

CATHOLIC APOSTOLIC CHURCH - TRUST PROPERTY HELD IN CONNECTION THEREWITH

England & Wales · Charity number 245250

Details

Status Registered

Legal form Other

Registered 1965-12-15

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

Contact

Address Flat 2
The Cloisters
Gordon Square
London
WC1H 0AG

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Activities

Objects: THE TRUSTEES SHALL APPLY THE CLEAR INCOME OF THE CHARITY AND AT THEIR DISCRETION THE WHOLE OR PART OF THE PROPERTY OF THE CHARITY FOR RELIGIOUS AND OTHER CHARITABLE PURPOSES IN CONNEXION WITH THE ADVANCEMENT OF THE CHRISTIAN RELIGION.

Activities: The advancement of the Christian religion by making grants to assist the clergy, both active and retired and their dependants, in the major branches of the Christian church in the UK. The welfare of both poor members and widows of congregations of the Catholic Apostolic Church. The maintenance of remaining Catholic Apostolic Church buildings and their use for worship by other Churches as agreed.

Classification

- **How:** Makes Grants To Organisations
- **What:** Religious Activities
- **Who:** Other Charities Or Voluntary Bodies

Geography

- Northern Ireland
- Scotland
- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£981,748	£1,380,198	£29,067,951	4
2024-03-31	£870,918	£1,001,616	£30,102,138	4
2023-03-31	£811,053	£932,703	£28,768,254	3
2022-03-31	£830,534	£685,698	£29,936,064	3
2021-03-31	£785,695	£735,335	£28,322,925	3

Trustees

Name	Role	Appointed
CHRISTOPHER BENJAMIN	Chair	
Jonathan Francis Carter		2020-12-02
Matthew Samuel Kilmane de Ferrars		2024-07-27
PHILIP ARTHUR WHITTAKER		
THOMAS DAVID BALDWIN		2017-12-06
Trevor Benjamin		2014-09-03

Linked charities

- GENERAL PURPOSES FUND (245250-1)

Accounts

CATHOLIC APOSTOLIC CHURCH TRUST
(Registered with The Charity Commissioners)

FINANCIAL STATEMENTS

31 MARCH 2025

Registered Charity Number: 245250

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CATHOLIC APOSTOLIC CHURCH TRUST

TRUSTEES REPORT

FOR THE YEAR ENDED 31 MARCH 2025

1. REFERENCE AND ADMINISTRATION

The Trust

The Trust's aims are best described as for "The advancement of the Christian Religion".

To understand this aim more fully, one can turn to the Charity's original 1854 Trust Deed, which declares the Trust is held "*for promoting and maintaining the service and worship of Almighty God according to the doctrines...contained in the three creeds called 'the Apostle's Creed', 'the Nicene Creed' and the 'Creed of St. Athanasius'.*"

The Trust holds two funds to carry out its aims:

1. The **English Property Fund** (an endowment fund), which holds land and buildings and the proceeds of land and buildings previously sold, as a capital fund, the income from which, after meeting administration and maintenance costs, can be used for religious and other charitable purposes in connection with the above aims.
2. The **General Purposes (GP) Fund**, which holds investments the income from which, after meeting administration costs, is used for religious and other charitable purposes in connection with the above aims.

Trustees

The Trustees who served throughout the year were:-

Philip Arthur Whittaker
Christopher Benjamin
Trevor Benjamin
Thomas David Baldwin
Jonathan Francis Carter
Matthew Samuel Kilmaine de Ferrars

The Trustees are appointed by a resolution of the Trustees

Charity Registration Number	245250
Secretary to the Trustees	P. S. Flenley
Address	2 The Cloisters Gordon Square London WC1H 0AG
Bankers	C. Hoare & Co Ltd 37 Fleet Street London EC4P 4DQ
Solicitors	Hunters Law LLP 9 New Square Lincoln's Inn London WC2A 3QN
Registered Auditors	HaysMac LLP 10 Queen Street Place London EC4R 1AG
Investment Advisers	CCLA Investment Management Limited Senator House 85 Queen Victoria Street London EC4V 4ET
Investment Powers	The provisions of the Trustee Investments Act 1961 apply, now the Trustee Act 2000

2. HISTORICAL CONTEXT, STRUCTURE, GOVERNANCE & MANAGEMENT

Historical Context

The Trust's historical background is best summarised by quoting directly from the original Declaration of Trust dated 16th February 1854 (the Principal Trust Deed) made in relation to churches in England and Wales. The churches under the Trustees' care were built and used *'for promoting and maintaining the service and worship of Almighty God according to the doctrines contained in the three creeds called the "Apostle's Creed", the "Nicene Creed" and the "Creed of Saint Athanasius" particularly the Doctrines of the permanence of the Gifts of Apostles, Prophets, Evangelists and Pastors in the Church – the Doctrine that the Powers and Gifts of the Holy Ghost given on the day of Pentecost are the abiding Endowment of the Church – the Doctrine that supreme rule of the Church ought to be exercised by twelve Apostles not elected or ordained by men but called and sent forth immediately by God – and the Doctrine of the necessity of the presence of the said fourfold Ministry of Apostles, Prophets, Evangelists and Pastors and of the said Powers and Gifts of the Holy Ghost for the purpose of preparing and perfecting the Church for the second Advent of the Lord Jesus Christ...'*

Constitution

The Charity is governed by two Charity Commission Schemes dated 21st November 1973 - one for property and related funds and one for GP funds.

Management

The routine affairs of the Trust are executed by the Secretary to the Trustees who has delegated executive powers to manage the day-to-day operations of the Trust from the Trust Office at No. 2 The Cloisters, Gordon Square, London, WC1H 0AG.

The Trustees normally have four formal meetings each year but the past year has seen multiple additional meetings online to enable them to make pressing decisions. Separate sessions are held for the General Purposes Fund and the English Property Fund. The affairs and business of the Trust are agreed by the Trustees at these quarterly formal meetings and thereafter actioned on their behalf by the Secretary. The Secretary has day to day access to the Trustees.

The Trustees and their Secretary, as part of their Risk Management commitment, have produced a Procedures Manual setting down the day-to-day functions of the Charity and a panel of Trustees audit and update the document at regular intervals.

Risks both to and from buildings and premises are managed by the employment of professionals (architects and building surveyors) and mitigated by insurance cover, which includes cover for terrorism. Financial investment risks are managed by the employment of external fund managers from CCLA, who manage the Trust's COIF ethical investment portfolio.

Safeguarding issues concerning Christian organisations using the Trust's church buildings have been investigated. These various bodies' safeguarding policies have been vetted by a legal advisor specializing in these matters, who advised the Trustees as to their suitability for purpose. The Trustees are monitoring these organisations' compliance with their written safeguarding policies. The Trustees have their own agreed over-arching policy, which is displayed at each of the Trust's premises. Employees and volunteers who have contact with the public in their roles at the Trust have been DBS checked.

With these various measures in place the Trustees are confident that risks are contained at an acceptable level.

Trustees

Trustees are selected from members of previous congregations of the Catholic Apostolic Church or those sympathetic to its objectives. A proposed new Trustee is initially interviewed by the Chairman and Trustees. Following approval and appointment, the new Trustee is issued with an information pack detailing the history of the Trust including copies of the various historical Trust deeds and a booklet explaining the role of the Charity Commission. A one-to-one induction session with the Secretary to the Trustees familiarises them with the day-to-day running and organisation of the Trust, as well as the property at Gordon Square.

CATHOLIC APOSTOLIC CHURCH TRUST

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2025

In the past year, the Trustees were pleased to welcome Mr M. de Ferrars on to the Board.

Associated Charities

The Trust has one associated charity "*The Paddington Church Trust*" Charity Registration Number 245205. During the year the Trustees have maintained an active dialogue with the Trustees of the associated charity.

In September 2023, the Paddington Church was closed for safety reasons to any sort of use by those regularly gathering there for prayer due to structural movement in the west wall of the building. This closure was ordered by the appointed Structural Engineer. A temporary restraint system was then installed to prevent further building movement. Thankfully, the past year saw no major movement of the building.

In 2023, both Trusts jointly consulted legal advisers concerning the relationship between the Trusts and specific responsibilities for the Paddington Church building repairs. There has been increased involvement of the Trust's legal advisors in the past year as advice has been sought on various legal matters surrounding the Paddington Church Trust, transfer of ownership of the freehold and funding the repairs.

As beneficial owner of the Paddington Church building, remedial works have been funded by this Trust. In order to meet some of the financial strain of these works, a some funds held in investments have been liquidated.

The Trustees are happy to report that the permanent remedial works on the church are now well underway, despite a lengthy delay. The underpinning of the west end is expected to be finished by late summer, 2025. After a period of building settlement, attention can then be turned to repairs of material damage caused by the subsidence.

Staff

The Trust employs an executive officer with the title of 'Secretary to the Trustees' based at The Cloisters. A Caretaker for the Gordon Square site was formally contracted as a Trust employee in July 2024.

For the Chapel and associated properties at the Albury site near Guildford, a resident Caretaker and an Assistant to the Caretaker are employed.

Volunteers

There are several volunteers, to whom the Trust is very thankful for their continued help in the past year. The Hon. Librarian, Hon. Administrative Assistants and the Hon. Organist all supported the Trust in various ways at the Gordon Square site.

3. ACTIVITIES

In fulfilling the objective of this Trust, grants are made to assist the clergy in the major branches of the Christian Church in the United Kingdom and for the welfare of both poor members and widows of the remnant of the former congregations of the Catholic Apostolic Church, and for the maintenance of the remaining church buildings from the Catholic Apostolic Church and their appropriate use for worship by other Churches and congregations as agreed.

The Trustees have also provided resources for the reprinting of ministries and almanacs which are available to those on their distribution list.

Public Benefit

The Trustees have consulted the guidance made available by the Charity Commission for England and Wales on the Public Benefit requirement of the Charities Act 2011. The Trustees took note of the update on public benefit guidance issued on 14/02/2014 concerning the removal of certain sections of the Charity Commission's guidance as required by the Upper Tribunal.

The Trustees are confident that they have complied with their duty under section 4 of the Charities Act 2011 in that they have had due regard to public benefit guidance as currently published by the Commission.

CATHOLIC APOSTOLIC CHURCH TRUST

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2025

In furtherance of its charitable purposes for public benefit, the Trustees give details of their activities this financial year in the following section.

Grants awarded

In the service of Almighty God and His Church, the Trust holds investments and an endowment fund which holds land and buildings as well as the proceeds of land and buildings previously sold.

The income from the investments forms a capital fund, which, after meeting administration and maintenance costs, is available for religious and, occasionally, other charitable purposes - when funds permit - in accordance with the Trust's objectives.

In 2024 - 2025, no grants were made from the endowment fund but the following grants were made from the General Purposes Fund:

Forward in Faith Chaplaincy	32,000
Wolverhampton Christian Fellowship	22,000
The Additional Curates Society	55,000
Greek Orthodox Church Chaplaincy	20,000
Grants to support Paddington Church	422,298
Various small grants	5,775
	557,073

Maintenance of Retained Properties

The retained properties are maintained as required for historic and listed buildings. During the year the following works were undertaken: -

The Cloisters

The Trustees have been granted a s257 HMO License for this property; this license is a mandatory requirement. The flats in the Cloisters were let by the appointed managing agents Hudsons Property. Maintenance tasks were undertaken during the year as and when necessary or brought to our attention as well as larger scale improvements as required by the Schedule of Works attached to the HMO license. These were under the supervision, where appropriate, of the Trustees' appointed Architect for the building, Nye Saunders Ltd.

Rental income from these flats is used to support the Trust's objects.

The Cloisters (with railings) is recognised as Grade II listed.

Gordon Square Church (commonly known as Christ the King)

The **English Chapel** is currently leased to Forward in Faith, part of the Church of England. Forward in Faith employ a Priest as chaplain and Holy Eucharist services are held on Tuesdays, Wednesdays and Thursdays in the Chapel, which is normally open to the general public for private devotions from 8.30am until 3.30pm on those days. Morning Prayer tends to be prayed Tuesday to Wednesday at 9am. The Chaplain is available for the pastoral needs of students and any members of the public requiring support.

The **main Church building** together with meeting rooms and basement office accommodation is licenced to 'Euston Church', (registered charity 1159493) an evangelical Church planted from St Helen's, Bishopsgate, and part of the Church of England. On a regular Sunday, three services are held. During the week, there are regular Bible study meetings and occasional services. Across all Sunday and weekday events there is a very international congregation of over 400 people.

CATHOLIC APOSTOLIC CHURCH TRUST

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2025

3. ACTIVITIES (continued)

The main Church is normally also used for monthly public organ recitals, for which no admission charge is made.

The main Church is a Grade I listed building

This property also houses the Church registers for baptism and marriage for closed Catholic Apostolic Churches in the United Kingdom and also the USA and Canada to which church members and the public have access via the Trustees' Secretary.

Routine maintenance tasks were undertaken during the year. The WCs in the west end are in need of a major refurbishment and Listed Building Consent has been granted by Camden City Council. It is hoped that the work can be completed by mid-2025. A tree in the inner church yard has been felled with Council approval as its roots were damaging the drainage system.

All work is carried out under the supervision of the appointed Architect, Nye Saunders Ltd.

Albury Site Properties

Albury Chapel

This property houses religious archives from the Catholic Apostolic Church and is a Grade II* listed building. It is visited by members of former Catholic Apostolic Church congregations from the United Kingdom, Europe, United States, Canada, Australia and South Africa. There were no major works commissioned this year.

Cooks Place

Parts of the house are 13th Century and it is Grade II listed.

The east end of this property is used by the Albury site Custodian and the west section is leased to a tenant. Rental income from both east and west section accommodation is used to support the Trust's objects. Routine maintenance tasks have been carried out; at Cooks Place East, work has been organised to solve issues that were being had with mould.

Lyne Cottage

This building is used by the Caretaker.

Routine maintenance tasks on the various properties at Albury were undertaken during the year. All work is carried out under the supervision of the appointed Architect, Nye Saunders Ltd.

Wolverhampton Church

The property is currently leased to The Wolverhampton Christian Fellowship (Charity number: 519791), a non-conformist Church. The Trustees are satisfied that the lessees continue to comply with the issues of a good housekeeping nature. A new fire alarm system has been installed and work was done to refurbish the men's toilets.

Routine maintenance tasks have been undertaken during the year, under the supervision of the appointed Architect for the site, Thorne Architecture Ltd.

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2025

4. ACHIEVEMENTS AND PERFORMANCE

The Trustees are satisfied that all current property maintenance requirements as advised by their appointed Architects have either been carried out or are programmed and funded for execution within the time scales recommended.

The Trustees are satisfied that, after providing sufficient funds for building maintenance and reserves for future years, the level of grants made during the year properly utilised the available investment income. The Trustees are satisfied that the Trust is considered a going concern.

The Trustees are satisfied that a reasonable return on investments has been obtained without undue risk (as advised by consultants) and a reasonable income from revenue generating property has been obtained (as advised by consultants). It should be understood that the Trustees maintain an ethical investment policy.

The Trust's funds are held within the COIF Charities Fixed Interest Fund and COIF Charities Ethical Investment Fund and the COIF Charities Property Fund. These are managed by CCLA and are subject to their Socially Responsible Investment policies with which the Trustees are in agreement. The Funds are promoted as Responsible Funds that consider the economic, social and environmental impacts of the companies in which the funds invest and avoid direct investment in areas such as armaments, gambling and tobacco.

The CCLA COIF fund managers have a proactive engagement process with companies in which it invests on non-financial issues which could have a material impact on business such as supply chain management, environmental impacts, human rights and labour standards and the Trustees are in agreement with this approach.

5. RISK REVIEW

The Trustees undertake regular risk management activities, identifying and assessing the risks that could have a significant impact on the conduct, reputation and operation of the Trust. The risks are monitored and reviewed on a regular basis and discussed, at least annually, at the Trustees' Quarterly meetings. The risks are documented in the Trust's Risk Register, with each risk being assigned a Probability and Impact score that are used to gauge the significance and priority of the risks, helping with the development of mitigations and response strategies should the risks materialise. The table below is an extract from the Trust's Risk Register showing the most important risks indicated by the Trustees' risk assessment.

Risk Description	Mitigation	Risk Response	Actionee
Trust fails to meet regulatory or legal obligations leading to litigation, fines, damage to assets or reputation.	Use of professional legal advisors. Trustees and Secretary to regularly monitor compliance with, and review, Charity Commission rules and guidance. Maintenance of Trust policy and procedures.	Undertake remedial action drawing on Legal Advice and assistance. Amend Trust policy and procedures.	Secretary and Trustees
External economic downturn reduces income and increases costs causing the Trust financial difficulties.	Use of professional Advisors and Managers to guide to optimise income and outgoings. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary and Trustees
Buildings and their users targeted and attacked by terrorists, causing injury or damage.	Include appropriate terrorism cover in Trust's insurance policies.	Claim on insurance.	Secretary
Outbreak of war or pandemic, etc.	Ensure systems and procedures are adequately robust and able to continue operation.	Operate Trust remotely. Maintain activities to the extent possible.	Secretary and Trustees
Investment income falls significantly.	Use of Financial Advisors to guide investment strategy to optimise returns in the short and long term. Quarterly review by Trustees. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary

CATHOLIC APOSTOLIC CHURCH TRUST

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2025

Risk Description	Mitigation	Risk Response	Actionee
Rent income from Cloisters flats fall significantly.	Use professional Property Management and Lettings Agents. Quarterly review by Trustees. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary
Paddington Church building suffers significant collapse or partial collapse due to structural faults.	Use of professional Structural Engineering and Architectural advisors, and follow their advice carefully, prioritising building safety. Ensure all relevant permissions to undertake remedial work in place in timely manner. Installation of recommended temporary structural supports and safety equipment completed.	Undertake permanent underpinning as advised.	Trustees
Paddington Church building structural faults too expensive to remedy using readily available funds.	Monitor current and future costs of planned repair carefully, taking advice from the Trust's Structural Engineers, Quantity Surveyor and Architect. Regularly match costs with Trust's funds. Prioritise funding to ensure building safety.	Use of capital reserves, including seeking release of the property restricted endowment fund. Consider reducing Trust's other outgoings.	Secretary and Trustees
Occurrence of fire, flood, damage, IT failure or cyber-crime adversely affects the operation of the Trust.	Trust procedures maintained and duplicated in paper form. Electronic systems regularly maintained, protected and backed up, with physical separation of sensitive data from external access.	Reconstitute operations from duplicates and backups.	Secretary

6. FINANCIAL REVIEW AND RESERVES POLICY

The Trust is reliant on the income from its investments, which are long term funds seeking capital growth and sustainable income with protection from inflation. Income from investments amounted to £880,473, an increase of £11,326 from the previous year. Total income amounted to £981,748 (2024: £870,918). Investment management costs increased by £6,998 to £169,244 and investments recorded losses of £635,737. Expenditure increased from £1,001,616 to £1,380,198 in the year.

The Trustees maintain reserves at a level to provide sufficient income to fund grants made by the General Purposes Fund and to meet costs that may arise on the properties of the English Property Fund. Unrestricted reserves decreased to £9,644,706 and restricted funds decreased to £15,177,837. In addition endowment funds increased to £4,205,408.

The trustees consider reserves held to be adequate and in line with the target level.

7. PLANS FOR THE FUTURE

PROPERTY

The Trust has identified the major property maintenance works that are expected to be required to the current building stock over the coming years. The Trustees are confident that proper allowance will be made on a year-by-year basis to meet the expenses but note that the ongoing works at the associated Paddington Church Charity may well cause changes in the financial planning going forward

CATHOLIC APOSTOLIC CHURCH TRUST

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2025

8. TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees 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).

The law applicable to charities in England & Wales 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 charity and of the incoming resources and application of resources of the charity for that period. 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 13/6/25

and signed as authorised on their behalf by:

Trustee C Benja -

Trustee Philip Whitaker

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF CATHOLIC APOSTOLIC CHURCH TRUST

Opinion

We have audited the financial statements of Catholic Apostolic Church Trust for the year ended 31 March 2025 which comprise the Balance Sheet, the Statement of Financial Activities, the Statement of Cash Flows and 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 charity's affairs as at 31 March 2025 and of the charity's net movement in funds 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 Charities Act 2011.

Basis for opinion

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. 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 charity 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 charity'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 trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees for the financial statements

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees 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.

**INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF
CATHOLIC APOSTOLIC CHURCH TRUST (continued)**

In preparing the financial statements, the trustees are responsible for assessing the charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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.

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 charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to compliance with charity law, employment law and health and safety regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and payroll taxes.

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 certain accounting estimates. Audit procedures performed by the engagement team included:

- Inspecting minutes of trustees' meetings;
- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted at the year-end or with unusual descriptions; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Use of this report

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. 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's trustees as a body for our audit work, for this report, or for the opinions we have formed.

HaysMac LLP

HaysMac LLP
Statutory Auditors
Date: 20 June 2025

10 Queen Street Place
London
EC4R 1AG

Haysmac LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

CATHOLIC APOSTOLIC CHURCH TRUST

BALANCE SHEET

AS AT 31 MARCH 2025

			2025		2024
	Notes	£	£	£	£
FIXED ASSETS					
Tangible assets -					
Freehold Property – charitable use	2		501		501
Investment property	3	11,230,000		11,230,000	
Investments	4	14,760,012		17,334,260	
			25,990,012		28,564,260
			25,990,513		28,564,761
CURRENT ASSETS					
Amounts due within one year:					
Debtors	5	103,682		97,439	
Cash at bank and in hand	6	3,053,871		1,481,065	
		3,157,553		1,578,504	
CREDITORS: amounts due within one year	7	(80,115)		(41,127)	
NET CURRENT ASSETS					
			3,077,438		1,537,377
			£29,067,951		£30,102,138
FUNDS (as restated)					
General Purposes Fund (unrestricted)			9,684,706		10,543,768
English Property Fund (endowment)			4,205,408		4,143,378
English Property Fund (restricted)			15,177,837		15,414,992
	8		£29,067,951		£30,102,138

The financial statements were approved and authorised for issue by the Board of the Trustees on 13 June 2025 and were signed below on its behalf by:

Trustee

C. Benjamin

Trustee

Philip Whitaker

CATHOLIC APOSTOLIC CHURCH TRUST
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	English Property Fund (Endowment) £	Total 2025 £	Total 2024 £
Income and endowments from:						
Investments	9	301,847	578,626	-	880,473	869,147
Other trading activities	10	1,471	-	-	1,471	1,771
Other income		82,818	16,986	-	99,804	
Total		386,136	595,612	-	981,748	870,918
Expenditure on:						
<i>Raising funds:</i>						
Investment management costs	11	-	169,244	-	169,244	162,246
<i>Charitable activities:</i>						
Religious		142,256	-	-	142,256	160,718
Widows and poor		426,629	-	-	426,629	193,098
Building maintenance		277,731	364,338	-	642,069	485,554
Total charitable activities	12	846,616	364,338	-	1,210,954	839,370
Total		846,616	533,582	-	1,380,198	1,001,616
Net (expenditure)/income before (losses)/gains on investments		(460,480)	62,030	-	(398,450)	(130,698)
Net (losses)/gains on investments						
- realised and unrealised	4	(398,582)	(299,185)	62,030	(635,737)	1,519,582
Unrealised losses on revaluation of investment property		-	-	-	-	(55,000)
NET MOVEMENT IN FUNDS		(859,062)	(237,155)	62,030	(1,034,187)	1,333,884
Reconciliation of funds						
Total funds brought forward		10,543,768	15,414,992	4,143,378	30,102,138	28,768,254
Total funds carried forward	8	£9,684,706	£15,177,837	£4,205,408	£29,067,951	£30,102,138

All income and expenditure derive from continuing activities.

