,891	1,577,049
Carrying amount								
At 31 March 2025	4,425,267	124,297	228,511	3,315	5,438	39,503	8,939	4,835,270
At 31 March 2024	4,425,267	135,421	143,316	1,415	10,238	47,166	12,613	4,775,436

14 Tangible fixed assets (Continued)

The Trustees undertake an annual impairment review of the freehold property.

The property at Ashburnham Place was independently valued on the 13 May 2020 at £4,100,000. The freehold property included in the valuation has not significantly changed and it was therefore agreed the valuation remains accurate. The value of the freehold property shown above includes additions and improvements expensed since the valuation report. The freehold land stands in the Balance Sheet at a nil value.

15 Stocks

	2025	2024
	£	£
Raw materials and consumables	19,783	24,382
Finished goods and goods for resale	13,502	17,466
	33,285	41,848

16 Debtors

Amounts falling due within one year:	2025 £	2024 £
Trade debtors	4,432	15,478
Other debtors	3,627	213,152
	8,059	228,630

17 Loans and overdrafts

	2025	2024
	£	£
Bank loans	1,466,884	1,565,472
Payable within one year	54,591	48,465
Payable after one year	1,412,293	1,517,007

Amounts included above which fall due after five years:

Payable by instalments	918,715	1,252,311

There are two bank loans with CAF bank. These are both secured by way of a fixed and floating charge over the assets of the Charity. The loan is repayable over 25 years, and will be repaid by 2041. Interest is payable at the rate of 2.25% above the Bank of England base rate.

18 Creditors: amounts falling due within one year

	Notes	2025 £	2024 £
Bank loans	17	54,591	48,465
Obligations under finance leases		4,241	3,689
Other taxation and social security		35,994	22,171
Deferred income	20	427,149	353,222
Trade creditors		83,222	101,042
Other creditors		16,388	5,238
Accruals		9,950	9,750
		631,535	543,577

19 Creditors: amounts falling due after more than one year

	Notes	2025 £	2024 £
Bank loans	17	1,412,293	1,517,007
Obligations under finance leases		14,504	18,745
Deferred income	20	13,370	15,187
		1,440,167	1,550,939

20 Deferred income

	2025 £	2024 £
Arising from deferred income deposits and fees received in advance	440,519	368,409

20 Deferred income (Continued)

Deferred income is included in the financial statements as follows:

	2025	2024
	£	£
Deferred income is included within:		
Current liabilities	427,149	353,222
Non-current liabilities	13,370	15,187
	440,519	368,409
Movements in the year:		
Deferred income at 1 April 2024	368,409	307,916
Released from previous periods	(368,409)	(293,226)
Resources deferred in the year	440,519	353,719
Deferred income at 31 March 2025	440,519	368,409

21 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors on usage.

		Movement in funds				Movement in funds			
	Balance at 1 April 2023	Incoming resources	Resources expended	Transfers	Balance at 1 April 2024	Incoming resources	Resources expended	Transfers	Balance at 31 March 2025
	£	£	£	£	£	£	£	£	£
Staff gratuities	2,100	4,410	(5,694)	-	816	6,883	(2,910)	-	4,789
Prayer Centre	1,862	1,060	(1,408)	-	1,514	866	-	-	2,262
Grounds Fund	1,098	-	(17)	-	1,081	125	(1,081)	-	125
Employability Programme	65	27	-	-	92	43	-	-	135
Catalyst	-	455	(412)	(43)	-	2,997	(2,165)	(68)	764
Benches	4,020	-	(4,020)	-	-	420	(420)	-	-
Support Retreat Fund	-	200	(13)	-	187	4,985	(5,035)	-	137
Land Engagement Lead Fund	-	3,360	(1,454)	-	1,906	21,349	(23,110)	-	145
Prayer centre refurbishing	-	1,349	(618)	(731)	-	-	-	-	-
Staff/ Volunteer sponsorship	1,444	11,290	(2,109)	-	10,625	1,088	(6,517)	-	5,196
Playground	1,236	-	-	-	1,236	-	-	-	1,236
Jacob Oommen	977	-	(977)	-	-	-	-	-	-
Kitchen garden	4,865	167	(5,032)	-	-	625	(500)	-	125
Flowers	-	625	-	-	625	500	-	-	1,125
Wrags	-	2,000	(2,000)	-	-	2,649	(2,649)	-	-
WTC	81	270	(141)	-	210	-	(110)	-	100
Kitchen garden refill station	6,067	2,862	(8,929)	-	-	5,600	(503)	-	5,097
Garden wall assistance	990	-	(990)	-	-	-	-	-	-
Energy Savings	-	320,000	(25,235)	-	294,765	-	(208,430)	-	86,335
Marquee	-	80,000	(51,731)	-	28,269	-	(7,284)	-	20,985
Sparks Development	-	2,000	(1,080)	-	920	-	(920)	-	-
Song	-	-	-	-	-	2,250	(958)	-	1,292
Foraging Posts	-	600	-	-	600	-	(600)	-	-
Emrys Support Fund	-	2,400	(400)	-	2,000	-	(2,000)	-	-
	(24,805)	433,075	(112,260)	(774)	(344,846)	50,380	(265,192)	(68)	(129,848)

21 Restricted funds **(Continued)**

Staff Gratuities
Donations from guests for the benefit of staff and volunteers.

Prayer Centre
Donations help to facilitate 24/7 prayer at Ashburnham Place.

Grounds Fund
Donations to assist with the upkeep of the grounds at Ashburnham Place.

Employability Programme
Donations to assist with teaching new skills to people who have issues obtaining employment so that they can confidently re-enter the job market.

Catalyst
Payments and donations for volunteer training programme.

Land Engagement Lead
Donations received for Land engagements.

Prayer Centre refurbishment
Donations received for refurbishment of the prayer centre.

Staff/Volunteer sponsorship
Donations for the benefit of staff and volunteers.

Playground
Donations to assist with the provision of a playground.

Jacob Oommen
Donations in memory of Jacob Oommen.

Kitchen Garden
Improvement in composting facilities.

21 Restricted funds **(Continued)**

Support retreat fund
Donations for those unable to afford support retreats.

WTC
Donations received for use in study courses with the Westminster Theological Centre.

Kitchen/Garden refill station
Donations for refill station in the kitchen and garden area.

Garden wall assistance fund
Funds received toward garden wall maintenance.

Flowers
Donations received for dedicated ornamental flowers for the garden.

Wrags
Donations received for the provision of an assistant to help with the ornamental gardens. work

Energy Savings
Funds received toward specific energy saving measures.

Marque
Funds received toward a marque purchase.

Sparks Development
Donations received for the development of the annual Sparks conference at Ashburnham Place.

Foraging Posts
Donations received for the development of a new foraging trail at Ashburnham Place.

Benches
Donations received for the development of a new benches at Ashburnham Place.

21 Restricted funds **(Continued)**

Emrys Support Fund
Donations received specifically for a couple from the Ashburnham Place community.

Songs
Donations received for dedicated entertainment.

22 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024	Incoming resources	Resources expended	Transfers	At 31 March 2025
	£	£	£	£	£
General funds	3,496,295	2,729,509	(2,656,677)	68	3,569,195
Revaluation reserve	11,529	-	-	-	11,529

Previous year:	At 1 April 2023	Incoming resources	Resources expended	Transfers	At 31 March 2024
	£	£	£	£	£
General funds	3,263,087	2,742,595	(2,510,161)	774	3,496,295
Revaluation reserve	11,529	-	-	-	11,529

23 Analysis of net assets between funds

	Unrestricted funds 2025	Restricted funds 2025	Total 2025
	£	£	£
At 31 March 2025:			
Tangible assets	4,835,270	-	4,835,270
Current assets/(liabilities)	185,621	129,848	315,469
Long term liabilities	(1,440,167)	-	(1,440,167)
	3,580,724	129,848	3,710,572

	Unrestricted funds 2024	Restricted funds 2024	Total 2024
	£	£	£
At 31 March 2024:			
Tangible assets	4,775,436	-	4,775,436
Current assets/(liabilities)	283,327	344,846	628,173
Long term liabilities	(1,550,939)	-	(1,550,939)
	3,507,824	344,846	3,852,670

24 Operating lease commitments

At the reporting end date the Trust had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025	2024
	£	£
Within one year	12,209	13,387
Between two and five years	20,541	31,515
	32,750	44,902

25 Related party transactions

During the year, £1,800 (2024: £1,940) was paid to 2MT for training by Mrs Sue Mitchell, the wife of Trustee, Dr Roger Mitchell.

ASHBURNHAM CHRISTIAN TRUST

England & Wales - Charity number 212755

Accounts

Charity registration number 212755

Company registration number 00653062 (England and Wales)

ASHBURNHAM CHRISTIAN TRUST

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

ASHBURNHAM CHRISTIAN TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	**Name**	**Date due for Retirement/Re-election**
	Dr R H Mitchell	2024
	Ms J K Huntley	2025
	Mrs F A M Oommen	2026
	Reverend R M Djan	2024
	Dr M Hoek	2025
	Mrs J Dudgeon	2025
	Mr M Mayhew	2025
Secretary	Mr A J Proudfoot	
Charity number	212755	
Company number	00653062	
Registered office	Ashburnham Place Battle East Sussex TN33 9NF	
Auditor	HJS Accountants Limited Tagus House 9 Ocean Way Southampton Hampshire United Kingdom SO14 3TJ	

ASHBURNHAM CHRISTIAN TRUST

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ASHBURNHAM CHRISTIAN TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

The Trustees are pleased to present the annual report and audited accounts of Ashburnham Christian Trust for the year ended 31st March 2024.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's governing document, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016).

Objectives and activities

The Charity's object is to advance the Kingdom of our Lord Jesus Christ throughout the world.

Ashburnham Place is a gift. We are a catalytic community who serve and resource all whom God sends our way. We believe Ashburnham Place and its people are a unique gift. We are given to exploring and meeting the needs of the Body of Christ and wider communities. We aim to be a community that provides excellent hospitality and care to the Church and those from the margins of society. We are a connecting place and a hub that resources groups and individuals to be radical and bright through all of life. We want people to be impacted as they come in amongst the community here and that we will impact as we go out to serve and minister. Our desire is that people will come to Ashburnham Place and find exceptional levels of welcome, refuge, challenge, inspiration, learning and peace.

In the financial year 2023/24 the Trust met these objectives through:

Residential guests:	35,605
Day visitors:	1,538
Camping guests:	3,500
Orangery guests:	64,308

All these represent groups and individuals coming for training, education, prayer and/or hospitality.

Objectives were further met through our Catalyst volunteer training scheme which saw around 100 young adults from across the world complete the course.

PUBLIC BENEFIT

The Trustees have considered the Charity Commission guidance on public benefit and consider that the objectives and activities of Ashburnham Christian Trust provide the following benefits.

- The advancement of religion. This is our primary objective and the focus of all our activities. Our extensive grounds and gardens reflect the beauty of creation providing our guests and staff with the opportunity to encounter God. Members of our staff and volunteers continue to go on serve God in communities across the world.

- The advancement of education. The majority of the conferences we host are educational in nature and our volunteers undertake an extensive training programme covering areas including theology, ecology and creative skills while they are with us. This has more recently been added to by the Closer to the Land project which teaches children about the land, bio-diversity and where our food comes from.

The Trustees will consider requests to review fees for groups or individuals with financial problems. Fees for all charities and churches are subsidised.

Achievements and performance

It has been another encouraging year for the Trust. Our financial sustainability has continued to be a focus and we are grateful that we have maintained a sustainable position throughout the year. This was further supported by the ongoing generosity of our supporters including some much appreciated legacy giving. Aside from the financial picture our greatest gratitude is for the fact that we have been able to further work out the gift of this place and its people. We have strengthened our ability to offer generous hospitality through the renovation of half the Tent Hill House bathrooms and the refurbishment of the Fernery meeting room. These improvements have been warmly welcomed by our guests.

Probably even more warmly welcomed has been the long-awaited installation of super-fast fibre internet to site. This was a significant achievement which involved the Trust digging approximately a kilometre of trenching and pulling a high-speed cable through and directly onto site. Once connected and our internal Wi-Fi infrastructure had been updated this has provided us with excellent internet speeds. As well as being good news for our guests this has meant that many of our systems (financial and booking) could finally be uploaded and operated from the 'cloud' which has improved the efficiency of many of our systems.

As planned we erected a temporary marquee structure for use during our 'high-season' months, this has been well received particularly by our larger groups who have appreciated a larger space for their meetings, it has also lifted some of the pressure on meetings rooms when we are hosting multiple groups.

The installation of solar panels was sadly not achieved during the period but we made good progress toward securing planning permission and are confident that installation is imminent. Alongside these plans we assessed how we might further reduce our energy consumption across site, this was carried out over a period of months and has led us to identify various practical next steps that we hope to implement.

In the previous year we began a pilot programme seeking to engage local young people with land-based learning here at Ashburnham Place. This proved highly successful and has become the Closer to the Land project which during this period worked with around 1500 school aged children. The project provided activities focussed on 'seeing all things differently, thinking deeply about our shared life together, living well and being kind to all things'. The project addresses questions such as: Where does our food come from? What makes food sustainable? Why be kind? Why be kind to all things? How then shall we live? Alongside this project we began the building of a open sided barn in the Kitchen Garden to provide an outdoor learning space and kitchen for school and community groups to use.

The 'food forest' in Friar's Field had further planting during the year and despite losing some young trees to rabbits the area is flourishing, including the installation of a large pond area to further encourage bio-diversity. Sadly, Regina Ebner, the food forest pioneer moved onto new challenges in the North of England during the year so the baton of tending to area has been passed to the ACT team.

We successfully opened the on-site artisan bakery, led by our Head Baker Matt Jewell. The bakery produced high quality bread and pastries for guests in the Main House and for sale through the Orangery.

The Catalyst training programme for young international volunteers has continued and with regular reviews is being improved at each 'changeover'. The quality of learning and service has been excellent and hearing the impact on volunteers during each 'graduation' ceremony has been encouraging. Connected with this was our successful application to become a sponsoring organisation for volunteers coming to the UK under the Religious Worker Visa scheme.

During the year we felt it strategically important to apply consistent focus on the wellbeing of the whole ACT team. To help with this we asked Dan Daly (Maintenance Manager) to form a Wellbeing Team made up of individuals from across the organisation with the simple remit to assess and help improve the experience of everyone working for the trust. So far we have been very encouraged by the results.

Financial review

Overall, income has increased by 35% to £3,175,670 while expenditure increased 20% to £2,622,421. The surplus before other gains and losses was therefore £553,249 (2023: gain of £170,034).

The property at Ashburnham Place was independently valued on the 13 May 2020 at £4,100,000. The freehold property included in the valuation has not significantly changed and it was therefore agreed the valuation remains accurate. The value of the freehold property shown in these financial statements include additions and improvements expensed since the date of the valuation report.

