

The Fellowship Property Trust

England & Wales · Charity number 251395

Details

Other names	THE FELLOWSHIP OF INDEPENDENT EVANGELICAL CHURCHES LIMITED, F I E C LTD, FIEC LIMITED, FIEC PRACTICAL SERVICES
Status	Registered
Legal form	Charitable company
Company number	00225717
Registered	1967-02-20
Register	View on the Charity Commission register

Contact

Address	The Fellowship Property Trust 41 The Point Market Harborough LE16 7QU
Phone	03333553552
Email	admin@fpt.org.uk

Activities

Objects: - TO ADVANCE THE EVANGELICAL CHRISTIAN FAITH WHICH SHALL MEAN THE FAITH BASED UPON THE DOCTRINAL BASIS OF THE FELLOWSHIP OR SUCH OTHER SIMILAR DOCTRINAL BASIS AS THE COMPANY SHALL APPROVE;- TO ACT AS TRUSTEE FOR THE FELLOWSHIP AND CHURCHES AFFILIATED THERETO AND TO PROMOTE, AID AND FURTHER THE OBJECTS AND WORK OF THE FELLOWSHIP IN SUCH WAYS AS THE COMPANY SHALL DETERMINE, SUBJECT ALWAYS TO THE FELLOWSHIP HAVING AND CONTINUING TO HAVE EXCLUSIVE CHARITABLE OBJECTS; AND- TO ACT AS TRUSTEE FOR OTHER FELLOWSHIPS OF CHURCHES, FOR INDIVIDUAL CHURCHES AFFILIATED THERETO AND FOR UNAFFILIATED CHURCHES AND TO PROMOTE, AID AND FURTHER THE OBJECTS AND WORK THEREOF IN SUCH WAYS AS THE COMPANY SHALL DETERMINE SUBJECT ALWAYS TO SUCH FELLOWSHIPS AND CHURCHES HAVING AND CONTINUING TO HAVE EXCLUSIVE CHARITABLE OBJECTS AND SUBJECT TO SUCH FELLOWSHIPS AND CHURCHES BEING IN AGREEMENT WITH AND CONDUCTING THEIR AFFAIRS CONSISTENTLY WITH THE DOCTRINAL BASIS OF THE FELLOWSHIP OR SUCH OTHER SIMILAR DOCTRINAL BASIS AS THE COMPANY SHALL APPROVE.

Activities: Provision of trusteeship and other related advice services

Classification

- **How:** Provides Advocacy/advice/information
- **What:** Religious Activities
- **Who:** Other Charities Or Voluntary Bodies

Geography

- Northern Ireland
- Scotland
- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2024-10-31	£15,737	£20,952	-	-
2023-10-31	£2,777	£99,339	-	-
2022-10-31	£219,210	£291,335	-	-
2021-10-31	£40,250	£190,298	-	-
2020-10-31	£250,273	£148,436	-	-

Trustees

Name	Role	Appointed
MR JOHN STEVENS	Chair	2011-03-30
ANDREW PAUL BOULTER		
JONATHAN IAN BOND		2012-02-14
REVEREND PHILIP KEITH WALTER		2017-04-18
RICHARD JOHN UNDERWOOD		

The Fellowship Property Trust

England & Wales - Charity number 251395

Accounts

The Fellowship Property Trust

41 The Point
Market Harborough
LE16 7QU

0333 355 3552
admin@fpt.org.uk

Date 29/7/2023

Cheyette & Co.,
167 London Road,
Leicester
LE2 1EG

Dear Sirs,

Management Representation

We confirm to the best of our knowledge and belief that we have made appropriate enquiries of management and staff with sufficient knowledge and experience and, where necessary, have inspected supporting documentation sufficient to satisfy ourselves that we can properly make each of the following representations to you in connection with your preparation of the financial statements of The Fellowship Property Trust for the year ended 31st October 2022.

- 1) We confirm that an audit of the financial statements for the year ended 31st October 2022 is not required. In particular, we confirm
 - a) the charitable company was entitled to exemption under section 477 of the Companies Act 2006 and section 144 (2) of the Charities Act 2011 from the requirement to have its financial statements for the year ended 31st October 2022 audited;
 - b) the charitable company has not received any notice from 10% or more of the members requiring an audit of the charitable company's financial statements;
 - c) an audit is not required under the terms of the charitable company's Articles of Association;
 - d) no third parties have requested an audit of the financial statements;
 - e) the charitable company is not part of a group;
 - f) the charitable company is not carrying on an insurance market activity; and
 - g) the charitable company is not an authorised insurance company, a banking company, an e-money insurer, a MiFID investment firm or a UCITS management company.
- 2) We acknowledge as trustee directors our responsibilities, as set out in the terms of engagement, under the Companies Act 2006 and the Charities Act 2011 for preparing financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), for being satisfied that they give a true and fair view and for making accurate representations to you.

We have provided all relevant information and access as set out in the terms of engagement and all transactions have been recorded and are reflected in the financial statements.

The Fellowship Property Trust is a registered charity in England & Wales (charity number 251395) and in Scotland (charity number SCO39913).

It is a company limited by guarantee, registered in England & Wales (company number 225717)
The Registered Office is 41 The Point, Market Harborough LE16 7QU

3) We acknowledge our responsibility for the design, implementation and maintenance of internal control systems to prevent and detect error and fraud and confirm that our assessment of fraud risk concludes that the risk of material misstatement due to fraud is low.

We are not aware of any irregularities, including fraud, involving management or employees of the charitable company; nor are we aware of any breaches or possible breaches of statute, regulations, contracts, agreements or the charitable company's Articles of Association which might prejudice the charitable company's going concern status or that might result in the charitable company suffering significant penalties or other loss. No allegations of such irregularities, including fraud, or such breaches have come to our notice.

4) Law and Regulations

We confirm that the charitable company has complied with all law and regulations relevant to the activities of the charitable company during the year.

5) Fixed Assets

(a) The charitable company has a satisfactory title to all fixed assets included in the financial statements.

(b) All fixed assets to which the charitable company has satisfactory title are included in the financial statements.

(c) All amounts of expenditure capitalised in respect of fixed assets as detailed in the financial statements represents expenditure incurred in acquiring additional assets or improving existing assets. No expenditure capitalised is of a revenue nature.