All gains and losses recognised in the year are included in the Statement of Financial Activities.

The comparative Statement of Financial Activities for the year ended 31 March 2024 is shown in note 19 to these financial statements.

CATHOLIC APOSTOLIC CHURCH TRUST

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	2024 £		
Cash flows from operating activities:				
Net cash (used in) operating activities (see below)	(1,246,178)	(1,009,023)		
Cash flows from investing activities				
Dividends, interest and rents from investments	880,473	869,147		
Proceeds from sale of investments	1,938,511	1,000,000		
Net cash provided by investing activities	2,818,984	869,147		
Change in cash and cash equivalents in the year	1,572,806	860,124		
Cash and cash equivalents at the start of the year	1,481,065	620,941		
Cash and cash equivalents at the end of the year	£3,053,871	£1,481,065		
RECONCILIATION OF NET (EXPENDITURE)/INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES				
Net movement in funds (as per the Statement of Financial Activities)	(1,034,187)	1,333,884		
Adjustments for:				
Losses/(gains) on investments	635,737	(1,464,580)		
Dividends, interest and rent from investments	(880,473)	(869,147)		
Increase in debtors	(6,243)	(11,106)		
Increase in creditors	38,988	1,926		
Net cash generated by/ (used in) operating activities	(£1,246,178)	(£1,009,023)		
Analysis of changes in net funds				
	At 1 April 2024 £	Cash flows £	Other non-cash changes £	At 31 March 2025 £
Cash and bank/deposits	1,481,065	1,572,806	-	3,053,871

CATHOLIC APOSTOLIC CHURCH TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of financial statements are as follows:

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019) and, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Catholic Apostolic Church Property meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b) Preparation of the accounts on a going concern basis

Having considered future budgets and cash flows, the trustees confirm that they have no material uncertainties about the entity's ability to continue as a going concern for the foreseeable future. The most significant uncertainty that affect the carrying value of assets held by the charity are the level of investment return and the performance of investment markets. However, the predicted budgets and the Trust's large investments indicate that it continues to be a going concern for the foreseeable future.

c) Income

All income is included in the SOFA once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. The following specific policies apply to categories of income:

Donations & Grants where related to performance and specific deliverables are accounted for as the charity earns the right to consideration by its performance. Where income is received in advance of its recognition it is deferred and included in creditors. Where entitlement occurs before income being received the income is accrued.

Investment income is credited to income when it is receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

d) Expenditure and irrecoverable VAT

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

The cost of generating funds consists of the property management and property repairs and maintenance costs are shown in note 11.

Grants payable are payments made to third parties in the furtherance of the charitable objectives of the Charity. The grants are accounted for where either the trustees have agreed to pay the grant without condition and the recipient has a reasonable expectation that they will receive a grant, or any condition attaching to the grant is outside the control of the charity.

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Overhead and support costs relating to the charitable activities have been apportioned based on staff time. The allocation of overhead and support costs is analysed in note 13. Governance costs comprise direct cost for the statutory and governance expenditure of the charity and have also been allocated to charitable activities.

CATHOLIC APOSTOLIC CHURCH TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES (continued)

e) Fixed Assets

Freehold properties are shown at a nominal value. The cost of acquiring these properties has been written off in previous years and is now unknown. All the properties are over one hundred years old and are considered to be fully depreciated. Details of the properties are given in note 18.

f) Investments

Investments are a form of basic financial instrument. They are initially recognised at their transaction value and subsequently valued at their fair value at the balance sheet date using the closing quoted market bid price. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year. The charity holds its Cloister flats as an investment property. These flats are let out and are shown at market value.

g) Funds

The charity has a restricted fund: The English Property Fund, which holds land and buildings and the proceeds of land and buildings previously sold as capital, part of which is endowed. The income from which after meeting administration and maintenance costs is restricted for religious and other charitable purposes in connection with the advancement of the Christian religion.

There is also an unrestricted fund: The General Purposes Fund, which holds investments which may be applied to religious and other charitable objects in connection with the advancement of the Christian religion.

h) Realised gains and losses

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and opening market value (purchase date if later). Unrealised gains and losses are calculated as the difference between the market value at the year end and opening market value (or purchase date if later). Realised and unrealised gains are not separated in the Statement of Financial Activities.

i) Debtors

Debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

j) Cash at bank and in hand

Cash at bank and in hand includes bank accounts, cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

k) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

l) Critical accounting judgements and estimation uncertainty

In preparing these accounts, management has made judgements, estimates and assumptions that affect the application of the charity's accounting policies and the reported assets, liabilities, income and expenditure and the disclosures made in the accounts. The only significant estimation relates to the valuation of the investment property. In the Trustees' opinion there are no indications that the value has changed significantly because rental yields remain consistent.

m) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

CATHOLIC APOSTOLIC CHURCH TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2025

2.	TANGIBLE FIXED ASSETS	Churches £	Other £	Total £
	Freehold Properties			
	As at 31 March 2025	201	300	501
	As at 31 March 2024	201	300	501

See note 18 for more details.

3. INVESTMENT PROPERTY

As at 1 April 2024	11,230,000
Revaluation	-
As at 31 March 2025	£11,230,000

The Cloisters, Gordon Square, have been refurbished in prior years and the flats are let. The property was revalued as at March 2025 by Hudsons Estate Management Services, on an open market basis and have been valued at £11,230,000. Hudsons have confirmed that the value has not changed as at 31 March 2025.

4.	INVESTMENTS	Cost £	Market Value £
	As at 1 April 2024	8,531,157	17,334,260
	Disposals	(1,660,864)	(1,938,511)
	Gains and losses on disposals and revaluation	-	(635,737)
	As at 31 March 2025	£6,870,293	£14,760,012
	The investments are:		
	COIF Charities Ethical Investment Fund income units		8,974,069
	COIF Ethical Fund		5,785,943
			£14,760,012

5.	DEBTORS	2025 £	2024 £
	Prepayments	£103,682	£97,439

6. CASH AT BANK AND IN HAND

The balance shown includes deposits of £1,912,549 (2024: £145,796) with COIF Charities Deposit Fund. Tenants' deposits are held by the managing agent and are not included in these accounts.

7.	CREDITORS	2025 £	2024 £
	Deferred income	69,015	30,027
	Accrued expenses	11,100	11,100
		£80,115	£41,127

CATHOLIC APOSTOLIC CHURCH TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2024

8. ANALYSIS OF CHARITABLE FUNDS – 2025

	General Purposes Fund (Unrestricted) £	English Property Fund (Endowment) £	English Property Fund (Restricted) £	Total £
Tangible fixed assets	-	-	501	501
Investments	8,974,069	4,205,408	12,810,535	25,990,012
Current assets	751,737	-	2,405,816	3,157,553
Current liabilities	(41,100)	-	(39,015)	(80,115)
Total	9,684,706	4,205,408	15,177,837	29,067,951
Represented by:				
Unrestricted/restricted funds:				
Accumulated surpluses	10,543,768	-	4,205,408	14,749,176
Unrealised investment losses	(859,062)	-	-	(859,062)
Capital reserve	-	-	10,972,429	10,972,429
Endowment fund:				
Capital reserve	-	4,205,408	-	4,205,408
	£9,684,706	£4,205,408	£15,177,837	£29,067,951

The movements on the above funds were as follows:-

	Capital Reserve (restricted) £	Capital Reserve (endowment) £	Unrealised Investment Gains £	Accumulated Surpluses £	Total £
At 1 April 2024	7,442,518	4,143,378	9,087,691	9,428,551	30,102,138
Gains/(losses) on investments	-	62,030	(697,767)	-	(635,737)
(Deficit) in the year	-	-	-	(438,450)	(438,450)
At 31 March 2025	£7,442,518	£4,205,408	£8,389,924	£8,990,101	£29,027,951

ANALYSIS OF CHARITABLE FUNDS – 2024

	General Purposes Fund (Unrestricted) £	English Property Fund (Endowment) £	English Property Fund (Restricted) £	Total £
Tangible fixed assets	-	-	501	501
Investments	9,561,162	4,143,378	14,859,720	28,564,260
Current assets	993,706	-	584,798	1,578,504
Current liabilities	(11,100)	-	(30,027)	(41,127)
Total	£10,543,768	£4,143,378	£15,414,992	£30,102,138
Represented by:				
Unrestricted/restricted funds:				
Accumulated surpluses	9,719,563	-	4,431,424	14,150,987
Unrealised investment gains	824,205	-	3,995,106	4,819,311
Capital reserve	-	-	6,988,462	6,988,462
Endowment fund:				
Capital reserve	-	4,143,378	-	4,143,378
	£10,543,768	£4,143,378	£15,414,992	£30,102,138

CATHOLIC APOSTOLIC CHURCH TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2025

The movements on the above funds were as follows:-

	Capital Reserve (restricted) £	Capital Reserve (endowment)	Unrealised Investment Gains/(losses) £	Accumulated Surpluses £	Total £
At 1 April 2023	7,442,518	3,995,106	7,771,382	9,559,248	28,768,254
Gains on investments	-	148,272	1,316,309	-	1,464,581
(Deficit) in the year	-	-	-	(130,697)	(130,697)
At 31 March 2024	<u>£7,442,518</u>	<u>£4,143,378</u>	<u>£9,087,691</u>	<u>£9,428,551</u>	<u>£30,102,138</u>

- The General Purposes Fund which is unrestricted is available to be spent for any of the purposes of the charity
- The English Property Fund holds land, buildings and investments, from the proceeds of land and buildings previously sold, which are restricted assets, part of which is endowed, the income from which is restricted for religious and other charitable purposes in connection with the advancement of the Christian Religion.

Balances at 1 April 2020 for both the Capital Reserve restricted and endowment funds have been restated by increasing the endowment fund by £1,999,900 and reducing the restricted fund by the same amount. It was established that an incorrect entry was made in the year ended 31 March 2006 which has now been corrected.

9. INVESTMENT INCOME	2025 £	2024 £
Dividends	522,294	526,632
Bank interest	47,991	31,715
Rents received	310,188	310,800
	<u>£880,473</u>	<u>£869,147</u>
10. OTHER TRADING ACTIVITIES	2025 £	2024 £
Book sales	<u>£1,471</u>	<u>£1,771</u>
11. INVESTMENT MANAGEMENT COSTS	2025 £	2024 £
Property management	23,536	42,906
Property repairs and maintenance	37,623	81,297
Support costs	108,085	38,043
	<u>£169,244</u>	<u>£162,246</u>

CATHOLIC APOSTOLIC CHURCH TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2025

12. CHARITABLE ACTIVITIES – 2025

	Activities undertaken directly					
	Grants	Church	Property	Governance	Support	Total
	£	almanacs and	Costs	costs	Costs	£
		sermons	£	£	£	
		£				
Religious	129,000	3,150	-	1,832	2,499	136,481
Widows and Poor	-	-	-	1,832	2,499	4,331
Grant to Paddington	422,298	-	-	-	-	422,298
Albury Grant	1,000	-	-	-	-	1,000
Building maintenance	-	-	270,995	21,670	349,404	642,069
Other churches	4,775	-	-	-	-	4,775
	<u>£557,073</u>	<u>£3,150</u>	<u>£270,995</u>	<u>£25,334</u>	<u>£354,402</u>	<u>£1,210,954</u>

CHARITABLE ACTIVITIES - 2024

	Activities undertaken directly					
	Grants	Church	Property	Governance	Support	Total
	£	almanacs and	Costs	costs	Costs	£
		sermons	£	£	£	
		£				
Religious	144,000	4,723	-	2,009	3,797	154,529
Widows and Poor	7,820	-	-	2,009	3,797	13,626
Grant to Paddington						
Church	179,472	-	-	-	-	179,472
Albury grant	6,000	-	-	-	-	6,000
Building maintenance	-	-	254,723	13,886	225,945	485,554
Other churches	189	-	-	-	-	189
	<u>£337,481</u>	<u>£4,723</u>	<u>£254,723</u>	<u>£17,904</u>	<u>£233,539</u>	<u>£839,370</u>

12A. CHARITABLE ACTIVITIES ANALYSED BY FUND

	General	English	2025	General	English	2024
	Purposes	Property	Total	Purposes	Property	Total
	Fund	Fund	£	Fund	Fund	£
	£	£		£	£	
Religious	142,256	-	142,256	160,725	-	160,725
Widows and poor	4,331	-	4,331	13,486	-	13,486
Grant to Paddington						
Church	422,298	-	422,298	179,472		179,472
Building maintenance	277,731	364,338	642,069	166,527	319,159	485,687
	<u>£846,616</u>	<u>£364,338</u>	<u>£1,210,954</u>	<u>£520,210</u>	<u>£319,159</u>	<u>£839,370</u>

13. ALLOCATION OF SUPPORT COSTS AND OVERHEADS

The breakdown of support costs and how these are allocated between raising funds and charitable activities is set out below.

Cost type	Basis of apportionment	Raising Funds £	Charitable Activities £	Total £
Salaries	Staff time	-	164,800	164,800
Other costs	Staff time	-	189,602	189,602
		<u>£-</u>	<u>£354,402</u>	<u>£354,402</u>
Comparative figures				
Salaries	Staff time	-	151,153	151,153
Other costs	Staff time	-	82,386	82,386
		<u>£-</u>	<u>£233,539</u>	<u>£233,539</u>

14. GOVERNANCE COSTS

	2025 £	2024 £
Fees paid to the Auditors		
- Audit	7,700	7,000
- Accountancy	5,962	5,962
- Other	8,801	4,018
Other	22,463	16,438
Trustees' travelling expenses (4 Trustees) (2024: 4 Trustees)	2,871	1,466
	<u>£25,334</u>	<u>£17,904</u>

15. STAFF COSTS

	2025 £	2024 £
Wages and salaries	150,226	140,683
Social security costs	13,033	10,470
Pension costs	1,541	513
	<u>£164,800</u>	<u>£151,666</u>
Number of employees: 2 administration; 3 caretaking)	<u>5</u>	<u>4</u>

1 employee earned between £80,000 and £90,000 per annum (2023: one earned between £70,000 to £80,000). No remuneration was paid to any trustees in the current or prior year. Total remuneration for key management personnel was £128,390 (2024: £125,619).

16. GRANTS GIVEN

Grants are paid to a number of Christian denominations and charities for the Clergy and their dependants. Such donations amounted to £130,000 (2024: £144,000) and are included within total grants paid of £557,073 (2024: £337,481) as detailed in note 12 and the Trustees' Report. All grants were paid to institutions.

CATHOLIC APOSTOLIC CHURCH TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2025

17. COMMITMENTS

There are no material amounts authorised or contracted for at the year end.

18. FREEHOLD PROPERTIES	Insurance Value £	Book Value 2025 £	Book Value 2024 £	Notes
CHURCHES				
Gordon Square	86,183,490	100	100	f)
Wolverhampton	9,840,435	100	100	a)
OTHER PROPERTIES				
Cooks Place, Albury	3,745,413	100	100	b)
Lyne Cottage, Albury	785,330	100	100	c)
Apostles Chapel, Albury	18,425,024	100	100	d)
OTHER CHURCH				
Paddington Church	33,000,000	1	1	e)
	<u>£151,979,692</u>	<u>£501</u>	<u>£501</u>	

NOTES

- a) Church is let at nominal rent.
- b) Rent is received on these properties.
- c) Occupied by caretaker.
- d) Not currently in use for worship.
- e) Held by local trustees under Declaration of Trust in favour of Head Trustees, previously under lease from Church Commissioners and is currently closed to the congregation whilst the major underpinning works take place.
- f) This Church together with a number of vestries, basement meeting rooms and offices, is licensed for use by Euston Church, a section of the Church of England. A monthly lunchtime organ recital is given by a group of church organists. Weekday services are held in the separate English Chapel by another section of the Church of England, Forward in Faith, who provide a Priest Chaplain, with financial support by the Trustees.

Insurance values indicate the size of the properties but give no indication of the market value if in fact it was possible to sell the Churches. As indicated in the accounting policies, all Churches are over 100 years old and are considered to be fully depreciated. Other properties are adjacent to the particular church, and if now so available are let, but do not, in the opinion of the Trustees, have a sufficiently material value for inclusion in the Balance Sheet, except for the Cloisters which have been refurbished and the flats let (see note 3).

CATHOLIC APOSTOLIC CHURCH TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2025

19. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2024

	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	English Property Fund (Endowment) £	Total 2024 £
Income and endowments from:				
Investments	315,790	553,357	-	869,147
Other trading activities	1,771	-	-	1,771
Total	317,561	553,357	-	870,918
Expenditure on:				
<i>Raising funds:</i>				
Investment management costs	-	162,246	-	162,246
<i>Charitable activities:</i>				
Religious	160,718	-	-	160,718
Widows and poor	193,098	-	-	193,098
Building maintenance	166,392	319,162	-	485,554
Total charitable activities	520,208	319,162	-	839,370
Total	520,208	481,408	-	1,001,616
Net (expenditure)/income and net movement in funds before gains on investments	(202,647)	71,949	-	(130,698)
Net gains on investments - realised and unrealised	824,205	547,105	148,272	1,519,582
Unrealised losses on revaluation of investment property	-	(55,000)	-	(55,000)
NET MOVEMENT IN FUNDS	621,558	564,054	148,272	1,333,884
Reconciliation of funds				
Total funds brought forward	9,922,210	14,850,938	3,995,106	28,768,254
Total funds carried forward	<u>£10,543,768</u>	<u>£15,414,992</u>	<u>£4,143,378</u>	<u>£30,102,138</u>

Accounts

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY
(Registered with The Charity Commission)

FINANCIAL STATEMENTS

31 MARCH 2024

Registered Charity Number: 245250

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CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT

FOR THE YEAR ENDED 31 MARCH 2024

1. REFERENCE AND ADMINISTRATION

The Trust

Aims and Objectives:

The Trust's aims and objectives are best described as 'the advancement of the Christian Religion.'

To understand this aim more fully, one can turn to the Charity's original 1854 Trust Deed, which declare the Trust is held *"for promoting and maintaining the service and worship of Almighty God according to the doctrines...contained in the three creeds called 'the Apostle's Creed', 'the Nicene Creed' and the 'Creed of St. Athanasius'".*

The Trust holds two funds to carry out its aims:

1. The **English Property Fund** (an endowment fund), which holds land and buildings and the proceeds of land and buildings previously sold, as a capital fund, the income from which, after meeting administration and maintenance costs, is used for religious and other charitable purposes in connection with the above aims.
2. The **General Purposes Fund**, which holds investments the income from which, after meeting administration costs, is used for religious and other charitable purposes in connection with the above aims.

Trustees

The Trustees who served throughout the year were:-

Jonathan Michael Pitts
Philip Arthur Whittaker
Christopher Benjamin
Trevor Benjamin
Thomas David Baldwin
Jonathan Francis Carter

New Trustees are appointed by a resolution of the existing Trustees.

Charity Registration Number 245250

Secretary to the Trustees J C Stacy (retired 31 March 2024)
P Flenley (appointed 1 November 2023)

Address 2 The Cloisters
Gordon Square
London WC1H 0AG

Bankers C. Hoare & Co Ltd
37 Fleet Street
London EC4P 4DQ

Solicitors Hunters Law LLP
9 New Square
Lincoln's Inn
London WC2A 3QN

Registered Auditors Haysmacintyre LLP
10 Queen Street Place
London EC4R 1AG

Investment Advisers CCLA Investment Management Limited
Senator House
85 Queen Victoria Street
London EC4V 4ET

Investment Powers The provisions of the Trustee Investments Act 1961 apply, now the Trustee Act 2000

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2024

1. STRUCTURE, GOVERNANCE AND MANAGEMENT

Historical context

The Trust's historical background is best summarised by quoting directly from the original Declaration of Trust dated 16th February 1854 (the Principal Trust Deed) made in relation to churches in England and Wales. The churches under the Trustees' care were built and used *'for promoting and maintaining the service and worship of Almighty God according to the doctrines contained in the three creeds called the "Apostle's Creed", the "Nicene Creed" and the "Creed of Saint Athanasius" particularly the Doctrines of the permanence of the Gifts of Apostles, Prophets, Evangelists and Pastors in the Church – the Doctrine that the Powers and Gifts of the Holy Ghost given on the day of Pentecost are the abiding Endowment of the Church – the Doctrine that supreme rule of the Church ought to be exercised by twelve Apostles not elected or ordained by men but called and sent forth immediately by God – and the Doctrine of the necessity of the presence of the said fourfold Ministry of Apostles, Prophets, Evangelists and Pastors and of the said Powers and Gifts of the Holy Ghost for the purpose of preparing and perfecting the Church for the second Advent of the Lord Jesus Christ...'*

Constitution

The Charity is governed by a Charity Commission Scheme dated 21st November 1973.

Management

The routine affairs of the Trust are executed by the Secretary to the Trustees who has delegated executive powers to manage the day to day operations of the Trust from the Trust Office at no. 2 The Cloisters, Gordon Square, London, WC1H 0AG.

The Trustees normally have four formal meetings each year. Separate sessions are held for the General Purposes Fund and the English Property Fund. The affairs and business of the Trust are agreed by the Trustees at these quarterly formal meetings and thereafter actioned on their behalf by the Secretary. The Secretary has day to day access to the Trustees.

The Trustees and their Secretary, as part of their Risk Management commitment, have produced a Procedures Manual setting down the day to day functions of the Charity and a panel of Trustees audit and update the document at regular intervals. Risks both to and from buildings and premises are managed by the employment of professionals (architects and building surveyors) and mitigated by insurance cover, which includes cover for terrorism. Financial investment risks are managed by the employment of external fund managers from CCLA, who manage the Trust's COIF ethical investment portfolio.