The Trustees have identified 40 areas of potential risk within the categories of Governance, Operational, Financial, Environmental & External and Compliance together with the potential impact each risk could have and have identified appropriate steps to mitigate them. This Risk Register is reviewed regularly by the Trustees and General Directors.

Reserves

Current Trustee Guidelines are to maintain net current assets at minimum of £100,000. As at 31st March 2024 there were net current asset of £628,173. However, fees received for future years are treated as liability so on 1st April 2024, when fees for 2023-24 ceased to become liabilities, net current assets were £981,395.

Total Funds: £3,852,670
Restricted Funds: £344,846.
Unrestricted Funds: £3,507,824.

Plans for future periods

Future plans In the year ahead, we plan to complete the installation of the site-wide solar energy system. To supplement this we plan to implement a variety of further measures to reduce our energy consumption. These steps include an electrical optimiser, cavity wall insulation on various accommodation blocks, replacement of hot water tanks in Moore House and moving to more energy efficient systems wherever possible.

We aim to complete the refurbishment of all the bathrooms in Tent Hill House and to further increase the capacity of our maintenance team to stay on top of the continual demands of maintaining a property such as Ashburnham Place.

We will continue our programme of rolling improvements to guest facilities including some refurbishment of the Great Hall and West Room.

We will also complete the construction of the Kitchen Garden barn and look forward to bringing school and community groups through.

In the year ahead we will see the transition from our long-standing Chair of Trustees, Roger Mitchell, to a new chair. This is a significant change of for the Trust and one that we have anticipate for a while and have a succession plan in place.

Structure, governance and management
Ashburnham Christian Trust is a company limited by guarantee and a registered charity governed by its Memorandum and Articles of Association. It was incorporated on the 18th March 1960.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:
Dr R H Mitchell
Ms J K Huntley
Reverend R M Djan
Mrs F A M Oommen
Dr M Hoek
Mrs J J Dudgeon
Mr M W Mayhew

The Trustees who served during the year as Chairman and Vice Chairman were Dr R H Mitchell and Mrs F A M Oommen respectively.

Recruitment and appointment of new trustees
New trustees are elected by the Trustees at the Annual General Meeting and any vacancies are filled by recognising gaps in the skills, capacity and experience of existing trustees.

New trustees receive induction and training in their role and this process is reviewed by the Trustees regularly.

Organisational structure
The Trustees are responsible for the overall management of the organisation. They approve the budget, capital projects, any change in strategic direction and appoint the General Directors. They advise the General Directors on senior staff appointments and policy issues.

The General Directors, Operational Directors and Heads of Department are responsible for the day-to-day management of the organisation within the criteria agreed by the Trustees.

The Trustees are responsible for the oversight of the management of risks faced by the Trust. Detailed consideration and daily management of risk is delegated to the General Directors. The Trustees are satisfied that all major risks have been identified and addressed where necessary. Areas of risks considered included governance, management, operations, finance, external factors and compliance.

Salaries across the organisation are reviewed annually as part of the regular budgetary process, the standard to aim for an inflationary increase across all roles, contingent on the charity's finances making this possible. There are four bands that we base our remuneration packages on: Supervisor, Manager, Operational Director and General Director. Senior management roles are benchmarked against comparable roles in the sector, drawing particularly on data from the CCI network of similar organisations. This is carried out by the General Directors for the senior leadership team roles and by trustees for the General Director role. Benchmarking was most recently carried out by the Trustees for the General Director role in March 2019

Relationship with wider network
The charity has no formal affiliation with other charities but does operate within informal networks of similar organisations.

Reference and administration information

Charity registration no: 212755

Company registration no: 00653062

Registered Address:	Ashburnham Place Battle TN33 9NF	
Auditors:	HJS Accountants Ltd Tagus House 9 Ocean Way Southampton Hampshire SO14 3TJ	
Banks:	National Westminister Bank Havelock Road Hastings TN34 1GW	CAF Bank 25 Kings Hill Avenue Kings Hill, West Malling Kent ME19 4JQ
Solicitors:	Gunnercooke LLP 53 King Street Manchester M2 4LQ	

Auditor
The auditors, HJS Accountants Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

The Trustees' report was approved by the Board of Trustees.

Dr R H Mitchell
Trustee

11 September 2024

ASHBURNHAM CHRISTIAN TRUST

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2024

The trustees, who are also the directors of Ashburnham Christian Trust for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ASHBURNHAM CHRISTIAN TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF ASHBURNHAM CHRISTIAN TRUST

Opinion

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Ashburnham Christian Trust (the 'Trust') for the year ended 31 March 2024 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the Trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the statement of Trustees' responsibilities, the trustees, who are also the directors of the Trust for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Capabilities of the audit in detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the charitable company, we identified that the principal risks of non-compliance with laws and regulations related to breaches of UK regulatory principles, such as food hygiene standards and employment laws. We also considered the laws and regulations which have a direct impact on the financial statements such as the Companies Act 2006 and the Charities Act 2011.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to management bias in accounting estimates and judgemental areas of the financial statements.

Audit procedures performed by the audit engagement team included:

- Discussions with senior management, including consideration of known or suspected instances of non compliance with laws and regulation or instances of fraud;
- Identifying and testing journal entries based on risk criteria;
- Designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing;
- Testing transactions entered into outside of the normal course of the charitable company's business;
- Reviewing any potential litigation or claims against the entity which indicate any potential non compliance issues.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or though collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF ASHBURNHAM CHRISTIAN TRUST

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Angela Trainor (Senior Statutory Auditor)
for and on behalf of HJS Accountants Limited 26 September 2024

Chartered Accountants and Statutory Auditor
Tagus House
9 Ocean Way
Southampton
Hampshire
United Kingdom
SO14 3TJ

HJS Accountants Limited is eligible for appointment as auditor of the Trust by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

ASHBURNHAM CHRISTIAN TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Income and endowments from:							
Donations and legacies	**2**	368,054	433,075	801,129	263,420	36,056	299,476
Income from charitable activities	**3**	1,852,654	-	1,852,654	1,676,810	-	1,676,810
Other trading activities	**4**	418,543	-	418,543	316,245	-	316,245
Investment income	**5**	56,192	-	56,192	25,582	-	25,582
Other income	**6**	47,152	-	47,152	42,514	-	42,514
Total income		2,742,595	433,075	3,175,670	2,324,571	36,056	2,360,627
Expenditure on:							
Raising funds	**7**	114,801	-	114,801	104,392	-	104,392
Charitable activities costs	**8**	2,395,360	112,260	2,507,620	2,036,746	49,455	2,086,201
Total expenditure		2,510,161	112,260	2,622,421	2,141,138	49,455	2,190,593
Net incoming resources before transfers		232,434	320,815	553,249	183,433	(13,399)	170,034
Gross transfers between funds		774	(774)	-	(841)	841	-
Net income for the year/ Net movement in funds		233,208	320,041	553,249	182,592	(12,558)	170,034
Fund balances at 1 April 2023		3,274,616	24,805	3,299,421	3,092,024	37,363	3,129,387
Fund balances at 31 March 2024		3,507,824	344,846	3,852,670	3,274,616	24,805	3,299,421

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ASHBURNHAM CHRISTIAN TRUST

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024 £	2024 £	2023 £	2023 £
Fixed assets					
Tangible assets	**14**		4,775,436		4,671,244
Current assets					
Stocks	**15**	41,848		47,870	
Debtors	**16**	228,630		61,685	
Cash at bank and in hand		901,272		574,558	
		1,171,750		684,113	
Creditors: amounts falling due within one year	**18**	(543,577)		(478,935)	
Net current assets			628,173		205,178
Total assets less current liabilities			5,403,609		4,876,422
Creditors: amounts falling due after more than one year	**19**		(1,550,939)		(1,577,001)
Net assets			3,852,670		3,299,421
Income funds					
Restricted funds	**21**		344,846		24,805
Unrestricted funds					
General unrestricted funds		3,496,295		3,263,087	
Revaluation reserve		11,529		11,529	
			3,507,824		3,274,616
			3,852,670		3,299,421

ASHBURNHAM CHRISTIAN TRUST

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2024

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2024, although an audit has been carried out under section 144 of the Charities Act 2011.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements under the requirements of the Companies Act 2006, for the year in question in accordance with section 476.

The financial statements were approved by the Trustees on 11 September 2024

Dr R H Mitchell
Trustee

Mrs F A M Oommen
Trustee

Company registration number 00653062

1 Accounting policies

Charity information

Ashburnham Christian Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Ashburnham Place, Battle, East Sussex, TN33 9NF.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's Memorandum and Articles of Association, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

All income is recognised in the Statement of Financial Activities once the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Booking fees and deposits relating to future periods but received in advance are shown under deferred income in the balance sheet released to income in the period to which they relate.

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charitable company to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Raising funds

Raising funds includes all expenditure incurred by the charity to raise funds for its charitable purposes and includes costs of all fundraising activities, events and non-charitable trading.

1 Accounting policies **(Continued)**

Governance costs
Governance costs include costs of governance arrangements which relate to the general running of the Trust.

Allocation and apportionment of costs
Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

1.6 Tangible fixed assets
Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	not provided
Biomass	5% on cost
Fixtures and fittings	25% on cost
Computer equipment	33% on cost
Motor vehicles	25% on cost
Equipment	25% on cost
Online booking system	25% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

The Trustees consider that the value of the freehold property will continue to increase in time and, as such, they have decided that no depreciation should be provided.

Assets with cost in excess of £1,000 are capitalised.

1.7 Impairment of fixed assets
At each reporting end date, the Trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Stocks
Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.9 Cash and cash equivalents
Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies **(Continued)**

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charitable company's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The Trust is exempt from corporation tax on its charitable activities.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.13 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the balance sheet as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to net income/(expenditure) for the year so as to produce a constant periodic rate of interest on the remaining balance of the liability.

2 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2024	2024	2024	2023	2023	2023
	£	£	£	£	£	£
Donations and gifts	362,921	433,075	795,996	224,632	36,056	260,688
Grants	5,133	-	5,133	38,788	-	38,788
	368,054	433,075	801,129	263,420	36,056	299,476

At the year end the Charity have been notified of a legacy from an estate that will result in future distributions for the Charity. However, the amounts are currently unquantifiable and therefore not recognised within these financial statements.

3 Income from charitable activities

	2024	2023
	£	£
Conference fees	1,566,118	1,364,385
ACT Events	112,340	138,891
Individual guest fees	80,057	90,826
Summer Camp	82,873	70,778
Westminster Theological Hub	994	2,681
Artisan village income	7,272	9,232
Net surplus on sale of fixed assets	3,000	17
	1,852,654	1,676,810

4 Other trading activities

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Shop income	63,768	69,347
Tea room income	301,674	228,664
Garden sales	53,101	18,234
Other trading activities	418,543	316,245

5 Investment income

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Rental income	33,219	17,494
Interest receivable	22,973	8,088
	56,192	25,582

6 Other income

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Renewable heat incentive	47,152	42,514

7 Raising funds

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Trading costs		
Shop expenses	45,991	45,858
Bar expenses	7,702	6,731
Tea room expenses	61,108	51,803
Trading costs	114,801	104,392
	114,801	104,392

8 Charitable activities costs

	2024	2023
	£	£
Staff costs	716,792	605,179
Depreciation and impairment	69,789	79,729
Rates and water	57,385	50,302
Insurance	82,658	27,617
Light and heat	235,322	171,308
Materials purchases	46,599	48,368
Laundry	46,804	37,476
Provisions purchases	461,990	366,010
Repairs and replacements	33,309	96,012
Vending machines	27,741	23,968
Cleaning materials	8,484	6,702
Household miscellaneous	2,250	4,575
Summer camp	15,635	13,019
ACT holiday and event costs	20,312	23,314
Volunteers expenses	16,108	11,683
Garden and grounds maintenance	33,413	22,684
Maintenance	55,461	96,292
Other charitable expenditure	241,189	179,753
	2,171,241	1,863,991
Grant funding of activities (see note 9)	977	949
Share of support costs (see note 10)	312,162	203,847
Share of governance costs (see note 10)	23,240	17,414
	2,507,620	2,086,201
Analysis by fund		
Unrestricted funds	2,395,360	2,036,746
Restricted funds	112,260	49,455
	2,507,620	2,086,201

9 Grants payable

	2024	2023
	£	£
Grants to institutions:		
Other	977	949

10 Support costs

	Support costs	**Governance costs**	**2024**	Support costs	Governance costs	2023
	£	**£**	**£**	£	£	£
Staff costs	162,990	-	162,990	94,875	-	94,875
Telephone	27,478	-	27,478	16,929	-	16,929
Postage and stationery	2,536	-	2,536	3,052	-	3,052
Sundries	12,820	-	12,820	3,563	-	3,563
Travelling and motor expenses	19,417	-	19,417	23,272	-	23,272
Computer and IT expenses	18,443	-	18,443	12,736	-	12,736
ACT holiday and events costs	-	-	-	8,166	-	8,166
Subscriptions	2,235	-	2,235	1,944	-	1,944
Marketing and advertising	23,764	-	23,764	9,459	-	9,459
Other staff costs and training	19,595	-	19,595	8,688	-	8,688
General expenses	11,699	-	11,699	10,806	-	10,806
Bank charges	11,185	-	11,185	10,357	-	10,357
Audit fees	-	9,819	9,819	-	10,885	10,885
Legal and professional	-	13,421	13,421	-	6,529	6,529
	312,162	23,240	335,402	203,847	17,414	221,261
Analysed between						
Charitable activities	312,162	23,240	335,402	203,847	17,414	221,261

Governance costs includes payments to the auditors of £9,819 (2023 - £10,885) for audit fees.

11 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from an employment with the Trust during the year.

The total trustees' travel expenses in the year was £2,939 (2023: £1,533).

The total number of trustees to whom expenses were reimbursed in the year amounted to 5 (2023: 3).

12 Employees

The average monthly number of employees during the year was:

	2024 Number	**2023 Number**
Charitable staff	33	31

12 Employees **(Continued)**

Employment costs	**2024**	**2023**
	£	**£**
Wages and salaries	784,868	622,410
Social security costs	50,105	38,882
Other pension costs	44,809	38,762
	879,782	700,054

There were no employees whose annual remuneration was more than £60,000.

13 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxationof Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

14 Tangible fixed assets

	Freehold property	Biomass	Fixtures and fittings	Computer equipment	Motor vehicles	Equipment	Online booking system	Total
	£	£	£	£	£	£	£	£
Cost								
At 1 April 2023	4,425,267	222,592	829,051	110,824	76,579	393,284	15,245	6,072,842
Additions	-	-	119,370	1,409	-	39,187	14,585	174,551
At 31 March 2024	4,425,267	222,592	948,421	112,233	76,579	432,471	29,830	6,247,393
Depreciation and impairment								
At 1 April 2023	-	76,047	766,951	109,109	60,888	373,358	15,245	1,401,598
Depreciation charged in the year	-	11,124	38,154	1,709	5,453	11,947	1,972	70,359
At 31 March 2024	-	87,171	805,105	110,818	66,341	385,305	17,217	1,471,957
Carrying amount								
At 31 March 2024	4,425,267	135,421	143,316	1,415	10,238	47,166	12,613	4,775,436
At 31 March 2023	4,425,267	146,545	62,100	1,714	15,691	19,927	-	4,671,244

14 Tangible fixed assets **(Continued)**

The Trustees undertake an annual impairment review of the freehold property.