6) Debtors

Balances included in the financial statements are all valid debtors or prepayments. Bad debts written off are complete as far as the trustee directors are aware and full provision has been made against specific debts which are known or may be expected to be irrecoverable.

7) Other Current Assets

In our opinion, other current assets are expected to realise in the ordinary course of business at least the amounts at which they are stated in the Balance Sheet.

8) Liabilities

All known liabilities of material amount at 31st October 2022 are shown in the financial statements including the liability for all purchases to which title has passed prior to 31st October 2022.

9) Capital Commitments

At 31st October 2022 there were no commitments for capital expenditure.

10) Contingent Liabilities

No contingent liabilities existed at 31st October 2022.

11) Subsequent Events

The Fellowship Property Trust

41 The Point
Market Harborough
LE16 7QU

0333 355 3552
admin@fpt.org.uk

No events have occurred between 31st October 2022 and the date of this letter which could materially affect the financial statements.

12) Transactions with Trustee Directors

All transactions with the trustee directors for the year ended 31st October 2022 are disclosed in the notes to the accounts.

13) Other Related Party Transactions

All information regarding the identification of related parties has been provided and all related party transactions for the year ended 31st October 2022 are disclosed in the notes to the financial statements.

14) In our opinion, the charitable company continues to operate viably and will have adequate resources to finance its obligations during the course of the twelve months from the date of this letter. The financial statements for the year ended 31st October 2022 have therefore been properly prepared on a going concern basis.

15) We believe that significant assumptions, where used in making accounting estimates, are reasonable.

16) Except as disclosed in the financial statements, the results for the year were not materially affected by:-

- (a) transactions of a sort not usually undertaken by the charitable company,
- (b) circumstances of an exceptional or non-recurrent nature,
- (c) charges or credits relating to prior periods or
- (d) any change in the basis of accounting.

Any expenditure included in the financial statements (where receipts or vouchers were not available) was properly made in connection with the carrying on of the charitable company's activities, unless specifically notified to you as being of a private nature.

17) Donations, legacies and similar income

All donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to you. There have been no breaches of terms or conditions during the period in the application of such income.

Yours faithfully,



Alan W.J. Stevens

Signed on behalf of the board of trustee directors

The Fellowship Property Trust is a registered charity in England & Wales (charity number 251395) and in Scotland (charity number SC039913).

It is a company limited by guarantee, registered in England & Wales (company number 225717)
The Registered Office is 41 The Point, Market Harborough LE16 7QU

Charity registration number 251395

Company registration number 00225717 (England and Wales)

THE FELLOWSHIP PROPERTY TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022

THE FELLOWSHIP PROPERTY TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	J I Bond A P Boulter A W J Stevens R J Underwood P K Walter
Charity number	251395
Company number	00225717
Principal address	41 The Point Market Harborough Leicestershire LE16 7QU
Registered office	41 The Point Market Harborough Leicestershire LE16 7QU
Independent examiner	Philip John Dymond FCCA Cheyettes Ltd 167 London Road Leicester LE2 1EG

THE FELLOWSHIP PROPERTY TRUST

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THE FELLOWSHIP PROPERTY TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 OCTOBER 2022

The trustees present their annual report and financial statements for the year ended 31 October 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (published in October 2019).

Objectives and activities

The object of The Fellowship Property Trust ('FPT') is to advance the Evangelical Christian Faith. In seeking to advance this, the charitable company acts in a corporate trustee capacity for church properties and seeks to further the objects and work of The Fellowship of Independent Evangelical Churches ('FIEC').

The trustees have considered the general guidance issued by the Charity Commission on public benefit and, in particular, its supplementary guidance on the advancement of religion for the public benefit.

Achievements and performance

During the year the charitable company continued to implement the strategy agreed in its Business Plan. This acknowledged an ongoing period of managed decline as client churches leave our trust holding, mainly by way of converting to Charitable Incorporated Organisation status or transferring to an alternative trust holding provider.

In addition, we strove to ensure that client churches:

- have governing documents that are legally compliant and are of a standard to allow for registration with the Charity Commission, and so
- are prepared, where relevant, for fulfilling their responsibilities should The Charities (Exception from Registration) Regulations 1996, as amended by The Charities (Exception from Registration) (Amendment) Regulations 2014, not be extended beyond 31 March 2031.

The charitable company has made a conscious decision not to accept any new client churches into its trust holding. The intention this year has continued to be to encourage churches to transfer their trust holding away from FPT.

In reviewing progress, the Board recorded a fall in the number of client churches from 170 in 2021 to 135 at 31st October 2022.

Financial review

Income from charitable activities totalled £32k (2021: £35k) while total income was £219k (2021: £40k).

The decrease in charitable income activities was due to a combination of churches leaving FPT's trust holding and a reduction in requests for model documents. The reason for the increase in total income was due to FPT being able to recoup costs that would otherwise have been passed onto individual churches from a restricted fund that the Charity Commission had authorised the company to use as a grant scheme.

Expenditure on charitable activities rose to £291k (2021: £190k). The significant variances to 2021 were largely due to increased legal costs being incurred in the winding up program connected to trust holding and property matters (£84k).

Overall, the company had an operating deficit of £72k (2021 £150k deficit). A substantial deficit was anticipated as the company moves towards winding down its Trust holding work over the next year or two.

At the end of the year total funds were £164k (2021: £236k).

THE FELLOWSHIP PROPERTY TRUST

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

FOR THE YEAR ENDED 31 OCTOBER 2022

Reserves policy

The Board previously sought to hold available unrestricted funds sufficient to cover forecast operating losses over the next 5 years plus 2 years operational expenditure. At the end of October 2022, the available unrestricted funds held in bank accounts was £129k. In view of the revised Business Plan aimed at withdrawing from trust holding within a shorter time frame than 5 years these were felt to be sufficient, albeit the Board recognise the importance of closely monitoring this as a matter of prudence and good governance. Some of the increase in legal costs incurred by the company for a Deeds Reviews prior to beginning the transfer away from the company can legitimately be recharged to the churches – a Charity Commission approved grant scheme is available to churches to help them cover this specific cost if it is necessary.

Risk review

The major risks are around maintaining suitably skilled staff and the reduction in available unrestricted funds to cover ongoing costs.

Plans for future periods

The ongoing plan for the business is to wind it down as soon as is practical. This involves all the churches we currently have a trust holding responsibility for, either setting up a CIO into which can be transferred any buildings or finding an alternative trust holding provider. This desired outcome is being actively pursued.