Safeguarding issues concerning Christian organisations using the Trust's church buildings have been investigated. These various bodies' safeguarding policies have been vetted by a legal advisor specializing in these matters, who advised the Trustees as to their suitability for purpose. The Trustees are monitoring these organisations' compliance with their written safeguarding policies. The Trustees have their own agreed over-arching policy, which is displayed at each of the Trust's premises.

With these various measures in place the Trustees are confident that risks are contained at an acceptable level.

Trustees

Trustees are selected from members of previous congregations of the Catholic Apostolic Church or those sympathetic to its objectives. A proposed new Trustee is initially interviewed by the Chairman and Trustees. Following approval and appointment, the new Trustee is issued with an information pack detailing the history of the Trust including copies of the various historical Trust deeds and a booklet explaining the role of the Charity Commission. A one to one induction session with the Secretary to the Trustees structured around the Office Procedures Manual, which covers all aspects of the day to day running and organisation of the Trust, is programmed.

Since Mr Reynoldson's retirement in March 2023 and Mr Pitts's in February 2024, no replacement has yet been made but the position may be filled if deemed fit and a suitable candidate is nominated.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2024

Associated Charities

The Trust has one associated charity “The Paddington Church Trust” Charity Registration Number 245205. During the year the Trustees have maintained an active dialogue with the Trustees of the associated charity. Earlier in 2023, both Trusts jointly consulted legal advisers concerning the relationship between the Trusts and specific responsibilities for the Paddington Church building repairs.

In September 2023, the Paddington Church was closed for safety reasons to any sort of use by those regularly gathering there for prayer. This closure was ordered by the appointed Structural Engineer. The main topic since the closure has continued to be the condition of the Paddington Church building and how best to move forward in remedial works and their project management, transfer of ownership of the freehold and funding the repairs. An increased involvement of this Trust’s Trustees in these matters is certain.

Staff

The Trust employs an executive officer with the title of ‘Secretary to the Trustees’ based at The Cloisters and for the Chapel and associated properties at the Albury site near Guildford a resident Caretaker and an Assistant to the Caretaker. The Senior Secretary had previously announced his retirement as of 31st March 2024 and his replacement, Philip Flenley (Junior Secretary), started work with the Trust on 1st November 2023. From 1st April 2024, Mr Flenley will be the sole Secretary, with occasional help for certain duties given by Mr Stacy on a voluntary basis.

Caretaking services for the Church and Cloisters in Gordon Square, London are provided by the appointed managing agents, Hudsons Property.

Volunteers

There are several volunteers, to whom the Trust is very thankful for their continued help in the past year. An Hon. Librarian, Hon. Administrative Assistant and Hon. Organist all supported the Trust in various ways at the site of the Gordon Square Church.

3. ACTIVITIES

In fulfilling the objective of this Trust, grants are made to assist the clergy in the major branches of the Christian Church in the United Kingdom and for the welfare of both poor members and widows of the remnant of the former congregations of the Catholic Apostolic Church, and for the maintenance of the remaining church buildings from the Catholic Apostolic Church and their appropriate use for worship by other Churches and congregations as agreed.

The Trustees have also provided resources for the reprinting of ministries and almanacs which are available to those on their distribution list.

Public Benefit

The Trustees have consulted the guidance made available by the Charity Commission for England and Wales on the Public Benefit requirement of the Charities Act 2011.

The Trustees are confident that they have complied with their duty under section 17 of the Charities Act 2011 in that they have had due regard to public benefit guidance as currently published by the Commission.

In furtherance of its charitable purposes for public benefit, the Trustees give details of their activities this financial year in the following section.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2024

Grants awarded

In the service of Almighty God and His Church, the Trust holds investments and an endowment fund which holds land and buildings as well as the proceeds of land and buildings previously sold.

General Purposes Fund

The income from the investments forms a capital fund, which, after meeting administration and maintenance costs, is available for religious and, occasionally, other charitable purposes - when funds permit - in connection with promoting and maintaining the service and worship of Almighty God according to the doctrines contained in the three creeds of the one Holy Catholic and Apostolic Church and in expectation of the Lord Jesus Christ's coming Kingdom.

During the year the following grants were made:-	£
Additional Curates Society	55,000
Forward in Faith Chaplaincy support	24,000
Greek Orthodox Church	25,000
Roman Catholic Church	15,000
Greek Orthodox University Chaplaincy support	20,000
Wolverhampton Christian Fellowship	20,000
Paddington Church Trustees	179,472
Grant refunded from prior year	(15,000)
	323,472
Various small grants	14,009
	337,481

English Property Fund

The Trust holds the English Property Fund (an endowment and restricted fund) which holds land and buildings and the proceeds of land and buildings previously sold, as a capital fund.

In 2023- 2024, no grants were made from the endowment fund.

Maintenance of Retained Properties

The retained properties are maintained as required for historic and listed buildings. During the year the following works were undertaken:-

The Cloisters

The flats in the Cloisters were let by the appointed managing agents Hudsons Property. Routine maintenance tasks were undertaken during the year. These were under the supervision, where appropriate, of the Trustees' appointed Architect for the building, Nye Saunders Ltd.

Rental income from these flats is used to support the Trust's objects.

A part of The Cloisters (1-5, with the railings at the front) is recognised as Grade II listed.

Central Church (commonly known as Christ the King)

The **English Chapel** is currently leased to Forward in Faith, part of the Church of England. Forward in Faith employ a Priest as chaplain and Holy Eucharist services are held on Tuesdays, Wednesdays and Thursdays in the Chapel, which is normally open to the general public for private devotions from 8.30am until 3.30pm on those days.

The **main Church building** together with meeting rooms and basement office accommodation is licenced to 'Euston Church', (registered charity 1159493) an evangelical Church planted from St Helen's, Bishopsgate, and part of the Church of England. Morning, afternoon and evening services are held every Sunday as well as regular Bible study meetings and occasional weekday services. Across all Sunday and weekday services there is a very international congregation of over 400 people.

The main Church is used for monthly public organ recitals, for which no admission charge is made.

The main Church is a Grade I listed building.

This property also houses the Church registers for baptism and marriage for closed Catholic Apostolic Churches in the United Kingdom and also the USA and Canada to which church members and the public have access via the Trustees' Secretary.

Routine maintenance tasks were undertaken during the year. All work is carried out under the supervision of the appointed Architect, Nye Saunders Ltd.

Albury Site Properties

Albury Chapel

This property houses religious archives from the Catholic Apostolic Church and is a Grade II* listed building. It is visited by members of former Catholic Apostolic Church congregations from the United Kingdom, Europe, United States, Canada, Australia and S Africa. There were no major works commissioned this year.

Cooks Place

The east end of this property is used by the Albury site Custodian and the west section is leased to a tenant. Rental income from the west section accommodation is used to support the Trust's objects. Sash windows at Cooks Place West were refitted this past year. Parts of the house are 13th century and it is Grade II listed.

Lyne Cottage.

This building is used by the Caretaker. This past year, the exterior was redecorated, and the bathroom/shower were refurbished.

Routine maintenance tasks on the various properties at Albury were undertaken during the year, including redecoration of the Stable Block. All work is carried out under the supervision of the appointed Architect, Nye Saunders Ltd.

Wolverhampton Church

The property is currently leased to The Wolverhampton Christian Fellowship, a non-conformist Church. The Trustees are satisfied that the lessees continue to comply with the issues of a good housekeeping nature. A Fire Risk Assessment was carried out and the Fellowship have made arrangements for the necessary improvements to be made. The Fellowship's safeguarding policy was also recently updated.

Routine maintenance tasks have been undertaken during the year, under the supervision of the appointed Architect for the site, Thorne Architecture Ltd.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2024

4. ACHIEVEMENT AND PERFORMANCE

The Trustees are satisfied that all current property maintenance requirements as advised by their appointed Architects have either been carried out or are programmed and funded for execution within the time scales recommended.

The Trustees are satisfied that, after providing sufficient funds for building maintenance and reserves for future years, the level of grants made during the year properly utilised the available investment income. The Trustees are satisfied that the Trust is considered a going concern.

The Trustees are satisfied that a reasonable return on investments has been obtained without undue risk (as advised by consultants) and a reasonable income from revenue generating property has been obtained (as advised by consultants). It should be understood that the Trustees maintain an ethical investment policy.

The Trust's funds are held within the COIF Charities Fixed Interest Fund and COIF Charities Ethical Investment Fund and the COIF Charities Property Fund. These are managed by CCLA and are subject to their Socially Responsible Investment policies with which the Trustees are in agreement. The Funds are promoted as Responsible Funds that consider the economic, social and environmental impacts of the companies in which the funds invest and avoid direct investment in areas such as armaments, gambling and tobacco.

The CCLA COIF fund managers have a proactive engagement process with companies in which it invests on non-financial issues which could have a material impact on business such as supply chain management, environmental impacts, human rights and labour standards and the Trustees are in agreement with this approach.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2024

5. RISK REVIEW

The Trustees undertake regular risk management activities, identifying and assessing the risks that could have a significant impact on the conduct, reputation and operation of the Trust. The risks are monitored and reviewed on a regular basis and discussed, at least annually, at the Trustees' Quarterly meetings. The risks are documented in the Trust's Risk Register, with each risk being assigned a Probability and Impact score that are used to gauge the significance and priority of the risks, helping with the development of mitigations and response strategies should the risks materialise. The table below is an extract from the Trust's Risk Register showing the most important risks indicated by the Trustees' risk assessment.

Risk Description	Mitigation	Risk Response	Actionee
Trust fails to meet regulatory or legal obligations leading to litigation, fines, damage to assets or reputation.	Use of professional legal advisors. Trustees and Secretary to regularly monitor compliance with, and review, Charity Commission rules and guidance. Maintenance of Trust policy and procedures.	Undertake remedial action drawing on Legal Advice and assistance. Amend Trust policy and procedures.	Secretary and Trustees
External economic downturn reduces income and increases costs causing the Trust financial difficulties.	Use of professional Advisors and Managers to guide to optimise income and outgoings. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary
Buildings and their users targeted and attacked by terrorists, causing injury or damage.	Include appropriate terrorism cover in Trust's insurance policies.	Claim on insurance.	Secretary
Outbreak of war or pandemic, etc.	Ensure systems and procedures are adequately robust and able to continue operation.	Operate Trust remotely. Maintain activities to the extent possible.	Secretary and Trustees
Investment income falls significantly.	Use of Financial Advisors to guide investment strategy to optimise returns in the short and long term. Quarterly review by Trustees. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary
Rent income from Cloisters flats fall significantly.	Use professional Property Management and Lettings Agents. Quarterly review by Trustees. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary
Paddington Church building suffers structural collapse or partial collapse due to structural faults.	Use of professional Structural Engineering and Architectural advisors, and follow their advice carefully, prioritising building safety. Ensure all relevant permissions to undertake remedial work in place in timely manner.	Install recommended temporary structural supports and safety equipment at earliest opportunity. Undertake permanent underpinning as advised.	Secretary and Trustees
Paddington Church building structural faults too expensive to remedy using readily available funds.	Monitor current and future costs of planned repair carefully, taking advice from the Trust's Structural Engineers, Quantity Surveyor and Architect. Regularly match costs with Trust's funds. Prioritise funding to ensure building safety.	Use of capital reserves, including seeking release of the property restricted endowment fund. Consider reducing Trust's other outgoings.	Secretary and Trustees
Occurrence of fire, flood, damage, IT failure or cyber-crime adversely affects the operation of the Trust.	Trust procedures maintained and duplicated in paper form. Electronic systems regularly maintained, protected and backed up, with physical separation of sensitive data from external access.	Reconstitute operations from duplicates and backups.	Secretary

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2024

6. FINANCIAL REVIEW AND RESERVES POLICY

The Trust is reliant on the income from its investments, which are long term funds seeking capital growth and sustainable income with protection from inflation. Income from investments amounted to £869,147, an increase of £58,291 from the previous year. Total income amounted to £870,918 (2023: £811,053). Investment management costs decreased by £36,014 to £162,246 and investments recorded gains of £1,519,582 (2023: losses of £1,046,160). Expenditure increased from £932,703 to £1,001,616 in the year.

The Trustees maintain reserves at a level to provide sufficient income to fund grants made by the General Purposes Fund and to meet costs that may arise on the properties of the English Property Fund. Unrestricted reserves increased to £10,543,768 and restricted funds increased to £15,414,992. In addition endowment funds increased to £4,143,378.

The trustees consider reserves held to be adequate and in line with the target level.

7. PLANS FOR THE FUTURE

PROPERTY

The Trust has a ten year forward maintenance profile in place, identifying the major property maintenance works that are expected to be required over the period to the current building stock, to which estimated costs have been applied. The Trustees are confident that proper allowance has been made on a year by year basis to meet these expenses.

8. TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees 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).

The law applicable to charities in England & Wales 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 charity and of the incoming resources and application of resources of the charity for that period. 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2024

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 19th June 2024 and signed as authorised on their behalf by:

Trustee 

Trustee 

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

Opinion

We have audited the financial statements of Catholic Apostolic Church Trust Property for the year ended 31 March 2024 which comprise the Balance Sheet, the Statement of Financial Activities, the Statement of Cash Flows and 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 charity's affairs as at 31 March 2024 and of the charity's net movement in funds 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 Charities Act 2011.

Basis for opinion

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. 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 charity 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 charity'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 trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees for the financial statements

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees 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.

**INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF
CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY (continued)**

In preparing the financial statements, the trustees are responsible for assessing the charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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.

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 charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to compliance with charity law, employment law and health and safety regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and payroll taxes.

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 certain accounting estimates. Audit procedures performed by the engagement team included:

- Inspecting minutes of trustees' meetings;
- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted at the year-end or with unusual descriptions; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Use of this report

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. 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's trustees as a body for our audit work, for this report, or for the opinions we have formed.

Haysmacintyre LLP

Haysmacintyre LLP
Statutory Auditors
Date:

28 June 2024

10 Queen Street Place
London
EC4R 1AG

Haysmacintyre LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	£	2024	£	£	2023	£
FIXED ASSETS							
Tangible assets -							
Freehold Property – charitable use	2			501			501
Investment property	3	11,230,000			11,285,000		
Investments	4	17,334,260			16,814,678		
				<u>28,564,260</u>			<u>28,099,678</u>
				28,564,761			28,100,179
CURRENT ASSETS							
Amounts due within one year:							
Debtors	5	97,439			86,335		
Cash at bank and in hand	6	1,481,065			620,941		
				<u>1,578,504</u>			<u>707,276</u>
CREDITORS: amounts due within one year	7	(41,127)			(39,201)		
NET CURRENT ASSETS				<u>1,537,377</u>			<u>668,075</u>
				<u>£30,102,138</u>			<u>£28,768,254</u>
FUNDS							
General Purposes Fund (unrestricted)				10,543,768			9,922,210
English Property Fund (endowment)				4,143,378			3,995,106
English Property Fund (restricted)				15,414,992			14,850,938
	8			<u>£30,102,138</u>			<u>£28,768,254</u>

The financial statements were approved and authorised for issue by the Board of the Trustees on 19th June 2024 and were signed below on its behalf by:

Trustee *Philip Wintaker*

Trustee *Benja -*

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	English Property Fund (Endowment) £	Total 2024 £	Total 2023 £
Income and endowments from:						
Investments	9	315,790	553,357	-	869,147	810,856
Other trading activities	10	1,771	-	-	1,771	197
Total		317,561	553,357	-	870,918	811,053
Expenditure on:						
<i>Raising funds:</i>						
Investment management costs	11	-	162,246	-	162,246	198,260
<i>Charitable activities:</i>						
Religious		160,718	-	-	160,718	193,015
Widows and poor		193,098	-	-	193,098	97,401
Building maintenance		166,392	319,162	-	485,554	444,027
Total charitable activities	12	520,208	319,162	-	839,370	734,443
Total		520,208	481,408	-	1,001,616	932,703
Net (expenditure)/income before gains/(losses) on investments		(202,647)	71,949	-	(130,698)	(121,650)
Net gains/(losses) on investments						
- realised and unrealised	4	824,205	547,105	148,272	1,519,582	(1,046,160)
Unrealised losses on revaluation of investment property		-	(55,000)	-	(55,000)	-
NET MOVEMENT IN FUNDS		621,558	564,054	148,272	1,333,884	(1,167,810)
Reconciliation of funds						
Total funds brought forward		9,922,210	14,850,938	3,995,106	28,768,254	29,936,064
Total funds carried forward	8	<u>£10,543,768</u>	<u>£15,414,992</u>	<u>£4,143,378</u>	<u>£30,102,138</u>	<u>£28,768,254</u>

All income and expenditure derive from continuing activities.

All gains and losses recognised in the year are included in the Statement of Financial Activities.

The comparative Statement of Financial Activities for the year ended 31 March 2023 is shown in note 19 to these financial statements.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2024

	2024 £	2023 £		
Cash flows from operating activities:				
Net cash used in operating activities (see below)	(1,009,023)	(906,898)		
Cash flows from investing activities				
Dividends, interest and rents from investments	869,147	810,856		
Proceeds from sale of investments	1,000,000	-		
Net cash provided by investing activities	1,869,147	810,856		
Change in cash and cash equivalents in the year	860,124	(96,042)		
Cash and cash equivalents at the start of the year	620,941	716,983		
Cash and cash equivalents at the end of the year	£1,481,065	£620,941		
RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES				
Net movement in funds (as per the Statement of Financial Activities)	1,333,884	(1,167,810)		
Adjustments for:				
(Gains)/losses on investments	(1,464,582)	1,046,160		
Dividends, interest and rent from investments	(869,147)	(810,856)		
(Increase)/decrease in debtors	(11,104)	25,310		
Increase in creditors	1,926	298		
Net cash (used in) operating activities	(£1,009,023)	(£906,898)		
Analysis of changes in net funds				
	At 1 April 2023 £	Cash flows £	Other non-cash changes £	At 31 March 2024 £
Cash and bank/deposits	£620,941	£860,124	-	£1,481,065

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of financial statements are as follows:

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019) and, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Catholic Apostolic Church Property meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b) Preparation of the accounts on a going concern basis

Having considered future budgets and cash flows, the trustees confirm that they have no material uncertainties about the entity's ability to continue as a going concern for the foreseeable future. The most significant uncertainty that affect the carrying value of assets held by the charity are the level of investment return and the performance of investment markets. However, the predicted budgets and the Trust's large investments indicate that it continues to be a going concern for the foreseeable future.

c) Income

All income is included in the SOFA once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. The following specific policies apply to categories of income:

Donations & Grants where related to performance and specific deliverables are accounted for as the charity earns the right to consideration by its performance. Where income is received in advance of its recognition it is deferred and included in creditors. Where entitlement occurs before income being received the income is accrued.

Investment income is credited to income when it is receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

d) Expenditure and irrecoverable VAT

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

The cost of generating funds consists of the property management and property repairs and maintenance costs are shown in note 11.

Grants payable are payments made to third parties in the furtherance of the charitable objectives of the Charity. The grants are accounted for where either the trustees have agreed to pay the grant without condition and the recipient has a reasonable expectation that they will receive a grant, or any condition attaching to the grant is outside the control of the charity.

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Overhead and support costs relating to the charitable activities have been apportioned based on staff time. The allocation of overhead and support costs is analysed in note 13. Governance costs comprise direct cost for the statutory and governance expenditure of the charity and have also been allocated to charitable activities.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

1. ACCOUNTING POLICIES (continued)

e) Fixed Assets

Freehold properties are shown at a nominal value. The cost of acquiring these properties has been written off in previous years and is now unknown. All the properties are over one hundred years old and are considered to be fully depreciated. Details of the properties are given in note 18.

f) Investments

Investments are a form of basic financial instrument. They are initially recognised at their transaction value and subsequently valued at their fair value at the balance sheet date using the closing quoted market bid price. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year. The charity holds its Cloister flats as an investment property. These flats are let out and are shown at market value.

g) Funds

The charity has a restricted fund: The English Property Fund, which holds land and buildings and the proceeds of land and buildings previously sold as capital, part of which is endowed. The income from which after meeting administration and maintenance costs is restricted for religious and other charitable purposes in connection with the advancement of the Christian religion.