The property at Ashburnham Place was independently valued on the 13 May 2020 at £4,100,000. The freehold property included in the valuation has not significantly changed and it was therefore agreed the valuation remains accurate. The value of the freehold property shown above includes additions and improvements expensed since the valuation report. The freehold land stands in the Balance Sheet at a nil value.

15 Stocks

	2024	2023
	£	£
Raw materials and consumables	24,382	28,517
Finished goods and goods for resale	17,466	19,353
	41,848	47,870

16 Debtors

	2024	2023
Amounts falling due within one year:	£	£
Trade debtors	15,478	13,106
Other debtors	213,152	48,579
	228,630	61,685

17 Loans and overdrafts

	2024	2023
	£	£
Bank loans	1,565,472	1,611,807
Payable within one year	48,465	49,496
Payable after one year	1,517,007	1,562,311

Amounts included above which fall due after five years:

Payable by instalments	1,252,311	1,301,807

17 Loans and overdrafts **(Continued)**

There are two bank loans with CAF bank. The first is secured by way of a fixed and floating charge over the assets of the Charity. The loan is repayable over 25 years, and will be repaid by 2041. Interest is payable at the rate of 2.25% above the Bank of England base rate.

The second bank loan with CAF bank is secured by way of a fixed and floating charge over the assets of the Charity. The loan is repayable over 5 years, and will be repaid by 2025. Interest is payable at the rate of 2.25% above the Bank of England base rate.

18 Creditors: amounts falling due within one year

	Notes	2024 £	2023 £
Bank loans	**17**	48,465	49,496
Obligations under finance leases		3,689	-
Other taxation and social security		22,171	12,829
Deferred income	**20**	353,222	293,226
Trade creditors		101,042	108,496
Other creditors		5,238	5,238
Accruals and deferred income		9,750	9,650
		543,577	478,935

19 Creditors: amounts falling due after more than one year

	Notes	2024 £	2023 £
Bank loans	**17**	1,517,007	1,562,311
Obligations under finance leases		18,745	-
Deferred income	**20**	15,187	14,690
		1,550,939	1,577,001

20 Deferred income

	2024 £	2023 £
Arising from deferred income deposits and fees received in advance	368,409	307,916

20 Deferred income **(Continued)**

Deferred income is included in the financial statements as follows:

	2024	2023
	£	£
Deferred income is included within:		
Current liabilities	353,222	293,226
Non-current liabilities	15,187	14,690
	368,409	307,916
Movements in the year:		
Deferred income at 1 April 2023	307,916	316,367
Released from previous periods	(293,226)	(297,410)
Resources deferred in the year	353,719	288,959
Deferred income at 31 March 2024	368,409	307,916

21 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

		Movement in funds				Movement in funds			
	Balance at 1 April 2022	Incoming resources	Resources expended	Transfers	Balance at 1 April 2023	Incoming resources	Resources expended	Transfers	Balance at 31 March 2024
	£	£	£	£	£	£	£	£	£
Staff gratuities	1,573	4,044	(3,517)	-	2,100	4,410	(5,694)	-	816
Prayer Centre	1,568	837	(543)	-	1,862	1,060	(1,408)	-	1,514
Grounds Fund	1,282	-	(186)	-	1,098	-	(17)	-	1,081
Employability Programme	35	30	-	-	65	27	-	-	92
Catalyst	-	-	-	-	-	455	(412)	(43)	-
T & B Parkins	4,020	-	-	-	4,020	-	(4,020)	-	-
Support Retreat Fund	-	-	-	-	-	200	(13)	-	187
Land Engagement Lead Fund	-	15,000	(15,000)	-	-	3,360	(1,454)	-	1,906
Prayer centre refurbishing	7,625	106	(8,462)	731	-	1,349	(618)	(731)	-
Staff/ Volunteer sponsorship	-	1,444	-	-	1,444	11,290	(2,109)	-	10,625
Playground	1,236	-	-	-	1,236	-	-	-	1,236
Jacob Oommen	1,926	-	(949)	-	977	-	(977)	-	-
Kitchen garden	5,050	-	(185)	-	4,865	167	(5,032)	-	-
Flowers	-	4,182	(4,182)	-	-	625	-	-	625
Wrags	-	938	(1,048)	110	-	2,000	(2,000)	-	-
WTC	81	-	-	-	81	270	(141)	-	210
Kitchen garden refill station	7,679	-	(5,739)	-	6,067	2,862	(8,929)	-	-
Garden wall assistance	5,288	5,000	(9,297)	-	990	-	(990)	-	-
Energy Savings	-	4,475	(4,475)	-	-	320,000	(25,235)	-	294,765
Marquee	-	-	-	-	-	80,000	(51,731)	-	28,269
Sparks Development	-	-	-	-	-	2,000	(1,080)	-	920
Foraging Posts	-	-	-	-	-	600	-	-	600
Emrys Support Fund	-	-	-	-	-	2,400	(400)	-	2,000
	37,363	36,056	(49,455)	841	24,805	433,075	(112,260)	(774)	(344,846)

21 Restricted funds **(Continued)**

Staff Gratuities
Donations from guests for the benefit of staff and volunteers.

Prayer Centre
Donations help to facilitate 24/7 prayer at Ashburnham Place.

Grounds Fund
Donations to assist with the upkeep of the grounds at Ashburnham Place.

Employability Programme
Donations to assist with teaching new skills to people who have issues obtaining employment so that they can confidently re-enter the job market.

Catalyst
Payments and donations for volunteer training programme.

T & B Parkins
Donations to support establishment of similar centre in Germany.

Land Engagement Lead
Donations received for Land engagements.

Prayer Centre refurbishment
Donations received for refurbishment of the prayer centre.

Staff/Volunteer sponsorship
Donations for the benefit of staff and volunteers.

Playground
Donations to assist with the provision of a playground.

Jacob Oommen
Donations in memory of Jacob Oommen.

Kitchen Garden
Improvement in composting facilities.

21 Restricted funds **(Continued)**

Support retreat fund
Donations for those unable to afford support retreats.

WTC
Donations received for use in study courses with the Westminster Theological Centre.

Kitchen/Garden refill station
Donations for refill station in the kitchen and garden area.

Garden wall assistance fund
Funds received toward garden wall maintenance.

Flowers
Donations received for dedicated ornamental flowers for the garden.

Wrags
Donations received for the provision of an assistant to help with the ornamental gardens. work

Energy Savings
Funds received toward specific energy saving measures.

Marque
Funds received toward a marque purchase.

Sparks Development
Donations received for the development of the annual Sparks conference at Ashburnham Place.

Foraging Posts
Donations received for the development of a new foraging trail at Ashburnham Place.

Emrys Support Fund
Donations received specifically for a couple from the Ashburnham Place community.

22 Analysis of net assets between funds

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Fund balances at 31 March 2024 are represented by:						
Tangible assets	4,775,436	-	4,775,436	4,671,244	-	4,671,244
Current assets/(liabilities)	283,327	344,846	628,173	181,213	23,965	205,178
Long term liabilities	(1,550,939)	-	(1,550,939)	(1,577,001)	-	(1,577,001)
	3,507,824	344,846	3,852,670	3,275,456	23,965	3,299,421

23 Operating lease commitments

At the reporting end date the Trust had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024 £	2023 £
Within one year	13,387	8,000
Between two and five years	31,515	15,570
	44,902	23,570

24 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2024 £	2023 £
Aggregate compensation	180,925	167,128

During the year, £1,940 (2023: £2,050) was paid to 2MT for training by Mrs Sue Mitchell, the wife of Trustee, Dr Roger Mitchell.

ASHBURNHAM CHRISTIAN TRUST

England & Wales - Charity number 212755

Accounts

Charity registration number 212755

Company registration number 0653062 (England and Wales)

ASHBURNHAM CHRISTIAN TRUST

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

ASHBURNHAM CHRISTIAN TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	**Name**	**Date due for Retirement/Re-election**
	Dr R H Mitchell	2024
	Ms J K Huntley	2025
	Mrs F A M Oommen	2023
	Reverend R M Djan	2024
	Dr M Hoek	2025
	Mrs J Dudgeon	2025
	Mr M Mayhew	2025
Secretary	Mr A J Proudfoot	
Charity number	212755	
Company number	0653062	
Registered office	Ashburnham Place Battle East Sussex TN33 9NF	
Auditor	HJS Accountants Limited Tagus House 9 Ocean Way Southampton Hampshire United Kingdom SO14 3TJ	

ASHBURNHAM CHRISTIAN TRUST

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ASHBURNHAM CHRISTIAN TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2023

The Trustees are pleased to present the annual report and audited accounts of Ashburnham Christian Trust for the year ended 31st March 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's governing document, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016).

Objectives and activities

The Charity's object is to advance the Kingdom of our Lord Jesus Christ throughout the world.

Ashburnham Place is a gift. We aim to be a catalytic community who serve and resource all whom God sends our way. We believe Ashburnham Place and its people are a unique gift to the body of Christ. We are given to exploring and meeting the needs of the Body of Christ and wider communities. We aim to be a community that provides excellent hospitality and care to the Church and those from the margins of society. We are a connecting place and a hub that resources groups and individuals to be radical and bright through all of life. We want people to be impacted as they come in amongst the community here and that we will impact as we go out to serve and minister. Our desire is that people will come to Ashburnham Place and find exceptional levels of welcome, refuge, challenge, inspiration, learning and peace.

In the financial year 2022/23 the Trust met these objectives through:

Residential guests:	28,104
Day visitors:	2,705
Camping guests:	3,500

All these represent groups and individuals coming for training, education and prayer

Orangery guests: 50,740

These are largely local visitors coming to receive hospitality and to enjoy the peace and rest of Ashburnham Place.

Objectives were further met through our Catalyst volunteer training scheme which saw around 100 young adults from across the world complete the course.

PUBLIC BENEFIT

The Trustees have considered the Charity Commission guidance on public benefit and consider that the objectives and activities of Ashburnham Christian Trust provide the following benefits.

- The advancement of religion. This is our primary objective and the focus of all our activities. Our extensive grounds and gardens reflect the beauty of creation providing our guests and staff with the opportunity to encounter God. Members of our staff and volunteers continue to go on to become missionaries all over the world.
- The advancement of education. The majority of the conferences we host are educational in nature and our volunteers undertake an extensive training programme covering areas including theology, ecology and creative skills while they are with us.

The Trustees will consider requests to review fees for groups or individuals with financial problems. Fees for all charities and churches are subsidised.

Achievements and performance

This year we were, at least financially, able to put the impacts of Covid-19 behind us and build on the pre-pandemic growth of activity at Ashburnham Place. It is also worth noting that some of the developments over the last 12 months may not have happened without the enforced break in activities that allowed the Trust to consider again its aims and objectives for the years ahead.

The growth of land-based activity and learning has continued over the year. We were able to recruit Tim Young as our Land Engagement Lead with a remit to facilitate land-based learning at Ashburnham Place for local people, particularly local school children and youth. The project aims to help participants to 'see differently, think differently and live closely'. Tim has developed a creative and collaborative project and has had fantastic feedback from the schools and groups that have attended. The 'food forest' in Friar's Field has become well established under the care of Regina Ebner with over 60 trees planted and more plantings of tree and shrubs planned. Jules and Kate Bloomfield joined the team during the period and have done a great job taking on management of the Kitchen Garden from Nick and Anna Heasman. It has been particularly encouraging to see the team of local volunteers grow rapidly and bring much needed help to the grounds and gardens team. These projects feel more important than ever as the impact of climate change becomes increasingly evident.

We successfully opened the on-site artisan bakery, led by our Head Baker Matt Jewell. The bakery produced high quality bread and pastries for guests in the Main House and for sale through the Orangery.

Having increased our indebtedness during Covid, we were pleased to be able to reduce our debt by £595,162 at the end of the period as a result of a strong return of conference and retreat business.

The planned Orangery Tea Room refurbishment began in January. Sadly, due to being significantly let down by our main contractor, the works ground to a halt and were delayed by over 8 weeks. After appointing an excellent new contractor and a lot of hard work by our in-house team the refurbishment neared completion by the end of the financial year.

The Prayer Centre also underwent much needed refurbishment and the main meeting space has been wonderfully refreshed. This reflects the value of that space for our communal times of worship as well as the growing use for prayer ministry and theological study.

The Catalyst training programme for young international volunteers has continued and with regular reviews is being improved at each 'changeover'. The quality of learning and service has been excellent and hearing the impact on volunteers during each 'graduation' ceremony has been encouraging.

Our ACT events programme had a strong year and presented a varied, engaging and well-attended series of residential and day retreats. We received highly positive feedback from guests throughout.

As in previous years, we were hugely helped by the generosity of our supporters who continued giving throughout the year, including some one-off significant gifts. This has included some legacy gifting which will enable some significant capital expenditure in the year ahead.

Financial review

Overall, income has increased by 27% to £2,360,627 while expenditure increased 36% to £2,189,644. The surplus before other gains and losses was therefore £170,034 (2022: gain of £250,702).

The property at Ashburnham Place was independently valued on the 13 May 2020 at £4,100,000. The freehold property included in the valuation has not significantly changed and it was therefore agreed the valuation remains accurate. The value of the freehold property shown in these financial statements include additions and improvements expensed since the date of the valuation report.

The Trustees have identified 40 areas of potential risk within the categories of Governance, Operational, Financial, Environmental & External and Compliance together with the potential impact each risk could have and have identified appropriate steps to mitigate them. This Risk Register is reviewed regularly by the Trustees and General Directors.

Reserves
Current Trustee Guidelines are to maintain net current assets at minimum of £100,000. As at 31st March 2023 there were net current asset of £205,178. However, fees received for future years are treated as liability so on 1st April 2023, when fees for 2022-23 ceased to become liabilities, net current assets were £390,887.

Total Funds: £3,299,421
Restricted Funds: £23,964.
Designated Funds: £87,937.

Plans for future periods
Future plans
In the year ahead, we have plans to install a major solar energy scheme across many of the roofs on site. This is dependent on planning permission being granted but will greatly improve our sustainability and lessen our environmental impact. In conjunction with this we will be investigating other ways in which we can better manage and reduce our energy use.

For several years the Trust and our guests have struggled with slow internet speeds, having explored and implemented various schemes to improve the speeds we have made the decision to install a dedicated lease line. This installation will deliver guaranteed speeds and ensure we have sufficient bandwidth to meet the needs of our guests as well as our operational needs that are increasingly dependent on 'cloud' based systems.