Structure, governance and management

The Fellowship Property Trust (FPT) is a registered charity and trust corporation and is a company limited by guarantee, without share capital. It was incorporated in 1927 and is governed by its Articles of Association. The name of the charitable company prior to 5th December 2019 was The Fellowship of Independent Evangelical Churches Limited (FIEC Ltd). This change of name was undertaken to help avoid the ongoing confusion amongst churches that the charitable company was the same as The Fellowship of Independent Evangelical Churches.

The trustees, who are also the directors for the purpose of company law, and who served during the year were:

J I Bond

A P Boulter

J R Prime

(Resigned 13 May 2022)

A W J Stevens

R J Underwood

P K Walter

The trustees of FPT are appointed by the members. The members are:

- the trustees of FPT;
- the trustees of FIEC.

The trustees of FIEC have voting rights of 3:1 in proportion to voting rights of trustees of FPT. None of the trustees has any beneficial interest in the charitable company. All of the trustees are members of the charitable company and guarantee to contribute £1 in the event of a winding up.

Although they are separate charities, FPT works closely with FIEC, a Charitable Incorporated Organisation, Registered in England with charity number 1168037 and in Scotland with charity number SC047080 (FIEC), whilst complying fully with GDPR legislation and working within our Privacy Statement.

The majority of churches for which FIEC Limited acts as holding trustee are also affiliated to FIEC.

At 31st October 2022, two of the FPT trustees were employed by FIEC (one being the Church Relations Director of the company who is seconded by FIEC for a period of time each week to undertake the role). The charitable company is, therefore, particularly careful to ensure that the inevitable conflicts of interest and loyalty are managed well in accordance with its Articles of Association and the subordinate Conflicts of Interest and Loyalty Policy.

THE FELLOWSHIP PROPERTY TRUST

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

FOR THE YEAR ENDED 31 OCTOBER 2022

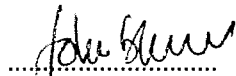
Funds held as custodian trustee

All funds held by the charitable company on behalf of churches are held in accordance with the objectives outlined above and in accordance with the individual church trusts.

At the end of this current financial period Trust Holding Funds held by FPT Limited stood at £1,752k. This figure includes two amounts (referred to in last year's report), Courtney Memorial £478k and Melton Chapel £183k, which were funds held from the sale of the respective properties which the Charity Commission have authorised us to use as the Grant Fund referred to earlier. This leaves a balance of £1,091k being held on behalf of churches. Since the year end £53k has been returned to Cockfield Congregational Church, £277k to FIEC minus costs (from sale Hythe Fields Gospel Church), and £479k to FIEC minus costs (from the sale of St Leonards Congregation Church manse - 78 London Road, Hastings)..

This report has been prepared having taken advantage of the small companies exemption in the Companies Act 2006.

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



.....
A W J Stevens

Director and trustee

Dated: 24/7/2023

THE FELLOWSHIP PROPERTY TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE FELLOWSHIP PROPERTY TRUST

I report on the financial statements of the charitable company for the year ended 31 October 2022, which are set out on pages 5 to 13.

Respective responsibilities of trustees and examiner

The charitable company's trustees, who are also the directors of The Fellowship Property Trust for the purposes of company law, are responsible for the preparation of the financial statements. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- (i) examine the financial statements under section 145 of the 2011 Act;
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the financial statements present a 'true and fair view' and the report is limited to those matters set out in the next statement.

Independent examiner's statement

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

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - (ii) to prepare financial statements which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities;have not been met or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

Philip John Dymond FCCA
Chartered Certified Accountant
Dated:

THE FELLOWSHIP PROPERTY TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 OCTOBER 2022

		Unrestricted	Unrestricted
		2022	2021
	Notes	£	£
<u>Income from:</u>			
Donations and legacies	2	187,130	4,954
Charitable activities	3	32,008	35,100
Investments	4	72	196
		<hr/>	<hr/>
Total income		219,210	40,250
		<hr/>	<hr/>
<u>Expenditure on:</u>			
Charitable activities	5	291,335	190,298
		<hr/>	<hr/>
Net expenditure for the year/ Net movement in funds		(72,125)	(150,048)
Fund balances at 1 November 2021		236,491	386,539
		<hr/>	<hr/>
Fund balances at 31 October 2022		164,366	236,491
		<hr/> <hr/>	<hr/> <hr/>

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

All income and expenditure derive from continuing activities.

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

THE FELLOWSHIP PROPERTY TRUST

BALANCE SHEET

AS AT 31 OCTOBER 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	9		353		1,494
Current assets					
Debtors	10	51,871		88,485	
Cash at bank and in hand		129,123		173,625	
		<u>180,994</u>		<u>262,110</u>	
Creditors: amounts falling due within one year	11	<u>(16,981)</u>		<u>(27,113)</u>	
Net current assets			164,013		234,997
Total assets less current liabilities			<u>164,366</u>		<u>236,491</u>
Income funds					
Unrestricted funds			164,366		236,491
			<u>164,366</u>		<u>236,491</u>


The charitable company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 October 2022. No member of the charitable company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements.

The trustees' responsibilities for ensuring that the charitable company keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the charitable company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the charitable company.

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

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 20/7/2023


.....
A W J Stevens
Trustee

Company registration number 00225717

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 OCTOBER 2022

1 Accounting policies

Charity information

The Fellowship Property Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is 41 The Point, Market Harborough, Leicestershire, LE16 7QU.

1.1 Accounting convention

The accounts have been prepared in accordance with the charitable company's Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (published in October 2019). The charitable company is a Public Benefit Entity as defined by FRS 102.

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

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

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

1.2 Going concern

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

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

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

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charitable company.

1.4 Incoming resources

Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received, except when donors specify that sums given to the charitable company must be used in future accounting periods, the income is then deferred until those periods.