There is also an unrestricted fund: The General Purposes Fund, which holds investments which may be applied to religious and other charitable objects in connection with the advancement of the Christian religion.

h) Realised gains and losses

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and opening market value (purchase date if later). Unrealised gains and losses are calculated as the difference between the market value at the year end and opening market value (or purchase date if later). Realised and unrealised gains are not separated in the Statement of Financial Activities.

i) Debtors

Debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

j) Cash at bank and in hand

Cash at bank and in hand includes bank accounts, cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

k) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

l) Critical accounting judgements and estimation uncertainty

In preparing these accounts, management has made judgements, estimates and assumptions that affect the application of the charity's accounting policies and the reported assets, liabilities, income and expenditure and the disclosures made in the accounts. The only significant estimation relates to the valuation of the investment property. In the Trustees' opinion there are no indications that the value has changed significantly because rental yields remain consistent.

m) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2024

2. TANGIBLE FIXED ASSETS	Churches	Other	Total
	£	£	£
Freehold Properties			
As at 31 March 2024	201	300	501
	<u>201</u>	<u>300</u>	<u>501</u>
As at 31 March 2023	201	300	501
	<u>201</u>	<u>300</u>	<u>501</u>
See note 18 for more details.			
3. INVESTMENT PROPERTY			
As at 1 April 2023			11,285,000
Revaluation			(55,000)
			<u>11,230,000</u>
As at 31 March 2024			<u>£11,230,000</u>
The Cloisters, Gordon Square, have been refurbished in prior years and the flats are let. The property was formally revalued as at March 2021 by Hudsons Estate Management Services, on an open market basis and was valued at £11,285,000. Hudsons have confirmed that the value has reduced to £11,230,000 as at 31 March 2024, and this revised value has been taken into account as above.			
4. INVESTMENTS	Cost	Market Value	
	£	£	
As at 1 April 2023	8,531,157	16,814,678	
Less disposals in the year	(916,254)	(1,000,000)	
Gains and losses on disposals and revaluation	-	1,519,582	
	<u>£7,614,903</u>	<u>£17,334,260</u>	
As at 31 March 2024			
The investments are:			
COIF Charities Ethical Investment Fund income units		9,371,626	
COIF Charities Property Fund Income units		189,536	
COIF Ethical Fund		7,773,098	
		<u>£17,334,260</u>	
5. DEBTORS	2024	2023	
	£	£	
Prepayments	£97,439	£86,335	
	<u>£97,439</u>	<u>£86,335</u>	
6. CASH AT BANK AND IN HAND			
The balance shown includes deposits of £81,464 (2023: £474,131) with COIF Charities Deposit Fund. Tenants' deposits are held by the managing agent and are not included in these accounts.			
7. CREDITORS	2024	2023	
	£	£	
Deferred income	30,027	28,101	
Accrued expenses	11,100	11,100	
	<u>£41,127</u>	<u>£39,201</u>	
	<u>£41,127</u>	<u>£39,201</u>	

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 MARCH 2024

8. ANALYSIS OF CHARITABLE FUNDS – 2024

	General Purposes Fund (Unrestricted)	English Property Fund (Endowment)	English Property Fund (Restricted)	Total
	£	£	£	£
Tangible fixed assets	-	-	501	501
Investments	9,561,162	4,143,378	14,859,720	28,564,260
Current assets	993,706	-	584,798	1,578,504
Current liabilities	(11,100)	-	(30,027)	(41,127)
Total	£10,543,768	£4,143,378	£15,414,992	£30,102,138
Represented by:				
Unrestricted/restricted funds:				
Accumulated surpluses	9,719,563	-	4,431,424	14,150,987
Unrealised investment gains	824,205	-	3,995,106	4,819,311
Capital reserve	-	-	6,988,462	6,988,462
Endowment fund:				
Capital reserve	-	4,143,378	-	4,143,378
Total	£10,543,768	£4,143,378	£15,414,992	£30,102,138

The movements on the above funds were as follows:-

	Capital Reserve (restricted)	Capital Reserve (endowment)	Unrealised Investment Gains	Accumulated Surpluses	Total
	£		£	£	£
At 1 April 2023	7,442,518	3,995,106	7,771,382	9,559,248	28,768,254
Profit/(losses) on investments	-	148,272	1,316,309	-	1,464,581
Surplus/(Deficit) in the year	-	-	-	(130,697)	(130,697)
At 31 March 2024	£7,442,518	£4,143,378	£9,087,691	£9,428,551	£30,102,138

ANALYSIS OF CHARITABLE FUNDS – 2023

	General Purposes Fund (Unrestricted)	English Property Fund (Endowment)	English Property Fund (Restricted)	Total
	£		£	£
Tangible fixed assets	-	-	501	501
Investments	9,736,955	3,995,106	14,367,617	28,099,678
Current assets	196,355	-	510,921	707,276
Current liabilities	(11,100)	-	(28,101)	(39,201)
Total	£9,922,210	£3,995,106	£14,850,938	£28,768,254
Represented by:				
Unrestricted/restricted funds:				
Accumulated surpluses	5,768,199	-	3,791,049	9,559,248
Unrealised investment gains	4,154,011	-	3,617,371	7,771,382
Capital reserve	-	-	7,442,518	7,442,518
Endowment fund:				
Capital reserve	-	3,995,106	-	3,995,106
Total	£9,922,210	£3,995,106	£14,850,938	£28,768,254

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2024

The movements on the above funds were as follows:-

	Capital Reserve (restricted) £	Capital Reserve (endowment)	Unrealised Investment Gains/(losses) £	Accumulated Surpluses £	Total £
At 1 April 2022	7,442,518	4,139,776	8,672,872	9,680,898	29,936,064
Gains on investments	-	(144,670)	(901,490)	-	(1,046,160)
Surplus in the year	-	-	-	(121,650)	(121,650)
At 31 March 2023	<u>£7,442,518</u>	<u>£3,995,106</u>	<u>£7,771,382</u>	<u>£9,559,248</u>	<u>£28,768,254</u>

- a) The General Purposes Fund which is unrestricted is available to be spent for any of the purposes of the charity.
b) The English Property Fund holds land, buildings and investments, from the proceeds of land and buildings previously sold, which are restricted assets, part of which is endowed, the income from which is restricted for religious and other charitable purposes in connection with the advancement of the Christian Religion.

Balances at 1 April 2020 for both the Capital Reserve restricted and endowment funds have been restated by increasing the endowment fund by £1,999,900 and reducing the restricted fund by the same amount. It was established that an incorrect entry was made in the year ended 31 March 2006 which has now been corrected.

9. INVESTMENT INCOME	2024 £	2023 £
Dividends	526,632	549,404
Bank interest	31,715	4,022
Rents received	310,800	257,430
	<u>£869,147</u>	<u>£810,856</u>
10. OTHER TRADING ACTIVITIES	2024 £	2023 £
Book sales	<u>£1,771</u>	<u>£197</u>
11. INVESTMENT MANAGEMENT COSTS	2024 £	2023 £
Property management	42,906	35,565
Property repairs and maintenance	81,297	128,859
Support costs	38,043	33,836
	<u>£162,246</u>	<u>£198,260</u>

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2024

12. CHARITABLE ACTIVITIES – 2024

	Activities undertaken directly					
	Grants	Church	Property	Governance	Support	Total
	£	almanacs and	Costs	costs	Costs	£
		sermons	£	£	£	
Religious	144,000	4,723	-	2,009	3,797	154,529
Widows and Poor	7,820	-	-	2,009	3,797	13,626
Grant to Paddington	179,472	-	-	-	-	179,472
Albury Grant	6,000	-	-	-	-	6,000
Building maintenance	-	-	245,723	13,886	225,945	485,554
Other churches	189	-	-	-	-	189
	<u>£337,481</u>	<u>£4,723</u>	<u>£245,723</u>	<u>£17,904</u>	<u>£233,539</u>	<u>£839,370</u>

CHARITABLE ACTIVITIES - 2023

	Activities undertaken directly					
	Grants	Church	Property	Governance	Support	Total
	£	almanacs and	Costs	costs	Costs	£
		sermons	£	£	£	
Religious	184,000	4,299	-	1,029	2,687	192,015
Widows and Poor	9,685	-	-	1,029	2,687	13,401
Albury grant	1,000	-	-	-	-	1,000
Building maintenance	-	-	276,309	18,521	149,197	444,027
	<u>£278,685</u>	<u>£4,299</u>	<u>£276,309</u>	<u>£20,579</u>	<u>£154,571</u>	<u>£734,443</u>

12A. CHARITABLE ACTIVITIES ANALYSED BY FUND

	General	English	2024	General	English	2023
	Purposes	Property	Total	Purposes	Property	Total
	Fund	Fund	£	Fund	Fund	£
	£	£		£	£	
Religious	160,718	-	160,718	193,015	-	193,015
Widows and poor	193,098	-	193,098	97,401	-	97,401
Building maintenance	166,392	319,162	485,554	110,853	333,174	444,027
	<u>£520,208</u>	<u>£319,162</u>	<u>£839,370</u>	<u>£401,269</u>	<u>£333,174</u>	<u>£734,443</u>

13. ALLOCATION OF SUPPORT COSTS AND OVERHEADS

The breakdown of support costs and how these are allocated between raising funds and charitable activities is set out below.

Cost type	Basis of apportionment	Raising Funds £	Charitable Activities £	Total £
Salaries	Staff time	-	151,153	151,153
Office costs	Staff time	-	82,386	82,836
		<u>£-</u>	<u>£233,539</u>	<u>£233,539</u>
Comparative figures				
Salaries	Staff time	-	102,194	102,194
Office costs	Staff time	-	52,377	52,377
		<u>£-</u>	<u>£154,571</u>	<u>£154,571</u>

14. GOVERNANCE COSTS**Fees paid to the Auditors**

	2024 £	2023 £
- Audit	7,000	7,360
- Accountancy	5,420	5,500
- Other	4,018	1,750
Other	<u>16,438</u>	<u>14,610</u>
Trustees' travelling expenses (4 Trustees) (2023: 4 Trustees)	1,466	244
	<u>£17,904</u>	<u>£20,579</u>

15. STAFF COSTS

	2024 £	2023 £
Wages and salaries	140,170	98,017
Social security costs	10,470	4,177
Pension costs ⁸²⁶	513	-
	<u>£151,153</u>	<u>£102,194</u>
Number of employees: (2 administration; 2 caretaking)	<u>4</u>	<u>3</u>

1 employee earned between £70,000 and £80,000 per annum (2023: 1 employee earned £60,000 and £70,000). No remuneration was paid to any trustees in the current or prior year. Total remuneration for key management personnel was £125,619 (2023: £77,607).

16. GRANTS GIVEN

Grants are paid to a number of Christian denominations and charities for the Clergy and their dependants. Such donations amounted to £144,000 (2023: £184,000) and are included within total grants paid of £337,481 (2023: £278,685) as detailed in note 12 and the Trustees' Report. All grants were paid to institutions.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2024

17. COMMITMENTS

There are no material amounts authorised or contracted for at the year end.

18. FREEHOLD PROPERTIES	Insurance Value £	Book Value 2024 £	Book Value 2023 £	Notes
CHURCHES				
Gordon Square	74,101,829	-	100	f)
Wolverhampton	9,544,506	-	100	a)
OTHER PROPERTIES				
Cooks Place, Albury	3,650,544	-	100	b)
Lyne Cottage, Albury	765,438	-	100	c)
Apostles Chapel, Albury	17,870,934	-	100	d)
OTHER CHURCH				
Paddington Church	33,000,000		1	e)
	<u>£138,933,251</u>	<u>-</u>	<u>£501</u>	

NOTES

- a) Church is let at nominal rent.
- b) Rent is received on these properties.
- c) Occupied by caretaker.
- d) Not currently in use for worship.
- e) Held by local trustees under Declaration of Trust in favour of Head Trustees, previously under lease from Church Commissioners but is currently not in use by a C.A.C. Congregation due to building works.
- f) This Church together with a number of vestries, basement meeting rooms and offices, is licensed for use by Euston Church, a section of the Church of England. A monthly lunchtime organ recital is given by a group of church organists. Weekday services are held in the separate English Chapel by another section of the Church of England, Forward in Faith, who provide a Priest Chaplain, with financial support by the Trustees.

Insurance values indicate the size of the properties but give no indication of the market value if in fact it was possible to sell the Churches. As indicated in the accounting policies, all Churches are over 100 years old and are considered to be fully depreciated. Other properties are adjacent to the particular church, and if now so available are let, but do not, in the opinion of the Trustees, have a sufficiently material value for inclusion in the Balance Sheet, except for the Cloisters which have been refurbished and the flats let (see note 3).

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2024

**19. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023**

	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	English Property Fund (Endowment) £	Total 2023 £
Income and endowments from:				
Investments	334,550	476,306	-	810,856
Other trading activities	197	-	-	197
Total	334,747	476,306	-	811,053
Expenditure on:				
<i>Raising funds:</i>				
Investment management costs	-	198,260	-	198,260
<i>Charitable activities:</i>				
Religious	193,015	-	-	193,015
Widows and poor	97,401	-	-	97,401
Building maintenance	110,853	333,174	-	444,027
Total charitable activities	401,269	333,174	-	734,443
Total	401,269	531,434	-	932,703
Net income and net movement in funds before losses on investments	(66,522)	(55,128)	-	(121,650)
Net losses on investments - realised and unrealised	(674,758)	(226,732)	(144,670)	(1,046,160)
NET MOVEMENT IN FUNDS	(741,280)	(281,860)	(144,670)	(1,167,810)
Reconciliation of funds				
Total funds brought forward	10,663,490	(15,132,798)	4,139,776	29,936,064
Total funds carried forward	<u>£9,922,210</u>	<u>£14,850,938</u>	<u>£3,995,106</u>	<u>£28,768,254</u>

Accounts

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY
(Registered with The Charity Commissioners)

FINANCIAL STATEMENTS

31 MARCH 2023

Registered Charity Number: 245250

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CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT

FOR THE YEAR ENDED 31 MARCH 2023

1. REFERENCE AND ADMINISTRATION

The Trust

The Trust's aims are best described as for "The advancement of the Christian Religion". To this end the Trust holds two funds.

The English Property Fund (an endowment fund), which holds land and buildings and the proceeds of land and buildings previously sold, as a capital fund, the income from which, after meeting administration and maintenance costs, is used for religious and other charitable purposes in connection with the advancement of the Christian Religion.

The General Purposes Fund, which holds investments the income from which, after meeting administration costs, is used for religious and other charitable purposes in connection with the advancement of the Christian Religion.

Trustees

The Trustees who served throughout the year were:-

Jonathan Michael Pitts
Philip Arthur Whittaker
Christopher Benjamin
Trevor Benjamin
Thomas David Baldwin
Anthony John Reynoldson
Jonathan Francis Carter

The Trustees are appointed by a resolution of the Trustees

Charity Registration Number	245250
Secretary to the Trustees	J C Stacy
Address	2 The Cloisters Gordon Square London WC1H 0AG
Bankers	C. Hoare & Co Ltd 37 Fleet Street London EC4P 4DQ
Solicitors	Hunters Law LLP 9 New Square Lincoln's Inn London WC2A 3QN
Registered Auditors	Haysmacintyre LLP 10 Queen Street Place London EC4R 1AG
Investment Advisers	CCLA Investment Management Limited Senator House 85 Queen Victoria Street London EC4V 4ET
Investment Powers	The provisions of the Trustee Investments Act 1961 apply, now the Trustee Act 2000

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2023

1. STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

The Charity is governed by a Charity Commission Scheme dated 21st November 1973.

Management

The routine affairs of the Trust are executed by the Secretary to the Trustees who has delegated executive powers to manage the day to day operations of the Trust from the Trust Office at no. 2 The Cloisters Gordon Square London WC1H 0AG.

The Trustees normally have four formal meetings each year. Separate sessions are held for the General Purposes Fund and the English Property Fund. The affairs and business of the Trust are agreed by the Trustees at these quarterly formal meetings and thereafter actioned on their behalf by the Secretary.

The Secretary has day to day access to the Trustees.

The Trustees and their Secretary, as part of their Risk Management commitment, have produced a Procedures Manual setting down the day to day functions of the Charity and a panel of Trustees audit and update the document at regular intervals. Risks both to and from buildings and premises are managed by the employment of professionals (architects and building surveyors) and mitigated by insurance cover, which includes cover for terrorism. Financial investment risks are managed by the employment of external fund managers from CCLA, who manage the Trust's COIF ethical investment portfolio.

Safeguarding issues concerning Christian organisations using the Trust's church buildings have been investigated. These various bodies' safeguarding policies have been vetted by a legal advisor specializing in these matters, who advised the Trustees as to their suitability for purpose. The Trustees are monitoring these organisations' compliance with their written safeguarding policies. The Trustees have their own agreed over-arching policy, which is displayed at each of the Trust's premises.

With these various measures in place the Trustees are confident that risks are contained at an acceptable level.

Trustees

Trustees are selected from members of previous congregations of the Catholic Apostolic Church or those sympathetic to its objectives. A proposed new Trustee is initially interviewed by the Chairman and Trustees. Following approval and appointment, the new Trustee is issued with an information pack detailing the history of the Trust including copies of the various historical Trust deeds and a booklet explaining the role of the Charity Commission. A one to one induction session with the Secretary to the Trustees structured around the Office Procedures Manual, which covers all aspects of the day to day running and organisation of the Trust, is programmed.

Associated Charities

The Trust has one associated charity "The Paddington Church Trust" Charity Registration number 245205. During the year the Trustees have maintained an active dialogue with the Trustees of the associated charity. The main topic has been the condition of the Paddington Church building and funding its necessary repairs. Both Trusts have also jointly consulted legal advisors concerning the relationship between the Trusts, specific responsibilities for the Paddington Church building, and possible funding routes to the building repairs.

Staff

The Trust employs an executive officer with the title of "Secretary to the Trustees" and a resident Caretaker and an Assistant to the Caretaker for the Chapel and associated properties at the Albury site near Guildford.

Caretaking services for the Church and Cloisters in Gordon Square, London are provided by the appointed managing agents, Hudsons Property.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2023

2. OBJECTIVES AND ACTIVITIES

The objective of the Trust is advancement of the Christian religion by the making of grants to assist the clergy in the major branches of the Christian Church in the United Kingdom and for the welfare of both poor members and widows of congregations of the Catholic Apostolic Church and for the maintenance of the remaining church buildings from the Catholic Apostolic Church and their appropriate use for worship by other Churches and congregations as agreed.

Public Benefit

The Trustees have consulted the guidance made available by the Charity Commission for England and Wales on the Public Benefit requirement of the Charities Act 2011.

The Trustees are confident that they have complied with their duty under section 17 of the Charities Act 2011 in that they have had due regard to public benefit guidance as currently published by the Commission.

In furtherance of its charitable purposes for the public benefit in the "Advancement of the Christian Religion" the Trustees give details of their activities this financial year under the following two headings "Grants awarded" and "Maintenance of Retained Properties".

Grants awarded

General Purposes Fund

The Trust holds the General Purposes Fund, which holds investments the income from which, after meeting administration costs, is available for religious and other charitable purposes in connection with the advancement of the Christian Religion.

During the year the following grants were made:-	£
Additional Curates Society	65,000
Forward in Faith Chaplaincy support	24,000
Greek Orthodox Church	25,000
Roman Catholic Church	15,000
Greek Orthodox University Chaplaincy support	20,000
Russian Orthodox Church	15,000
Wolverhampton Christian Fellowship	20,000
Paddington Church Trustees	84,000
	268,000
Various small grants	10,685
	278,685

English Property Fund

The Trust holds the English Property Fund (an endowment and restricted fund) which holds land and buildings and the proceeds of land and buildings previously sold, as a capital fund, the income from which after meeting administration and maintenance costs is restricted for religious and other charitable purposes in connection with the advancement of the Christian Religion.

No grants were made during this year from this Fund.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2023

2. OBJECTIVES AND ACTIVITIES (continued)

Maintenance of Retained Properties

The retained properties are maintained as required for historic and listed buildings. During the year the following works were undertaken:-

The Cloisters

The flats in the Cloisters were let by the appointed managing agents Hudsons Property. Routine maintenance tasks were undertaken during the year. These were under the supervision, where appropriate, of the Trustees' appointed Architect for the building, Nye Saunders Ltd. The overheating of the incoming electric main required its replacement by the Electricity Board but resulted in no injuries to residents and no damage to the building. The lift also needed significant repair work to its operating mechanism.

Rental income from these flats is used to support the Trust's objects.

Central Church (commonly known as Christ the King)

The English Chapel is currently leased to Forward in Faith, part of the Church of England. Forward in Faith employ a Priest as chaplain and Eucharist services are held each weekday in the Chapel, which is open to the general public for private devotions from 8.30am until 4pm each working day.

The main Church building together with meeting rooms and basement office accommodation is licenced to Euston Church an evangelical outreach of the Church of England. Morning and evening services are held every Sunday as well as weekday services and Bible study meetings.

The main Church is normally also used for monthly public organ recitals, for which no admission charge is made.

This property also houses the Church registers for baptism and marriage for closed Catholic Apostolic Churches in the United Kingdom and also the USA and Canada to which church members and the public have access via the Trustees' Secretary.

Routine maintenance tasks were undertaken during the year. All work is carried out under the supervision of the appointed Architect, Nye Saunders Ltd.

Albury Site Properties

Albury Chapel

This property houses religious archives from the Catholic Apostolic Church and is visited by members of Catholic Apostolic Church congregations from the United Kingdom, Europe, United States, Canada, Australia and South Africa. The heating boilers were replaced during the year.

Cooks Place

The east end of this property is used by the Albury site Custodian and the west section is leased to a tenant. Rental income from both east and west section accommodation is used to support the Trust's objects. Parts of the house are 13th century and it is listed.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2023

2. OBJECTIVES AND ACTIVITIES (continued)

Lyne Cottage

This building is used by the Caretaker.

Routine maintenance tasks on the various properties at Albury were undertaken during the year. All work is carried out under the supervision of the appointed Architect, Nye Saunders Ltd.

Wolverhampton Church

The property is currently leased to The Wolverhampton Christian Fellowship, a non-conformist Church. The Trustees are satisfied that the lessees continue to comply with the issues of a good housekeeping nature identified in the current Fire Risk Assessment.

Routine maintenance tasks have been undertaken during the year, under the supervision of the appointed Architect for the site, Thorne Architecture Ltd.

3. ACHIEVEMENTS AND PERFORMANCE

The Trustees are satisfied that all current property maintenance requirements as advised by their appointed Architects have either been carried out or are programmed and funded for execution within the time scales recommended.

The Trustees are satisfied that, after providing sufficient funds for building maintenance and reserves for future years, the level of grants made during the year properly utilised the available investment income. The Trustees are satisfied that the Trust is considered a going concern.

The Trustees are satisfied that a reasonable return on investments has been obtained without undue risk (as advised by consultants) and a reasonable income from revenue generating property has been obtained (as advised by consultants). It should be understood that the Trustees maintain an ethical investment policy.

The Trust's funds are held within the COIF Charities Fixed Interest Fund and COIF Charities Ethical Investment Fund and the COIF Charities Property Fund. These are managed by CCLA and are subject to their Socially Responsible Investment policies with which the Trustees are in agreement. The Funds are promoted as Responsible Funds that consider the economic, social and environmental impacts of the companies in which the funds invest and avoid direct investment in areas such as armaments, gambling and tobacco.

The CCLA COIF fund managers have a proactive engagement process with companies in which it invests on non-financial issues which could have a material impact on business such as supply chain management, environmental impacts, human rights and labour standards and the Trustees are in agreement with this approach.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2023

4. RISK REVIEW

The Trustees undertake regular risk management activities, identifying and assessing the risks that could have a significant impact on the conduct, reputation and operation of the Trust. The risks are monitored and reviewed on a regular basis and discussed, at least annually, at the Trustees' Quarterly meetings. The risks are documented in the Trust's Risk Register, with each risk being assigned a Probability and Impact score that are used to gauge the significance and priority of the risks, helping with the development of mitigations and response strategies should the risks materialise. The table below is an extract from the Trust's Risk Register showing the most important risks indicated by the Trustees' risk assessment.

Risk Description	Mitigation	Risk Response	Actionee
Trust fails to meet regulatory or legal obligations leading to litigation, fines, damage to assets or reputation.	Use of professional legal advisors. Trustees and Secretary to regularly monitor compliance with, and review, Charity Commission rules and guidance. Maintenance of Trust policy and procedures.	Undertake remedial action drawing on Legal Advice and assistance. Amend Trust policy and procedures.	Secretary and Trustees
External economic downturn reduces income and increases costs causing the Trust financial difficulties.	Use of professional Advisors and Managers to guide to optimise income and outgoings. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary
Buildings and their users targeted and attacked by terrorists, causing injury or damage.	Include appropriate terrorism cover in Trust's insurance policies.	Claim on insurance.	Secretary
Outbreak of war or pandemic, etc.	Ensure systems and procedures are adequately robust and able to continue operation.	Operate Trust remotely. Maintain activities to the extent possible.	Secretary and Trustees
Investment income falls significantly.	Use of Financial Advisors to guide investment strategy to optimise returns in the short and long term. Quarterly review by Trustees. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary
Rent income from Cloisters flats fall significantly.	Use professional Property Management and Lettings Agents. Quarterly review by Trustees. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary
Paddington Church building structural faults too expensive for Paddington Church Trust to remedy.	Maintain regular liaison with Paddington Trustees, and plan for future action.	Use of capital reserves.	Secretary and Trustees
Paddington Church Trust ceases to use and maintain the building.	Maintain regular liaison with Paddington Trustees, and plan for future action.	Add Paddington Church to buildings inventory and treat as other Trust assets.	Secretary and Trustees
Occurrence of fire, flood, damage, IT failure or cyber-crime adversely affects the operation of the Trust.	Trust procedures maintained and duplicated in paper form. Electronic systems regularly maintained, protected and backed up, with physical separation of sensitive data from external access.	Reconstitute operations from duplicates and backups.	Secretary

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2023

5. FINANCIAL REVIEW AND RESERVES POLICY

The Trust is reliant on the income from its investments, which are long term funds seeking capital growth and sustainable income with protection from inflation. Income from investments amounted to £810,856, a decrease of £18,519 from the previous year. Total income amounted to £811,053 (2022: £830,534). Investment management costs increased by £52,117 to £198,260 and investments recorded losses of £1,046,160. Expenditure increased from £685,698 to £932,703 in the year.

