

THE NORTHWOOD CHRISTIAN WORKERS' TRUST

England & Wales · Charity number 232573

Details

Status Registered

Legal form Trust

Registered 1964-04-28

Register [View on the Charity Commission register](#)

Contact

Address 27 The Drive
Northwood
HA6 1HW

Phone 07825564636

Activities

Objects: TO PROVIDE A PLACE OF RESIDENCE FOR:- A) FULL TIME WORKERS IN NEED EMPLOYED BY A CHRISTIAN SOCIETY B) CHRISTIAN MISSIONARIES ON FURLOUGH C) RETIRED FULL TIME CHRISTIAN WORKERS OR MISSIONARIES IN NEED D) THE WIDOWS, WIDOWERS AND FAMILIES, IN NEED, OF SUCH PERSON.

Activities: Lets two residential properties at below market rent to people currently or previously employed full time by Christian organisations, and their families. Such people and their families are either in need and/or Christian missionaries on furlough.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Religious Activities
- **Who:** Other Defined Groups

Geography

- Hillingdon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£25,328	£14,577	-	-
2024-12-31	£24,731	£8,856	-	-
2023-12-31	£21,566	£15,714	-	-
2022-12-31	£19,207	£23,350	-	-
2021-12-31	£18,997	£11,498	-	-
2020-12-31	£18,641	£7,763	-	-

Trustees

Name	Role	Appointed
JOHN MARTIN GILES DENHAM		2000-10-10
James Richard Smith		2024-10-31
NEVILLE JOHN PEARSON		
STEPHEN WALTER JAMES HALL		2016-10-18
Susanne Ruth Wigram		2022-05-31

THE NORTHWOOD CHRISTIAN WORKERS' TRUST

England & Wales - Charity number 232573

Accounts

NORTHWOOD CHRISTIAN WORKERS TRUST

Registered Charity No 232573

Trustees' Annual Report for 2025

Purpose of Charity

The Trust was established in 1964 to acquire residential property for the use of people currently or previously employed full time by Christian organisations, and their families. These should either be in need and/or Christian missionaries on furlough. The Trust now owns two properties in Northwood, in the London Borough of Hillingdon.

Trustees

Five Trustees served during 2025: Mr G Denham (Hon Treasurer), Mr S Hall, Mr N Pearson, Mr J Smith (Hon Secretary) and Mrs S Wigram. All serving Trustees live within 5 miles of the Trust's properties. None receive any remuneration for their services.

Activity

The Trust continued to let its properties at well below market rents to qualifying tenants. In 2025 both were let for the full year. The Trust aims to set its rents at a level which reflects tenants' ability to pay but which also covers the long term costs of keeping the properties in good repair and satisfies all statutory requirements. The Trust is not seeking to acquire further properties or to make grants.

Accounts

The Trust spent £14,577 in 2025 against income of £25,328. The Trust has retained an accumulated surplus against the eventuality of a need for major repairs to either property.

The Trustees have undertaken an assessment of the properties' open market value, based on comparisons with sales or website valuations of similar properties nearby. In the Trustees' opinion the combined value of the two properties is £1.5 million.

Statement on Public Benefit

The Trustees, in making their decisions, have had due regard to the Charity Commission's public benefit guidance when exercising the powers or duties to which the guidance is relevant.

The Accounts were approved by the Trustees on 21 May 2026.

Address for correspondence: 27 The Drive, Northwood, HA6 1HW

		NORTHWOOD CHRISTIAN WORKERS' TRUST			
		(Registered Charity No 232573)			
		<u>FINANCIAL STATEMENTS</u>			
	Total	STATEMENT OF FINANCIAL ACTIVITIES			
	2024	for the year ended 31 December 2025	No 8	No 66	Total
			£	£	£
		<u>Incoming resources</u>			
	23,400	Rents	11,760	12,360	24,120
	1,331	Bank interest and compensation			1,208
	<u>24,731</u>		<u>11,760</u>	<u>12,360</u>	<u>25,328</u>
		<u>Resources expended</u>			
	1,498	Repairs and improvements	276	2,174	2,450
	4,901	Council tax and garden waste	2,412	2,841	5,253
	630	Water charges	271	701	972
	178	Heating system maintenance (incl certificates)	90	90	180
	1,647	Insurance	860	1,034	1,894
		Electricity and gas (net)			
	2	Rounding			2
	<u>8,856</u>		<u>3,909</u>	<u>6,840</u>	<u>10,751</u>
	<u>15,875</u>	<u>Net incoming (outgoing) resources</u>	<u>7,851</u>	<u>5,520</u>	<u>14,577</u>
		<u>BALANCE SHEET at 31 December 2025</u>			
		Accumulated funds:			
	1,609,579	Total at the beginning of the year			<u>1,625,454</u>
	15,875	Net incoming resources for the year as above			14,577
		Gain on property revaluation			
	<u>1,625,454</u>	Total at the end of the year			<u>1,640,031</u>
		Represented by:			
		Properties at open market values at 31 December 2025			
		with vacant possession:			
	700,000	8 Chestnut Avenue			700,000
	800,000	66 Reginald Road			800,000
	123,864	Balances with Barclays Bank			139,303
	1,405	Amounts paid in advance			1,522
	588	Sundry debtors			720
	(403)	Sundry creditors			(1,514)
	<u>1,625,454</u>				<u>1,640,031</u>
		JMG Denham (Treasurer)			