Cash donations are recognised on receipt. Other donations are recognised once the charitable company has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charitable company has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2022

1 Accounting policies

(Continued)

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

1.10 Retirement benefits

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

2 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Donations and gifts	187,130	4,954

3 Charitable activities

	2022	2021
	£	£
Trusteeship and model document income	32,008	35,100

4 Investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Interest receivable	72	196

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2022

5 Charitable activities

	2022 £	2021 £
Staff costs	31,988	35,892
Depreciation and impairment	1,141	1,141
Trustees expenses	4,689	2,516
Insurance	16,905	9,473
Professional charges	217,500	133,332
Independent examiner's fee	1,360	1,300
Office expenses	2,963	2,138
Sundry expenses	3,934	4,309
Bank charges	264	197
Bad debts	10,591	-
	<u>291,335</u>	<u>190,298</u>
	<u>291,335</u>	<u>190,298</u>

6 Trustees

Expenses of £4,689 were reimbursed to 2 trustees (prior year £2,516 to 2 trustees) in respect of travel and meetings; none of the trustees (or any persons connected with them) received any remuneration or benefits from the charitable company during the year.

7 Employees

Number of employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Management and administration	<u>1</u>	<u>2</u>

Employment costs

	2022 £	2021 £
Wages and salaries	31,988	34,554
Other pension costs	-	1,338
	<u>31,988</u>	<u>35,892</u>

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

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2022

8 Taxation

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

9 Tangible fixed assets

	Fixtures and fittings £
Cost	
At 1 November 2021	4,564
At 31 October 2022	4,564
Depreciation and impairment	
At 1 November 2021	3,070
Depreciation charged in the year	1,141
At 31 October 2022	4,211
Carrying amount	
At 31 October 2022	353
At 31 October 2021	1,494

10 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	8,280	7,680
Other debtors	41,115	78,072
Prepayments and accrued income	2,476	2,733
	<u>51,871</u>	<u>88,485</u>

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2022

11 Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	15,621	25,813
Accruals and deferred income	1,360	1,300
	<u>16,981</u>	<u>27,113</u>

12 Operating lease commitments

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

	2022	2021
	£	£
Within one year	733	978
Between two and five years	-	733
	<u>733</u>	<u>1,711</u>

13 Related party transactions

The trustees of the charity are appointed by the Board together with the trustees of The Fellowship of Independent Evangelical Churches. During the year, the charitable company received £1,430 for contribution to various expenses (2021 - £982). In addition, the Trust recharged various expenses to the charitable company of £34,183 (2021 - £29,481).

A. Boulter, a trustee of the charitable company charged £1,097 for property consultancy advice.

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2022

14 Trust assets and liabilities

A summary of the funds and corresponding assets at cost for which the charitable company is trustee is set out below. The value of churches, manses and other properties transferred when the trust was accepted are excluded from these figures. Properties purchased from Trust funds, whilst under management, are included at cost.

	2022 £	2021 £
Trust funds for churches and other trusts held in:		
Property	199,144	199,144
Due from/(to) The Fellowship Property Trust	(42,622)	(67,156)
	<u>156,522</u>	<u>131,988</u>
Monies held on behalf of church trusts	<u>1,752,359</u>	<u>1,262,882</u>

The Fellowship Property Trust

England & Wales - Charity number 251395

Accounts

Charity registration number 251395

Company registration number 00225717 (England and Wales)

**THE FELLOWSHIP PROPERTY TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2021**

THE FELLOWSHIP PROPERTY TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	J I Bond A P Boulter J R Prime A W J Stevens R J Underwood P K Walter
Charity number	251395
Company number	00225717
Principal address	41 The Point Market Harborough Leicestershire LE16 7QU
Registered office	41 The Point Market Harborough Leicestershire LE16 7QU
Independent examiner	Philip John Dymond FCCA Cheyettes Ltd 167 London Road Leicester LE2 1EG

THE FELLOWSHIP PROPERTY TRUST

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Statement of financial activities	5
Balance sheet	6
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THE FELLOWSHIP PROPERTY TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 OCTOBER 2021

The trustees present their annual report and financial statements for the year ended 31 October 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (published in October 2019).

Objectives and activities

The object of The Fellowship Property Trust ('FPT') is to advance the Evangelical Christian Faith. In seeking to advance this, the charitable company acts in a corporate trustee capacity for church properties and seeks to further the objects and work of The Fellowship of Independent Evangelical Churches ('FIEC').

The trustees have considered the general guidance issued by the Charity Commission on public benefit and, in particular, its supplementary guidance on the advancement of religion for the public benefit.

Achievements and performance

During the year the charitable company continued to implement the strategy agreed in its Business Plan. This acknowledged an ongoing period of managed decline as client churches leave our trust holding, mainly by way of converting to Charitable Incorporated Organisation status or transferring to an alternative trust holding provider.

In addition, we strove to ensure that client churches:

- have governing documents that are legally compliant and are of a standard to allow for registration with the Charity Commission, and so
- are prepared, where relevant, for fulfilling their responsibilities should The Charities (Exception from Registration) Regulations 1996, as amended by The Charities (Exception from Registration) (Amendment) Regulations 2014, not be extended beyond 31 March 2031.

The charitable company has made a conscious decision not to accept any new client churches into its trust holding. The intention this year has continued to be to encourage churches to transfer their trust holding away from FPT.

In reviewing progress, the Board recorded a fall in the number of client churches from 185 in 2020 to 170 at 31st October 2021.

Financial review

Income from charitable activities totalled £35k (2020: £42k) while total income was £40k (2020: £250k).

The decrease in charitable income activities was due to a combination of churches leaving FPT's trust holding and a reduction in requests for model documents. The significant factor in the drop in total income was down to FPT not benefiting from the net gain on the disposal of tangible assets like it had done in 2020 (£205k).

Expenditure on charitable activities rose to £190k (2020: £148k). The significant variances to 2020 were a reduction in staff costs of £19k but an additional spend on legal fees (Edward Connor) of £62k relating to work undertaken by them on various trust holding and property matters.

Overall, the company had an operating deficit of £150k (2020 £103k deficit excluding the £205k gain on the disposal of tangible fixed assets). A substantial deficit was anticipated as the company moves towards winding down its Trust holding work over the next year or two.

At the end of the year total funds were £236k (2020: £387k).

THE FELLOWSHIP PROPERTY TRUST

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

FOR THE YEAR ENDED 31 OCTOBER 2021

Reserves policy

The Board aims to hold available unrestricted funds sufficient to cover forecast operating losses over the next 5 years plus 2 years operational expenditure. At the end of October 2021, the available unrestricted funds held in bank accounts of £148k. In view of the revised Business Plan aimed at withdrawing from trust holding within a shorter time frame than 5 years these were felt to be sufficient, albeit the Board recognise the importance of closely monitoring this as a matter of prudence and good governance. Some of the increase in legal costs incurred by the company for a Deeds Reviews prior to beginning the transfer away from the company can legitimately be recharged to the churches – a Charity Commission approved grant scheme is available to churches to help them cover this specific cost if it is necessary.