The Trustees maintain reserves at a level to provide sufficient income to fund grants made by the General Purposes Fund and to meet costs that may arise on the properties of the English Property Fund. Unrestricted reserves decreased to £9,922,210 and restricted funds decreased to £14,850,938. In addition endowment funds fell to £3,995,106.

The trustees consider reserves held to be adequate and in line with the target level.

6. PLANS FOR THE FUTURE

PROPERTY

The Trust has a ten year forward maintenance profile in place, identifying the major property maintenance works that are expected to be required over the period to the current building stock, to which estimated costs have been applied. The Trustees are confident that proper allowance has been made on a year by year basis to meet these expenses.

7. TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees 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).

The law applicable to charities in England & Wales 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 charity and of the incoming resources and application of resources of the charity for that period. 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on **14 June 2023** and signed as authorised on their behalf by:

Trustee


Trustee 

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

Opinion

We have audited the financial statements of Catholic Apostolic Church Trust Property for the year ended 31 March 2023 which comprise the Balance Sheet, the Statement of Financial Activities, the Statement of Cash Flows and 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 charity's affairs as at 31 March 2023 and of the charity's net movement in funds 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 Charities Act 2011.

Basis for opinion

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. 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 charity 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 charity'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 trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees for the financial statements

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees 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.

**INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF
CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY (continued)**

In preparing the financial statements, the trustees are responsible for assessing the charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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.

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 charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to compliance with charity law, employment law and health and safety regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and payroll taxes.

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 certain accounting estimates. Audit procedures performed by the engagement team included:

- Inspecting minutes of trustees' meetings;
- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted at the year-end or with unusual descriptions; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Use of this report

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. 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's trustees as a body for our audit work, for this report, or for the opinions we have formed.

Haysmacintyre LLP

Haysmacintyre LLP
Statutory Auditors
Date: 3 July 2023

10 Queen Street Place
London
EC4R 1AG

Haysmacintyre LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

BALANCE SHEET

AS AT 31 MARCH 2023

		2023		2022	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible assets -					
Freehold Property – charitable use	2		501		501
Investment property	3	11,285,000		11,285,000	
Investments	4	16,814,678		17,860,838	
			28,099,678		29,145,838
			28,100,179		29,146,339
CURRENT ASSETS					
Amounts due within one year:					
Debtors	5	86,335		111,645	
Cash at bank and in hand	6	620,941		716,983	
		707,276		828,628	
CREDITORS: amounts due within one year	7	(39,201)		(38,903)	
NET CURRENT ASSETS			668,075		789,725
			£28,768,254		£29,936,064
FUNDS (as restated)					
General Purposes Fund (unrestricted)			9,922,210		10,663,490
English Property Fund (endowment)			3,995,106		4,139,776
English Property Fund (restricted)			14,850,938		15,132,798
	8		£28,768,254		£29,936,064

The financial statements were approved and authorised for issue by the Board of the Trustees on 14 June 2023 and were signed below on its behalf by:

Trustee

C Benjamin

Trustee

Jonathan J. Pitts

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	English Property Fund (Endowment) £	Total 2023 £	Total 2022 £
Income and endowments from:						
Investments	9	334,550	476,306	-	810,856	829,375
Other trading activities	10	197	-	-	197	1,159
Total		<u>334,747</u>	<u>476,306</u>	<u>-</u>	<u>811,053</u>	<u>830,534</u>
Expenditure on:						
<i>Raising funds:</i>						
Investment management costs	11	-	198,260	-	198,260	146,143
<i>Charitable activities:</i>						
Religious		193,015	-	-	193,015	186,393
Widows and poor		97,401	-	-	97,401	14,765
Building maintenance		110,853	333,174	-	444,027	338,397
Total charitable activities	12	<u>401,269</u>	<u>333,174</u>	<u>-</u>	<u>734,443</u>	<u>539,555</u>
Total		<u>401,269</u>	<u>531,434</u>	<u>-</u>	<u>932,703</u>	<u>685,698</u>
Net (expenditure)/income before (losses)/gains on investments		(66,522)	(55,128)	-	(121,650)	144,836
Net (losses)/gains on investments						
- realised and unrealised	4	(674,758)	(226,732)	(144,670)	(1,046,160)	1,468,303
NET MOVEMENT IN FUNDS		<u>(741,280)</u>	<u>(281,860)</u>	<u>(144,670)</u>	<u>(1,167,810)</u>	<u>1,613,139</u>
Reconciliation of funds						
Total funds brought forward		10,663,490	15,132,798	4,139,776	29,936,064	28,322,925
Total funds carried forward	8	<u>£9,922,210</u>	<u>£14,850,938</u>	<u>£3,995,106</u>	<u>£28,768,254</u>	<u>£29,936,064</u>

All income and expenditure derive from continuing activities.

All gains and losses recognised in the year are included in the Statement of Financial Activities.

The comparative Statement of Financial Activities for the year ended 31 March 2022 is shown in note 19 to these financial statements.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2023

	2023 £	2022 £		
Cash flows from operating activities:				
Net cash used in operating activities (see below)	(906,898)	(679,719)		
Cash flows from investing activities				
Dividends, interest and rents from investments	810,856	829,375		
Net cash provided by investing activities	810,856	829,375		
Change in cash and cash equivalents in the year	(96,042)	149,656		
Cash and cash equivalents at the start of the year	716,983	567,327		
Cash and cash equivalents at the end of the year	£620,941	£716,983		
RECONCILIATION OF NET (EXPENDITURE)/INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES				
Net movement in funds (as per the Statement of Financial Activities)	(1,167,810)	1,613,139		
Adjustments for:				
Losses/(gains) on investments	1,046,160	(1,468,303)		
Dividends, interest and rent from investments	(810,856)	(829,375)		
Decrease in debtors	25,310	438		
Increase in creditors	298	4,382		
Net cash (used in) operating activities	(£906,898)	(£679,719)		
Analysis of changes in net funds				
	At 1 April 2022 £	Cash flows £	Other non-cash changes £	At 31 March 2023 £
Cash and bank/deposits	716,983	(96,042)	-	620,941

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of financial statements are as follows:

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019) and, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Catholic Apostolic Church Property meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b) Preparation of the accounts on a going concern basis

Having considered future budgets and cash flows, the trustees confirm that they have no material uncertainties about the entity's ability to continue as a going concern for the foreseeable future. The most significant uncertainty that affect the carrying value of assets held by the charity are the level of investment return and the performance of investment markets. However, the predicted budgets and the Trust's large investments indicate that it continues to be a going concern for the foreseeable future.

c) Income

All income is included in the SOFA once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. The following specific policies apply to categories of income:

Donations & Grants where related to performance and specific deliverables are accounted for as the charity earns the right to consideration by its performance. Where income is received in advance of its recognition it is deferred and included in creditors. Where entitlement occurs before income being received the income is accrued.

Investment income is credited to income when it is receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

d) Expenditure and irrecoverable VAT

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

The cost of generating funds consists of the property management and property repairs and maintenance costs are shown in note 11.

Grants payable are payments made to third parties in the furtherance of the charitable objectives of the Charity. The grants are accounted for where either the trustees have agreed to pay the grant without condition and the recipient has a reasonable expectation that they will receive a grant, or any condition attaching to the grant is outside the control of the charity.

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Overhead and support costs relating to the charitable activities have been apportioned based on staff time. The allocation of overhead and support costs is analysed in note 13. Governance costs comprise direct cost for the statutory and governance expenditure of the charity and have also been allocated to charitable activities.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES (continued)

e) Fixed Assets

Freehold properties are shown at a nominal value. The cost of acquiring these properties has been written off in previous years and is now unknown. All the properties are over one hundred years old and are considered to be fully depreciated. Details of the properties are given in note 18.

f) Investments

Investments are a form of basic financial instrument. They are initially recognised at their transaction value and subsequently valued at their fair value at the balance sheet date using the closing quoted market bid price. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year. The charity holds its Cloister flats as an investment property. These flats are let out and are shown at market value.

g) Funds

The charity has a restricted fund: The English Property Fund, which holds land and buildings and the proceeds of land and buildings previously sold as capital, part of which is endowed. The income from which after meeting administration and maintenance costs is restricted for religious and other charitable purposes in connection with the advancement of the Christian religion.

There is also an unrestricted fund: The General Purposes Fund, which holds investments which may be applied to religious and other charitable objects in connection with the advancement of the Christian religion.

h) Realised gains and losses

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and opening market value (purchase date if later). Unrealised gains and losses are calculated as the difference between the market value at the year end and opening market value (or purchase date if later). Realised and unrealised gains are not separated in the Statement of Financial Activities.

i) Debtors

Debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

j) Cash at bank and in hand

Cash at bank and in hand includes bank accounts, cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

k) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

l) Critical accounting judgements and estimation uncertainty

In preparing these accounts, management has made judgements, estimates and assumptions that affect the application of the charity's accounting policies and the reported assets, liabilities, income and expenditure and the disclosures made in the accounts. The only significant estimation relates to the valuation of the investment property. In the Trustees' opinion there are no indications that the value has changed significantly because rental yields remain consistent.

m) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2023

2. TANGIBLE FIXED ASSETS	Churches	Other	Total
	£	£	£
Freehold Properties			
As at 31 March 2023	201	300	501
As at 31 March 2022	201	300	501
See note 18 for more details.			
3. INVESTMENT PROPERTY			
As at 1 April 2022			11,285,000
Revaluation			-
As at 31 March 2023			£11,285,000
The Cloisters, Gordon Square, have been refurbished in prior years and the flats are let. The property was revalued as at March 2021 by Hudsons Estate Management Services, on an open market basis and have been valued at £11,285,000. Hudsons have confirmed that the value has not changed as at March 2023.			
4. INVESTMENTS	Cost	Market Value	
	£	£	
As at 1 April 2022	9,531,156	17,860,838	
Gains and losses on disposals and revaluation	-	(1,046,160)	
As at 31 March 2023	£9,531,156	£16,814,678	
The investments are:			
COIF Charities Ethical Investment Fund income units		8,533,247	
COIF Charities Property Fund Income units		1,203,708	
COIF Ethical Fund		7,077,723	
		£16,814,678	
5. DEBTORS	2023	2022	
	£	£	
Prepayments	£86,335	£111,645	
6. CASH AT BANK AND IN HAND			
The balance shown includes deposits of £474,131 (2022: £264,142) with COIF Charities Deposit Fund. Tenants' deposits are held by the managing agent and are not included in these accounts.			
7. CREDITORS	2023	2022	
	£	£	
Deferred income	28,101	27,803	
Accrued expenses	11,100	11,100	
	£39,201	£38,903	

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2023

8. ANALYSIS OF CHARITABLE FUNDS – 2023

	General Purposes Fund (Unrestricted) £	English Property Fund (Endowment) £	English Property Fund (Restricted) £	Total £
Tangible fixed assets	-	-	501	501
Investments	9,736,955	3,995,106	14,367,617	28,099,678
Current assets	196,355	-	510,921	707,276
Current liabilities	(11,100)	-	(28,101)	(39,201)
Total	<u>£9,922,210</u>	<u>£3,995,106</u>	<u>£14,850,938</u>	<u>£28,768,254</u>
Represented by:				
Unrestricted/restricted funds:				
Accumulated surpluses	5,768,199	-	3,791,049	9,559,248
Unrealised investment gains	4,154,011	-	3,617,371	7,771,382
Capital reserve	-	-	7,442,518	7,442,518
Endowment fund:				
Capital reserve	-	3,995,106	-	3,995,106
	<u>£9,922,210</u>	<u>£3,995,106</u>	<u>£14,850,938</u>	<u>£28,768,254</u>

The movements on the above funds were as follows:-

	Capital Reserve (restricted) £	Capital Reserve (endowment) £	Unrealised Investment Gains £	Accumulated Surpluses £	Total £
At 1 April 2022 (as restated)	7,442,518	4,139,776	8,672,872	9,680,898	29,936,064
Losses on investments	-	(144,670)	(901,490)	-	(1,046,160)
Deficit in the year	-	-	-	(121,650)	(121,650)
At 31 March 2023	<u>£7,442,518</u>	<u>£3,995,106</u>	<u>£7,771,382</u>	<u>£9,559,248</u>	<u>£28,768,254</u>

ANALYSIS OF CHARITABLE FUNDS – 2022

	General Purposes Fund (Unrestricted) £	English Property Fund (Endowment) £	English Property Fund (Restricted) £	Total £
Tangible fixed assets	-	-	501	501
Investments	10,411,713	4,139,776	14,594,349	29,145,838
Current assets	262,877	-	565,751	828,628
Current liabilities	(11,100)	-	(27,803)	(38,903)
Total	<u>£10,663,490</u>	<u>£4,139,776</u>	<u>£15,132,798</u>	<u>£29,936,064</u>
Represented by:				
Unrestricted/restricted funds:				
Accumulated surpluses	6,025,301	-	3,655,597	9,680,898
Unrealised investment gains	4,638,189	-	4,034,683	8,672,872
Capital reserve	-	-	7,442,518	7,442,518
Endowment fund:				
Capital reserve	-	4,139,776	-	4,139,776
	<u>£10,663,490</u>	<u>£4,139,776</u>	<u>£15,132,798</u>	<u>£29,936,064</u>

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2023

The movements on the above funds were as follows:-

	Capital Reserve (restricted) £	Capital Reserve (endowment)	Unrealised Investment Gains/(losses) £	Accumulated Surpluses £	Total £
At 1 April 2021	£7,442,518	£3,935,741	£7,408,604	£9,536,062	£28,322,925
Gains on investments	-	204,035	1,264,268	-	1,468,303
Surplus in the year	-	-	-	144,836	144,836
At 31 March 2022	<u>£7,442,518</u>	<u>£4,139,776</u>	<u>£8,672,872</u>	<u>£9,680,898</u>	<u>£29,936,064</u>

- a) The General Purposes Fund which is unrestricted is available to be spent for any of the purposes of the charity
b) The English Property Fund holds land, buildings and investments, from the proceeds of land and buildings previously sold, which are restricted assets, part of which is endowed, the income from which is restricted for religious and other charitable purposes in connection with the advancement of the Christian Religion.

Balances at 1 April 2020 for both the Capital Reserve restricted and endowment funds have been restated by increasing the endowment fund by £1,999,900 and reducing the restricted fund by the same amount. It was established that an incorrect entry was made in the year ended 31 March 2006 which has now been corrected.

9. INVESTMENT INCOME	2023 £	2022 £
Dividends	549,404	544,944
Bank interest	4,022	47
Rents received	257,430	284,384
	<u>£810,856</u>	<u>£829,375</u>
10. OTHER TRADING ACTIVITIES	2023 £	2022 £
Book sales	<u>£197</u>	<u>£1,159</u>
11. INVESTMENT MANAGEMENT COSTS	2023 £	2022 £
Property management	35,565	33,802
Property repairs and maintenance	128,859	81,344
Support costs	33,836	30,997
	<u>£198,260</u>	<u>£146,143</u>

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2023

12. CHARITABLE ACTIVITIES – 2023

	Activities undertaken directly					
	Grants	Church almanacs and sermons	Property Costs	Governance costs	Support Costs	Total
	£	£	£	£	£	£
Religious	184,000	4,299	-	1,029	2,687	192,015
Widows and Poor	9,685	-	-	1,029	2,687	13,401
Grant to Paddington	84,000	-	-	-	-	84,000
Albury grant	1,000	-	-	-	-	1,000
Building maintenance	-	-	276,309	18,521	149,197	444,027
	<u>£278,685</u>	<u>£4,299</u>	<u>£276,309</u>	<u>£20,579</u>	<u>£154,571</u>	<u>£734,443</u>

CHARITABLE ACTIVITIES - 2022

	Activities undertaken directly					
	Grants	Church almanacs and sermons	Property Costs	Governance costs	Support Costs	Total
	£	£	£	£	£	£
Religious	178,000	4,409	-	697	2,287	185,393
Widows and Poor	11,781	-	-	697	2,287	14,765
Albury grant	1,000	-	-	-	-	1,000
Building maintenance	-	-	165,610	12,541	160,246	338,397
	<u>£190,781</u>	<u>£4,409</u>	<u>£165,610</u>	<u>£13,935</u>	<u>£164,820</u>	<u>£539,555</u>

12A. CHARITABLE ACTIVITIES ANALYSED BY FUND

	General Purposes Fund £	English Property Fund £	2023 Total £	General Purposes Fund £	English Property Fund £	2022 Total £
Religious	193,015	-	193,015	186,393	-	186,393
Widows and poor	97,401	-	97,401	14,765	-	14,765
Building maintenance	110,853	333,174	444,027	117,272	221,125	338,397
	<u>£401,269</u>	<u>£333,174</u>	<u>£734,443</u>	<u>£318,430</u>	<u>£221,125</u>	<u>£539,555</u>

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2023

13. ALLOCATION OF SUPPORT COSTS AND OVERHEADS

The breakdown of support costs and how these are allocated between raising funds and charitable activities is set out below.

Cost type	Basis of apportionment	Raising Funds £	Charitable Activities £	Total £
Salaries	Staff time	-	102,194	102,194
Office costs	Staff time	-	52,377	52,377
		£-	£154,571	£154,571
Comparative figures				
Salaries	Staff time	-	94,895	94,895
Office costs	Staff time	-	69,925	69,925
		£-	£164,820	£164,820

14. GOVERNANCE COSTS

	2023 £	2022 £
Fees paid to the Auditors		
- Audit	7,360	6,400
- Accountancy	5,500	4,800
- Other	1,750	1,520
Other	14,610	12,720
Trustees' travelling expenses (4 Trustees) (2022: 6 Trustees)	2,058	244
Other expenses	3,911	-
	£20,579	£13,935

15. STAFF COSTS

	2023 £	2022 £
Wages and salaries	98,017	90,623
Social security costs	4,177	4,272
	£102,194	£94,895
Number of employees: (1 administration; 2 caretaking)	3	3

1 employee earned between £60,000 and £70,000 per annum (2022: the same). No remuneration was paid to any trustees in the current or prior year. Total remuneration for key management personnel was £77,607 (2022: £69,597).

16. GRANTS GIVEN

Grants are paid to a number of Christian denominations and charities for the Clergy and their dependants. Such donations amounted to £184,000 (2022: £178,000) and are included within total grants paid of £278,685 (2022: £190,781) as detailed in note 12 and the Trustees' Report. All grants were paid to institutions.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2023

17. COMMITMENTS

There are no material amounts authorised or contracted for at the year end.

18. FREEHOLD PROPERTIES	Insurance Value £	Book Value 2023 £	Book Value 2022 £	Notes
CHURCHES				
Gordon Square	70,841,471	100	100	f)
Wolverhampton	9,124,564	100	100	a)
OTHER PROPERTIES				
Cooks Place, Albury	3,575,416	100	100	b)
Lyne Cottage, Albury	749,685	100	100	c)
Apostles Chapel, Albury	17,084,643	100	100	d)
OTHER CHURCH				
Paddington Church	33,000,000	1	1	e)
	<u>£134,375,779</u>	<u>£501</u>	<u>£501</u>	

NOTES

- a) Church is let at nominal rent.
- b) Rent is received on these properties.
- c) Occupied by caretaker.
- d) Not currently in use for worship.
- e) Held by local trustees under Declaration of Trust in favour of Head Trustees, previously under lease from Church Commissioners and is still in use by a C.A.C. Congregation.
- f) This Church together with a number of vestries, basement meeting rooms and offices, is licensed for use by Euston Church, a section of the Church of England. A monthly lunchtime organ recital is given by a group of church organists. Weekday services are held in the separate English Chapel by another section of the Church of England, Forward in Faith, who provide a Priest Chaplain, with financial support by the Trustees.

Insurance values indicate the size of the properties but give no indication of the market value if in fact it was possible to sell the Churches. As indicated in the accounting policies, all Churches are over 100 years old and are considered to be fully depreciated. Other properties are adjacent to the particular church, and if now so available are let, but do not, in the opinion of the Trustees, have a sufficiently material value for inclusion in the Balance Sheet, except for the Cloisters which have been refurbished and the flats let (see note 3).

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2023

19. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022
(AS RESTATED)

	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	English Property Fund (Endowment) £	Total 2022 £
Income and endowments from:				
Investments	333,155	496,220	-	829,375
Other trading activities	1,159	-	-	1,159
Total	334,314	496,220	-	830,534
Expenditure on:				
<i>Raising funds:</i>				
Investment management costs	-	146,143	-	146,143
<i>Charitable activities:</i>				
Religious	186,393	-	-	186,393
Widows and poor	14,765	-	-	14,765
Building maintenance	117,272	221,125	-	338,397
Total charitable activities	318,430	221,125	-	539,555
Total	318,430	367,268	-	685,698
Net income and net movement in funds before gains and losses on investments	15,884	128,952	-	144,836
Net gains on investments - realised and unrealised	886,858	377,410	204,035	1,468,303
NET MOVEMENT IN FUNDS	902,742	506,362	204,035	1,613,139
Reconciliation of funds				
Total funds brought forward (as restated)	9,760,748	14,626,436	3,935,741	28,322,925
Total funds carried forward	£10,663,490	£15,132,798	£4,139,776	£29,936,064

Accounts

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY
(Registered with The Charity Commissioners)

FINANCIAL STATEMENTS

31 MARCH 2022

Registered Charity Number: 245250

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CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT

FOR THE YEAR ENDED 31 MARCH 2022

1. REFERENCE AND ADMINISTRATION

The Trust

The Trust's aims are best described as for "The advancement of the Christian Religion". To this end the Trust holds two funds.