We will continue to develop our land-based projects, further planting and building a bio-dome in the 'food forest', expanding our offer to local schools for learning opportunities at Ashburnham Place and increase our growing area in the Kitchen Garden (team capacity allowing).

We have plans to improve our guest accommodation and conference facilities including refurbishing the Tent Hill House bathrooms, The Fernery, Patmos Lodge Meeting Room and West Room.

Thanks to a generous gift from a donor, we will also erect a 400-seater marquee close to the main building to act as a meeting space for the largest of our groups that struggle to fit into the Great Hall. This will include flooring, seating, staging, heating and full AV and we hope be a significant benefit to our large groups.

We have taken legal advice and plan to make an application to become a Religious Worker Visa Sponsor, this would enable us to bring young people onto the Catalyst programme through this route and, if needed, allow us to employ from outside the UK on 2-year contracts. We feel this visa route is a better reflection of the type of organisation we are and the centrality of our Christian faith to all we do.

Structure, governance and management
Ashburnham Christian Trust is a company limited by guarantee and a registered charity governed by its Memorandum and Articles of Association. It was incorporated on the 18th March 1960.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:
Dr R H Mitchell
Ms J K Huntley
Reverend R D Djan
Mrs F A M Oommen
Dr M Hoek
Mrs J J Dudgeon (Appointed 15 June 2022)
Mr M W Mayhew

The Trustees who served during the year as Chairman and Vice Chairman were Dr R H Mitchell and Mrs F A M Oommen respectively.

Recruitment and appointment of new trustees
New trustees are elected by the Trustees at the Annual General Meeting and any vacancies are filled by recognising gaps in the skills, capacity and experience of existing trustees.

New trustees receive induction and training in their role and this process is reviewed by the Trustees regularly.

Organisational structure
The Trustees are responsible for the overall management of the organisation. They approve the budget, capital projects, any change in strategic direction and appoint the General Directors. They advise the General Directors on senior staff appointments and policy issues.

The General Directors, Operational Directors and Heads of Department are responsible for the day-to-day management of the organisation within the criteria agreed by the Trustees.

The Trustees are responsible for the oversight of the management of risks faced by the Trust. Detailed consideration and daily management of risk is delegated to the General Directors. The Trustees are satisfied that all major risks have been identified and addressed where necessary. Areas of risks considered included governance, management, operations, finance, external factors and compliance.

Salaries across the organisation are reviewed annually as part of the regular budgetary process, the standard to aim for an inflationary increase across all roles, contingent on the charity's finances making this possible. There are four bands that we base our remuneration packages on: Supervisor, Manager, Operational Director and General Director. Senior management roles are benchmarked against comparable roles in the sector, drawing particularly on data from the CCI network of similar organisations. This is carried out by the General Directors for the senior leadership team roles and by trustees for the General Director role. Benchmarking was most recently carried out by the Trustees for the General Director role in March 2019

Relationship with wider network
The charity has no formal affiliation with other charities but does operate within informal networks of similar organisations.

Reference and administration information

Charity registration no: 212755

Company registration no: 0653062

Registered Address:	Ashburnham Place Battle TN33 9NF	
Auditors:	HJS Accountants Ltd Tagus House 9 Ocean Way Southampton Hampshire SO14 3TJ	
Banks:	National Westminister Bank Havelock Road Hastings TN34 1GW	CAF Bank 25 Kings Hill Avenue Kings Hill, West Malling Kent ME19 4JQ
Solicitors:	Gunnercooke LLP 53 King Street Manchester M2 4LQ	

Auditor

The auditors, HJS Accountants Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

The Trustees' report was approved by the Board of Trustees.

Dr R H Mitchell
Trustee

Date: 20.10.23

ASHBURNHAM CHRISTIAN TRUST

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2023

The trustees, who are also the directors of Ashburnham Christian Trust for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ASHBURNHAM CHRISTIAN TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF ASHBURNHAM CHRISTIAN TRUST

Opinion

We have audited the financial statements of Ashburnham Christian Trust (the 'Trust') for the year ended 31 March 2023 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the Trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the statement of Trustees' responsibilities, the trustees, who are also the directors of the Trust for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Capabilities of the audit in detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the charitable company, we identified that the principal risks of non-compliance with laws and regulations related to breaches of UK regulatory principles, such as food hygiene standards and employment laws. We also considered the laws and regulations which have a direct impact on the financial statements such as the Companies Act 2006 and the Charities Act 2011.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to management bias in accounting estimates and judgemental areas of the financial statements.

Audit procedures performed by the audit engagement team included:

- Discussions with senior management, including consideration of known or suspected instances of non compliance with laws and regulation or instances of fraud;
- Identifying and testing journal entries based on risk criteria;
- Designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing;
- Testing transactions entered into outside of the normal course of the charitable company's business;
- Reviewing any potential litigation or claims against the entity which indicate any potential non compliance issues.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or though collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE TRUSTEES OF ASHBURNHAM CHRISTIAN TRUST

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

HJS

Angela Trainor (Senior Statutory Auditor)
for and on behalf of HJS Accountants Limited .....
Chartered Accountants and Statutory Auditor
Tagus House
9 Ocean Way
Southampton
Hampshire
United Kingdom
SO14 3TJ

HJS Accountants Limited is eligible for appointment as auditor of the Trust by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

14.11.2023

ASHBURNHAM CHRISTIAN TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
Income and endowments from:							
Donations and legacies	2	263,420	36,056	299,476	301,745	17,799	319,544
Income from charitable activities	3	1,676,810	-	1,676,810	1,082,948	-	1,082,948
Other trading activities	4	316,245	-	316,245	321,792	-	321,792
Investment income	5	25,582	-	25,582	20,432	-	20,432
Other income	6	42,514	-	42,514	114,398	-	114,398
Total income		2,324,571	36,056	2,360,627	1,841,315	17,799	1,859,114
Expenditure on:							
Raising funds	7	104,392	-	104,392	85,161	-	85,161
Charitable activities costs	8	2,036,746	49,455	2,086,201	1,501,846	21,405	1,523,251
Total expenditure		2,141,138	49,455	2,190,593	1,587,007	21,405	1,608,412
Net incoming/(outgoing) resources before transfers		183,433	(13,399)	170,034	254,308	(3,606)	250,702
Gross transfers between funds		(841)	841	-	-	-	-
Net income/(expenditure) for the year/ Net movement in funds		182,592	(12,558)	170,034	254,308	(3,606)	250,702
Fund balances at 1 April 2022		3,092,024	37,363	3,129,387	2,837,716	40,969	2,878,685
Fund balances at 31 March 2023		3,274,616	24,805	3,299,421	3,092,024	37,363	3,129,387

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ASHBURNHAM CHRISTIAN TRUST

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	2023 £	2022 £	2022 £
Fixed assets					
Tangible assets	**13**		4,671,244		4,662,175
Current assets					
Stocks	**14**	47,870		44,841	
Debtors	**15**	61,685		5,591	
Cash at bank and in hand		574,558		1,060,655	
		684,113		1,111,087	
Creditors: amounts falling due within one year	**17**	(478,935)		(996,308)	
Net current assets			205,178		114,779
Total assets less current liabilities			4,876,422		4,776,954
Creditors: amounts falling due after more than one year	**18**		(1,577,001)		(1,647,567)
Net assets			3,299,421		3,129,387
Income funds					
Restricted funds	**20**		24,805		37,363
Unrestricted funds					
General unrestricted funds		3,263,087		3,080,495	
Revaluation reserve		11,529		11,529	
			3,274,616		3,092,024
			3,299,421		3,129,387

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2023

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2023, although an audit has been carried out under section 144 of the Charities Act 2011.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements under the requirements of the Companies Act 2006, for the year in question in accordance with section 476.

The financial statements were approved by the Trustees on 20.10.2023

Dr R H Mitchell
Trustee

Mrs F A M Oommen
Trustee

Company registration number 0653062

1 Accounting policies

Charity information

Ashburnham Christian Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Ashburnham Place, Battle, East Sussex, TN33 9NF.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's Memorandum and Articles of Association, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

All income is recognised in the Statement of Financial Activities once the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Booking fees and deposits relating to future periods but received in advance are shown under deferred income in the balance sheet released to income in the period to which they relate.

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charitable company to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Raising funds

Raising funds includes all expenditure incurred by the charity to raise funds for its charitable purposes and includes costs of all fundraising activities, events and non-charitable trading.

1 **Accounting policies** **(Continued)**

Governance costs
Governance costs include costs of governance arrangements which relate to the general running of the Trust.

Allocation and apportionment of costs
Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

1.6 Tangible fixed assets
Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	not provided
Biomass	5% on cost
Fixtures and fittings	25% on cost
Computer equipment	33% on cost
Motor vehicles	25% on cost
Equipment	25% on cost
Online booking system	25% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

The Trustees consider that the value of the freehold property will continue to increase in time and, as such, they have decided that no depreciation should be provided.

Assets with cost in excess of £1,000 are capitalised.

1.7 Impairment of fixed assets
At each reporting end date, the Trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Stocks
Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.9 Cash and cash equivalents
Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies (Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charitable company's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The Trust is exempt from corporation tax on its charitable activities.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2023	**2023**	**2023**	2022	2022	2022
	£	**£**	**£**	£	£	£
Donations and gifts	224,632	36,056	260,688	264,154	17,799	281,953
Grants	38,788	-	38,788	37,591	-	37,591
	263,420	36,056	299,476	301,745	17,799	319,544

Included within receipts is a legacy from an estate that holds further potential distributions for the charity. However, the amounts are currently unquantifiable and therefore not recognised within these financial statements.

3 Income from charitable activities

	2023	**2022**
	£	**£**
Conference fees	1,364,385	678,693
ACT Events	138,891	59,214
Individual guest fees	90,826	141,387
Summer Camp	70,778	194,587
Westminster Theological Hub	2,681	4,105
Artisan village income	9,232	4,442
Net surplus on sale of fixed assets	17	520
	1,676,810	1,082,948

4 Other trading activities

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Shop income	69,347	50,309
Tea room income	228,664	256,333
Garden sales	18,234	15,150
Other trading activities	316,245	321,792

5 Investment income

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Rental income	17,494	16,667
Interest receivable	8,088	3,765
	25,582	20,432

6 Other income

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Other income	-	70,974
Renewable heat incentive	42,514	43,424
	42,514	114,398

7 Raising funds

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Trading costs		
Shop expenses	45,858	29,488
Bar expenses	6,731	4,346
Tea room expenses	51,803	51,327
Trading costs	104,392	85,161
	104,392	85,161

8 Charitable activities costs

	2023	2022
	£	£
Staff costs	605,179	456,465
Depreciation and impairment	79,729	113,908
Rates and water	50,302	36,990
Insurance	27,617	27,604
Light and heat	171,308	164,120
Materials purchases	48,368	31,654
Laundry	37,476	23,330
Provisions purchases	366,010	252,548
Repairs and replacements	96,012	15,781
Vending machines	23,968	19,554
Cleaning materials	6,702	4,656
Household miscellaneous	4,575	1,115
Summer camp	13,019	13,785
ACT holiday and event costs	23,314	8,736
Volunteers expenses	11,683	6,457
Garden and grounds maintenance	22,684	17,295
Maintenance	96,292	33,032
Other charitable expenditure	179,753	105,565
	1,863,991	1,332,595
Grant funding of activities (see note 9)	949	-
Share of support costs (see note 10)	203,847	175,126
Share of governance costs (see note 10)	17,414	15,530
	2,086,201	1,523,251
Analysis by fund		
Unrestricted funds	2,036,746	1,501,846
Restricted funds	49,455	21,405
	2,086,201	1,523,251

9 Grants payable

	2023	2022
	£	£
Grants to institutions:		
Other	949	-

10 Support costs

	Support costs	Governance costs	2023	Support costs	Governance costs	2022
	£	£	£	£	£	£
Staff costs	94,875	-	94,875	87,785	-	87,785
Telephone	16,929	-	16,929	15,783	-	15,783
Postage and stationery	3,052	-	3,052	2,639	-	2,639
Sundries	3,563	-	3,563	208	-	208
Travelling and motor expenses	23,272	-	23,272	17,057	-	17,057
Computer and IT expenses	12,736	-	12,736	15,213	-	15,213
ACT holiday and events costs	8,166	-	8,166	5,577	-	5,577
Subscriptions	1,944	-	1,944	1,510	-	1,510
Marketing and advertising	9,459	-	9,459	5,711	-	5,711
Other staff costs and training	8,688	-	8,688	5,827	-	5,827
General expenses	10,806	-	10,806	8,506	-	8,506
Bank charges	10,357	-	10,357	9,310	-	9,310
Audit fees	-	10,885	10,885	-	8,566	8,566
Legal and professional	-	6,529	6,529	-	6,964	6,964
	203,847	17,414	221,261	175,126	15,530	190,656
Analysed between						
Charitable activities	203,847	17,414	221,261	175,126	15,530	190,656

Governance costs includes payments to the auditors of £10,885 (2022 - £8,566) for audit fees.

11 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from an employment with the Trust during the year.

The total trustees' travel expenses in the year was £1,533 (2022: £1,182).

The total number of trustees to whom expenses were reimbursed in the year amounted to 3 (2022: 3).

12 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Charitable staff	31	28

12 Employees **(Continued)**

Employment costs	**2023**	**2022**
	£	**£**
Wages and salaries	622,410	487,609
Social security costs	38,882	25,865
Other pension costs	38,762	30,776
	700,054	544,250

There were no employees whose annual remuneration was more than £60,000.

13 Tangible fixed assets

	Freehold property	Biomass	Fixtures and fittings	Computer equipment	Motor vehicles	Equipment	Online booking system	Total
	£	£	£	£	£	£	£	£
Cost								
At 1 April 2022	4,425,267	222,592	771,896	109,334	61,564	378,146	15,245	5,984,044
Additions	-	-	57,155	1,489	15,015	15,139	-	88,798
At 31 March 2023	4,425,267	222,592	829,051	110,823	76,579	393,285	15,245	6,072,842
Depreciation and impairment								
At 1 April 2022	-	64,930	724,140	108,384	55,867	353,309	15,239	1,321,869
Depreciation charged in the year	-	11,117	42,811	725	5,021	20,049	6	79,729
At 31 March 2023	-	76,047	766,951	109,109	60,888	373,358	15,245	1,401,598
Carrying amount								
At 31 March 2023	4,425,267	146,545	62,100	1,714	15,691	19,927	-	4,671,244
At 31 March 2022	4,425,267	157,662	47,756	950	5,697	24,837	6	4,662,175

13 Tangible fixed assets **(Continued)**

The Trustees undertake an annual impairment review of the freehold property.

The property at Ashburnham Place was independently valued on the 13 May 2020 at £4,100,000. The freehold property included in the valuation has not significantly changed and it was therefore agreed the valuation remains accurate. The value of the freehold property shown above includes additions and improvements expensed since the valuation report. The freehold land stands in the Balance Sheet at a nil value.