Risk review

The major risks are around maintaining suitably skilled staff and the reduction in available unrestricted funds to cover ongoing costs.

Plans for future periods

The ongoing plan for the business is to wind it down as soon as is practical. This involves all the churches we currently have a trust holding responsibility for, either setting up a CIO into which can be transferred any buildings or finding an alternative trust holding provider. This desired outcome is being actively pursued.

Structure, governance and management

The Fellowship Property Trust (FPT) is a registered charity and trust corporation and is a company limited by guarantee, without share capital. It was incorporated in 1927 and is governed by its Articles of Association. The name of the charitable company prior to 5th December 2019 was The Fellowship of Independent Evangelical Churches Limited (FIEC Ltd). This change of name was undertaken to help avoid the ongoing confusion amongst churches that the charitable company was the same as The Fellowship of Independent Evangelical Churches.

The trustees, who are also the directors for the purpose of company law, and who served during the year were:

J I Bond

A P Boulter

A P Nicholson

(Resigned 31 December 2020)

J R Prime

P J Shelley

(Resigned 7 January 2021)

A W J Stevens

R J Underwood

P K Walter

The trustees of FPT are appointed by the members. The members are:

- the trustees of FPT;
- the trustees of FIEC.

The trustees of FIEC have voting rights of 3:1 in proportion to voting rights of trustees of FPT. None of the trustees has any beneficial interest in the charitable company. All of the trustees are members of the charitable company and guarantee to contribute £1 in the event of a winding up.

Although they are separate charities, FPT works closely with FIEC, a Charitable Incorporated Organisation, Registered in England with charity number 1168037 and in Scotland with charity number SC047080 (FIEC), whilst complying fully with GDPR legislation and working within our Privacy Statement.

The majority of churches for which FIEC Limited acts as holding trustee are also affiliated to FIEC.

THE FELLOWSHIP PROPERTY TRUST

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

FOR THE YEAR ENDED 31 OCTOBER 2021

Three of the FPT trustees are employed by FIEC (one being the Church Relations Director of the company who is seconded by FIEC for a period of time each week to undertake the role). The charitable company is, therefore, particularly careful to ensure that the inevitable conflicts of interest and loyalty are managed well in accordance with its Articles of Association and the subordinate Conflicts of Interest and Loyalty Policy.

Trustees receive training with regards to charity governance and the trustholding work of FPT.

Funds held as custodian trustee

All funds held by the charitable company on behalf of churches are held in accordance with the objectives outlined above and in accordance with the individual church trusts.

At the end of this current financial period Trust Holding Funds held by FPT Limited stood at £1,263k. This figure includes two amounts (referred to in last year's report), Courtney Memorial £298k and Melton Chapel £186k, which were funds help from the sale of the respective properties. An application made to the Charity Commission was approved during the year for these funds to be utilised as a Grant Scheme to help support churches with their legal costs in leaving the company's trust holding. This leaves a balance of £779k being held on behalf of churches. Since the year end £312k has been returned to one of the churches we hold funds for.

This report has been prepared having taken advantage of the small companies exemption in the Companies Act 2006.

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



A W J Stevens

Director and trustee

Dated: 05/08/2022

THE FELLOWSHIP PROPERTY TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE FELLOWSHIP PROPERTY TRUST

I report on the financial statements of the charitable company for the year ended 31 October 2021, which are set out on pages 5 to 14.

Respective responsibilities of trustees and examiner

The charitable company's trustees, who are also the directors of The Fellowship Property Trust for the purposes of company law, are responsible for the preparation of the financial statements. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- (i) examine the financial statements under section 145 of the 2011 Act;
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to my attention.

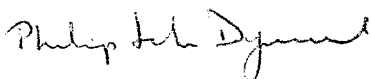
Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the financial statements present a 'true and fair view' and the report is limited to those matters set out in the next statement.

Independent examiner's statement

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

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - (ii) to prepare financial statements which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities;have not been met or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.



Philip John Dymond FCCA
Chartered Certified Accountant
Cheyettes Ltd
167 London Road
Leicester
LE2 1EG
Dated: 08/08/2021

THE FELLOWSHIP PROPERTY TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 OCTOBER 2021

		Unrestricted	Unrestricted
		2021	2020
	Notes	£	£
<u>Income and endowments from:</u>			
Donations and legacies	2	4,954	812
Charitable activities	3	35,100	41,977
Investments	4	196	205
Other income	5	-	207,279
		<hr/>	<hr/>
Total income		40,250	250,273
		<hr/>	<hr/>
<u>Expenditure on:</u>			
Charitable activities	6	190,298	148,436
		<hr/>	<hr/>
Net (expenditure)/income for the year/ Net movement in funds		(150,048)	101,837
		<hr/>	<hr/>
Fund balances at 1 November 2020		386,539	284,702
		<hr/>	<hr/>
Fund balances at 31 October 2021		236,491	386,539
		<hr/> <hr/>	<hr/> <hr/>

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

All income and expenditure derive from continuing activities.

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

THE FELLOWSHIP PROPERTY TRUST

BALANCE SHEET

AS AT 31 OCTOBER 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	9		1,494		2,635
Current assets					
Debtors	10	88,485		54,313	
Cash at bank and in hand		173,625		331,167	
		<u>262,110</u>		<u>385,480</u>	
Creditors: amounts falling due within one year	11	<u>(27,113)</u>		<u>(1,576)</u>	
Net current assets			234,997		383,904
Total assets less current liabilities			<u>236,491</u>		<u>386,539</u>
Income funds					
Unrestricted funds			236,491		386,539
			<u>236,491</u>		<u>386,539</u>

The charitable company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 October 2021. No member of the charitable company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements.

The trustees' responsibilities for ensuring that the charitable company keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the charitable company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the charitable company.

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

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 05/10/2021


A W J Stevens
Trustee

Company registration number 00225717

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 OCTOBER 2021

1 Accounting policies

Charity information

The Fellowship Property Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is 41 The Point, Market Harborough, Leicestershire, LE16 7QU.

1.1 Accounting convention

The accounts have been prepared in accordance with the charitable company's Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (published in October 2019). The charitable company is a Public Benefit Entity as defined by FRS 102.