The English Property Fund (an endowment fund), which holds land and buildings and the proceeds of land and buildings previously sold, as a capital fund, the income from which, after meeting administration and maintenance costs, is used for religious and other charitable purposes in connection with the advancement of the Christian Religion.

The General Purposes Fund, which holds investments the income from which, after meeting administration costs, is used for religious and other charitable purposes in connection with the advancement of the Christian Religion.

Trustees

The Trustees who served throughout the year were:-

Jonathan Michael Pitts
Philip Arthur Whittaker
Christopher Benjamin
Trevor Benjamin
Thomas David Baldwin
Anthony John Reynoldson
Jonathan Francis Carter

The Trustees are appointed by a resolution of the Trustees

Charity Registration Number	245250
Secretary to the Trustees	J C Stacy
Address	2 The Cloisters Gordon Square London WC1H 0AG
Bankers	C. Hoare & Co Ltd 37 Fleet Street London EC4P 4DQ
Solicitors	Hunters Law LLP 9 New Square Lincoln's Inn London WC2A 3QN
Registered Auditors	Haysmacintyre LLP 10 Queen Street Place London EC4R 1AG
Investment Advisers	CCLA Investment Management Limited Senator House 85 Queen Victoria Street London EC4V 4ET
Investment Powers	The provisions of the Trustee Investments Act 1961 apply, now the Trustee Act 2000

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2022

1. STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

The Charity is governed by a Charity Commission Scheme dated 21st November 1973.

Management

The routine affairs of the Trust are executed by the Secretary to the Trustees who has delegated executive powers to manage the day to day operations of the Trust from the Trust Office at no. 2 The Cloisters Gordon Square London WC1H 0AG.

The Trustees normally have four formal meetings each year. Separate sessions are held for the General Purposes Fund and the English Property Fund. The affairs and business of the Trust are agreed by the Trustees at these quarterly formal meetings and thereafter actioned on their behalf by the Secretary.

The Secretary has day to day access to the Trustees.

The Trustees and their Secretary, as part of their Risk Management commitment, have produced a Procedures Manual setting down the day to day functions of the Charity and a panel of Trustees audit and update the document at regular intervals. Risks both to and from buildings and premises are managed by the employment of professionals (architects and building surveyors) and mitigated by insurance cover, which includes cover for terrorism. Financial investment risks are managed by the employment of external fund managers from CCLA, who manage the Trust's COIF ethical investment portfolio.

Safeguarding issues concerning Christian organisations using the Trust's church buildings have been investigated. These various bodies' safeguarding policies have been vetted by a legal advisor specializing in these matters, who advised the Trustees as to their suitability for purpose. The Trustees are monitoring these organisations' compliance with their written safeguarding policies. The Trustees have their own agreed over-arching policy, which is displayed at each of the Trust's premises.

With these various measures in place the Trustees are confident that risks are contained at an acceptable level.

Trustees

Trustees are selected from members of previous congregations of the Catholic Apostolic Church or those sympathetic to its objectives. A proposed new Trustee is initially interviewed by the Chairman and Trustees. Following approval and appointment, the new Trustee is issued with an information pack detailing the history of the Trust including copies of the various historical Trust deeds and a booklet explaining the role of the Charity Commission. A one to one induction session with the Secretary to the Trustees structured around the Office Procedures Manual, which covers all aspects of the day to day running and organisation of the Trust, is programmed. Training is available to trustees as required.

Associated Charities

The Trust has one associated charity "The Paddington Church Trust" Charity Registration number 245205.

Staff

The Trust employs an executive officer with the title of "Secretary to the Trustees" and a resident Caretaker and an Assistant to the Caretaker for the Chapel and associated properties at the Albury site near Guildford.

Caretaking services for the Church and Cloisters in Gordon Square, London are provided by the appointed managing agents, Hudsons Property.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2022

2, OBJECTIVES AND ACTIVITIES

The objective of the Trust is advancement of the Christian religion by the making of grants to assist the clergy in the major branches of the Christian Church in the United Kingdom and for the welfare of both poor members and widows of congregations of the Catholic Apostolic Church and for the maintenance of the remaining church buildings from the Catholic Apostolic Church and their appropriate use for worship by other Churches and congregations as agreed.

Public Benefit

The Trustees have consulted the guidance made available by the Charity Commission for England and Wales on the Public Benefit requirement of the Charities Act 2011.

The Trustees are confident that they have complied with their duty under section 17 of the Charities Act 2011 in that they have had due regard to public benefit guidance as currently published by the Commission.

In furtherance of its charitable purposes for the public benefit in the "Advancement of the Christian Religion" the Trustees give details of their activities this financial year under the following two headings "Grants awarded" and "Maintenance of Retained Properties".

Grants awarded

General Purposes Fund

The Trust holds the General Purposes Fund, which holds investments the income from which, after meeting administration costs, is available for religious and other charitable purposes in connection with the advancement of the Christian Religion.

During the year the following grants were made:-	£
Additional Curates Society	55,000
Forward in Faith Chaplaincy support	16,000
Greek Orthodox Church	25,000
Roman Catholic Church	15,000
Greek Orthodox University Chaplaincy support	20,000
Russian Orthodox Church	15,000
Wolverhampton Christian Fellowship	32,000
	178,000
Various small grants	12,781
	<u>£190,781</u>

English Property Fund

The Trust holds the English Property Fund (an endowment and restricted fund) which holds land and buildings and the proceeds of land and buildings previously sold, as a capital fund, the income from which after meeting administration and maintenance costs is restricted for religious and other charitable purposes in connection with the advancement of the Christian Religion.

No grants were made during this year from this Fund.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2022

2. OBJECTIVES AND ACTIVITIES (continued)

Maintenance of Retained Properties

The retained properties are maintained as required for historic and listed buildings. During the year the following works were undertaken:-

The Cloisters

The flats in the Cloisters were let by the appointed managing agents Hudsons Property. Routine maintenance tasks were undertaken during the year. These were under the supervision, where appropriate, of the Trustees' appointed Architect for the building, Nye Saunders Ltd.

Rental income from these flats is used to support the Trust's objects.

Central Church (commonly known as Christ the King)

The English Chapel, meeting rooms and basement office accommodation is currently leased to Forward in Faith, part of the Church of England. Forward in Faith employs a Priest as chaplain and Eucharist services are held each weekday in the Chapel, which is open to the general public for private devotions from 8.30am until 4pm each working day. However, usage has been severely curtailed by the Government, due to the Covid pandemic. Once deemed reasonable, the Chapel was reopened and services held on Tuesdays and Thursdays.

The main Church building is licenced to Euston Church an evangelical outreach of the Church of England (under the oversight of the Bishop of London). Morning and evening services are held every Sunday as well as weekday services and Bible study meetings. Again, usage has been partially curtailed by the Government, due to the Covid pandemic, although substitute on-line services were taken by Clergy based on site.

The main Church is normally also used for monthly public organ recitals, for which no admission charge is made. However, these have not been possible this year due to the Covid pandemic but restarted with suitable precautions in October.

This property also houses the Church registers for baptism and marriage for closed Catholic Apostolic Churches in the United Kingdom and also the USA and Canada to which church members and the public have access via the Trustees' Secretary.

Routine maintenance tasks were undertaken during the year. All work is carried out under the supervision of the appointed Architect, Nye Saunders Ltd.

Albury Site Properties

Albury Chapel

This property houses religious archives from the Catholic Apostolic Church and is visited by members of Catholic Apostolic Church congregations from the United Kingdom, Europe, United States, Canada, Australia and S Africa, although visiting was partially curtailed by Government restrictions, due to the Covid pandemic.

Cooks Place

The east end of this property is used by the Albury site Custodian and the west section is leased to a tenant. Rental income from both east and west section accommodation is used to support the Trust's objects. The rental values of the two sections were reassessed during the year by qualified local professionals. Parts of the house are 13th century and it is listed.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2022

2. OBJECTIVES AND ACTIVITIES (continued)

Lyne Cottage

This building is used by the Caretaker.

Routine maintenance tasks on the various properties at Albury were undertaken during the year. A CCTV survey of the drains on the site was undertaken and remedial works carried out where necessary. All work is carried out under the supervision of the appointed Architect, Nye Saunders Ltd.

Wolverhampton Church

The property is currently leased to The Wolverhampton Christian Fellowship, a non-conformist Church. The Trustees are satisfied that the lessees continue to comply with the issues of a good housekeeping nature identified in the current Fire Risk Assessment.

Routine maintenance tasks have been undertaken during the year, under the supervision of the appointed Architect for the site, Thorne Architecture Ltd.

3. ACHIEVEMENTS AND PERFORMANCE

During the year, the Covid pandemic has continued to necessitate some adjustments. Office staff (paid and voluntary) have continued to partly work from home, where practical. No public fundraising or similar activities are carried out, so there is no potential risk to staff that would affect normal duties.

The Trustees are satisfied that all current property maintenance requirements as advised by their appointed Architects have either been carried out or are programmed and funded for execution within the time scales recommended.

The Trustees are satisfied that, after providing sufficient funds for building maintenance and reserves for future years, the level of grants made during the year properly utilised the available investment income. The Trustees are satisfied that the Trust is considered a going concern.

The Trustees are satisfied that a reasonable return on investments has been obtained without undue risk (as advised by consultants) and a reasonable income from revenue generating property has been obtained (as advised by consultants). It should be understood that the Trustees maintain an ethical investment policy.

The Trust's funds are held within the COIF Charities Fixed Interest Fund and COIF Charities Ethical Investment Fund and the COIF Charities Property Fund. These are managed by CCLA and are subject to their Socially Responsible Investment policies with which the Trustees are in agreement. The Funds are promoted as Responsible Funds that consider the economic, social and environmental impacts of the companies in which the funds invest and avoid direct investment in areas such as armaments, gambling and tobacco.

The CCLA COIF fund managers have a proactive engagement process with companies in which it invests on non-financial issues which could have a material impact on business such as supply chain management, environmental impacts, human rights and labour standards and the Trustees are in agreement with this approach. The trustees are satisfied with the investment performance.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2022

4. RISK REVIEW

The Trustees undertake regular risk management activities, identifying and assessing the risks that could have a significant impact on the conduct, reputation and operation of the Trust. The risks are monitored and reviewed on a regular basis and discussed, at least annually, at the Trustees' Quarterly meetings. The risks are documented in the Trust's Risk Register, with each risk being assigned a Probability and Impact score that are used to gauge the significance and priority of the risks, helping with the development of mitigations and response strategies should the risks materialise. The table below is an extract from the Trust's Risk Register showing the most important risks indicated by the Trustees' risk assessment.

Risk Description	Mitigation	Risk Response	Actionee
Trust fails to meet regulatory or legal obligations leading to litigation, fines, damage to assets or reputation.	Use of professional legal advisors. Trustees and Secretary to regularly monitor compliance with, and review, Charity Commission rules and guidance. Maintenance of Trust policy and procedures.	Undertake remedial action drawing on Legal Advice and assistance. Amend Trust policy and procedures.	Secretary and Trustees
External economic downturn reduces income and increases costs causing the Trust financial difficulties.	Use of professional Advisors and Managers to guide to optimise income and outgoings. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary
Buildings and their users targeted and attacked by terrorists, causing injury or damage.	Include appropriate terrorism cover in Trust's insurance policies.	Claim on insurance.	Secretary
Outbreak of war or pandemic, etc.	Ensure systems and procedures are adequately robust and able to continue operation.	Operate Trust remotely. Maintain activities to the extent possible.	Secretary and Trustees
Investment income falls significantly.	Use of Financial Advisors to guide investment strategy to optimise returns in the short and long term. Quarterly review by Trustees. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary
Rent income from Cloisters flats fall significantly.	Use professional Property Management and Lettings Agents. Quarterly review by Trustees. Maintain adequate reserves.	Set level of Grants, and schedule building maintenance, commensurate with available funds.	Secretary
Paddington Church building structural faults too expensive for Paddington Church Trust to remedy.	Maintain regular liaison with Paddington Trustees, and plan for future action.	Use of capital reserves.	Secretary and Trustees
Paddington Church Trust ceases to use and maintain the building.	Maintain regular liaison with Paddington Trustees, and plan for future action.	Add Paddington Church to buildings inventory and treat as other Trust assets.	Secretary and Trustees
Occurrence of fire, flood, damage, IT failure or cyber-crime adversely affects the operation of the Trust.	Trust procedures maintained and duplicated in paper form. Electronic systems regularly maintained, protected and backed up, with physical separation of sensitive data from external access.	Reconstitute operations from duplicates and backups.	Secretary

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2022

5. FINANCIAL REVIEW AND RESERVES POLICY

The Trust is reliant on the income from its investments, which are long term funds seeking capital growth and sustainable income with protection from inflation. Income from investments amounted to £829,375, an increase of £44,059 from the previous year. Investment management costs decreased by £39,392 and Investments recorded gains of £1,468,303. Expenditure fell from £715,335 to £685,698 in the year. Covid 19 has had no noticeable effect on finances to 31 March 2022.

The Trustees maintain reserves at a level to provide sufficient income to fund grants made by the General Purposes Fund and to meet costs that may arise on the properties of the English Property Fund. Unrestricted reserves increased to £10,663,490 and restricted funds rose to £19,272,574. The trustees consider reserves held to be adequate and in line with the target level.

6. PLANS FOR THE FUTURE

PROPERTY

The Trust has a ten year forward maintenance profile in place, identifying the major property maintenance works that are expected to be required over the period to the current building stock, to which estimated costs have been applied. The Trustees are confident that proper allowance has been made on a year by year basis to meet these expenses.

7. TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees 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).

The law applicable to charities in England & Wales 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 charity and of the incoming resources and application of resources of the charity for that period. 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 31/8/22 and signed as authorised on their behalf by:

Trustee



Trustee



INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

Opinion

We have audited the financial statements of Catholic Apostolic Church Trust Property for the year ended 31 March 2022 which comprise the Balance Sheet, the Statement of Financial Activities, the Statement of Cash Flows and 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 charity's affairs as at 31 March 2022 and of the charity's net movement in funds 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 Charities Act 2011.

Basis for opinion

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. 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 charity 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 charity'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 trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees for the financial statements

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees 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.

**INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF
CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY (continued)**

In preparing the financial statements, the trustees are responsible for assessing the charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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.

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 charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to compliance with charity law, employment law and health and safety regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and payroll taxes.

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 certain accounting estimates. Audit procedures performed by the engagement team included:

- Inspecting minutes of trustees' meetings;
- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted at the year-end or with unusual descriptions; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Use of this report

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. 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's trustees as a body for our audit work, for this report, or for the opinions we have formed.

Haysmacintyre LLP

Haysmacintyre LLP
Statutory Auditors
Date: 7 September 2022

10 Queen Street Place
London
EC4R 1AG

Haysmacintyre LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	£	2022	£	£	2021	£
FIXED ASSETS							
Tangible assets -							
Freehold Property – charitable use	2			501			501
Investment property	3	11,285,000			11,285,000		
Investments	4	17,860,838			16,392,535		
				29,145,838			27,677,535
				29,146,339			27,678,036
CURRENT ASSETS							
Amounts due within one year:							
Debtors	5	111,645			112,083		
Cash at bank and in hand	6	716,983			567,327		
				828,628			679,410
CREDITORS: amounts due within one year	7	(38,903)			(34,521)		
NET CURRENT ASSETS				789,725			644,889
				£29,936,064			£28,322,925
FUNDS (as restated)							
General Purposes Fund (unrestricted)				10,663,490			9,760,748
English Property Fund (endowment)				4,139,776			3,935,741
English Property Fund (restricted)				15,132,798			14,626,436
	8			£29,936,064			£28,322,925

The financial statements were approved and authorised for issue by the Board of the Trustees on 31 August 2022 and were signed below on its behalf by:

Trustee

C Benjamin

Trustee

T. Benjamin

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	English Property Fund (Endowment) £	Total 2022 £	Total 2021 £
Income and endowments from:						
Investments	9	333,155	496,220	-	829,375	785,316
Other trading activities	10	1,159	-	-	1,159	379
Total		334,314	496,220	-	830,534	785,695
Expenditure on:						
<i>Raising funds:</i>						
Investment management costs	11	-	146,143	-	146,143	185,535
<i>Charitable activities:</i>						
Religious		186,393	-	-	186,393	215,247
Widows and poor		14,765	-	-	14,765	22,248
Building maintenance		117,272	221,125	-	338,397	312,305
Total charitable activities	12	318,430	221,125	-	539,555	549,800
Total		318,430	367,268	-	685,698	735,335
Net income before gains on investments		15,884	128,952	-	144,836	50,361
Net gains on investments						
- realised and unrealised	4	886,858	377,410	204,035	1,468,303	2,555,993
- Unrealised gain on revaluation of investment property		-	-	-	-	2,785,000
NET MOVEMENT IN FUNDS		902,742	506,362	204,035	1,613,139	5,391,353
Reconciliation of funds						
Total funds brought forward (as previously stated)		9,760,748	17,795,547	766,330	28,322,912	22,931,572
Prior period adjustment	19	-	(3,169,411)	3,169,411	-	-
Funds brought forward (as restated)		9,760,748	14,626,436	3,935,741	28,322,925	22,931,572
Total funds carried forward	8	<u>£10,663,490</u>	<u>£15,132,798</u>	<u>£4,139,776</u>	<u>£29,936,064</u>	<u>£28,322,925</u>

All income and expenditure derive from continuing activities.

All gains and losses recognised in the year are included in the Statement of Financial Activities.

The comparative Statement of Financial Activities for the year ended 31 March 2021 is shown in note 20 to these financial statements.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2022

	2022 £	2021 £
Cash flows from operating activities:		
Net cash used in operating activities (see below)	<u>(679,719)</u>	<u>(751,055)</u>
Cash flows from investing activities		
Dividends, interest and rents from investments	829,375	785,316
Net cash provided by investing activities	<u>829,375</u>	<u>785,316</u>
Change in cash and cash equivalents in the year	149,656	34,261
Cash and cash equivalents at the start of the year	<u>567,327</u>	<u>533,066</u>
Cash and cash equivalents at the end of the year	<u><u>£716,983</u></u>	<u><u>£567,327</u></u>

RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

Net movement in funds (as per the Statement of Financial Activities)	1,613,139	5,391,353
Adjustments for:		
Gains on investments	(1,468,303)	(5,340,993)
Dividends, interest and rent from investments	(829,375)	(785,316)
Decrease)/(increase) in debtors	438	(34,169)
Increase in creditors	4,382	18,070
Net cash (used in) operating activities	<u><u>(£679,719)</u></u>	<u><u>£(751,055)</u></u>

Analysis of changes in net funds

	At 1 April 2021 £	Cash flows £	Other non-cash changes £	At 31 March 2022 £
Cash and bank/deposits	<u>567,327</u>	<u>149,656</u>	<u>-</u>	<u>716,983</u>

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of financial statements are as follows:

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019) and, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Catholic Apostolic Church Property meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b) Preparation of the accounts on a going concern basis

Having considered future budgets and cash flows, the trustees confirm that they have no material uncertainties about the entity's ability to continue as a going concern for the foreseeable future. The most significant uncertainty that affect the carrying value of assets held by the charity are the level of investment return and the performance of investment markets. Whilst Covid 19 may affect the precise level of grants made, the predicted budgets and the Trust's large investments indicate that it continues to be a going concern for the foreseeable future.

c) Income

All income is included in the SOFA once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. The following specific policies apply to categories of income:

Donations & Grants where related to performance and specific deliverables are accounted for as the charity earns the right to consideration by its performance. Where income is received in advance of its recognition it is deferred and included in creditors. Where entitlement occurs before income being received the income is accrued.

Investment income is credited to income when it is receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

d) Expenditure and irrecoverable VAT

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

The cost of generating funds consists of the property management and property repairs and maintenance costs are shown in note 11.

Grants payable are payments made to third parties in the furtherance of the charitable objectives of the Charity. The grants are accounted for where either the trustees have agreed to pay the grant without condition and the recipient has a reasonable expectation that they will receive a grant, or any condition attaching to the grant is outside the control of the charity.

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Overhead and support costs relating to the charitable activities have been apportioned based on staff time. The allocation of overhead and support costs is analysed in note 13. Governance costs comprise direct cost for the statutory and governance expenditure of the charity and have also been allocated to charitable activities.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES (continued)

e) Fixed Assets

Freehold properties are shown at a nominal value. The cost of acquiring these properties has been written off in previous years and is now unknown. All the properties are over one hundred years old and are considered to be fully depreciated. Details of the properties are given in note 18.

f) Investments

Investments are a form of basic financial instrument. They are initially recognised at their transaction value and subsequently valued at their fair value at the balance sheet date using the closing quoted market bid price. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year. The charity holds its Cloister flats as an investment property. These flats are let out and are shown at market value.

g) Funds

The charity has a restricted fund: The English Property Fund, which holds land and buildings and the proceeds of land and buildings previously sold as capital, part of which is endowed. The income from which after meeting administration and maintenance costs is restricted for religious and other charitable purposes in connection with the advancement of the Christian religion.