14 Stocks

	2023	2022
	£	£
Raw materials and consumables	28,517	19,508
Finished goods and goods for resale	19,353	25,333
	47,870	44,841

15 Debtors

	2023	2022
Amounts falling due within one year:	£	£
Trade debtors	13,106	-
Other debtors	48,579	5,591
	61,685	5,591

16 Loans and overdrafts

	2023	2022
	£	£
Bank loans	1,611,807	2,204,669
Other loans	-	2,300
	1,611,807	2,206,969
Payable within one year	49,496	579,946
Payable after one year	1,562,311	1,627,023

Amounts included above which fall due after five years:

Payable by instalments	1,301,807	1,388,612

16 Loans and overdrafts **(Continued)**

There are two bank loans with CAF bank. The first is secured by way of a fixed and floating charge over the assets of the Charity. The loan is repayable over 25 years, and will be repaid by 2041. Interest is payable at the rate of 2.25% above the Bank of England base rate.

The second bank loan with CAF bank is secured by way of a fixed and floating charge over the assets of the Charity. The loan is repayable over 5 years, and will be repaid by 2025. Interest is payable at the rate of 2.25% above the Bank of England base rate.

17 Creditors: amounts falling due within one year

	Notes	2023 £	2022 £
Bank loans	16	49,496	577,646
Other borrowings		-	2,300
Other taxation and social security		12,829	9,917
Deferred income	19	293,226	295,823
Trade creditors		108,496	97,096
Other creditors		5,238	-
Accruals and deferred income		9,650	13,526
		478,935	996,308

18 Creditors: amounts falling due after more than one year

	Notes	2023 £	2022 £
Bank loans	16	1,562,311	1,627,023
Deferred income	19	14,690	20,544
		1,577,001	1,647,567

19 Deferred income

	2023 £	2022 £
Arising from deferred income deposits and fees received in advance	307,916	316,367

Deferred income is included in the financial statements as follows:

19 Deferred income **(Continued)**

	2023	2022
	£	£
Deferred income is included within:		
Current liabilities	293,226	295,823
Non-current liabilities	14,690	20,544
	307,916	316,367
Movements in the year:		
Deferred income at 1 April 2022	316,367	194,673
Released from previous periods	(297,410)	(215,422)
Resources deferred in the year	288,959	337,116
Deferred income at 31 March 2023	307,916	316,367

20 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds				Movement in funds			
	Balance at 1 April 2021	Incoming resources	Resources expended	Balance at 1 April 2022	Incoming resources	Resources expended	Transfers	Balance at 31 March 2023
	£	£	£	£	£	£	£	£
Staff gratuities	1,617	5,057	(5,101)	1,573	4,044	(3,517)	-	2,100
Prayer Centre	682	886	-	1,568	837	(543)	-	1,862
Grounds Fund	1,631	-	(349)	1,282	-	(186)	-	1,096
Employability Programme	223	30	(218)	35	30	-	-	65
Catalyst	89	-	(89)	-	-	-	-	-
T & B Parkins	4,020	-	-	4,020	-	-	-	4,020
ESCAFA	13	-	(13)	-	-	-	-	-
Land engagement lead fund	179	-	(179)	-	15,000	(15,000)	-	-
Prayer centre refurbishing	7,500	125	-	7,625	106	(8,462)	731	-
Staff/ Volunteer sponsorship	1,530	-	(1,530)	-	1,444	-	-	1,444
Playground	1,236	-	-	1,236	-	-	-	1,236
Jacob Oommen	1,926	-	-	1,926	-	(949)	-	977
Kitchen garden	6,078	-	(1,028)	5,050	-	(185)	-	4,865
Support retreat fund	677	-	(677)	-	4,182	(4,182)	-	-
Creative catalyst	150	-	(150)	-	938	(1,048)	110	-
WTC	-	81	-	81	-	-	-	81
Kitchen garden refill station	13,418	-	(5,739)	7,679	-	(1,611)	-	6,068
Garden wall assistance	-	10,000	(4,712)	5,288	5,000	(9,297)	-	991
Nick Molod	-	1,620	(1,620)	-	4,475	(4,475)	-	-
	40,969	17,799	(21,405)	37,363	36,056	(49,455)	841	24,805

20 **Restricted funds** **(Continued)**

Staff Gratuities
Donations from guests for the benefit of staff and volunteers.

Prayer Centre
Donations help to facilitate 24/7 prayer at Ashburnham Place.

Grounds Fund
Donations to assist with the upkeep of the grounds at Ashburnham Place.

Employability Programme
Donations to assist with teaching new skills to people who have issues obtaining employment so that they can confidently re-enter the job market.

Catalyst
Payments and donations for volunteer training programme.

T & B Parkins
Donations to support establishment of similar centre in Germany.

ESCAFA
Donations for helping Syrian refuges.

Land Engagement Lead
Donations received for Land engagements.

Prayer Centre refurbishment
Donations received for refurbishment of the prayer centre.

Staff/Volunteer sponsorship
Donations for the benefit of staff and volunteers.

Playground
Donations to assist with the provision of a playground.

20 **Restricted funds** **(Continued)**

Jacob Oommen
Donations in memory of Jacob Oommen.

Kitchen Garden
Improvement in composting facilities.

Support retreat fund
Donations for those unable to afford support retreats.

Creative Catalyst
Donations toward catalyst for creative purposes.

WTC
Donations received for use in study courses with the Westminster Theological Centre.

Kitchen/Garden refill station
Donations for refill station in the kitchen and garden area.

Garden wall assistance fund
Funds received toward garden wall maintenance.

Nick Molod
Donations in memory of Nick Molod.

21 Analysis of net assets between funds

	Unrestricted funds 2023	Restricted funds 2023	Total 2023	Unrestricted funds 2022	Restricted funds 2022	Total 2022
	£	£	£	£	£	£
Fund balances at 31 March 2023 are represented by:						
Tangible assets	4,671,244	-	4,671,244	4,662,175	-	4,662,175
Current assets/(liabilities)	181,213	23,965	205,178	77,416	37,363	114,779
Long term liabilities	(1,577,001)	-	(1,577,001)	(1,647,567)	-	(1,647,567)
	3,275,456	23,965	3,299,421	3,092,024	37,363	3,129,387

22 Operating lease commitments

At the reporting end date the Trust had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2023	2022
	£	£
Within one year	6,661	6,661
Between two and five years	12,526	12,526
	19,187	19,187

23 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2023	2022
	£	£
Aggregate compensation	167,128	154,015

During the year, £2,050 (2022: £372) was paid to 2MT for training by Mrs Sue Mitchell, the wife of Trustee, Dr Roger Mitchell.

ASHBURNHAM CHRISTIAN TRUST

England & Wales - Charity number 212755

Accounts

Charity registration number 212755

Company registration number 0653062 (England and Wales)

ASHBURNHAM CHRISTIAN TRUST

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

ASHBURNHAM CHRISTIAN TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	**Name**	**Date due for Retirement/Re-election**
	Dr R H Mitchell	2024
	Ms J K Huntley	2022
	Mrs F A M Oommen	2023
	Reverend R M Djan	2024
	Dr M Hoek	2022
	Mr Paul Milbank	2023
	Mrs J Dudgeon	2025
	Mr M Mayhew	2025
Secretary	Mr A J Proudfoot	
Charity number	212755	
Company number	0653062	
Registered office	Ashburnham Place Battle East Sussex TN33 9NF	
Auditor	HJS Accountants Limited Tagus House 9 Ocean Way Southampton Hampshire United Kingdom SO14 3TJ	

ASHBURNHAM CHRISTIAN TRUST

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ASHBURNHAM CHRISTIAN TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2022

The Trustees are pleased to present the annual report and audited accounts of Ashburnham Christian Trust for the year ended 31st March 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's governing document, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016).

Objectives and activities

The Charity's object is to advance the Kingdom of our Lord Jesus Christ throughout the world.

Ashburnham Place is a gift. We aim to be a catalytic community who serve and resource all whom God sends our way. We believe Ashburnham Place and its people are a unique gift to the body of Christ. We are given to exploring and meeting the needs of the Body of Christ and wider communities. We aim to be a community that provides excellent hospitality and care to the Church and those from the margins of society. We are a connecting place and a hub that resources groups and individuals to be radical and bright through all of life. We want people to be impacted as they come in amongst the community here and that we will impact as we go out to serve and minister. Our desire is that people will come to Ashburnham Place and find exceptional levels of welcome, refuge, challenge, inspiration, learning and peace.

In the financial year 2021/22 the Trust met these objectives through:

	2022	2021
Resident visitors (bed nights):	20,064	7,503
Day visitors (days):	28,671	129
Camping groups (bed nights):	2,884	9,975

All these represent groups and individuals coming for training, education and prayer.

Objectives were further met through our restructured Catalyst volunteer training scheme which saw around 100 young adults from across the world complete the course.

PUBLIC BENEFIT

The Trustees have considered the Charity Commission guidance on public benefit and consider that the objectives and activities of Ashburnham Christian Trust provide the following benefits.

- The advancement of religion. This is our primary objective and the focus of all our activities. Our extensive grounds and gardens reflect the beauty of creation providing our guests and staff with the opportunity to encounter God. Members of our staff and volunteers continue to go on to become missionaries all over the world.

- The advancement of education. A large percentage of the conferences we host are educational in nature and our volunteers undertake an extensive training programme while they are with us.

The Trustees will consider requests to review fees for groups or individuals with financial problems. Fees for all charities and churches are subsidised.

Achievements and performance

The year was another significantly impacted by the local and global impacts of the Covid-19 pandemic. The impacts included months when we were unable to open fully to residential groups, low guest confidence in group retreats and conferencing, ongoing use of the furlough scheme within our organisation and the management of existing bookings. As in the previous year, we were hugely helped by the generosity of our supporters who continued giving throughout the year, including some one-off significant gifts. Despite the ongoing challenges associated with the pandemic we managed to continue in our charitable aims and provided hospitality to a huge number of groups and guests.

Due to the redundancies made in the previous financial year, the remaining staff members have had to adjust to working as a smaller team. While not without challenges this, alongside the willingness of guests to return in large numbers, means that the charity ended the year in an encouraging healthy financial position.

We were able to continue the Catalyst training programme for young international volunteers and further refine the programme, including a new module structure that has greatly enhance the quality of learning. It has been encouraging to see young trainees return in greater numbers despite the challenges caused by the pandemic and post-brexit visa requirements.

With the growing evidence of the impact of climate change, we continued our efforts to respond in ways that decrease our impact on the environment as well as exploring how we can positively contribute towards tackling climate crisis. We set aside an area as a 'food forest' based on permaculture principles, created and started hosting a series of residential and day events focussing on the land, environment and faith. The work in the Kitchen Garden has continued, demonstrating and teaching regenerative agriculture principles, most recently with renowned soil and growing expert, Charles Dowding. Our partnership with A-Rocha UK continued and was helpful in connecting us with other Christians passionate about sustainability and ecology. As part of this partnership we created Swift, House Martin and Spotted Flycatcher boxes in the hope of encouraging nesting for these threatened species.

We also continued to host a local farmer's market, this was in part a creative response to some of the challenges connected with industrial-level food supply chains exposed during the pandemic as well as a way of building relationships with some of the brilliant local food producers in our area. This has proved a great success and has a loyal following who turn up each month to enjoy around 25 different stalls.

Our event and retreat programme was restarted in the year, it has steadily grown with guests returning and giving great feedback on the wide-variety of events we now host.

Finally, we launched the new website for Ashburnham Christian Trust after months of work in development mode. We are very happy with the result and feel the new website is a more accurate reflection of the charity and how it has developed in recent years.

Financial review

Overall, income has increased by 76% to £1,859,114 while expenditure increased 22% to £1,585,407. The surplus before other gains and losses was therefore £250,702 (2021: shortfall of £235,344).

The property at Ashburnham Place was independently valued on the 13 May 2020 at £4,100,000. The freehold property included in the valuation has not significantly changed and it was therefore agreed the valuation remains accurate. The value of the freehold property shown in these financial statements include additions and improvements expensed since the date of the valuation report.

The Trustees have identified 40 areas of potential risk within the categories of Governance, Operational, Financial, Environmental & External and Compliance together with the potential impact each risk could have and have identified appropriate steps to mitigate them. This Risk Register is reviewed regularly by the Trustees and General Directors.

Reserves
It is the current policy of the Trustees to maintain net current assets at a minimum of £100,000. As at 31st March 2022 there were net current assets of £114,779. However, fees received for future years are treated as a liability so on 1st April 2022, when fees for 2021-22 ceased to become liabilities, net current assets were £431,146.

Total Funds:	£3,129,387
Restricted Funds:	£37,363

Plans for future periods

Future plans
After two years of minimal capital expenditure due to lack of income, we have plans to invest in various capital projects including staff accommodation, creating a small artisan bakery, Orangery Tea Room developments, grounds-based infrastructure and equipment, conference room improvements and some refurbishments to guest accommodation. We are delighted to be in position to be able to build this expenditure into the coming year's budget.

The focus of the year ahead will be consolidating and stabilising after two disrupted years, part of this includes investing in and focusing on the staff wellbeing. We are conscious of the sharp increase in the cost of living particularly for those living 'off-site' and want to do our best to ensure our salaries 'keep up' in the years ahead.

As has been our intention for a number of years, we aim to increase the level of education and learning we are able to offer to young people in the coming year, with particular focus on land-based learning. The hub for this type of learning will be the Kitchen Garden but can now include the Food Forest and Straw-bale House.

Structure, governance and management
Ashburnham Christian Trust is a company limited by guarantee and a registered charity governed by its Memorandum and Articles of Association. It was incorporated on the 18th March 1960.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Dr R H Mitchell	
Ms J K Huntley	
Reverend R D Djan	
Mrs F A M Oommen	
Dr M Hoek	
Mr P Milbank	(Resigned 6 March 2022)
Mrs J J Dudgeon	(Appointed 15 June 2022)
Mr M W Mayhew	(Appointed 15 March 2022)

The Trustees who served during the year as Chairman and Vice Chairman were Dr R H Mitchell and Mrs F A M Oommen respectively.

Recruitment and appointment of new trustees
New trustees are elected by the Trustees at the Annual General Meeting and any vacancies are filled by recognising gaps in the skills, capacity and experience of existing trustees.

New trustees receive induction and training in their role and this process is reviewed by the Trustees regularly.

Organisational structure
The Trustees are responsible for the overall management of the organisation. They approve the budget, capital projects, any change in strategic direction and appoint the General Directors. They advise the General Directors on senior staff appointments and policy issues.

The General Directors, Operational Directors and Heads of Department are responsible for the day-to-day management of the organisation within the criteria agreed by the Trustees.

The Trustees are responsible for the oversight of the management of risks faced by the Trust. Detailed consideration and daily management of risk is delegated to the General Directors. The Trustees are satisfied that all major risks have been identified and addressed where necessary. Areas of risks considered included governance, management, operations, finance, external factors and compliance.