NORTHWOOD CHRISTIAN WORKERS' TRUST				
NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025				
<u>1. Accounting policies</u>				
The accounts have been prepared on the accruals basis under the historical cost convention, except for the Trust's properties which are stated at valuation, and comply with the Financial Reporting Standard for Small Entities (FRSSE) as it applies to charities under the applicable Statement of Recommended Practice (SORP).				
<u>2. Rents</u>				<u>Total £</u>
No 8:				
2025	xxxxxx			
	12 months @ £980 per month			<u>11,760</u>
2024	xxxxxx			
	12 months @ £950 per month			<u>11,400</u>
No 66:				
2025	xxxxxx			
	12 months @ £1030 per month			<u>12,360</u>
2024	xxxxxx			
	12 months @ £1000 per month			<u>12,000</u>
<u>3. Repairs and improvements</u>				
No 8:				
2025	Shower replacement			<u>276</u>
2024	Tree work			<u>300</u>
No 66:				
2025	Extractor fan replacement		240	
	New gate		86	
	Bulky item disposal		48	
	Fence replacement		<u>1,800</u>	<u>2,174</u>
2024	Washing machine repair		70	
	New cooker and installation		730	
	Tree work		250	
	Fence panel		30	
	Garden tools		<u>118</u>	<u>1,198</u>
<u>4. Council Tax and average monthly cost of standing charges</u>				
		£	£	£
		No 8	No 8	No 66
		<u>2024</u>	<u>2025</u>	<u>2024</u>
	Council tax and garden waste	2,247	2,412	2,654
	Water charges	97	271	533
	Heating system maintenance (incl certificates)	89	90	89
	Insurance	748	860	899
		<u>3,181</u>	<u>3,633</u>	<u>4,175</u>

		Average monthly cost	265	303
				348
		NORTHWOOD CHRISTIAN WORKERS' TRUST		
		NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025 (cont'd)		
		<u>5. Properties at open market value</u>		
		The properties were last valued professionally at 31 December 2005. The Trustees undertook an assessment of the properties' open market value as at 31 December 2025, based on comparisons with sales or website valuations of similar properties nearby. In the Trustees' opinion the combined value of the two properties is £1.5 million, based on a value of £800,000 for No 66 and £700,000 for No 8.		
		There is no record of the historical cost of No 8 as the property was donated to the Trust. The recorded cost of No 66 is £3,200.		
		The building at 8 Chestnut Avenue is currently insured for £353,475 (last year £336,643) and its contents for £35,686 (last year £33,987).		
		The building at 66 Reginald Road is currently insured for £432,307 (last year £411,721) and its contents for £35,686 (last year £33,987).		
			2024	2025
		<u>6. Balances with Barclays Bank</u>	£	£
		The year-end totals comprise:		
		Business Saver account balance	89,793	111,000
		Current account balance	34,071	28,303
			123,864	139,303
		<u>7. Amounts paid in advance</u>		
		The year-end totals comprise:		
		Water charges paid half-yearly in advance	136	185
		Deposits taken by utility supplier	540	540
		Council Tax paid monthly in 10 instalments	729	797
			1,405	1,522
		<u>8. Sundry debtors</u>		
		The year-end totals comprise:		
		Electricity and gas charges owed by No 8 and No 66 tenants	588	720
			2024	2025
		<u>9. Sundry creditors</u>	£	£
		The year-end totals comprise:		
		Electricity and gas charges owing for No 8 and No 66	403	484
		Advance payment of rent		1030
			403	1514
		<u>10. Breakdown of accumulated surplus</u>		
		The accumulated surplus at 31 December 2025 comprises:		
		Prior to 31 December 2024		1,625,454
		2025 surplus		14,577
		Net total operating surplus		1,640,031

		Gain on values of properties			
					<u>1,640,031</u>
		INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF			
		NORTHWOOD CHRISTIAN WORKERS' TRUST			
		I report on the foregoing financial statements of the Trust for the year ended 31 December 2025.			
		The charity's trustees are responsible for the preparation of the accounts. The charity's trustees			
		consider that an audit is not required for this year under section 144 of the Charities Act 2011			
		(the Charities Act) and that an independent examination is needed. It is my responsibility to			
		examine the accounts under section 145 of the Charities Act, to follow the procedures laid down			
		in the General Directions given by the Charity Commission under section 145(5)(b) of the Charities			
		Act, and to state whether particular matters have come to my attention.			
		My examination was carried out in accordance with the General Directions given by the Charity			
		Commission. An examination includes a review of the accounting records kept by the charity and			
		a comparison of the accounts presented with those records. It also includes consideration of any			
		unusual items or disclosures in the accounts, and seeking explanations from the trustees			
		concerning any such matters. The procedures undertaken do not provide all the evidence that			
		would be required in an audit. Consequently no opinion is given as to whether the accounts			
		present a "true and fair" view and the report is limited to those matters set out in the statement			
		below.			
		In connection with my examination, no matter has come to my attention (a) which gives me			
		reasonable cause to believe that, in any material respect, the requirements to keep accounting			
		records in accordance with section 130 of the Charities Act and to prepare accounts which accord			
		with the accounting records and comply with the accounting requirements of the Charities Act have			
		not been met or (b) to which, in my opinion, attention should be drawn in order to enable a proper			
		understanding of the accounts to be reached.			
		Name of Examiner [Signed]	Brian Ladd		
		Date	12 June 2026		

[illegible]

[illegible]