There is also an unrestricted fund: The General Purposes Fund, which holds investments which may be applied to religious and other charitable objects in connection with the advancement of the Christian religion.

h) Realised gains and losses

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and opening market value (purchase date if later). Unrealised gains and losses are calculated as the difference between the market value at the year end and opening market value (or purchase date if later). Realised and unrealised gains are not separated in the Statement of Financial Activities.

i) Debtors

Debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

j) Cash at bank and in hand

Cash at bank and in hand includes bank accounts, cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

k) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

l) Critical accounting judgements and estimation uncertainty

In preparing these accounts, management has made judgements, estimates and assumptions that affect the application of the charity's accounting policies and the reported assets, liabilities, income and expenditure and the disclosures made in the accounts. The only significant estimation relates to the valuation of the investment property. In the Trustees' opinion there are no indications that the value has changed significantly because rental yields remain consistent.

m) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2022

2. TANGIBLE FIXED ASSETS	Churches	Other	Total
	£	£	£
Freehold Properties			
As at 31 March 2022	201	300	501
As at 31 March 2021	201	300	501
See note 18 for more details.			
3. INVESTMENT PROPERTY			
As at 1 April 2021			11,285,000
Revaluation			-
As at 31 March 2022			£11,285,000
The Cloisters, Gordon Square, have been refurbished in prior years and the flats are let. The property was revalued as at March 2022 by Hudsons Estate Management Services, on an open market basis and have been valued at £11,285,000.			
4. INVESTMENTS	Cost	Market Value	
	£	£	
As at 1 April 2021	9,531,156	16,392,535	
Gains and losses on disposals and revaluation	-	1,468,303	
As at 31 March 2022	£9,531,156	£17,860,838	
The investments are:			
COIF Charities Ethical Investment Fund income units		8,981,028	
COIF Charities Property Fund Income units		1,430,685	
COIF Ethical Fund		7,449,125	
		£17,860,838	
5. DEBTORS	2022	2021	
	£	£	
Prepayments	£111,645	£112,083	
6. CASH AT BANK AND IN HAND			
The balance shown includes deposits of £264,142 (2021: £198,167) with COIF Charities Deposit Fund. Tenants' deposits are held by the managing agent and are not included in these accounts.			
7. CREDITORS	2022	2021	
	£	£	
Deferred income	27,803	23,421	
Accrued expenses	11,100	11,100	
	£38,903	£34,521	

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2022

8. ANALYSIS OF CHARITABLE FUNDS – 2022

(As restated)

	General Purposes Fund (Unrestricted) £	English Property Fund (Endowment) £	English Property Fund (Restricted) £	Total £
Tangible fixed assets	-	-	501	501
Investments	10,411,713	4,139,776	14,594,349	29,145,838
Current assets	262,877	-	565,751	828,628
Current liabilities	(11,100)	-	(27,803)	(38,903)
Total	£10,663,490	£4,139,776	£15,132,798	£29,936,064
Represented by (as restated):				
Unrestricted/restricted funds:				
Accumulated surpluses	6,025,301	-	3,655,597	9,680,898
Unrealised investment gains	4,638,189	-	4,034,683	8,672,872
Capital reserve	-	-	7,442,518	7,442,518
Endowment fund:				
Capital reserve	-	4,139,776	-	4,139,776
	£10,663,490	£4,139,776	£15,132,798	£29,936,064

The movements on the above funds were as follows:-

	Capital Reserve (restricted) £	Capital Reserve (endowment) £	Unrealised Investment Gains £	Accumulated Surpluses £	Total £
At 1 April 2021 (as restated)	7,442,518	3,935,741	7,408,604	9,536,062	28,322,925
Gains on investments	-	204,035	1,264,268	-	1,468,303
Surplus in the year	-	-	-	144,836	144,836
At 31 March 2022	£7,442,518	£4,139,776	£8,672,872	£9,680,898	£29,936,064

ANALYSIS OF CHARITABLE FUNDS – 2021

(As restated)

	General Purposes Fund (Unrestricted) £	English Property Fund (Endowment) £	English Property Fund (Restricted) £	Total £
Tangible fixed assets	-	-	501	501
Investments	9,524,855	3,935,741	14,216,939	27,677,535
Current assets	246,993	-	432,417	679,410
Current liabilities	(11,100)	-	(23,421)	(34,521)
Total	£9,760,748	£3,935,741	£14,626,436	£28,322,925
Represented by:				
Unrestricted/restricted funds:				
Accumulated surpluses	6,009,417	-	3,526,645	9,536,062
Unrealised investment gains	3,751,331	-	3,657,273	7,408,604
Capital reserve	-	-	7,442,518	7,442,518
Endowment fund:				
Capital reserve	-	3,935,741	-	3,935,741
	£9,760,748	£3,935,741	£14,626,436	£28,322,925

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2022

The movements on the above funds were as follows:-

	Capital Reserve (restricted) £	Capital Reserve (endowment)	Unrealised Investment Gains/(losses) £	Accumulated Surpluses £	Total £
At 1 April 2020 (as restated)	7,442,518	3,541,050	2,462,302	9,485,702	22,931,572
Gains on investments	-	394,691	4,964,302	-	5,340,993
Surplus in the year	-	-	-	50,360	50,360
At 31 March 2021	<u>£7,442,518</u>	<u>£3,935,741</u>	<u>£7,408,604</u>	<u>£9,536,062</u>	<u>£28,322,925</u>

- The General Purposes Fund which is unrestricted is available to be spent for any of the purposes of the charity
- The English Property Fund holds land, buildings and investments, from the proceeds of land and buildings previously sold, which are restricted assets, part of which is endowed, the income from which is restricted for religious and other charitable purposes in connection with the advancement of the Christian Religion.

Balances at 1 April 2020 for both the Capital Reserve restricted and endowment funds have been restated by increasing the endowment fund by £1,999,900 and reducing the restricted fund by the same amount. It was established that an incorrect entry was made in the year ended 31 March 2006 which has now been corrected.

9. INVESTMENT INCOME	2022 £	2021 £
Dividends	544,944	529,523
Bank interest	47	120
Rents received	284,384	255,673
	<u>£829,375</u>	<u>£785,316</u>
10. OTHER TRADING ACTIVITIES	2022 £	2021 £
Book sales	<u>£1,159</u>	<u>£380</u>
11. INVESTMENT MANAGEMENT COSTS	2022 £	2021 £
Property management	33,802	32,996
Property repairs and maintenance	81,344	123,575
Support costs	30,997	28,964
	<u>£146,143</u>	<u>£185,535</u>

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2022

12. CHARITABLE ACTIVITIES - 2022

	Activities undertaken directly					
	Grants	Church almanacs and sermons	Property Costs	Governance costs	Support Costs	Total
	£	£	£	£	£	£
Religious	178,000	4,409	-	697	2,287	185,393
Widows and Poor	11,781	-	-	697	2,287	14,765
Albury grant	1,000	-	-	-	-	1,000
Building maintenance	-	-	165,610	12,541	160,246	338,397
	<u>£190,781</u>	<u>£4,409</u>	<u>£165,610</u>	<u>£13,935</u>	<u>£164,820</u>	<u>£539,555</u>

CHARITABLE ACTIVITIES - 2021

	Activities undertaken directly					
	Grants	Church almanacs and sermons	Property Costs	Governance costs	Support Costs	Total
	£	£	£	£	£	£
Religious	203,250	5,089	-	624	5,284	214,247
Widows and Poor	19,340	-	-	624	2,284	22,248
Albury grant	1,000	-	-	-	-	1,000
Building maintenance	-	-	161,990	11,236	139,079	312,305
	<u>£223,590</u>	<u>£5,089</u>	<u>£161,990</u>	<u>£12,484</u>	<u>£146,647</u>	<u>£549,800</u>

12A. CHARITABLE ACTIVITIES ANALYSED BY FUND

	General Purposes Fund	English Property Fund	2022 Total	General Purposes Fund	English Property Fund	2021 Total
	£	£	£	£	£	£
Religious	186,393	-	186,393	179,997	35,250	215,247
Widows and poor	14,765	-	14,765	22,248	-	22,248
Building maintenance	117,272	221,125	338,397	100,645	211,660	312,305
	<u>£318,430</u>	<u>£221,125</u>	<u>£539,555</u>	<u>£302,890</u>	<u>£246,910</u>	<u>£549,800</u>

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2022

13. ALLOCATION OF SUPPORT COSTS AND OVERHEADS

The breakdown of support costs and how these are allocated between raising funds and charitable activities is set out below.

Cost type	Basis of apportionment	Raising Funds £	Charitable Activities £	Total £
Salaries	Staff time	-	94,895	94,895
Office costs	Staff time	-	69,925	69,925
		<u>£-</u>	<u>£164,820</u>	<u>£164,820</u>
Comparative figures				
Salaries	Staff time	-	92,903	92,903
Office costs	Staff time	-	53,744	53,744
		<u>£-</u>	<u>£146,647</u>	<u>£146,647</u>

14. GOVERNANCE COSTS

	2022 £	2021 £
Fees paid to the Auditors		
- Audit	6,400	6,400
- Accountancy	4,800	4,800
- Other	1,520	1,040
Other	12,720	12,510
Trustees' travelling expenses (6 Trustees (2019: 6 Trustees))	1,215	244
	<u>£13,935</u>	<u>£12,484</u>

15. STAFF COSTS

	2022 £	2021 £
Wages and salaries	90,623	88,177
Social security costs	4,272	4,726
	<u>£94,895</u>	<u>£97,372</u>
Number of employees: (1 administration; 2 caretaking)	<u>3</u>	<u>3</u>

1 employee earned between £60,000 and £70,000 per annum (2021: the same). No remuneration was paid to any trustees in the current or prior year. Total remuneration for key management personnel was £69,597 (2021: £69,568).

16. GRANTS GIVEN

Grants are paid to a number of Christian denominations and charities for the Clergy and their dependants. Such donations amounted to £178,000 (2020: £203,250) and are included within total grants paid of £190,781 (2021: £223,590) as detailed in note 12 and the Trustees' Report. All grants were paid to institutions.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2022

17. COMMITMENTS

There are no material amounts authorised or contracted for at the year end.

18. FREEHOLD PROPERTIES	Insurance Value £	Book Value 2022 £	Book Value 2021 £	Notes
CHURCHES				
Gordon Square	73,505,260	100	100	f)
Wolverhampton	8,344,389	100	100	a)
OTHER PROPERTIES				
Cooks Place, Albury	3,269,709	100	100	b)
Lyne Cottage, Albury	685,585	100	100	c)
Apostles Chapel, Albury	15,623,860	100	100	d)
OTHER CHURCH				
Paddington Church	33,000,000	1	1	e)
	<u>£134,428,803</u>	<u>£501</u>	<u>£501</u>	

NOTES

- a) Church is let at nominal rent.
- b) Rent is received on these properties.
- c) Occupied by caretaker.
- d) Not currently in use for worship.
- e) Held by local trustees under Declaration of Trust in favour of Head Trustees, previously under lease from Church Commissioners and is still in use by a C.A.C. Congregation.
- f) This Church is let out on a per occasion basis to certain sections of the Christian Church specifically for services of worship. A monthly lunchtime organ recital is given by a group of church organists. The separate English Chapel together with a number of vestries and the whole of the crypt meeting room complex, a basement live/work unit and a basement flat are leased to a section of the Church of England on co-terminus five year leases which were renewed for a further five years from 10 March 2017.

Insurance values indicate the size of the properties but give no indication of the market value if in fact it was possible to sell the Churches. As indicated in the accounting policies, all Churches are over 100 years old and are considered to be fully depreciated. Other properties are adjacent to the particular church, and if now so available are let, but do not, in the opinion of the Trustees, have a sufficiently material value for inclusion in the Balance Sheet, except for the Cloisters which have been refurbished and the flats let (see note 3).

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY**NOTES TO THE FINANCIAL STATEMENTS (continued)****FOR THE YEAR ENDED 31 MARCH 2022****19. PRIOR PERIOD ADJUSTMENT**

Following an exercise carried out to reconcile endowment funds, a misallocation of investment assets between the endowment fund and restricted funds was identified and as such in 2006 and subsequent years, the endowment fund has been understated and restricted funds overstated. An adjustment has been put through the opening comparative funds to correct the misstatement and bring the funds back into line. In addition investment gains and losses have been allocated to the endowment fund going back to 2006 which amounted to £1,169,211 which forms part of this prior period adjustment. A reconciliation of funds is included below:

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total £
Reconciliation of funds:				
Total funds at 31 March 2021 (as previously stated)	9,760,748	17,795,547	766,330	28,322,925
Prior period adjustment	-	(3,169,411)	3,169,411	-
Funds as restated at 31 March 2021	<u>£9,760,748</u>	<u>£14,626,436</u>	<u>£3,935,741</u>	<u>£28,322,925</u>
Reconciliation of funds:				
Total funds at 31 March 2020 (as previously stated)	8,348,025	13,816,917	766,630	22,931,572
Prior period adjustment	-	(2,774,420)	2,774,420	-
Funds as restated at 31 March 2020	<u>£8,348,025</u>	<u>£11,042,497</u>	<u>£3,541,050</u>	<u>£22,931,572</u>

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2022

20. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021
(AS RESTATED)

	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	English Property Fund (Endowment) £	Total 2021 £
Income and endowments from:				
Investments	321,880	463,436	-	785,316
Other trading activities	379	-	-	379
Total	322,259	463,436	-	785,695
Expenditure on:				
<i>Raising funds:</i>				
Investment management costs	-	185,535	-	185,535
<i>Charitable activities:</i>				
Religious	179,997	35,250	-	215,247
Widows and poor	22,248	-	-	22,248
Building maintenance	100,645	211,660	-	312,305
Total charitable activities	302,890	246,910	-	549,800
Total	302,890	432,445	-	735,335
Net income and net movement in funds before gains and losses on investments	19,369	30,991	-	50,360
Net gains on investments				
- realised and unrealised	1,393,354	767,948	394,691	2,555,993
Unrealised losses on revaluation of Investment property	-	2,785,000	-	2,785,000
NET MOVEMENT IN FUNDS	1,412,723	3,583,939	394,691	5,391,353
Reconciliation of funds				
Total funds brought forward (as restated)	8,348,025	11,042,497	3,541,050	22,931,572
Total funds carried forward	£9,760,748	£14,626,436	£3,935,741	£28,322,925

Accounts

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY
(Registered with The Charity Commissioners)

FINANCIAL STATEMENTS

31 MARCH 2021

Registered Charity Number: 245250

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CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT

FOR THE YEAR ENDED 31 MARCH 2021

1. REFERENCE AND ADMINISTRATION

The Trust

The Trust's aims are best described as for "The advancement of the Christian Religion". To this end the Trust holds two funds.

The English Property Fund (an endowment fund), which holds land and buildings and the proceeds of land and buildings previously sold, as a capital fund, the income from which, after meeting administration and maintenance costs, is used for religious and other charitable purposes in connection with the advancement of the Christian Religion.

The General Purposes Fund, which holds investments the income from which, after meeting administration costs, is used for religious and other charitable purposes in connection with the advancement of the Christian Religion.

Trustees

The Trustees who served throughout the year were:-

Jonathan Michael Pitts
Philip Arthur Whittaker
Christopher Benjamin
Trevor Benjamin
Thomas David Baldwin
Anthony John Reynoldson
Jonathan Francis Carter (appointed 2nd December 2020)

The Trustees are appointed by a resolution of the Trustees

Charity Registration Number	245250
Secretary to the Trustees	J C Stacy
Address	2 The Cloisters Gordon Square London WC1H 0AG
Bankers	C. Hoare & Co Ltd 37 Fleet Street London EC4P 4DQ
Solicitors	Hunters Law LLP 9 New Square Lincoln's Inn London WC2A 3QN
Registered Auditors	Haysmacintyre LLP 10 Queen Street Place London EC4R 1AG
Investment Advisers	CCLA Investment Management Limited Senator House, 85 Queen Victoria Street London EC4V 4ET
Investment Powers	The provisions of the Trustee Investments Act 1961 apply, now the Trustee Act 2000

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2021

1. STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

The Charity is governed by a Charity Commission Scheme dated 21st November 1973.

Management

The routine affairs of the Trust are executed by the Secretary to the Trustees who has delegated executive powers to manage the day to day operations of the Trust from the Trust Office at no. 2 The Cloisters Gordon Square London WC1H 0AG.

The Trustees normally have four formal meetings each year. Separate sessions are held for the General Purposes Fund and the English Property Fund. The affairs and business of the Trust are agreed by the Trustees at these quarterly formal meetings and thereafter actioned on their behalf by the Secretary.

The Secretary has day to day access to the Trustees.

The Trustees and their Secretary, as part of their Risk Management commitment, have produced a Procedures Manual setting down the day to day functions of the Charity and a panel of Trustees audit and update the document at regular intervals. Risks both to and from buildings and premises are managed by the employment of professionals (architects and building surveyors) and mitigated by insurance cover, which includes cover for terrorism. Financial investment risks are managed by the employment of external fund managers from CCLA, who manage the Trust's COIF ethical investment portfolio.

Safeguarding issues concerning Christian organisations using the Trust's church buildings have been investigated. These various bodies' safeguarding policies have been vetted by a legal advisor specializing in these matters, who advised the Trustees as to their suitability for purpose. The Trustees are monitoring these organisations' compliance with their written safeguarding policies. The Trustees have their own agreed over-arching policy, which is displayed at each of the Trust's premises.

With these various measures in place the Trustees are confident that risks are contained at an acceptable level.

Trustees

Trustees are selected from members of previous congregations of the Catholic Apostolic Church or those sympathetic to its objectives. A proposed new Trustee is initially interviewed by the Chairman and Trustees. Following approval and appointment, the new Trustee is issued with an information pack detailing the history of the Trust including copies of the various historical Trust deeds and a booklet explaining the role of the Charity Commission. A one to one induction session with the Secretary to the Trustees structured around the Office Procedures Manual, which covers all aspects of the day to day running and organisation of the Trust, is programmed.

Associated Charities

The Trust has one associated charity "The Paddington Church Trust" Charity Registration number 245205.

Staff

The Trust employs an executive officer with the title of "Secretary to the Trustees" and a resident Caretaker and an Assistant to the Caretaker for the Chapel and associated properties at the Albury site near Guildford.

Caretaking services for the Church and Cloisters in Gordon Square, London are provided by the appointed managing agents, Hudsons Property.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2021

3. OBJECTIVES AND ACTIVITIES

The objective of the Trust is advancement of the Christian religion by the making of grants to assist the clergy in the major branches of the Christian Church in the United Kingdom and for the welfare of both poor members and widows of congregations of the Catholic Apostolic Church and for the maintenance of the remaining church buildings from the Catholic Apostolic Church and their appropriate use for worship by other Churches and congregations as agreed.

Public Benefit

The Trustees have consulted the guidance made available by the Charity Commission for England and Wales on the Public Benefit requirement of the Charities Act 2011.

The Trustees are confident that they have complied with their duty under section 17 of the Charities Act 2011 in that they have had due regard to public benefit guidance as currently published by the Commission.

In furtherance of its charitable purposes for the public benefit in the “Advancement of the Christian Religion” the Trustees give details of their activities this financial year under the following two headings “Grants awarded” and “Maintenance of Retained Properties”.

Grants awarded

General Purposes Fund

The Trust holds the General Purposes Fund, which holds investments the income from which, after meeting administration costs, is available for religious and other charitable purposes in connection with the advancement of the Christian Religion.

During the year the following grants were made:-	£
Additional Curates Society	55,000
Forward in Faith Chaplaincy support	16,000
Greek Orthodox Church	25,000
Roman Catholic Church	15,000
Greek Orthodox University Chaplaincy support	20,000
Russian Orthodox Church	15,000
Wolverhampton Christian Fellowship	25,000
	161,000
Various small grants	20,340
	£191,340

English Property Fund

The Trust holds the English Property Fund (an endowment and restricted fund) which holds land and buildings and the proceeds of land and buildings previously sold, as a capital fund, the income from which after meeting administration and maintenance costs is restricted for religious and other charitable purposes in connection with the advancement of the Christian Religion.

During the year the following grant was made:

Forward in Faith general purposes	<u>£32,250</u>
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CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2021

3. OBJECTIVES AND ACTIVITIES (continued)

Maintenance of Retained Properties

The retained properties are maintained as required for historic and listed buildings. During the year the following works were undertaken:-

The Cloisters

The flats in the Cloisters were let by the appointed managing agents Hudsons Property. Routine maintenance tasks were undertaken during the year. Redecoration and some refurbishment works were undertaken on four flats, between occupancies. These were under the supervision, where appropriate, of the Trustees' appointed Architect for the building, Nye Saunders Ltd.

Rental income from these flats is used to support the Trust's objects.

Central Church (commonly known as Christ the King)

The English Chapel, meeting rooms and basement office accommodation is currently leased to Forward in Faith, part of the Church of England. Forward in Faith employs a Priest as chaplain and Eucharist services are held each weekday in the Chapel, which is open to the general public for private devotions from 8.30am until 4pm each working day. However, usage has been severely curtailed by the Government, due to the Covid pandemic

The main Church building is licenced to Euston Church an evangelical outreach of the Church of England (under the oversight of the Bishop of London). Morning and evening services are held every Sunday as well as weekday services and Bible study meetings. Again, usage has been partially curtailed by the Government, due to the Covid pandemic, although substitute on-line services were taken by Clergy based on site.

The main Church is normally also used for monthly public organ recitals, for which no admission charge is made. However, these have not been possible this year due to the Covid pandemic.

This property also houses the Church registers for baptism and marriage for closed Catholic Apostolic Churches in the United Kingdom and also the USA and Canada to which church members and the public have access via the Trustees' Secretary.

Routine maintenance tasks were undertaken during the year. All work is carried out under the supervision of the appointed Architect, Nye Saunders Ltd.

Albury Site Properties

Albury Chapel

This property houses religious archives from the Catholic Apostolic Church and is visited by members of Catholic Apostolic Church congregations from the United Kingdom, Europe, United States, Canada, Australia and S Africa.

Cooks Place

The east end of this property is used by the Albury site Custodian and the west section is leased to a tenant. Rental income from both east and west section accommodation is used to support the Trust's objects. The rental values of the two sections were reassessed during the year by qualified local professionals. Parts of the house are 13th century and it is listed.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2021

3. OBJECTIVES AND ACTIVITIES (continued)

Lyne Cottage

This building is used by the Caretaker.

Routine maintenance tasks on the various properties at Albury were undertaken during the year. All work is carried out under the supervision of the appointed Architect, Nye Saunders Ltd. Nye Saunders also carried out a detailed fabric inspection of the Chapel during the year, to check for any remedial works likely to be needed in the next few years.

Wolverhampton Church

The property is currently leased to The Wolverhampton Christian Fellowship, a non-conformist Church. The Trustees are satisfied that the lessees continue to comply with the issues of a good housekeeping nature identified in the current Fire Risk Assessment.

Routine maintenance tasks have been undertaken during the year, under the supervision of the appointed Architect for the site, Thorne Architecture Ltd.

4. ACHIEVEMENTS AND PERFORMANCE

During the year, the Covid pandemic has necessitated some adjustments. Budgets took account of predicted levels of reduction in various income streams, although in practice income has not suffered as much as anticipated. Office staff (paid and voluntary) worked from home as much as practicable, generally only going in once a week to deal with post received, filing and requests.

Caretaking staff at Albury have not been directly affected by Covid at work, as they live on site. Caretaking in London, after initial concerns regarding the possible effect of changes to public transport, proceeded as normal, subject to appropriate protective measures. Similarly, contractors working at the various properties have generally been able to continue as normal, subject to appropriate protective measures.

The Trustees are satisfied that all current property maintenance requirements as advised by their appointed Architects have either been carried out or are programmed and funded for execution within the time scales recommended.

The Trustees are satisfied that, after providing sufficient funds for building maintenance and reserves for future years, the level of grants made during the year properly utilised the available investment income. The Trustees are satisfied that the Trust is considered a going concern.

The Trustees are satisfied that a reasonable return on investments has been obtained without undue risk (as advised by consultants) and a reasonable income from revenue generating property has been obtained (as advised by consultants). It should be understood that the Trustees maintain an ethical investment policy.

The Trust's funds are held within the COIF Charities Fixed Interest Fund and COIF Charities Ethical Investment Fund and the COIF Charities Property Fund. These are managed by CCLA and are subject to their Socially Responsible Investment policies with which the Trustees are in agreement. The Funds are promoted as Responsible Funds that consider the economic, social and environmental impacts of the companies in which the funds invest and avoid direct investment in areas such as armaments, gambling and tobacco.