Salaries across the organisation are reviewed annually as part of the regular budgetary process, the standard to aim for an inflationary increase across all roles, contingent on the charity's finances making this possible. There are four bands that we base our remuneration packages on: Supervisor, Manager, Operational Director and General Director. Senior management roles are benchmarked against comparable roles in the sector, drawing particularly on data from the CCI network of similar organisations. This is carried out by the General Directors for the senior leadership team roles and by trustees for the General Director role. Benchmarking was most recently carried out by the Trustees for the General Director role in March 2019

Relationship with wider network
The charity has no formal affiliation with other charities but does operate within informal networks of similar organisations.

Reference and administration information

Charity registration no: 212755

Company registration no: 0653062

Registered Address:	Ashburnham Place Battle TN33 9NF	
Auditors:	HJS Accountants Ltd Tagus House 9 Ocean Way Southampton Hampshire SO14 3TJ	
Banks:	National Westminister Bank Havelock Road Hastings TN34 1GW	CAF Bank 25 Kings Hill Avenue Kings Hill, West Malling Kent ME19 4JQ
Solicitors:	Gunnercooke LLP 53 King Street Manchester M2 4LQ	

Auditor
The auditors, HJS Accountants Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

The Trustees' report was approved by the Board of Trustees.

.....

Dr R H Mitchell
Trustee

Date: 14.09.22

ASHBURNHAM CHRISTIAN TRUST

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2022

The trustees, who are also the directors of Ashburnham Christian Trust for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ASHBURNHAM CHRISTIAN TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF ASHBURNHAM CHRISTIAN TRUST

Opinion

We have audited the financial statements of Ashburnham Christian Trust (the 'Trust') for the year ended 31 March 2022 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the Trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the statement of Trustees' responsibilities, the trustees, who are also the directors of the Trust for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Capabilities of the audit in detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the charitable company, we identified that the principal risks of non-compliance with laws and regulations related to breaches of UK regulatory principles, such as food hygiene standards and employment laws. We also considered the laws and regulations which have a direct impact on the financial statements such as the Companies Act 2006 and the Charities Act 2011.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to management bias in accounting estimates and judgemental areas of the financial statements.

Audit procedures performed by the audit engagement team included:

- Discussions with senior management, including consideration of known or suspected instances of non compliance with laws and regulation or instances of fraud;
- Identifying and testing journal entries based on risk criteria;
- Designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing;
- Testing transactions entered into outside of the normal course of the charitable company's business;
- Reviewing any potential litigation or claims against the entity which indicate any potential non compliance issues.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or though collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE TRUSTEES OF ASHBURNHAM CHRISTIAN TRUST

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. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

hjs

2/12/2022

HJS Accountants Limited
Chartered Accountants and Statutory Auditor
Tagus House
9 Ocean Way
Southampton
Hampshire
United Kingdom
SO14 3TJ

HJS Accountants Limited is eligible for appointment as auditor of the Trust by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

ASHBURNHAM CHRISTIAN TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Income and endowments from:							
Donations and legacies	2	301,745	17,799	319,544	309,365	31,522	340,887
Income from charitable activities	3	1,082,948	-	1,082,948	260,076	-	260,076
Other trading activities	4	321,792	-	321,792	141,038	-	141,038
Investment income	5	20,432	-	20,432	4,354	-	4,354
Other income	6	114,398	-	114,398	312,931	-	312,931
Total income		1,841,315	17,799	1,859,114	1,027,764	31,522	1,059,286
Expenditure on:							
Raising funds	7	80,815	-	80,815	37,429	-	37,429
Charitable activities costs	8	1,506,192	21,405	1,527,597	1,227,568	29,633	1,257,201
Total expenditure		1,587,007	21,405	1,608,412	1,264,997	29,633	1,294,630
Net income/(expenditure) for the year/ Net movement in funds		254,308	(3,606)	250,702	(237,233)	1,889	(235,344)
Fund balances at 1 April 2021		2,837,716	40,969	2,878,685	3,074,949	39,080	3,114,029
Fund balances at 31 March 2022		3,092,024	37,363	3,129,387	2,837,716	40,969	2,878,685

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ASHBURNHAM CHRISTIAN TRUST

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	2022 £	2021 £	2021 £
Fixed assets					
Tangible assets	**12**		4,662,175		4,755,314
Current assets					
Stocks	**13**	44,841		43,749	
Debtors	**14**	5,591		21,351	
Cash at bank and in hand		1,060,655		395,212	
		1,111,087		460,312	
Creditors: amounts falling due within one year	**15**	(996,308)		(357,772)	
Net current assets			114,779		102,540
Total assets less current liabilities			4,776,954		4,857,854
Creditors: amounts falling due after more than one year	**16**		(1,647,567)		(1,979,169)
Net assets			3,129,387		2,878,685
Income funds					
Restricted funds	**19**		37,363		40,969
Unrestricted funds					
General unrestricted funds		3,080,495		2,826,187	
Revaluation reserve		11,529		11,529	
			3,092,024		2,837,716
			3,129,387		2,878,685

ASHBURNHAM CHRISTIAN TRUST

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2022

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2022, although an audit has been carried out under section 144 of the Charities Act 2011.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements under the requirements of the Companies Act 2006, for the year in question in accordance with section 476.

The financial statements were approved by the Trustees on 14.09.22

Dr R H Mitchell
Trustee

Mrs F A M Oommen
Trustee

Company registration number 0653062

1 Accounting policies

Charity information

Ashburnham Christian Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Ashburnham Place, Battle, East Sussex, TN33 9NF.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's Memorandum and Articles of Association, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

All income is recognised in the Statement of Financial Activities once the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Booking fees and deposits relating to future periods but received in advance are shown under deferred income in the balance sheet released to income in the period to which they relate.

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charitable company to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Raising funds

Raising funds includes all expenditure incurred by the charity to raise funds for its charitable purposes and includes costs of all fundraising activities, events and non-charitable trading.

1 Accounting policies **(Continued)**

Governance costs
Governance costs include costs of governance arrangements which relate to the general running of the Trust.

Allocation and apportionment of costs
Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

1.6 Tangible fixed assets
Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	not provided
Biomass	5% on cost
Fixtures and fittings	25% on cost
Computer equipment	33% on cost
Motor vehicles	25% on cost
Equipment	25% on cost
Online booking system	25% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

The Trustees consider that the value of the freehold property will continue to increase in time and, as such, they have decided that no depreciation should be provided.

Assets with cost in excess of £1,000 are capitalised.

1.7 Impairment of fixed assets
At each reporting end date, the Trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Stocks
Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.9 Cash and cash equivalents
Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies **(Continued)**

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charitable company's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The Trust is exempt from corporation tax on its charitable activities.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Donations and legacies

	Unrestricted funds	**Restricted funds**	**Total**	Unrestricted funds	Restricted funds	Total
	2022	**2022**	**2022**	2021	2021	2021
	£	**£**	**£**	£	£	£
Donations and gifts	264,154	17,799	281,953	284,709	31,522	316,231
Grants	37,591	-	37,591	24,656	-	24,656
	301,745	17,799	319,544	309,365	31,522	340,887

3 Income from charitable activities

	2022 £	2021 £
Conference fees	678,693	40,114
ACT Events	59,214	30,265
Individual guest fees	141,387	96,693
Summer Camp	194,587	82,910
Westminster Theological Hub	4,105	3,105
Artisan village income	4,442	6,418
Net surplus on sale of fixed assets	520	571
	1,082,948	260,076

4 Other trading activities

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Shop income	50,309	17,607
Tea room income	256,333	116,985
Garden sales	15,150	6,446
Other trading activities	321,792	141,038

5 Investment income

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Rental income	16,667	3,500
Interest receivable	3,765	854
	20,432	4,354

6 Other income

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Other income	70,974	276,776
Renewable heat incentive	43,424	36,155
	114,398	312,931

7 Raising funds

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Trading costs		
Shop expenses	29,488	14,028
Tea room expenses	51,327	23,401
Trading costs	80,815	37,429
	80,815	37,429

8 Charitable activities costs

	2022	2021
	£	£
Staff costs	456,465	463,254
Depreciation and impairment	113,908	121,903
Rates and water	36,990	22,789
Insurance	27,604	24,591
Light and heat	164,120	109,384
Materials purchases	36,000	16,528
Laundry	23,330	4,608
Provisions purchases	252,548	120,845
Repairs and replacements	15,781	7,057
Vending machines	19,554	6,713
Cleaning materials	4,656	3,707
Household miscellaneous	1,115	1,038
Summer camp	13,785	25,087
ACT holiday and event costs	8,736	1,867
Volunteers expenses	6,457	4,291
Garden and grounds maintenance	17,295	8,191
Maintenance	33,032	24,393
Other charitable expenditure	105,565	79,448
	1,336,941	1,045,694
Share of support costs (see note 9)	175,126	197,308
Share of governance costs (see note 9)	15,530	14,199
	1,527,597	1,257,201
Analysis by fund		
Unrestricted funds	1,506,192	1,227,568
Restricted funds	21,405	29,633
	1,527,597	1,257,201

9 Support costs

	Support costs	Governance costs	2022	Support costs	Governance costs	2021
	£	£	£	£	£	£
Staff costs	87,785	-	87,785	140,240	-	140,240
Telephone	15,783	-	15,783	13,631	-	13,631
Postage and stationery	2,639	-	2,639	91	-	91
Sundries	208	-	208	44	-	44
Travelling and motor expenses	17,057	-	17,057	12,176	-	12,176
Computer and IT expenses	15,213	-	15,213	12,900	-	12,900
ACT holiday and events costs	5,577	-	5,577	1,750	-	1,750
Subscriptions	1,510	-	1,510	828	-	828
Marketing and advertising	5,711	-	5,711	3,533	-	3,533
Other staff costs and training	5,827	-	5,827	1,368	-	1,368
General expenses	8,506	-	8,506	1,023	-	1,023
Bank charges	9,310	-	9,310	9,724	-	9,724
Audit fees	-	8,566	8,566	-	8,900	8,900
Legal and professional	-	6,964	6,964	-	5,299	5,299
	175,126	15,530	190,656	197,308	14,199	211,507
Analysed between						
Charitable activities	175,126	15,530	190,656	197,308	14,199	211,507

Governance costs includes payments to the auditors of £8,566 (2021 - £8,900) for audit fees.

10 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from an employment with the Trust during the year.

The total trustees' travel expenses in the year was £1,182 (2021: £269).

The total number of trustees to whom expenses were reimbursed in the year amounted to 3 (2021: 2).

11 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Charitable staff	28	30

11 **Employees** **(Continued)**

Employment costs	**2022**	**2021**
	£	**£**
Wages and salaries	487,609	511,300
Social security costs	25,865	27,603
Other pension costs	30,776	29,363
	544,250	568,266

There were no employees whose annual remuneration was more than £60,000.

12 Tangible fixed assets

	Freehold property	Biomass	Fixtures and fittings	Computer equipment	Motor vehicles	Equipment	Online booking system	Total
	£	£	£	£	£	£	£	£
Cost								
At 1 April 2021	4,425,267	222,592	762,976	108,259	57,964	370,971	15,245	5,963,274
Additions	-	-	8,920	1,075	3,600	7,175	-	20,770
At 31 March 2022	4,425,267	222,592	771,896	109,334	61,564	378,146	15,245	5,984,044
Depreciation and impairment								
At 1 April 2021	-	53,818	654,951	108,260	53,475	322,333	15,124	1,207,961
Depreciation charged in the year	-	11,112	69,189	124	2,392	30,976	115	113,908
At 31 March 2022	-	64,930	724,140	108,384	55,867	353,309	15,239	1,321,869
Carrying amount								
At 31 March 2022	4,425,267	157,662	47,756	950	5,697	24,837	6	4,662,175
At 31 March 2021	4,425,267	168,774	108,025	-	4,489	48,638	121	4,755,314

12 Tangible fixed assets **(Continued)**

The Trustees undertake an annual impairment review of the freehold property.

The property at Ashburnham Place was independently valued on the 13 May 2020 at £4,100,000. The freehold property included in the valuation has not significantly changed and it was therefore agreed the valuation remains accurate. The value of the freehold property shown above includes additions and improvements expensed since the valuation report. The freehold land stands in the Balance Sheet at a nil value.

13 Stocks

	2022	2021
	£	£
Raw materials and consumables	19,508	9,503
Finished goods and goods for resale	25,333	34,246
	44,841	43,749

14 Debtors

	2022	2021
Amounts falling due within one year:	£	£
Trade debtors	-	3,672
Other debtors	5,591	17,679
	5,591	21,351

15 Creditors: amounts falling due within one year

	Notes	2022	2021
		£	£
Bank loans	17	577,646	108,416
Other borrowings		2,300	38,300
Other taxation and social security		9,917	5,882
Deferred income	18	295,823	116,655
Trade creditors		97,096	39,643
Other creditors		-	41,376
Accruals and deferred income		13,526	7,500
		996,308	357,772

16 Creditors: amounts falling due after more than one year

	Notes	2022 £	2021 £
Bank loans	17	1,627,023	1,901,151
Deferred income	18	20,544	78,018
		1,647,567	1,979,169

17 Loans and overdrafts

	2022 £	2021 £
Bank loans	2,204,669	2,009,567
Other loans	2,300	38,300
	2,206,969	2,047,867
Payable within one year	579,946	146,716
Payable after one year	1,627,023	1,901,151
Amounts included above which fall due after five years:		
Payable by instalments	1,388,612	1,579,449

There are three bank loans with CAF bank. The first is secured by way of a fixed and floating charge over the assets of the Charity. The loan is repayable over 25 years, and will be repaid by 2041. Interest is payable at the rate of 2.25% above the Bank of England base rate.

The second bank loan with CAF bank is secured by way of a fixed and floating charge over the assets of the Charity. The loan is repayable over 5 years, and will be repaid by 2025. Interest is payable at the rate of 2.25% above the Bank of England base rate.

The third bank loan with CAF bank is secured by way of a fixed and floating charge over the assets of the Charity. The loan is repayable over 7 years, and will be repaid by 2028. Interest is payable at the rate of 3.5% above the Bank of England base rate. This bank loan was repaid in full on 1 June 2022.

There are two bank loans with Slavanka which are both secured by way of a fixed and floating charge over the assets of the Charity.

As of 28 April 2022 both Slavanka loans were repaid in full. All related fixed and floating charges were also satisfied after the year end.