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

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

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

1.2 Going concern

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

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

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

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charitable company.

1.4 Incoming resources

Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received, except when donors specify that sums given to the charitable company must be used in future accounting periods, the income is then deferred until those periods.

Cash donations are recognised on receipt. Other donations are recognised once the charitable company has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charitable company has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2021

1 Accounting policies **(Continued)**

1.5 Resources expended

Expenditure is included in the financial statements on an accruals basis.

Charitable expenditure comprises those costs incurred by the charitable company on the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them based upon either time spent on the actual activities or usage.

1.6 Tangible fixed assets

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

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

Fixtures and fittings	25% per annum on a straight line basis
-----------------------	--

Freehold land is not depreciated.

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

1.7 Impairment of fixed assets

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

1.8 Cash and cash equivalents

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

1.9 Financial instruments

The charitable company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charitable company's balance sheet when the charitable company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

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

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2021

1 Accounting policies

(Continued)

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

1.10 Retirement benefits

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

2 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Donations and gifts	4,954	812

3 Charitable activities

	2021	2020
	£	£
Trusteeship and model document income	35,100	41,977

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2021

4 Investments

	Unrestricted funds	Unrestricted funds
	2021 £	2020 £
Interest receivable	196	205

5 Other income

	Total	Unrestricted funds
	2021 £	2020 £
Net gain on disposal of tangible fixed assets	-	205,189
Other income	-	2,090
	-	207,279

6 Charitable activities

	2021 £	2020 £
Staff costs	35,892	54,856
Depreciation and impairment	1,141	1,141
Training and conferences	-	2,002
Trustees expenses	2,516	414
Insurance	9,473	9,325
Staff travelling expenses	-	660
Professional charges	133,332	71,450
Independent examiner's fee	1,300	1,250
Office expenses	2,138	3,266
Sundry expenses	4,309	3,911
Bank charges	197	161
	190,298	148,436
	190,298	148,436

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2021

7 Trustees

Expenses of £2,516 were reimbursed to 2 trustees (prior year £414 to 3 trustees) in respect of travel and meetings; none of the trustees (or any persons connected with them) received any remuneration or benefits from the charitable company during the year.

None of the trustees were remunerated for their role as trustees.

In accordance with section 5.3.9 of its Articles of Association, one trustee was remunerated in connection with fulfilling his duties under his contract of employment. During the year, Andrew Nicholson received gross remuneration of £3,500 and pension benefits of £315.

8 Employees

Number of employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Management and administration	2	2

Employment costs

	2021 £	2020 £
Wages and salaries	34,554	48,296
Other pension costs	1,338	6,560
	<u>35,892</u>	<u>54,856</u>

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

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2021

9 Tangible fixed assets		
		Fixtures and fittings
		£
Cost		
At 1 November 2020		4,564
At 31 October 2021		4,564
Depreciation and impairment		
At 1 November 2020		1,929
Depreciation charged in the year		1,141
At 31 October 2021		3,070
Carrying amount		
At 31 October 2021		1,494
At 31 October 2020		2,635
10 Debtors		
	2021	2020
Amounts falling due within one year:	£	£
Trade debtors	7,680	841
Other debtors	78,072	50,333
Prepayments and accrued income	2,733	3,139
	<u>88,485</u>	<u>54,313</u>
11 Creditors: amounts falling due within one year		
	2021	2020
	£	£
Other taxation and social security	-	326
Trade creditors	25,813	-
Accruals and deferred income	1,300	1,250
	<u>27,113</u>	<u>1,576</u>

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2021

12 Operating lease commitments

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

	2021 £	2020 £
Within one year	978	978
Between two and five years	733	1,712
	<u>1,711</u>	<u>2,690</u>

13 Related party transactions

The trustees of the charity are appointed by the Board together with the trustees of The Fellowship of Independent Evangelical Churches. During the year, the charitable company received £982 for contribution to various expenses (2020 - £2,651). In addition, the Trust recharged various expenses to the charitable company of £29,481 (2020 - £19,137).

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2021

14 Trust assets and liabilities

A summary of the funds and corresponding assets at cost for which the charitable company is trustee is set out below. The value of churches, manses and other properties transferred when the trust was accepted are excluded from these figures. Properties purchased from Trust funds, whilst under management, are included at cost.

	2021 £	2020 £
Trust funds for churches and other trusts held in:		
Property	199,144	199,144
Due from/(to) The Fellowship Property Trust	(67,156)	(46,710)
	<u>131,988</u>	<u>152,434</u>
Monies held on behalf of church trusts	<u>1,262,882</u>	<u>1,325,406</u>

The Fellowship Property Trust

England & Wales - Charity number 251395

Accounts

Charity Registration No. 251395

Company Registration No. 00225717 (England and Wales)

THE FELLOWSHIP PROPERTY TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020

THE FELLOWSHIP PROPERTY TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 OCTOBER 2020

The trustees present their report and financial statements for the year ended 31 October 2020.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charitable company's Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (published in October 2019).

Objectives and activities

The object of The Fellowship Property Trust ('FPT') is to advance the Evangelical Christian Faith. In seeking to advance this, the charitable company acts in a corporate trustee capacity for church properties and seeks to further the objects and work of The Fellowship of Independent Evangelical Churches ('FIEC').

The trustees have considered the general guidance issued by the Charity Commission on public benefit and, in particular, its supplementary guidance on the advancement of religion for the public benefit.

Achievements and performance

During the year the charitable company continued to implement the strategy agreed in its Business Plan. This acknowledged an ongoing period of managed decline as client churches leave our trustholding, mainly by way of converting to Charitable Incorporated Organisation status.

In addition, we strove to ensure that client churches:

- have governing documents that are legally compliant and are of a standard to allow for registration with the Charity Commission, and so
- are prepared, where relevant, for fulfilling their responsibilities should The Charities (Exception from Registration) Regulations 1996, as amended by The Charities (Exception from Registration) (Amendment) Regulations 2014, not be extended beyond 31 March 2031.

The charitable company policy is no longer accepting new client churches into its trustholding and during the year the Board gave particular emphasis to dealing with churches where:

- FPT is sole trustee;
- the client churches' governing documents are below expected standards.

In reviewing progress, the Board recorded a fall in the number of client churches of 300 in 2010 to 185 in 2020.

Financial review

Income from charitable activities totalled £42k (2019: £28k) while total income was £250k (2019: £48k).