The CCLA COIF fund managers have a proactive engagement process with companies in which it invests on non-financial issues which could have a material impact on business such as supply chain management, environmental impacts, human rights and labour standards and the Trustees are in agreement with this approach.

The charity does not carry out any fundraising with the public and has had no complaints in the year with regard to fundraising practices.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2021

5. RISK REVIEW

Risk Area	Likelihood	Impact	Mitigation	Monitoring
External				
Economy	Medium	Low	Financial Advisors	Secretary
Terrorism	Low	High	Insurance Cover	Secretary
Internal				
Investments	Low	Medium	Financial Advisors	Secretary
Buildings				
Income Cloisters	Low/Medium	Low/Medium	Letting Managers	Secretary
Maintenance -				
Central church	Medium	Low	Technical Advisors	Secretary
Cloisters	Medium	Low	Technical Advisors	Secretary
Wolverhampton	Medium	Low	Technical Advisors	Secretary
Albury	Medium	Low	Technical Advisors	Secretary
Paddington	Medium	High	Financial Reserves	Secretary
Personnel - Secretary				
- Failure	Low	Medium	Procedures Manual	Trustees
- Resignation	Low	Medium	Procedures Manual	Trustees
Caretaker				
- Central Church	Low	Medium	Procedures Manual	Secretary
- Albury	Low	Low	Procedures Manual	Secretary

6. FINANCIAL REVIEW

The Trust is reliant on the income from its investments, which are long term funds seeking capital growth and sustainable income with protection from inflation. Income from investments amounted to £785,316, an decrease of £12,338 from the previous year. Investment management costs decreased by £251,095 due to one-off roof repairs and external decoration works at the Cloisters property in the previous year. Investments recorded gains of £2,555,993, due to a recovery in stock markets, which compares with losses of £421,754 in the previous year. The charity's investment properties were revalued in the year by Hudson's, making a gain of £2,785,000.

Covid 19 has had no noticeable effect on finances to 31 March 2021.

The Trustees maintain reserves at a level to provide sufficient income to fund grants made by the General Purposes Fund and to meet costs that may arise on the properties of the English Property Fund. Unrestricted reserves increased to £9,760,748 and restricted funds rose to £18,562,177.

7. PLANS FOR THE FUTURE

PROPERTY

The Trust has a ten year forward maintenance profile in place, identifying the major property maintenance works that are expected to be required over the period to the current building stock, to which estimated costs have been applied. The Trustees are confident that proper allowance has been made on a year by year basis to meet these expenses.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

TRUSTEES REPORT (continued)

FOR THE YEAR ENDED 31 MARCH 2021

8. TRUSTEES' RESPONSIBILITIES STATEMENT (continued)

The Trustees 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).

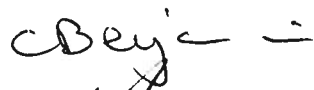
The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 16 June 2021 and signed as authorised on their behalf by:

Trustee



Trustee



INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

Opinion

We have audited the financial statements of Catholic Apostolic Church Trust Property for the year ended 31 March 2021 which comprise the Balance Sheet, the Statement of Financial Activities, the Statement of Cash Flows and 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 charity's affairs as at 31 March 2021 and of the charity's net movement in funds 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 Charities Act 2011.

Basis for opinion

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. 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 charity 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 charity'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 trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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:

- adequate accounting records have not been kept by the charity; or
- sufficient accounting records have not been kept; or
- the charity financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY (continued)

Responsibilities of trustees for the financial statements

As explained more fully in the trustees' responsibilities statement set out on page 6, the trustees 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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.

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 charity and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to compliance with employment law and health and safety regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and payroll taxes.

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 certain accounting estimates. Audit procedures performed by the engagement team included:

- Inspecting minutes of trustees meetings;
- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted with unusual account combinations, postings by unusual users or with unusual descriptions; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

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

Use of this report

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. 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's trustees as a body for our audit work, for this report, or for the opinions we have formed.

Haysmacintyre LLP

Haysmacintyre LLP
Statutory Auditors
Date: 16 June 2021

10 Queen Street Place
London
EC4R 1AG

Haysmacintyre LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

BALANCE SHEET

AS AT 31 MARCH 2021

		2021		2020	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible assets -					
Freehold Property – charitable use	2		501		501
Investment property	3	11,285,000		8,500,000	
Investments	4	16,392,535		13,836,542	
			27,677,535		22,336,542
			27,678,036		22,336,542
CURRENT ASSETS					
Amounts due within one year:					
Debtors	5	112,083		77,914	
Cash at bank and in hand	6	567,327		533,066	
		679,410		610,980	
CREDITORS: amounts due within one year	7	(34,521)		(16,451)	
NET CURRENT ASSETS			644,889		594,529
			£28,322,925		£22,931,572
General Purposes Fund (unrestricted)			9,760,748		8,348,025
English Property Fund (restricted)			18,562,177		14,583,547
FUNDS	8		£28,322,925		£22,931,572

The financial statements were approved and authorised for issue by the Board of the Trustees on 16 June 2021 and were signed below on its behalf by:

Trustee

C. Beya -

Trustee



CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2021

	Notes	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	Total 2021 £	Total 2020 £
Income and endowments from:					
Investments	9	321,880	463,436	785,316	797,654
Other trading activities	10	379	-	379	1,048
Total		<u>322,259</u>	<u>463,436</u>	<u>785,695</u>	<u>798,702</u>
Expenditure on:					
<i>Raising funds:</i>					
Investment management costs	11	-	185,535	185,535	436,630
<i>Charitable activities:</i>					
Religious		179,997	35,250	215,247	225,439
Widows and poor		22,248	-	22,248	40,363
Building maintenance		100,645	211,660	312,305	353,103
Total charitable activities	12	<u>302,890</u>	<u>246,910</u>	<u>549,800</u>	<u>618,905</u>
Total		<u>302,890</u>	<u>432,445</u>	<u>735,335</u>	<u>1,055,535</u>
Net income/(expenditure) and net movement in funds before gains and losses on investments					
		19,369	30,991	50,360	(256,833)
Net (losses) gains on investments					
- realised and unrealised	4	1,393,354	1,162,639	2,555,993	(421,754)
- Unrealised Gain (loss) on revaluation of Investment property		-	2,785,000	2,785,000	-
		<u>1,412,723</u>	<u>3,978,630</u>	<u>5,391,353</u>	<u>(678,587)</u>
Transfers		-	-	-	-
NET MOVEMENT IN FUNDS		<u>1,412,723</u>	<u>3,978,630</u>	<u>5,391,353</u>	<u>(678,587)</u>
Reconciliation of funds					
Total funds brought forward		<u>8,348,025</u>	<u>14,583,547</u>	<u>22,931,572</u>	<u>23,610,159</u>
Total funds carried forward	8	<u>£9,760,748</u>	<u>£18,562,177</u>	<u>£28,322,925</u>	<u>£22,931,572</u>

All incoming resources and resources expended derive from continuing activities.

All gains and losses recognised in the year are included in the Statement of Financial Activities.

The comparative Statement of Financial Activities for the year ended 31 March 2020 is shown in note 21 to these financial statements.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2021

	2021 £	2020 £
Cash flows from operating activities:		
Net cash used in operating activities (see below)	(751,055)	(1,127,833)
Cash flows from investing activities		
Dividends, interest and rents from investments	785,316	869,654
Net cash provided by investing activities	785,316	869,654
Change in cash and cash equivalents in the year	34,261	(258,179)
Cash and cash equivalents at the start of the year	533,066	791,245
Cash and cash equivalents at the end of the year	£567,327	£533,066

RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

Net movement in funds (as per the Statement of Financial Activities)	5,391,353	(678,587)
Adjustments for:		
Gains/(losses) on investments	(5,340,993)	421,754
Dividends, interest and rent from investments	(785,316)	(869,654)
(Increase)/decrease in debtors	(34,169)	(2,732)
Increase in creditors	18,070	1,386
Net cash used in operating activities	(£751,055)	£(1,127,833)

Analysis of changes in net funds

	At 1 April 2020 £	Cash flows £	Other non-cash changes £	At 31 March 2021 £
Cash and bank/deposits	533,066	34,261	-	567,327

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of financial statements are as follows:

a) **Basis of preparation**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019) and, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Catholic Apostolic Church Property meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b) **Preparation of the accounts on a going concern basis**

Having considered future budgets and cash flows, the trustees confirm that they have no material uncertainties about the entity's ability to continue as a going concern for the foreseeable future. The most significant uncertainty that affect the carrying value of assets held by the charity are the level of investment return and the performance of investment markets. Whilst Covid 19 may affect the precise level of grants made, the predicted budgets and the Trust's large investments indicate that it continues to be a going concern for the foreseeable future.

c) **Income**

All incoming resources are included in the SOFA once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. The following specific policies apply to categories of income:

Donations & Grants where related to performance and specific deliverables are accounted for as the charity earns the right to consideration by its performance. Where income is received in advance of its recognition it is deferred and included in creditors. Where entitlement occurs before income being received the income is accrued.

Investment income is credited to income when it is receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

d) **Expenditure and irrecoverable VAT**

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

The cost of generating funds consists of the property management and property repairs and maintenance costs are shown in note 11.

Grants payable are payments made to third parties in the furtherance of the charitable objectives of the Charity. The grants are accounted for where either the trustees have agreed to pay the grant without condition and the recipient has a reasonable expectation that they will receive a grant, or any condition attaching to the grant is outside the control of the charity.

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Overhead and support costs relating to the charitable activities have been apportioned based on staff time. The allocation of overhead and support costs is analysed in note 13. Governance costs comprise direct cost for the statutory and governance expenditure of the charity and have also been allocated to charitable activities.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES (continued)

e) Fixed Assets

Freehold properties are shown at a nominal value. The cost of acquiring these properties has been written off in previous years and is now unknown. All the properties are over one hundred years old and are considered to be fully depreciated. Details of the properties are given in note 18.

f) Investments

Investments are a form of basic financial instrument. They are initially recognised at their transaction value and subsequently valued at their fair value at the balance sheet date using the closing quoted market bid price. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year. The charity holds its Cloister flats as an investment property. These flats are let out and are shown at market value.

g) Funds

The charity has a restricted fund: The English Property Fund, which holds land and buildings and the proceeds of land and buildings previously sold as capital, part of which is endowed. The income from which after meeting administration and maintenance costs is restricted for religious and other charitable purposes in connection with the advancement of the Christian religion.

There is also an unrestricted fund: The General Purposes Fund, which holds investments which may be applied to religious and other charitable objects in connection with the advancement of the Christian religion.

h) Realised gains and losses

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and opening market value (purchase date if later). Unrealised gains and losses are calculated as the difference between the market value at the year end and opening market value (or purchase date if later). Realised and unrealised gains are not separated in the Statement of Financial Activities.

i) Debtors

Debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

j) Cash at bank and in hand

Cash at bank and in hand includes bank accounts, cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

k) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

l) Critical accounting judgements and estimation uncertainty

In preparing these accounts, management has made judgements, estimates and assumptions that affect the application of the charity's accounting policies and the reported assets, liabilities, income and expenditure and the disclosures made in the accounts. The only significant estimation relates to the valuation of the investment property. In the Trustees' opinion there are no indications that the value has changed significantly because rental yields remain consistent.

m) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2021

2.	TANGIBLE FIXED ASSETS	Churches £	Other £	Total £
	Freehold Properties			
	As at 31 March 2021	201	300	501
	As at 31 March 2020	201	300	501
	See note 18 for more details.			
3.	INVESTMENT PROPERTY			
	As at 1 April 2020			8,500,000
	Revaluation			2,785,000
	As at 31 March 2021			£11,285,000
The Cloisters, Gordon Square, have been refurbished in prior years and the flats are let. The property was revalued as at March 2021 by Hudsons Estate Management Services, on an open market basis and have been valued at £11,285,000.				
4.	INVESTMENTS	Cost £	Market Value £	
	As at 1 April 2020	9,531,156	13,836,542	
	Gains and losses on disposals and revaluation	-	2,555,993	
	As at 31 March 2021	£9,531,156	£16,392,535	
	The investments are:			
	COIF Charities Ethical Investment Fund income units		8,280,009	
	COIF Charities Property Fund Income units		1,244,845	
	COIF Ethical Fund		6,867,680	
			£16,392,535	
5.	DEBTORS	2021 £	2020 £	
	Prepayments	112,083	77,914	
6.	CASH AT BANK AND IN HAND			
	The balance shown includes deposits of £198,167 (2020: £383,895) with COIF Charities Deposit Fund. Tenants' deposits are held by the managing agent and are not included in these accounts.			
7.	CREDITORS	2021 £	2020 £	
	Deferred income	23,421	5,351	
	Accrued expenses	11,100	11,100	
		£34,521	£16,451	

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2021

8. ANALYSIS OF CHARITABLE FUNDS – 2021

There are two funds as described in the Trustees' report.

	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	Total £
Tangible fixed assets	-	11,285,501	11,285,501
Investments	9,524,855	6,867,680	16,392,535
Current assets	246,993	432,417	679,410
Current liabilities	(11,100)	(23,421)	(34,521)

Total	£9,760,748	£18,562,177	£28,322,925
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Represented by:

Unrestricted/restricted funds:

Accumulated surpluses	6,009,417	3,526,645	9,536,062
Unrealised investment gains	3,751,331	4,051,964	7,803,295
Capital reserve	-	10,216,938	10,216,938

Endowment fund:

Capital reserve	-	766,630	766,630
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£9,760,748	£18,562,177	£28,322,925
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The movements on the above funds were as follows:-

	Capital Reserve £	Unrealised Investment Gains/(losses) £	Accumulated Surpluses £	Total £
At 1 April 2020	10,983,568	2,462,302	9,485,702	22,931,572
Gains on investments	-	5,340,993	-	5,340,993
Net profit	-	-	50,360	50,360
At 31 March 2021	£10,983,568	£7,803,295	£9,536,062	£28,322,925

ANALYSIS OF CHARITABLE FUNDS - 2020

There are two funds as described in the Trustees' report.

	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	Total £
Tangible fixed assets	-	8,500,501	8,500,501
Investments	8,131,501	5,705,041	13,836,542
Current assets	227,624	383,356	610,980
Current liabilities	(11,100)	(5,351)	(16,451)

Total	£8,348,025	£14,583,547	£22,931,572
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Represented by:

Unrestricted/restricted funds:

Accumulated surpluses	5,990,048	3,495,654	9,485,702
Unrealised investment gains	2,357,977	104,325	2,462,302
Capital reserve	-	10,216,938	10,216,938

Endowment fund:

Capital reserve	-	766,630	766,630
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£8,345,025	£14,583,547	£25,537,923
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CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2021

The movements on the above funds were as follows:-

	Capital Reserve £	Unrealised Investment Gains/(losses) £	Accumulated Surpluses £	Total £
At 1 April 2019	10,983,568	2,994,056	9,742,535	23,610,159
Gains on investments	-	(421,754)	-	(421,754)
Net profit	-	-	(256,833)	(256,833)
At 31 March 2020	<u>£10,983,568</u>	<u>£2,462,302</u>	<u>£9,485,702</u>	<u>£22,931,572</u>

- a) The General Purposes Fund which is unrestricted is available to be spent for any of the purposes of the charity
b) The English Property Fund holds land, buildings and investments, from the proceeds of land and buildings previously sold, which are restricted assets, part of which is endowed, the income from which is restricted for religious and other charitable purposes in connection with the advancement of the Christian Religion.

9. INVESTMENT INCOME	2021 £	2020 £
Dividends	529,523	534,598
Bank interest	120	1,598
Rents received	255,673	261,458
	<u>£785,316</u>	<u>£797,654</u>
10. OTHER TRADING ACTIVITIES	2021 £	2020 £
Book sales	<u>370</u>	<u>1,048</u>
11. INVESTMENT MANAGEMENT COSTS	2021 £	2020 £
Property management	32,996	30,609
Property repairs and maintenance	152,539	406,021
	<u>£185,535</u>	<u>£436,630</u>

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2021

12. CHARITABLE ACTIVITIES - 2021

	Activities undertaken directly Church					
	Grants £	almanacs and sermons £	Property Costs £	Governance costs £	Support Costs £	Total £
Religious	203,250	5,089	-	624	5,284	214,247
Widows and Poor	19,340	-	-	624	2,284	22,248
Albury grant	1,000	-	-	-	-	1,000
Building maintenance	-	-	161,990	11,236	139,079	312,305
	<u>£223,590</u>	<u>£5,089</u>	<u>£161,990</u>	<u>£12,484</u>	<u>£146,647</u>	<u>£549,800</u>

CHARITABLE ACTIVITIES - 2020

	Activities undertaken directly Church					
	Grants £	almanacs and sermons £	Property Costs £	Governance costs £	Support Costs £	Total £
Religious	209,000	9,051	-	785	5,603	224,439
Widows and Poor	36,975	-	-	785	2,603	40,363
Albury grant	1,000	-	-	-	-	1,000
Building maintenance	-	-	219,235	11,236	119,744	353,103
	<u>£246,975</u>	<u>£9,051</u>	<u>£219,235</u>	<u>£15,694</u>	<u>£127,950</u>	<u>618,905</u>

12A. CHARITABLE ACTIVITIES ANALYSED BY FUND

	General Purposes Fund £	English Property Fund £	2021 Total £	General Purposes Fund £	English Property Fund £	2020 Total £
Religious	179,997	35,250	215,247	179,439	46,000	225,439
Widows and poor	22,248	-	22,248	40,363	-	40,363
Building maintenance	100,645	211,660	312,305	95,376	257,727	353,103
	<u>£302,890</u>	<u>£246,910</u>	<u>£549,800</u>	<u>£346,615</u>	<u>£323,508</u>	<u>£618,905</u>

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2021

13. ALLOCATION OF SUPPORT COSTS AND OVERHEADS

The breakdown of support costs and how these are allocated between raising funds and charitable activities is set out below.

Cost type	Basis of apportionment	Raising Funds £	Charitable Activities £	Total £
Salaries	Staff time	-	92,903	92,903
Office costs	Staff time	-	53,744	53,744
		<u>£-</u>	<u>£146,647</u>	<u>£146,647</u>
Comparative figures				
Salaries	Staff time	-	97,372	97,372
Office costs	Staff time	-	30,578	30,578
		<u>£-</u>	<u>£127,950</u>	<u>£127,950</u>

14. GOVERNANCE COSTS

	2021 £	2020 £
Fees paid to the Auditors		
- Audit	6,400	6,400
- Accountancy	4,800	4,700
- Other	1,040	2,936
Other	12,510	14,036
Trustees' travelling expenses (6 Trustees (2020: 6 Trustees))	244	1,659
	<u>£12,484</u>	<u>£15,695</u>

15. STAFF COSTS

	2021 £	2020 £
Wages and salaries	88,445	91,987
Social security costs	4,458	5,385
	<u>£92,903</u>	<u>£ 97,372</u>
Number of employees: (1 administration; 2 caretaking)	<u>3</u>	<u>3</u>

1 employee earned between £60,000 and £70,000 per annum (2020: the same). No remuneration was paid to any trustees. Total remuneration for key management personnel was £69,598 (2020: £69,250). Included in the 2020 salaries figure was an ex-gratia payment of £10,000 to a former employee.

16. GRANTS GIVEN

Grants are paid to a number of Christian denominations and charities for the Clergy and their dependants. Such donations amounted to £203,250 (2020: £209,000) and are included within total grants paid of £223,590 (2020: £246,975) as detailed in note 12 and the Trustees' Report. All grants were paid to institutions.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY**NOTES TO THE FINANCIAL STATEMENTS (continued)****FOR THE YEAR ENDED 31 MARCH 2021****17. COMMITMENTS**

There are no material amounts authorised or contracted for at the year end.

18. FREEHOLD PROPERTIES	Insurance Value £	Book Value 2021 £	Book Value 2020 £	Notes
CHURCHES				
Gordon Square	59,583,047	100	100	a)
Wolverhampton	7,674,449	100	100	b)
OTHER PROPERTIES				
Cooks Place, Albury	3,007,196	100	100	c)
Lyne Cottage, Albury	630,543	100	100	d)
Apostles Chapel, Albury	14,369,479	100	100	e)
OTHER CHURCH				
Paddington Church	33,000,000	1	1	f)
	<u>£118,264,714</u>	<u>£501</u>	<u>£501</u>	

NOTES

- a) This Church is let out on a per occasion basis to Euston Church, a Church plant of the Church of England, specifically for services of worship. A monthly lunchtime organ recital is given by a group of church organists. The separate English Chapel together with a number of vestries and the whole of the crypt meeting room complex, a basement live/work unit and a basement flat are leased to a section of the Church of England on co-terminus five year leases which were renewed for a further five years from 10 March 2017.
- b) Church is let at nominal rent.
- c) Rent is received on these properties.
- d) Occupied by caretaker.
- e) Not currently in use for worship.
- f) Held by local trustees under Declaration of Trust in favour of Head Trustees, previously under lease from Church Commissioners and is still in use by a C.A.C. Congregation.

Insurance values indicate the size of the properties but give no indication of the market value if in fact it was possible to sell the Churches. As indicated in the accounting policies, all Churches are over 100 years old and are considered to be fully depreciated. Other properties are adjacent to the particular church, and if now so available are let, but do not, in the opinion of the Trustees, have a sufficiently material value for inclusion in the Balance Sheet, except for the Cloisters which have been refurbished and the flats let (see note 3).

19. RELATED PARTIES

The charity did not have any related party transaction in either the current or prior year.

CATHOLIC APOSTOLIC CHURCH TRUST PROPERTY

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2021

20. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2020

	General Purposes Fund (Unrestricted) £	English Property Fund (Restricted) £	Total 2020 £
Income and endowments from:			
Investments	330,733	466,921	797,654
Other trading activities	1,048	-	1,048
Total	331,781	466,921	798,72
Expenditure on:			
<i>Raising funds:</i>			
Investment management costs	-	436,630	436,630
<i>Charitable activities:</i>			
Religious	179,439	46,000	225,439
Widows and poor	40,363	-	40,363
Building maintenance	95,376	257,727	353,103
Total charitable activities	315,178	303,727	618,905
Total	315,178	740,357	1,055,535
Net income and net movement in funds before gains and losses on investments	16,603	(273,436)	(256,833)
Net gains on investments			
- realised and unrealised	(245,840)	(175,914)	(421,754)
Unrealised losses on revaluation of Investment property	-	-	-
NET MOVEMENT IN FUNDS	(229,237)	(449,350)	(678,587)
Reconciliation of funds			
Total funds brought forward	8,627,262	14,982,897	23,610,159
Total funds carried forward	£8,348,025	£14,583,547	£22,931,572