18 Deferred income

	2022	2021
	£	£
Arising from deferred income deposits and fees received in advance	316,367	194,673

Deferred income is included in the financial statements as follows:

	2022	2021
	£	£
Deferred income is included within:		
Current liabilities	295,823	116,655
Non-current liabilities	20,544	78,018
	316,367	194,673
Movements in the year:		
Deferred income at 1 April 2021	194,673	180,652
Released from previous periods	(215,422)	(197,095)
Resources deferred in the year	337,116	211,116
Deferred income at 31 March 2022	316,367	194,673

19 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			Movement in funds			
	Balance at 1 April 2020	Incoming resources	Resources expended	Balance at 1 April 2021	Incoming resources	Resources expended	Balance at 31 March 2022
	£	£	£	£	£	£	£
Staff gratuities	1,547	1,210	(1,140)	1,617	5,057	(5,101)	1,573
Prayer Centre	525	157	-	682	886	-	1,568
Grounds Fund	631	1,000	-	1,631	-	(349)	1,282
Employability Programme	193	30	-	223	30	(218)	35
Catalyst	2,886	-	(2,797)	89	-	(89)	-
T & B Parkins	3,845	175	-	4,020	-	-	4,020
ESCAFA	13	-	-	13	-	(13)	-
Williamson ACT Events	179	-	-	179	-	(179)	-
Prayer centre refurbishing	7,500	-	-	7,500	125	-	7,625
Staff/ Volunteer sponsorship	725	900	(95)	1,530	-	(1,530)	-
Playground	1,236	-	-	1,236	-	-	1,236
Jacob Oommen	1,926	-	-	1,926	-	-	1,926
Kitchen garden	5,778	300	-	6,078	-	(1,028)	5,050
Ground floor refurb	427	250	-	677	-	(677)	-
Catalyst creative	150	-	-	150	-	(150)	-
WTC	1,519	-	(1,519)	-	81	-	81
Kitchen garden refill station	10,000	27,500	(24,082)	13,418	-	(5,739)	7,679
Garden wall assistance	-	-	-	-	10,000	(4,712)	5,288
Golf club claim	-	-	-	-	1,620	(1,620)	-
	39,080	31,522	(29,633)	40,969	17,799	(21,405)	37,363

19 Restricted funds **(Continued)**

Staff Gratuities
Donations from guests for the benefit of staff and volunteers.

Prayer Centre
Donations help to facilitate 24/7 prayer at Ashburnham Place.

Grounds Fund
Donations to assist with the upkeep of the grounds at Ashburnham Place.

Employability Programme
Donations to assist with teaching new skills to people who have issues obtaining employment so that they can confidently re-enter the job market.

Catalyst Go Fundraising
Payments and donations for volunteer training programme.

T & B Parkins
Donations to support establishment of similar centre in Germany.

ESCAFA
Donations for helping Syrian refuges.

Williamson ACT Events
Donations to enable those who can't afford fees to attend ACT events.

Prayer Centre refurbishment
Donations received for refurbishment of the prayer centre.

Staff/Volunteer sponsorship
Donations for the benefit of staff and volunteers.

Playground
Donations to assist with the provision of a playground.

19 Restricted funds **(Continued)**

Jacob Oommen
Donations in memory of Jacob Oommen.

Kitchen Garden Grant
Improvement in composting facilities.

Ground Floor Refurbishment
Donations for upgrade of meeting and dining rooms.

Creative Catalyst
Donations toward catalyst for creative purposes.

Garden wall assistance fund
Funds received toward garden wall maintenance.

Kitchen/Garden refill station
Donations for refill station in the kitchen and garden area.

WTC
Donations received for use in study courses with the Westminster Theological Centre.

Golf Club claim
Claim receipt to replace stolen items.

20 Analysis of net assets between funds

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Fund balances at 31 March 2022 are represented by:						
Tangible assets	4,662,175	-	4,662,175	4,755,314	-	4,755,314
Current assets/(liabilities)	77,416	37,363	114,779	61,571	40,969	102,540
Long term liabilities	(1,647,567)	-	(1,647,567)	(1,979,169)	-	(1,979,169)
	3,092,024	37,363	3,129,387	2,837,716	40,969	2,878,685

21 Operating lease commitments

At the reporting end date the Trust had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2022 £	2021 £
Within one year	6,661	14,625
Between two and five years	12,526	17,977
In over five years	-	1,210
	19,187	33,812

22 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2022 £	2021 £
Aggregate compensation	141,826	130,461

During the year, £372 (2021: nil) was paid to 2MT for training by Mrs Sue Mitchell, the wife of Trustee, Dr Roger Mitchell.

ASHBURNHAM CHRISTIAN TRUST

England & Wales - Charity number 212755

Accounts

Charity Registration No. 212755

Company Registration No. 0653062 (England and Wales)

ASHBURNHAM CHRISTIAN TRUST

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

ASHBURNHAM CHRISTIAN TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	**Name**	**Date due for Retirement/Re-election**
	Dr R H Mitchell	2021
	Ms J K Huntley	2022
	Mrs F A M Oommen	2023
	Reverend R M Djan	2021
	Dr M Hoek	2022
	Mr Paul Millbank	2023
Secretary	Mr A J Proudfoot	
Charity number	212755	
Company number	0653062	
Registered office	Ashburnham Place Battle East Sussex TN33 9NF	
Auditor	HJS Accountants Limited 12-14 Carlton Place Southampton Hampshire England SO15 2EA	

ASHBURNHAM CHRISTIAN TRUST

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ASHBURNHAM CHRISTIAN TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2021

The Trustees are pleased to present the annual report and audited accounts of Ashburnham Christian Trust for the year ended 31st March 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's governing document, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016).

Objectives and activities

The Charity's object is to advance the Kingdom of our Lord Jesus Christ throughout the world.

Ashburnham Place is a gift. We aim to be a catalytic community who serve and resource all whom God sends our way. We believe Ashburnham Place and its people are a unique gift to the body of Christ. We are given to exploring and meeting the needs of the Body of Christ and wider communities. We aim to be a community that provides excellent hospitality and care to the Church and those from the margins of society. We are a connecting place and a hub that resources groups and individuals to be radical and bright through all of life. We want people to be impacted as they come in amongst the community here and that we will impact as we go out to serve and minister. Our desire is that people will come to Ashburnham Place and find exceptional levels of welcome, refuge, challenge, inspiration, learning and peace.

In the financial year 2020/21 the Trust met these objectives through:

	2021	**2020**
Resident visitors (bed nights):	7,503	30,855
Day visitors (days):	129	1,629
Camping groups (bed nights):	9,975	13,100

All these represent groups and individuals coming for training, education and prayer.

Objectives were further met through our restructured Catalyst volunteer training scheme which saw around 100 young adults from across the world complete the course.

PUBLIC BENEFIT

The Trustees have considered the Charity Commission guidance on public benefit and consider that the objectives and activities of Ashburnham Christian Trust provide the following benefits.

- The advancement of religion. This is our primary objective and the focus of all our activities. Our extensive grounds and gardens reflect the beauty of creation providing our guests and staff with the opportunity to encounter God. Members of our staff and volunteers continue to go on to become missionaries all over the world.
- The advancement of education. A large percentage of the conferences we host are educational in nature and our volunteers undertake an extensive training programme while they are with us.

The Trustees will consider requests to review fees for groups or individuals with financial problems. Fees for all charities and churches are subsidised.

Achievements and performance

The year, our 60th as a charitable trust, was of course significantly dominated by the local and global impacts of the Covid-19 pandemic. The major impact was our inability to fully open our usual conference guest service for the entire year, this meant our income dropped drastically, only tempered by being able to run a large camping facility through the summer and some level of small group and individual business. The survival of the Trust has depended on the generosity of our many supporters both in the UK and across the world and the flexible support of CAF Bank and the Slavanka Trust. We consider it quite some achievement to not only have survived but to be in a relatively strong financial position having weathered the storms of the last year.

Sadly, the Trust made 12 redundancies in the period in order to cut expenditure and ensure the long-term survival of the organisation. Alongside this, the majority of the remaining team have been on varying levels of furlough through the JRS programme for the past year. These steps are part of what has enabled the Trust to survive an incredibly challenging period in its history.

Aside from Covid, the transfer of the Coach House was finally brought to an end when the members of the Trust (Servants With Jesus) decided to take the Coach House in a different direction. This was a difficult and costly process for ACT.

While much of our usual activity was hugely restricted during the year, we were able to continue the Catalyst training programme for young international volunteers. It has been encouraging to see the growth of the young people during the course of the last year and their application to the course despite the challenging circumstances.

We have taken the opportunity of lockdown to develop some of our land-based activities including a year-long perma-culture internship, learning sustainable building methods by building a straw bale house and planting the beginnings of a 'food forest'.

The other innovation during the year was to start a monthly outdoor farmer's market. This has proved to be a great success; providing a small level of income for the Trust, connecting us with the local community including local food producers and offering local people a sustainable and ethical alternative to industrialised food chains.

Financial review

The charity has suffered the effects of the current global pandemic and results reflect accordingly.

Overall, income has fallen by 55% to £1,059,286 while expenditure fell 45% to £1,294,630. The shortfall before other gains and losses was therefore £235,344 (2020: shortfall of £5,219).

The property at Ashburnham Place was independently valued on the 16 October 2015 at £3,900,000. The freehold property included in the valuation has not significantly changed and it was therefore agreed the valuation remains accurate. The value of the freehold property shown in these financial statements include additions and improvements expensed since the date of the valuation report.

The Trustees have identified 40 areas of potential risk within the categories of Governance, Operational, Financial, Environmental & External and Compliance together with the potential impact each risk could have and have identified appropriate steps to mitigate them. This Risk Register is reviewed regularly by the Trustees and General Directors.

Reserves
It is the current policy of the Trustees to maintain net current assets at a minimum of £100,000. As at 31st March 2021 there were net current liabilities of £107,816. However, fees received for future years are treated as a liability so on 1st April 2021, when fees for 2021-22 ceased to become liabilities, net current assets were £50,214.

Total Funds:	£2,878,685
Restricted Funds:	£40,969
Designated Funds:	£18,340

Future plans
Much of our future plans are now on hold and the focus will be on ensuring the survival of the Trust through the Covid-19 pandemic. Very sadly, part of this survival planning has meant that we have had to make 12 members of staff redundant due to the heavy financial impact on the Trust of the Covid-19 pandemic. This restructure will give the Trust a higher likelihood of being able to find a new sustainable model given the changing landscape of the organisation.

Over the coming year we want to increase the training we provide around the issues of sustainability and care for the environment. Our intention is that much of this training will take place around activity in the Kitchen Garden and wider grounds of Ashburnham Place.

We would like to make much needed improvement to guest areas including bathrooms in Moore House and two of our large meeting rooms.

Structure, governance and management
Ashburnham Christian Trust is a company limited by guarantee and a registered charity governed by its Memorandum and Articles of Association. It was incorporated on the 18th March 1960.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:
Dr R H Mitchell
Ms J K Huntley
Reverend R D Djan
Dr J Cormode (Resigned 21 October 2020)
Mrs F A M Oommen
Dr M Hoek

The Trustees who served during the year as Chairman and Vice Chairman were Dr R H Mitchell and Mrs F A M Oommen respectively.

Recruitment and appointment of new trustees
New trustees are elected by the Trustees at the Annual General Meeting and any vacancies are filled by recognising gaps in the skills, capacity and experience of existing trustees.

New trustees receive induction and training in their role and this process is reviewed by the Trustees regularly.

Organisational structure
The Trustees are responsible for the overall management of the organisation. They approve the budget, capital projects, any change in strategic direction and appoint the General Directors. They advise the General Directors on senior staff appointments and policy issues.

The General Directors, Operational Directors and Heads of Department are responsible for the day-to-day management of the organisation within the criteria agreed by the Trustees.

The Trustees are responsible for the oversight of the management of risks faced by the Trust. Detailed consideration and daily management of risk is delegated to the General Directors. The Trustees are satisfied that all major risks have been identified and addressed where necessary. Areas of risks considered included governance, management, operations, finance, external factors and compliance.

Salaries across the organisation are reviewed annually as part of the regular budgetary process, the standard to aim for an inflationary increase across all roles, contingent on the charity's finances making this possible. There are four bands that we base our remuneration packages on: Supervisor, Manager, Operational Director and General Director. Senior management roles are benchmarked against comparable roles in the sector, drawing particularly on data from the CCI network of similar organisations. This is carried out by the General Directors for the senior leadership team roles and by trustees for the General Director role. Benchmarking was most recently carried out by the Trustees for the General Director role in March 2019

Relationship with wider network
The charity has no formal affiliation with other charities but does operate within informal networks of similar organisations.

Reference and administration information

Charity registration no.: 212755

Company registration no.: 0653062

Registered address:	Ashburnham Place Battle TN33 9NF	
Auditors:	HJS Accountants Ltd 12-14 Carlton Place Southampton Hampshire SO15 2EA	
Banks:	National Westminster Bank Havelock Road Hastings TN34 1GW	CAF Bank 25 Kings Hill Avenue Kings Hill, West Malling Kent ME19 4JQ
Solicitors:	Gunnercooke LLP 53 King Street Manchester M2 4LQ	

Auditor
The auditors, HJS Accountants Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

The Trustees' report was approved by the Board of Trustees.

..... Roger Haydon Mitchell

Dr R H Mitchell
Trustee
Dated: 04/11/2021

ASHBURNHAM CHRISTIAN TRUST

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2021

The trustees, who are also the directors of Ashburnham Christian Trust for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Trust and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ASHBURNHAM CHRISTIAN TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF ASHBURNHAM CHRISTIAN TRUST

Opinion

We have audited the financial statements of Ashburnham Christian Trust (the 'Trust') for the year ended 31 March 2021 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the statement of Trustees' responsibilities, the trustees, who are also the directors of the Trust for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Capabilities of the audit in detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the charitable company, we identified that the principal risks of non-compliance with laws and regulations related to breaches of UK regulatory principles, such as food hygiene standards and employment laws. We also considered the laws and regulations which have a direct impact on the financial statements such as the Companies Act 2006 and the Charities Act 2011.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to management bias in accounting estimates and judgemental areas of the financial statements.

Audit procedures performed by the audit engagement team included:

- Discussions with senior management, including consideration of known or suspected instances of non compliance with laws and regulation or instances of fraud;
- Identifying and testing journal entries based on risk criteria;
- Designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing;
- Testing transactions entered into outside of the normal course of the charitable company's business;
- Reviewing any potential litigation or claims against the entity which indicate any potential non compliance issues.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or though collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

hjs

17/11/2...

HJS Accountants Limited
Chartered Accountants and Statutory Auditor
12-14 Carlton Place
Southampton
Hampshire
England
SO15 2EA

HJS Accountants Limited is eligible for appointment as auditor of the Trust by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006.