The increase in charitable activities was due to a combination of higher trusteeship and model document income. The significant increase in total income was contributed to by the net gain on the disposal of tangible fixed assets; two properties (£205k) - other income was £19k lower.

Expenditure on charitable activities rose to £148k (2019: £97k). This was due to additional salary costs required to undertake the work of the company and the additional outside legal advice from Edward Connor Solicitors on various Trust holding and property matters.

Overall, the charitable company had an in year operating deficit of £103k (2019: £49k). this was fully anticipated in the budget as the company moves towards winding down its Trust holding work over the next year or two. There was an Extraordinary item of £205k income bringing the net surplus for the year after extraordinary items to £102k.

At the year end the total funds were £387k (2019: £285k).

THE FELLOWSHIP PROPERTY TRUST

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

FOR THE YEAR ENDED 31 OCTOBER 2020

Reserves policy

The Board aims to hold available unrestricted funds sufficient to cover forecast operating losses over the next 5 years plus 2 years' operational expenditure. At the end of October 2020 the available unrestricted funds held in bank accounts was £331k In view of the revised Business Plan aimed at withdrawing from trust holding within a two year timeframe, these were felt to be adequate.

Risk review

The trustees carry out an annual risk review which is monitored on a regular basis. The major risks continue to be around maintaining / finding suitably skilled staff.

Plans for future periods

The Business Plan is currently being reviewed with the desire to speed up the winding down of the trust holding / property responsibilities that the company has. This is in line with a continued move away by churches towards becoming CIO's themselves and the impending retirement of key members of staff. This will result in a more proactive approach being taken by the charitable company to achieve this.

Structure, governance and management

The Fellowship Property Trust (FPT) is a registered charity and trust corporation and is a company limited by guarantee, without share capital. It was incorporated in 1927 and is governed by its Articles of Association. The name of the charitable company prior to 5th December 2019 was The Fellowship of Independent Evangelical Churches (FIEC Ltd). This change of name was undertaken to help avoid the ongoing confusion amongst churches that the charitable company was the same as The Fellowship of Independent Evangelical Churches.

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A P Boulter

A P Nicholson

(Resigned 31 December 2020)

J R Prime

P J Shelley

(Resigned 7 January 2021)

A W J Stevens

R J Underwood

P K Walter

The trustees of FPT are appointed by the members. The members are:

- the trustees of FPT;
- the trustees of FIEC.

The trustees of FIEC have voting rights of 3:1 in proportion to voting rights of trustees of FPT. None of the trustees has any beneficial interest in the charitable company. All of the trustees are members of the charitable company and guarantee to contribute £1 in the event of a winding up.

Although they are separate charities, FPT works closely with FIEC, a Charitable Incorporated Organisation, Registered in England with charity number 1168037 and in Scotland with charity number SC047080 (FIEC), whilst complying fully with GDPR legislation and working within our Privacy Statement.

The majority of churches for which FIEC Limited acts as holding trustee are also affiliated to FIEC.

THE FELLOWSHIP PROPERTY TRUST

TRUSTEES' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 OCTOBER 2020

There was one trustee common to both charities during the year under review and there are three staff employed by FIEC (two by the year end) who are also trustees of FPT. One of the trustees is employed part time by FPT as a paid employee. The charitable company is, therefore, particularly careful to ensure that the inevitable conflicts of interest and loyalty are managed well in accordance with its Articles of Association and the subordinate Conflicts of Interest and Loyalty Policy.

Trustees receive training with regards to charity governance and the trustholding work of FPT.

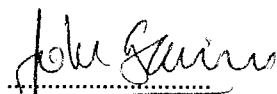
Funds held as custodian trustee

All funds held by the charitable company on behalf of churches are held in accordance with the objectives outlined above and in accordance with the individual church trusts.

As indicated in the previous two year's reports, the charitable company continues to work actively to reduce the level of funds held. From the funds held last year (£710k) over £260k was removed from the balance. At the end of this current financial period, due to income being received from the sale of three properties, the trust holding funds held by FPT had risen to £1,325k. £403k came from the sale of a manse and is help on trust from the church. Of the monies from the sale of the other two properties, £470k relates to a closed church and a manse. An application has been made to the Charity Commission for the charitable company to use these funds for the purposes of a Grant Scheme to assist churches to find alternatives to FPT holding their trust deeds in order to allow the charitable company to wind down its activities sooner (this scheme has since been approved by the Charity Commission).

This report has been prepared having taken advantage of the small companies exemption in the Companies Act 2006.

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



A W J Stevens

Director and trustee

Dated: 20/07/2021

THE FELLOWSHIP PROPERTY TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE FELLOWSHIP PROPERTY TRUST

I report on the financial statements of the charitable company for the year ended 31 October 2020, which are set out on pages 5 to 14.

Respective responsibilities of trustees and examiner

The charitable company's trustees, who are also the directors of The Fellowship Property Trust for the purposes of company law, are responsible for the preparation of the financial statements. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a qualified member of Association of Chartered Certified Accountants.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- (i) examine the financial statements under section 145 of the 2011 Act;
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to my attention.

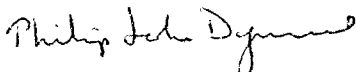
Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the financial statements present a 'true and fair view' and the report is limited to those matters set out in the next statement.

Independent examiner's statement

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

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - (ii) to prepare financial statements which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities;have not been met or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.



Philip John Dymond FCCA
Chartered Certified Accountant
Cheyettes Ltd
167 London Road
Leicester
LE2 1EG
Dated: 27/07/2021

THE FELLOWSHIP PROPERTY TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 OCTOBER 2020

		Unrestricted	Unrestricted
		2020	2019
	Notes	£	£
<u>Income and endowments from:</u>			
Donations and legacies	2	812	130
Charitable activities	3	41,977	27,947
Investments	4	205	207
Other income	5	207,279	19,719
Total income		<u>250,273</u>	<u>48,003</u>
<u>Expenditure on:</u>			
Charitable activities	6	148,436	96,831
Net income/(expenditure) for the year/ Net movement in funds		<u>101,837</u>	<u>(48,828)</u>
Fund balances at 1 November 2019		<u>284,702</u>	<u>333,530</u>
Fund balances at 31 October 2020		<u><u>386,539</u></u>	<u><u>284,702</u></u>

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

All income and expenditure derive from continuing activities.

