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)

FINANCIAL STATEMENTS

Total 2024	STATEMENT OF FINANCIAL ACTIVITIES for the year ended 31 December 2025	No 8	No 66	Total
		£	£	£
	Incoming resources			
23,400	Rents	11,760	12,360	24,120
1,331	Bank interest and compensation			1,208
24,731		11,760	12,360	25,328
	Resources expended			
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
8,856		3,909	6,840	10,751
15,875	Net incoming (outgoing) resources	7,851	5,520	14,577

	BALANCE SHEET at 31 December 2025			
	Accumulated funds:			
1,609,579	Total at the beginning of the year			1,625,454
15,875	Net incoming resources for the year as above			14,577
	Gain on property revaluation			
1,625,454	Total at the end of the year			1,640,031
	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)
1,625,454				1,640,031

JMG Denham (Treasurer)

NORTHWOOD CHRISTIAN WORKERS' TRUST

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025

1. Accounting policies

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).

2. Rents

		Total £
No 8:		
2025	xxxxxx	
	12 months @ £980 per month	11,760
2024	xxxxxx	
	12 months @ £950 per month	11,400
No 66:		
2025	xxxxxx	
	12 months @ £1030 per month	12,360
2024	xxxxxx	
	12 months @ £1000 per month	12,000

3. Repairs and improvements

No 8:			
2025	Shower replacement		276
2024	Tree work		300
No 66:			
2025	Extractor fan replacement	240	
	New gate	86	
	Bulky item disposal	48	
	Fence replacement	1,800	2,174
2024	Washing machine repair	70	
	New cooker and installation	730	
	Tree work	250	
	Fence panel	30	
	Garden tools	118	1,198

4. Council Tax and average monthly cost of standing charges

	£	£	£
	No 8	No 8	No 66
	2024	2025	2024
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
	3,181	3,633	4,175

Average monthly cost	265	303	348

NORTHWOOD CHRISTIAN WORKERS' TRUST

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025 (cont'd)

5. Properties at open market value

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
6. Balances with Barclays Bank	£	£
The year-end totals comprise:		
Business Saver account balance	89,793	111,000
Current account balance	34,071	28,303
	123,864	139,303

7. Amounts paid in advance		
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

8. Sundry debtors		
The year-end totals comprise:		
Electricity and gas charges owed by No 8 and No 66 tenants	588	720

	2024	2025
9. Sundry creditors	£	£
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

10. Breakdown of accumulated surplus	
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	
	1,640,031

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

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£					
No 66					
2025					
2,841					
701					
90					
1034					
4,666					

389					