ASHBURNHAM CHRISTIAN TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
Income and endowments from:							
Donations and legacies	2	309,365	31,522	340,887	144,070	79,768	223,838
Income from charitable activities	3	260,076	-	260,076	1,750,476	-	1,750,476
Other trading activities	4	141,038	-	141,038	336,372	-	336,372
Investment income	5	4,354	-	4,354	7,826	-	7,826
Other income	6	312,931	-	312,931	41,637	-	41,637
Total income		1,027,764	31,522	1,059,286	2,280,381	79,768	2,360,149
Expenditure on:							
Raising funds	7	37,429	-	37,429	128,915	-	128,915
Charitable activities costs	8	1,227,568	29,633	1,257,201	2,171,436	65,017	2,236,453
Total resources expended		1,264,997	29,633	1,294,630	2,300,351	65,017	2,365,368
Net (expenditure)/income for the year/ Net movement in funds		(237,233)	1,889	(235,344)	(19,970)	14,751	(5,219)
Fund balances at 1 April 2020		3,074,949	39,080	3,114,029	3,094,919	24,329	3,119,248
Fund balances at 31 March 2021		2,837,716	40,969	2,878,685	3,074,949	39,080	3,114,029

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ASHBURNHAM CHRISTIAN TRUST

BALANCE SHEET

AS AT 31 MARCH 2021

	Notes	2021 £	2021 £	2020 £	2020 £
Fixed assets					
Tangible assets	12		4,755,314		4,877,218
Current assets					
Stocks	13	43,749		59,163	
Debtors	14	21,351		10,167	
Cash at bank and in hand		395,212		100,427	
		460,312		169,757	
Creditors: amounts falling due within one year	16	(357,772)		(386,062)	
Net current assets/(liabilities)			102,540		(216,305)
Total assets less current liabilities			4,857,854		4,660,913
Creditors: amounts falling due after more than one year	17		(1,979,169)		(1,546,884)
Net assets			2,878,685		3,114,029
Income funds					
Restricted funds	19		40,969		39,080
Unrestricted funds					
General unrestricted funds		2,826,187		3,063,420	
Revaluation reserve		11,529		11,529	
			2,837,716		3,074,949
			2,878,685		3,114,029

ASHBURNHAM CHRISTIAN TRUST

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2021

The members have not required the company to obtain an audit of its financial statements under the requirements of the Companies Act 2006, for the year in question in accordance with section 476.

The financial statements were approved by the Trustees on 15/11/2021

Roger Haydon Mitchell
.....
Dr R H Mitchell
Trustee

Fiona A M Oommen
.....
Mrs F A M Oommen
Trustee

Company Registration No. 0653062

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1 Accounting policies

Charity information

Ashburnham Christian Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Ashburnham Place, Battle, East Sussex, TN33 9NF.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's Memorandum and Articles of Association, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

The Trustees have considered the impact of COVID-19 in relation to their assessment of going concern and in their opinion have taken all reasonable steps to mitigate these factors. As at the point of authorising the accounts, and for the foreseeable future, the Trustees consider the going concern assumption to still be appropriate. The Trustees acknowledge that given the currently rapidly changing business and social environment, there are likely to be significant unknown factors which may present themselves. Such factors are considered by the Trustees to represent a general inherent level of risk in relation to the going concern assumption albeit not quantifiable at this time.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

All income is recognised in the Statement of Financial Activities once the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Booking fees and deposits relating to future periods but received in advance are shown under deferred income in the balance sheet released to income in the period to which they relate.

1 Accounting policies **(Continued)**

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charitable company to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Raising funds

Raising funds includes all expenditure incurred by the charity to raise funds for its charitable purposes and includes costs of all fundraising activities, events and non-charitable trading.

Governance costs

Governance costs include costs of governance arrangements which relate to the general running of the Trust.

Allocation and apportionment of costs

Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	not provided
Biomass	5% on cost
Fixtures and fittings	25% on cost
Computer equipment	33% on cost
Motor vehicles	25% on cost
Equipment	25% on cost
Online booking system	25% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

The Trustees consider that the value of the freehold property will continue to increase in time and, as such, they have decided that no depreciation should be provided.

Assets with cost in excess of £1,000 are capitalised.

1.7 Impairment of fixed assets

At each reporting end date, the Trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1 Accounting policies **(Continued)**

1.8 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charitable company's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The Trust is exempt from corporation tax on its charitable activities.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2021	2021	2021	2020	2020	2020
	£	£	£	£	£	£
Donations and gifts	284,709	31,522	316,231	118,350	79,768	198,118
Grants	24,656	-	24,656	25,720	-	25,720
	309,365	31,522	340,887	144,070	79,768	223,838

3 Income from charitable activities

	2021	2020
	£	£
Conference fees	40,114	1,147,275
ACT Events	30,265	162,935
Individual guest fees	96,693	89,750
Summer Camp	82,910	337,671
Westminster Theological Hub	3,105	3,519
Artisan village income	6,418	6,966
Net surplus on sale of fixed assets	571	2,360
	260,076	1,750,476

4 Other trading activities

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Shop income	17,607	117,422
Tea room income	116,985	208,145
Garden sales	6,446	10,805
Other trading activities	141,038	336,372

5 Investment income

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Rental income	3,500	7,065
Interest receivable	854	761
	4,354	7,826

6 Other income

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Other income	276,776	-
Renewable heat incentive	36,155	41,637
	312,931	41,637

7 Raising funds

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Trading costs		
Shop expenses	14,028	69,144
Tea room expenses	23,401	59,771
Trading costs	37,429	128,915
	37,429	128,915

8 Charitable activities costs

	2021	2020
	£	£
Staff costs	463,254	742,392
Depreciation and impairment	121,903	126,043
Rates and water	22,789	77,890
Insurance	24,591	37,808
Light and heat	110,524	166,598
Materials purchases	16,528	30,642
Laundry	4,608	46,067
Provisions purchases	118,048	332,477
Repairs and replacements	7,057	27,270
Vending machines	6,713	23,234
Cleaning materials	3,707	12,650
Household miscellaneous	1,038	6,898
Summer camp	25,087	18,874
ACT holiday and event costs	1,867	53,348
Volunteers expenses	4,291	18,897
Garden and grounds maintenance	8,191	32,269
Maintenance	27,190	41,958
Other charitable expenditure	78,308	171,045
	1,045,694	1,966,360
Share of support costs (see note 9)	197,308	262,683
Share of governance costs (see note 9)	14,199	7,410
	1,257,201	2,236,453
Analysis by fund		
Unrestricted funds	1,227,568	2,171,436
Restricted funds	29,633	65,017
	1,257,201	2,236,453
For the year ended 31 March 2020		
Unrestricted funds	2,171,436	
Restricted funds	65,017	
	2,236,453	

9 Support costs

	Support costs	Governance costs	2021	Support costs	Governance costs	2020
	£	£	£	£	£	£
Staff costs	140,240	-	140,240	136,456	-	136,456
Telephone	13,631	-	13,631	19,820	-	19,820
Postage and stationery	91	-	91	4,698	-	4,698
Sundries	44	-	44	667	-	667
Travelling and motor expenses	12,176	-	12,176	25,211	-	25,211
Computer and IT expenses	12,900	-	12,900	20,331	-	20,331
ACT holiday and events costs	1,750	-	1,750	4,985	-	4,985
Subscriptions	828	-	828	2,335	-	2,335
Marketing and advertising	3,533	-	3,533	20,362	-	20,362
Other staff costs and training	1,368	-	1,368	12,908	-	12,908
General expenses	1,023	-	1,023	5,318	-	5,318
Bank charges	9,724	-	9,724	9,592	-	9,592
Audit fees	-	8,900	8,900	-	6,550	6,550
Legal and professional	-	5,299	5,299	-	860	860
	197,308	14,199	211,507	262,683	7,410	270,093
Analysed between						
Charitable activities	197,308	14,199	211,507	262,683	7,410	270,093

Governance costs includes payments to the auditors of £8,900 (2020 - £6,900) for audit fees.

10 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from an employment with the Trust during the year.

The total trustees' expenses in the year was £269 (2020: £2,174).

The total number of trustees to whom expenses were reimbursed in the year amounted to 2 (2020: 6).

11 Employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Charitable staff	26	37

Employment costs	2021 £	2020 £
Wages and salaries	511,300	788,065
Social security costs	27,603	48,105
Other pension costs	29,363	42,678
	568,266	878,848

There were no employees whose annual remuneration was £60,000 or more.

12 Tangible fixed assets

	Freehold property	Biomass	Fixtures and fittings	Computer equipment	Motor vehicles	Equipment	Online booking system	Total
	£	£	£	£	£	£	£	£
Cost								
At 1 April 2020	4,425,267	222,592	762,976	108,829	57,964	370,971	15,245	5,963,844
Disposals	-	-	-	(570)	-	-	-	(570)
At 31 March 2021	4,425,267	222,592	762,976	108,259	57,964	370,971	15,245	5,963,274
Depreciation and impairment								
At 1 April 2020	-	42,689	585,835	108,596	51,165	283,491	14,836	1,086,612
Depreciation charged in the year	-	11,129	69,116	233	2,310	38,842	288	121,918
Eliminated in respect of disposals	-	-	-	(570)	-	-	-	(570)
At 31 March 2021	-	53,818	654,951	108,259	53,475	322,333	15,124	1,207,960
Carrying amount								
At 31 March 2021	4,425,267	168,774	108,025	-	4,489	48,638	121	4,755,314
At 31 March 2020	4,425,267	179,886	177,142	234	6,800	87,480	409	4,877,218

12 Tangible fixed assets **(Continued)**

The Trustees undertake an annual impairment review of the freehold property.

The property at Ashburnham Place was independently valued on the 16 October 2015 at £3,900,000. The freehold property included in the valuation has not significantly changed and it was therefore agreed the valuation remains accurate. The value of the freehold property shown above includes additions and improvements expensed since the valuation report. The freehold land stands in the Balance Sheet at a nil value.

13 Stocks

	2021	2020
	£	£
Raw materials and consumables	9,503	14,599
Finished goods and goods for resale	34,246	44,564
	43,749	59,163

14 Debtors

Amounts falling due within one year:	2021 £	2020 £
Trade debtors	3,672	3,279
Other debtors	17,679	6,888
	21,351	10,167

15 Loans and overdrafts

	2021	2020
	£	£
Bank loans	2,009,567	1,521,354
Other loans	38,300	20,900
	2,047,867	1,542,254
Payable within one year	146,716	80,592
Payable after one year	1,901,151	1,461,662
Amounts included above which fall due after five years:		
Payable by instalments	1,579,449	1,213,169

15 Loans and overdrafts (Continued)

The bank loan with CAF bank is secured by way of a fixed and floating charge over the assets of the Charity. The loan is repayable over 25 years, and will be repaid by 2041. Interest is payable at the rate of 2.25% above the Bank of England base rate.

In April 2020 CAF bank agreed to a loan repayment holiday ending September 2020. During this period only interest charges will be paid to CAF bank.

There are 2 bank loans with Slavanka which are both secured by way of a fixed and floating charge over the assets of the Charity.

The first Slavanka loan is repayable over 10 years, and will be repaid by 2027 with interest payable at the rate of 2% above the Barclays Bank PLC base rate.

The second Slavanka loan is repayable over 10 years, and will be repaid by 2030 with interest payable at the rate of 2% above the Barclays Bank PLC base rate.

In November 2020 Slavanka agreed to a loan repayment holiday ending May 2021. During this period only interest charges will be paid to Slavanka.

16 Creditors: amounts falling due within one year

	Notes	2021 £	2020 £
Bank loans	15	108,416	59,692
Other borrowings		38,300	20,900
Other taxation and social security		5,882	20,382
Deferred income	18	116,655	180,652
Trade creditors		39,643	97,536
Other creditors		41,376	-
Accruals and deferred income		7,500	6,900
		357,772	386,062

17 Creditors: amounts falling due after more than one year

	Notes	2021 £	2020 £
Bank loans	15	1,901,151	1,461,662
Accruals and deferred income		78,018	85,222
		1,979,169	1,546,884

18 Deferred income

	2021	2020
	£	£
Arising from deferred income deposits and fees received in advance	116,655	180,652

19 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

		Movement in funds		
	Balance at 1 April 2020	Incoming resources	Resources expended	Balance at 31 March 2021
	£	£	£	£
Staff gratuities	1,547	1,210	(1,140)	1,617
Prayer Centre	525	157	-	682
Grounds Fund	631	1,000	-	1,631
Employability Programme	193	30	-	223
Catalyst	2,886	-	(2,797)	89
T & B Parkins	3,845	175	-	4,020
ESCAFA	13	-	-	13
Williamson ACT Events	179	-	-	179
Prayer centre refurbishing	7,500	-	-	7,500
Staff/ Volunteer sponsorship	725	900	(95)	1,530
Playground	1,236	-	-	1,236
Jacob Oommen	1,926	-	-	1,926
Kitchen garden	5,778	300	-	6,078
Ground floor refurb	427	250	-	677
Catalyst creative	150	-	-	150
Garden wall insurance claim	1,519	-	(1,519)	-
Kitchen garden refill station	10,000	27,500	(24,082)	13,418
	39,080	31,522	(29,633)	40,969

19 **Restricted funds** **(Continued)**

Staff Gratuities
Donations from guests for the benefit of staff and volunteers.

Prayer Centre
Donations help to facilitate 24/7 prayer at Ashburnham Place.

Grounds Fund
Donations to assist with the upkeep of the grounds at Ashburnham Place.

Employability Programme
Donations to assist with teaching new skills to people who have issues obtaining employment so that they can confidently re-enter the job market.

Catalyst Go Fundraising
Payments and donations for volunteer training programme.

T & B Parkins
Donations to support establishment of similar centre in Germany.

ESCAFA
Donations for helping Syrian refuges.

Williamson ACT Events
Donations to enable those who can't afford fees to attend ACT events.

Prayer Centre refurbishment
Donations received for refurbishment of the prayer centre.

Staff/Volunteer sponsorship
Donations for the benefit of staff and volunteers.

Playground
Donations to assist with the provision of a playground.

Jacob Oommen
Donations in memory of Jacob Oommen.

Kitchen Garden Grant
Improvement in composting facilities.

Ground Floor Refurbishment
Donations for upgrade of meeting and dining rooms.

Creative Catalyst
Donations toward catalyst for creative purposes.

Garden Wall insurance claim
Funds received on insurance claim to rebuild garden wall.

Kitchen/Garden refill station
Donations for refill station in the kitchen and garden area.

20 Analysis of net assets between funds

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
Fund balances at 31 March 2021 are represented by:						
Tangible assets	4,755,314	-	4,755,314	4,877,218	-	4,877,218
Current assets/ (liabilities)	61,571	40,969	102,540	(255,385)	39,080	(216,305)
Long term liabilities	(1,979,169)	-	(1,979,169)	(1,546,884)	-	(1,546,884)
	2,837,716	40,969	2,878,685	3,074,949	39,080	3,114,029

21 Operating lease commitments

At the reporting end date the Trust had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2021 £	2020 £
Within one year	14,625	18,273
Between two and five years	17,977	32,005
In over five years	1,210	2,419
	33,812	52,697

22 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2021 £	2020 £
Aggregate compensation	130,461	154,208

During the year, £nil (2019: £2,803) was paid to 2MT for training by Mrs Sue Mitchell, the wife of Trustee, Dr Roger Mitchell.