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

THE FELLOWSHIP PROPERTY TRUST

BALANCE SHEET

AS AT 31 OCTOBER 2020

	Notes	2020 £	£	2019 £	£
Fixed assets					
Tangible assets	9		2,635		10,267
Current assets					
Debtors	10	54,313		38,614	
Cash at bank and in hand		331,167		255,940	
		<u>385,480</u>		<u>294,554</u>	
Creditors: amounts falling due within one year	11	<u>(1,576)</u>		<u>(20,119)</u>	
Net current assets			383,904		274,435
Total assets less current liabilities			<u>386,539</u>		<u>284,702</u>
Income funds					
Unrestricted funds			386,539		284,702
			<u>386,539</u>		<u>284,702</u>

The charitable company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 October 2020. No member of the charitable company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements.

The trustees' responsibilities for ensuring that the charitable company keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the charitable company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the charitable company.

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

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 26/10/2021.



A W J Stevens
Trustee

Company Registration No. 00225717

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 OCTOBER 2020

1 Accounting policies

Charity information

The Fellowship Property Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is 41 The Point, Market Harborough, Leicestershire, LE16 7QU.

1.1 Accounting convention

The accounts have been prepared in accordance with the charitable company's Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (published in October 2019). The charitable company is a Public Benefit Entity as defined by FRS 102.

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

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

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

1.2 Going concern

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

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

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

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charitable company.

1.4 Incoming resources

Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received, except when donors specify that sums given to the charitable company must be used in future accounting periods, the income is then deferred until those periods.

Cash donations are recognised on receipt. Other donations are recognised once the charitable company has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charitable company has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

1 Accounting policies (Continued)

1.5 Resources expended

Expenditure is included in the financial statements on an accruals basis.

Charitable expenditure comprises those costs incurred by the charitable company on the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them based upon either time spent on the actual activities or usage.

1.6 Tangible fixed assets

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

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

Freehold land and buildings	1% per annum on a straight line basis on buildings
Fixtures and fittings	25% per annum on a straight line basis

Freehold land is not depreciated.

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

1.7 Impairment of fixed assets

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

1.8 Cash and cash equivalents

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

1.9 Financial instruments

The charitable company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charitable company's balance sheet when the charitable company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

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

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

1 Accounting policies

(Continued)

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

1.10 Retirement benefits

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

2 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2020	2019
	£	£
Donations and gifts	812	130

3 Charitable activities

	2020	2019
	£	£
Trusteeship and model document income	41,977	27,947

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2020

4 Investments

	Unrestricted funds	Unrestricted funds
	2020	2019
	£	£
Interest receivable	205	207

5 Other income

	Unrestricted funds	Unrestricted funds
	2020	2019
	£	£
Net gain on disposal of tangible fixed assets	205,189	-
Other income	2,090	19,719
	<u>207,279</u>	<u>19,719</u>

6 Charitable activities

	2020	2019
	£	£
Staff costs	54,856	26,377
Depreciation and impairment	1,141	879
Training and conferences	2,002	1
Trustees expenses	414	346
Insurance	9,325	8,856
Staff travelling expenses	660	2,621
Professional charges	71,450	46,499
Independent examiner's fee	1,250	1,250
Office expenses	3,266	2,179
Sundry expenses	3,911	7,703
Bank charges	161	120
	<u>148,436</u>	<u>96,831</u>
	<u>148,436</u>	<u>96,831</u>

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

7 Trustees

Expenses of £414 were reimbursed to 3 trustees (prior year £346 to 3 trustees) in respect of travel and meetings; none of the trustees (or any persons connected with them) received any remuneration or benefits from the charitable company during the year.

None of the trustees were remunerated for their role as trustees.

In accordance with section 5.3.9 of its Articles of Association, one trustee was remunerated in connection with fulfilling his duties under his contract of employment. During the year, Andrew Nicholson received gross remuneration of £24,500 and pension benefits of £2,205.

8 Employees

Number of employees

The average monthly number of employees during the year was:

	2020 Number	2019 Number
Management and administration	2	1
Employment costs	2020	2019
	£	£
Wages and salaries	48,296	22,958
Other pension costs	6,560	3,419
	<u>54,856</u>	<u>26,377</u>

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

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

9 Tangible fixed assets

	Freehold land and buildings	Fixtures and fittings	Total
	£	£	£
Cost			
At 1 November 2019	12,000	3,150	15,150
Additions	-	1,414	1,414
Disposals	(12,000)	-	(12,000)
At 31 October 2020	-	4,564	4,564
Depreciation and impairment			
At 1 November 2019	4,095	788	4,883
Depreciation charged in the year	-	1,141	1,141
Eliminated in respect of disposals	(4,095)	-	(4,095)
At 31 October 2020	-	1,929	1,929
Carrying amount			
At 31 October 2020	-	2,635	2,635
At 31 October 2019	7,905	2,362	10,267

10 Debtors

	2020	2019
	£	£
Amounts falling due within one year:		
Trade debtors	841	1,586
Other debtors	50,333	34,009
Prepayments and accrued income	3,139	3,019
	54,313	38,614

11 Creditors: amounts falling due within one year

	2020	2019
	£	£
Other taxation and social security	326	-
Other creditors	-	18,536
Accruals and deferred income	1,250	1,583
	1,576	20,119

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

12 Operating lease commitments

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

	2020 £	2019 £
Within one year	978	8,853
Between two and five years	1,712	2,690
	<u>2,690</u>	<u>11,543</u>

13 Related party transactions

The trustees of the charity are appointed by the Board together with the trustees of The Fellowship of Independent Evangelical Churches. During the year, the charitable company received £2,651 for contribution to various expenses (2019 - £14,471). In addition, the Trust recharged various expenses to the charitable company of £19,137 (2019 - £17,459).

THE FELLOWSHIP PROPERTY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

14 Trust assets and liabilities

A summary of the funds and corresponding assets at cost for which the charitable company is trustee is set out below. The value of churches, manses and other properties transferred when the trust was accepted are excluded from these figures. Properties purchased from Trust funds, whilst under management, are included at cost.

	2020 £	2019 £
Trust funds for churches and other trusts held in:		
Property	199,144	199,144
Due from/(to) The Fellowship Property Trust	(46,710)	(13,223)
	<u>152,434</u>	<u>185,921</u>
Monies held on behalf of church trusts	<u>1,325,406</u>	<u>709,519</u>

